



## 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**

**TUESDAY  
DECEMBER 2, 2014 – 7:30 P.M.**

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

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

- 
1. **CALL TO ORDER**
  2. **PLEDGE OF ALLEGIANCE**
  3. **ROLL CALL**
  4. **(PUBLIC HEARINGS) ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN.**
    - A. **AN APPLICATION BY CHATEAU ISLE, INC. CONCERNING PROPERTY LOCATED AT 7939-7941 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
      1. **A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.044(E)(2) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR A PARKING WAIVER.**

**B. AN APPLICATION BY BAY VILLAGE VENTURE, LLC CONCERNING PROPERTY LOCATED AT 1725 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

- 1. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.**
- 2. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.**
- 3. BONUS DENSITY APPROVAL, PURSUANT TO SECTION 152.029(C)(8)H OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**
- 4. BONUS HEIGHT APPROVAL, PURSUANT TO SECTION 152.029(C)(8)A-F OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**
- 5. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.**
- 6. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 43-UNIT, 19-STORY MIXED USE CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

**C. AN APPLICATION BY BRICKELL VILLAGE 79, LLC CONCERNING PROPERTY LOCATED AT 1601 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

1. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.
2. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.
3. BUILDING HEIGHT BONUS REVIEW TO 240 FEET PURSUANT TO SECTION 152.029(C)(8)A THROUGH 8F.
4. DENSITY BONUS REVIEW PURSUANT TO SECTION 152.029(C)(8)H.
5. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 75-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.

5. WORKSHOP

A. LAND DEVELOPMENT CODE AMENDMENTS

6. ADJOURNMENT



## **Staff Report Site Plan**

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

*Applicant: Chateau Isle, Inc.*

*Site Address: 7939-7941 West Drive*

*Request: Parking Waiver*

**General Information**

<b>Owner/Applicant:</b>	Chateau Isle, Inc.
Applicant Address:	7939-7941 West Drive North Bay Village, FL 33141
Site Address:	7939-7941 West Drive
Contact Person:	Satoko Umeda
Contact Phone Number:	305-281-3759
E-mail Address	sufrost1@bellsouth.net

Future Land Use	Commercial
Zoning District	RM-70
Use of Property	Condominium
Acreage	0.51 acres

**Legal Description of Subject Property**

CHATEAU ISLE CO-OP, HARBOR ISLAND PB 44-72, LOTS 64 AND 66 FAU 23-3209-001-0460

**General Description**

The development of the Blu project at the end of West Drive has resulted in the need for a cul-de-sac in the public right-of-way to allow for emergency vehicle turn around. The construction of this cul-de-sac has eliminated several public parking spaces which were in front of the Chateau Isles Condominiums. The Chateau Isle Condominiums were built in 1956 and do not have any on-site parking, so the residents of Chateau Isle had been using these public parking spaces. Due to the reduction in the number of public parking spaces in front of their property, it has become difficult for some of the Chateau residents to find parking. The Chateau Condominium Association would like to construct new parking spaces between their building and the existing public parking spaces. This would provide a tandem parking situation such that one car would be parked behind another. These proposed parking spaces would be placed partly on Chateau Isle property and partly on the public right-of-way, occupying the space where the existing side walk and front lawn are. Because this plan does not comply with the North Bay Village Land Development Code, the Chateau Isle Condominium Association has applied for a parking waiver, according to Section 152.044(E)(2). The letter of request is attached to this report.



## Requested Items

In order for this waiver to be approved, the following items must be approved, which do not comply with the North Bay Village Land Development Code:

1. Allowance of tandem parking spaces, where it is prohibited by section 152.003 and Section 152.042(A)
2. Allowance to construct a parking lot without providing handicap accessible parking spaces according to Section 152.042(D)
3. Allowance to construct parking spaces less than 9 ft by 18 ft, where it is required by Section 142.042(F)
4. Allowance to construct a parking lot without providing landscaping according to Miami-Dade Chapter 18-A, where it is prohibited by Section 152.042(J)
5. Allowance to construct parking spaces with no right-of-way setback, where it is prohibited by Section 152.042(K)
6. Allowance of back out parking, where it is prohibited by section 152.042(P)

Additionally, the following items are not specifically prohibited but do present issues for the Village residents and Village Administration:

1. Allowance to remove the sidewalk
2. Allowance to construct parking spaces which extend into the public right-of-way

## Assessment of Issues

The requested parking waiver proposal depicts individual parking spaces that would exist on both the Chateau Isle property and on the public right-of-way property. This presents issues regarding ownership, maintenance and liability for those parking spaces.

The proposal depicts tandem parking arrangements that allow one vehicle to park behind another such that the vehicle in the rear space would be required to move to provide egress for the vehicle parked in front. This presents practical issues of blocked vehicles unless both of the parking spaces in the tandem configuration are assigned to one dwelling unit. However, it is staff's concern that parking spaces in the public right-of-way (or partially in the public right-of-way) should not be allocated to any one person, dwelling unit, or building. Additionally, the proposed spaces which are blocked in do not meet the definition of a parking space as defined in Section 152.003, which reads as follows:



*Parking space, off-street. An all-weather surfaced area, exclusive of streets, alleys, and driveways, permanently reserved for the temporary storage of one vehicle and connected with a street or alley by an all-weather surfaced driveway, which affords ingress and egress for a vehicle without requiring another vehicle to be moved.*

The parking spaces proposed closest to the roundabout are non-standard size compact parking spaces. Additionally, they stick out further than any of the existing street parking spaces on West Drive. If these compact spaces are used for anything other than compact cars, there could be issues regarding ingress to the Blu development.

The proposal includes the removal of the sidewalk from the public right-of-way in front of the Chateau Isle building. Currently, that section of sidewalk is part of a larger continuous sidewalk that exists unbroken from the north end of West Drive, wrapping around the south end of Harbor Island, and continuing to the north end of East Drive. The sidewalk on the other side of the roadway is not continuous. If this parking plan is approved, it would allow the removal of a sidewalk that is the only provision for safe travel for pedestrians from one side of Harbor Island to another, especially when many residents still rely on that sidewalk to walk to their vehicles which may be parked much further down the roadway from their residence.

The property is already non-conforming in regard to landscaping. The proposed additional spaces would be placed where the front lawn is now and would create an increase in the landscaping non-conformity.

The relocation of the handicap accessible parking space does not seem to be an issue, as the existing space is provided on the public right-of-way and was never counted toward any required parking of the Chateau Isle property.

If the Village were to approve this proposed parking plan, there is a potential precedent for other requests to provide non-conforming parking or to utilize the public right-of-way area for private property needs.

The proposed configuration violates most of the requirements of Section 152.042, which provides design standards for off street parking spaces.

The street parking in the public right-of-way directly in front of the Chateau Isle building has already been reduced due to the roadwork for the roundabout installation for the Blu development. This roundabout was required by FDOT to address the issue of emergency vehicle circulation at the end of West Drive. As more redevelopment occurs on Harbor Island, it is likely that the existing street parking will be further reduced.

As we stated earlier, Chateau Isle was built in 1956 without any on-site parking and the residents there are completely reliant on the street parking in the public right-of-way on Harbor Island. There are many other buildings with similar non-conforming parking



issues on Harbor Island, which means this problem could reoccur in the future. In an effort to provide a solution to this specific hardship and related Harbor Island parking issues, we recommend that rather than create more nonconformities through the parking waiver, the parking decal program could be modified to provide parking relief for Chateau Isle residents and other Harbor Island residents in the same circumstances. Staff recommends the following rules as a starting point:

1. Anyone may use the street parking on Harbor Island from sunrise until sunset.
2. Only decal holders may use the street parking on Harbor Island from sunset until sunrise.
3. Decals shall only be allowed for residents of Harbor Island at addresses with non-conforming parking. (such as Chateau Isle)
4. Daily and weekly temporary guest parking decals may be purchased by any resident of Harbor Island, at a rate to be determined by the Village.

Additionally, staff is proposing revisions to the Land Development Code which would create incentives for developers to provide additional public parking along East Drive and West Drive.



## Recommendations

While the Applicant has presented an innovative approach, Staff is concerned that it will only make the overall parking situation on Harbor Island worse.

However, if this parking waiver is approved, Staff recommends that approval be based on the following conditions being met prior to the issuance of a building permit:

- 1) Pervious pavers will be used for front parking spaces.
- 2) Building permits and related approvals must be obtained from the Building Official prior to commencement of construction.
- 3) Approval of this parking plan does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Village for approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of federal or state law.
- 4) All applicable state and federal permits must be obtained before commencement of construction.
- 5) Cost recovery charges must be paid pursuant to Section 152.110. Specifically, no 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.

*Submitted by:*

James G. LaRue, AICP  
Planning Consultant  
November 19, 2014

Hearing: Planning & Zoning Board, December 2, 2014

Attachments: Applicant submitted letter  
Property Appraiser Aerial  
Aerial  
Plans



Chateau Isle, Inc.

Parking Waiver Application for Public Hearing

#### Project Description

Chateau Isle Co-Op ("Chateau") is located at 7939-7941 West Drive North Bay Village. The planned development at 8000 West Drive ("Blue") was approved by Miami-Dade County for construction of a cul-de-sac that will envelope and occupy one third of the public parking spaces in front of Chateau. In order for the residents of Chateau to be able to park their cars within a reasonable distance from their residence, Chateau requests that it be permitted to construct a tandem layout parking area that will utilize its private property in conjunction with the remaining public property owned by the city. The proposed new parking will be constructed at Chateau Isle, Inc.'s cost.

Chateau consists of 12, two bedroom apartments. After three meetings with Mr. Frank Rollason, Village Manager for the City of North Bay Village (Mr. Rodney Carrero-Santana, Public Works Director of North Bay Village also participated in two of these meetings) and Brett Gelsomino, Blue's development manager, in an effort to brainstorm ways for the new development to have as little impact on Chateau as possible, Blue agreed for Chateau to request the straight parking plan for the tandem parking proposed by Chateau (please see attached plan). Chateau needed more space, but in order to gain this space, it would require Blue to process a revision through Miami-Dade County and would further delay their project. During the discussion of the parties involved, and in light of research presented by all three parties, the Village Manager suggested that Chateau eliminate the sidewalk in front of their buildings from the plan, as the sidewalk from the bay walk to the cul-de-sac was only planned on the west side of West Drive, and there was no connection to the sidewalk existing in front of Chateau. The existing sidewalk in front of Chateau has been rendered effectively a sidewalk to nowhere. In order to avoid having to revise Blue's plan, the Village Manager checked with Mr. LaRue, consultant for Planning and Zoning of North Bay Village, to inquire if the City could move the handicap parking currently existing in front of Chateau across the street to the west side of the West Drive and Mr. La Rue confirmed that the City could move it across the street as long as it was within 100 feet of the building. Mr. LaRue also confirmed at that time that Chateau was not required to have a handicap parking in its private parking space area.

If the City moves the handicap parking across the street and Chateau narrows the entryway to their building, the proposed plan would be able to accommodate three (3) additional needed parking spaces on the left side of the entryway with the minimum width of eight (8) feet. With the existing nine (9) parking spaces as well as these three (3) additional spaces, Chateau would have the minimum twelve (12) parking spaces required by its residents in front of the building. The proposed Plan would have these spaces be designated tandem parking so as to accommodate 24 vehicles for Chateau residents and their guests.

Blue's current cul-de-sac plan eliminates the existing entrance to the north side of Chateau's garbage receptacles. In order for the city's waste management workers to access them, Chateau would need to plan a narrow sidewalk in front of the north side of the three proposed parking spaces. This may



push the edge of the three parking spaces further than the existing city's parking spaces would normally be toward the edge of the street. However, it is inevitable for this to occur in order for the waste management workers to access the area.

#### Items for Waiver Request and Reason for Request

##### 1. Allowance to remove the sidewalk

At the beginning of its research and planning stage, Chateau made every effort to keep the existing sidewalk between, or at the end of the public parking spaces. However, the Village Manager found that it was not necessary as there would be no connection to the newly constructed sidewalk by Blue for access to the bay walk from the cul-de-sac. It is planned on the West side of the street. Accordingly, the existing sidewalk will end at the next property (7937) and it will transfer from the driveway of 7937 to the west side of the street. The elimination of the sidewalk in front of Chateau also would be in the best interests of the safety of the pedestrians attempting to cross this high-traffic roadway to access the sidewalk on the west side of the street.

##### 2. Allowance to construct parking spaces that extend into the public right-of-way.

An exception to the existing plan to allow the additional parking spaces to extend slightly into the public right of way would be the only way for Chateau to construct the tandem parking it needs to resolve this hardship created by Blue by removing six (6) parking spaces as well as a portion of the green island (this is the landscaped area adjacent to the parking spaces.)

The original construction for Harbor Island never envisioned a cul-de-sac, and the end properties of West Drive and East Drive were intended to have their own spaces for the cars to come in and turn around inside of their property, as it was with Casa Marina and the currently existing property at the end of East Drive.

However, Blue proposed a construction plan that utilized almost every square inch of their property allocation in order to maximize the number of apartments they could fit into their space. For Blue to have the crucial space needed for the cars to come in and be able to turn around, including the important fire rescue trucks, it needed to construct the cul-de-sac using the public spaces in front of Chateau. The main purpose of the cul-de-sac is for their needs and the requirements of the Fire Trucks. And the city allowed them to use public property for it.

As Chateau's hardship was caused by Blue's construction, it seems only fair that, in order to resolve Chateau's reduction in parking, the City should allow Chateau to use a small parcel of its property which is a part of the existing sidewalk, just as the City allowed Blue to use the public property for their needs.



3. Allowance of tandem parking spaces, where it is prohibited by section 152.003 and section 152.042(a)

Please see the attached aerial photo of our property. One third (1/3) of the spaces in front of Chateau were taken by Blue's plan. There are not enough parking spaces left for Chateau in front of its property. Chateau's residents have the right to park their cars in front of their property without worrying about confrontations or harassment by surrounding residents. With the remaining space after the completion of Blue's project, the only remedy for the problems confronting the residents of Chateau is the proposed tandem parking plan. The property adjacent to Chateau, located on the East Drive, has already successfully implemented tandem parking spaces. Accordingly, under the circumstances, we request that the city allow Chateau to move forward with a similar plan.

4. Allowance to construct a parking lot without providing handicap accessible parking spaces according to section 152.042 (D)

As we stated in the description of the project section, and as was confirmed by Mr. LaRue, the city can move the required handicapped parking space across the street to comply with all local ordinances and regulations. The handicapped parking space will be directly across the street (transfer within 100 feet.) Mr. LaRue further confirmed that Chateau was not required to have a handicapped parking space on its premises.

5. Allowance to construct a parking spaces less than 9 feet by 18 feet, where it is required by section 142.042(F)

The 18-foot length of the newly constructed parking spaces will not be changed. The width of the spaces will be eight (8) feet for the three parking spaces on the north side of the entryway. This is the only space left for Chateau after Blue took one third of the space in front of Chateau. By doing so, Chateau will have only a 3 foot, 9 inch wide entryway which will be about half the width of the existing entryway. However, Chateau is willing to accept this reduction in their usable entryway in order to gain the space needed for the three additional parking spaces.

The other nine (9) parking spaces on the south side of the entryway were currently existing City parking spaces. They do not have the currently allowable nine (9) foot width, but this is how the city constructed them, and we are only extending the existing city's parking spaces for these nine spaces in order to make the tandem parking spaces.



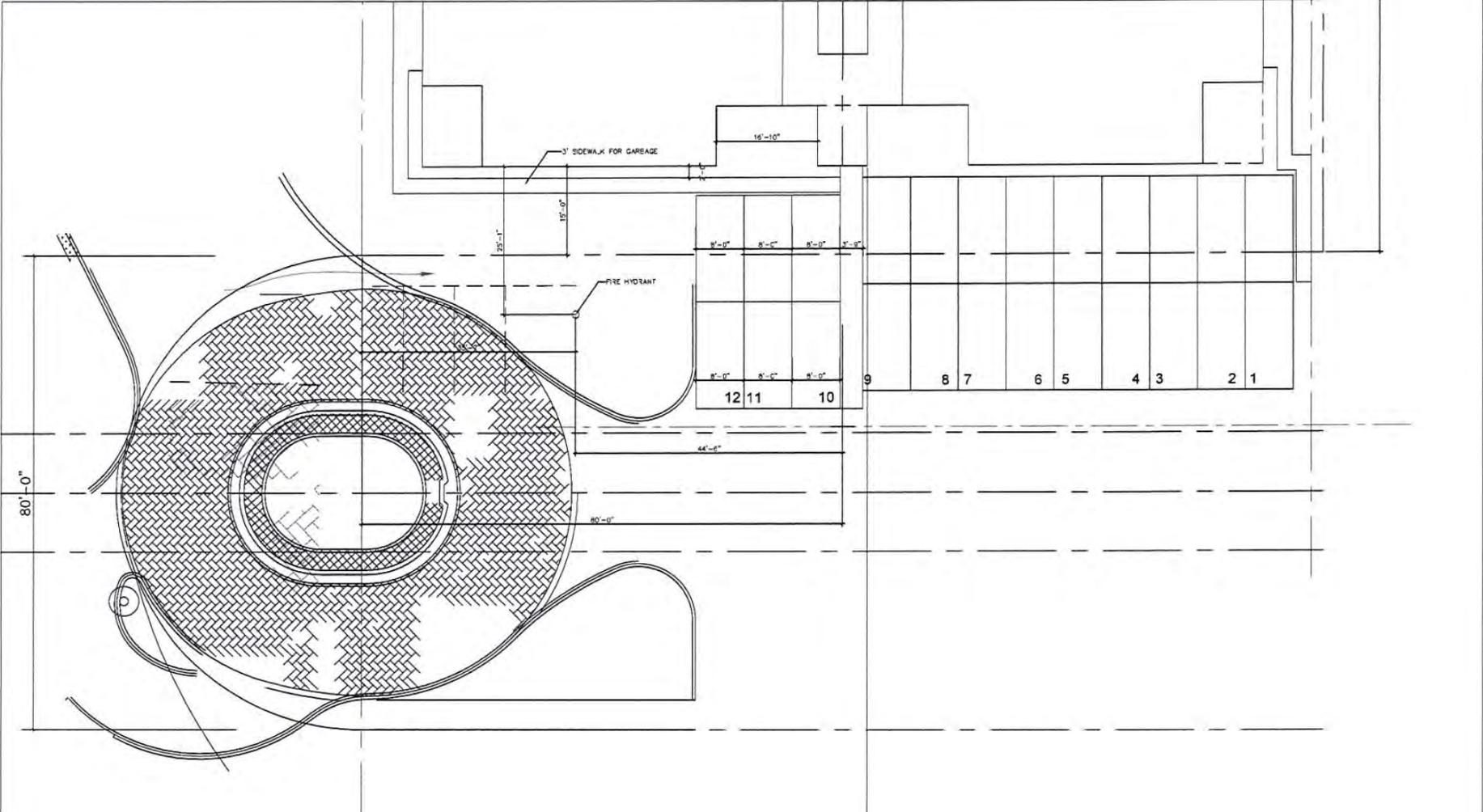
**PROPERTY APPRAISER AERIAL**  
**Showing Property Lines**



**AERIAL**



# PROPOSED PLANS





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

**PARKING WAIVER APPLICATION FOR PUBLIC HEARING**

Page 1 of 3

Site Address 7939-7941 West Drive, North Bay Village, FL 33141

Owner Name Chateau Isle, Inc. Owner Phone # (305) 281-3759 (Treasurer)

Owner Mailing Address 7939-7941 West Drive, North Bay Village, FL 33141

Applicant Name Chateau Isle, Inc. Applicant Phone # (305) 281-3759 (Treasurer)

Applicant Mailing Address 7939-7941 West Drive, North Bay Village, FL 33141

Contact Person Satoko Umeda Contact Phone # (305) 281-3759

Contact Email Address sufrost1@bellsouth.net

Legal Description of Property CHATEAU ISLE CO-OP

Existing Zoning <sup>Residential</sup> 4700 Lot Size 22,400 sqft. Folio Number 23-3209-022-0001  
<sub>Multi Family-co-ops</sub>

Legal Description Chateau Isle Co-op, Harbor Island PB 44-72, Lots 64 & 66  
FAU 23-3209-001-0460

Project Description, Items for Waiver Request, and Reason for Request \_\_\_\_\_

See attached

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

Chateau Isle, Inc.

## Parking Waiver Application for Public Hearing

### Project Description

Chateau Isle Co-Op ("Chateau") is located at 7939-7941 West Drive North Bay Village. The planned development at 8000 West Drive ("Blue") was approved by Miami-Dade County for construction of a cul-de-sac that will envelope and occupy one third of the public parking spaces in front of Chateau. In order for the residents of Chateau to be able to park their cars within a reasonable distance from their residence, Chateau requests that it be permitted to construct a tandem layout parking area that will utilize its private property in conjunction with the remaining public property owned by the city. The proposed new parking will be constructed at Chateau Isle, Inc.'s cost.

Chateau consists of 12, two bedroom apartments. After three meetings with Mr. Frank Rollason, Village Manager for the City of North Bay Village (Mr. Rodney Carrero-Santana, Public Works Director of North Bay Village also participated in two of these meetings) and Brett Gelsomino, Blue's development manager, in an effort to brainstorm ways for the new development to have as little impact on Chateau as possible, Blue agreed for Chateau to request the straight parking plan for the tandem parking proposed by Chateau (please see attached plan). Chateau needed more space, but in order to gain this space, it would require Blue to process a revision through Miami-Dade County and would further delay their project. During the discussion of the parties involved, and in light of research presented by all three parties, the Village Manager suggested that Chateau eliminate the sidewalk in front of their buildings from the plan, as the sidewalk from the bay walk to the cul-de-sac was only planned on the west side of West Drive, and there was no connection to the sidewalk existing in front of Chateau. The existing sidewalk in front of Chateau has been rendered effectively a sidewalk to nowhere. In order to avoid having to revise Blue's plan, the Village Manager checked with Mr. LaRue, consultant for Planning and Zoning of North Bay Village, to inquire if the City could move the handicap parking currently existing in front of Chateau across the street to the west side of the West Drive and Mr. La Rue confirmed that the City could move it across the street as long as it was within 100 feet of the building. Mr. LaRue also confirmed at that time that Chateau was not required to have a handicap parking in its private parking space area.

If the City moves the handicap parking across the street and Chateau narrows the entryway to their building, the proposed plan would be able to accommodate three (3) additional needed parking spaces on the left side of the entryway with the minimum width of eight (8) feet. With the existing nine (9) parking spaces as well as these three (3) additional spaces, Chateau would have the minimum twelve (12) parking spaces required by its residents in front of the building. The proposed Plan would have these spaces be designated tandem parking so as to accommodate 24 vehicles for Chateau residents and their guests.

Blue's current cul-de-sac plan eliminates the existing entrance to the north side of Chateau's garbage receptacles. In order for the city's waste management workers to access them, Chateau would need to plan a narrow sidewalk in front of the north side of the three proposed parking spaces. This may

Site plans which depict:

North point; Scale at 1/16 inch to the foot, or larger; Date of preparation; Existing and proposed easements; Existing and proposed utilities; Property lines; Location of streets, alleys and ROW; Structures; Mechanical equipment; Parking and loading spaces; Fences; Signs; Exterior Lighting; Parking and loading space dimensions; Width of drive aisles;  
Any other physical features

Property survey

Landscape plan

Application fees

## PARKING WAIVER APPLICATION FOR PUBLIC HEARING

Page 2 of 3

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

All requests for site plan approval as required by the North Bay Village Code shall be considered at Public Hearings before the Planning & Zoning Board and/or the Village Commission. Notice of Hearing shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 10 days before the hearing. The Village Clerk shall certify that the application 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 site plan approval 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 request, pursuant to Section 152.110 of the Village Code.

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

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

Print Name Satoko Umeda

(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.)

COUNTY OF Miami-Dade

Sworn to and subscribed to before me this 4 day of NOVEMBER, 2014,

by SATOKO UMEDA

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

Notary Public Signature Maritza Malacrino

Commission Number/Expiration 7/10/2016

**PARKING WAIVER APPLICATION FOR PUBLIC HEARING**

Page 3 of 3



Office Use Only:

Date Submitted: 11/6/14

Tentative Meeting Date: 12/2/14

Fee Paid: \$ 4,600

Cash  or Check  # \_\_\_\_\_

Date Paid: 11/6/14

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2014

**Property Information**

Folio: 23-3209-022-0001

Property Address:

<b>Full Legal Description</b>
CHATEAU ISLE CO-OP
HARBOR ISLAND PB 44-72
LOTS 64 & 66
FAU 23-3209-001-0460

<b>Sales Information</b>			
Previous Sale	Price	OR Book-Page	Qualificaton Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

**Minutes of a Meeting**

**Date:** 9/30/2014

**Attendees:** Frank Rollason, Village Manager           City of North Bay Village  
                  Brett Gelsomino, Development Manager        Zom Florida  
                  Celia Reigle, Vice President                    Chateau Isle  
                  Satoko Umeda, Treasurer                     Chateau Isle  
                  Jovan Rodriguez                                JRY Studio

**Subject:**        Parking Space for Chateau Isle and Revision of the Design of Cul-De-Sac

At 4:00 pm, Mr. Frank Rollason ("Frank") invited the attendees to his office.

Satoko Umeda ("Satoko") thanked all the attendees for arranging the busy time for this meeting.

Satoko introduced Mr. Jovan Rodriguez ("Jovan") to Frank and Mr. Brett Gelsomino ("Brett".) Chateau Isle newly signed an agreement with JRY Studio for the feasibility study and drawing of the parking plan. Satoko distributed two drawings that Jovan made for Chateau Isle's parking plan to the attendees. She explained that the first one was with the Miami-Dade county code which required 8.5 feet for the width of the parking space. However, with this plan, there will be only 11 regular parking and one handicap parking. So it was obvious that we would not be able to accept it.

The other plan was to leave the current city's parking space as it was for the first 9 parking spaces which are located on the right side of the Chateau Isle entrance way and just to extend it to the Chateau Isle's property to make the private parking spaces as the first row. We all agreed to leave it as it was. Then we discussed the parking spaces on the left side of the entrance way. The plan was to get back two parking spaces and make diagonal parking for one handicap one next to the entrance way and other three spaces next to it diagonally. In this way, the cars on this side will backup diagonally and they will not back up in to the cul-de-sac. We were told during the previous meeting that Miami-Dade county would not approve any plan which would make any cars to back up to the cul-de-sac.

Brett stated that he was here trying to cooperate with the Chateau Isle's need for parking but he wanted Chateau Isle to understand that under the cul-de-sac, there were water pipes and other important pipes. The inspector will not come unless the surface of the cul-de-sac is completed. So even the bathroom and everything is ready in the apartments but if the cul- de-sac's surface is not finished, they cannot even have the water for the apartments. The original plan was to start the construction of the cul-de-sac on last Monday but due to the rain, they could not start it. He explained that they would need to start the construction and if we could not get the approval of the revision immediately, we would have to cut the curve when and if the revision was approved.

Then we further discussed the plans. Brett asked if we could have the regular straight parking instead of the diagonal ones. However, Frank and Satoko explained that it would make the entrance of the very left parking right at the beginning of the cul-de-sac and it would not be approved. Brett stated that North Bay village would allow 20% of compact parking spaces with the width of 8 feet. Then, he brought

the idea to research if we could move the handicap parking to somewhere else so that we could have more spaces which may allow us to have straight parking there.

Frank then called a person who would be able to answer these questions. This person told that the handicap parking in the city's property could be moved as long as it was within 100 feet. Then, Brett asked the person that if Chateau Isle was required to have a handicap parking in the property when they are constructing their own parking spaces for 12. The person responded that it was not required. This was a great fact that would facilitate the planning.

Frank told that we would need to draw two plans: one with straight parking spaces without Handicap parking and one with the diagonal parking spaces (only for the left side of the entrance way) without handicap parking. Once they are ready, Satoko will email to Brett and Frank and if Brett agrees with the plans, Frank will immediately schedule a meeting with the Miami-Dade County and we will present two plans.

Satoko informed that as soon as Brett agrees with the plans, she would immediately email to the owners of Chateau Isle to have agreement to present to Miami-Dade and as soon as obtaining the blessing of the owners, she would email Frank to schedule a meeting with Miami-Dade County.

Satoko asked about the construction company that the development was using and if it could work on the parking plan also if approved. Brett told that Chateau Isle could call the company to find out but Frank told that it would be probably better to find a smaller company which would most likely charge less. Celia asked if turf blocks could be used since Frank this time told that Chateau Isle needed to work on the drain and Chateau Isle's water could not go to the city's drain system. This was a change from the first meeting as he told Chateau Isle that the city would allow to let the water go to the City's drain system. Brett and Frank were stating that we may be able to place sands in the turf blocks if Chateau Isle used them instead of the asphalt. (Satoko personally thinks that it may not be such a good idea since it will be very difficult for the ladies who wear high heels.)

Satoko thanked all attendees for the support with the plan and the meeting was adjourned at 5:15pm.



Satoko Umeda

**Minutes of a Meeting**

**Date:** 9/17/2014

<b>Attendees:</b>	<b>Frank Rollason, Village Manager</b>	<b>City of North Bay Village</b>
	<b>Rodney Carrero-Santana</b>	<b>City of North Bay Village</b>
	<b>Brett Gelsomino, Development Manager</b>	<b>Zom Florida</b>
	<b>Clifford Loutan</b>	<b>Suntech Engineer</b>
	<b>Cristina Fandino, Architect</b>	
	<b>Luzyanis Fraga, Architect</b>	
	<b>Robert Breiner, Owner</b>	<b>Chateau Isle</b>
	<b>Roberto Cutillas, Owner</b>	<b>Chateau Isle</b>
	<b>Celia Reigle, Vice President</b>	<b>Chateau Isle</b>
	<b>Amida Frey, Friend of Melissa Reigle</b>	
	<b>Satoko Umeda, Treasurer</b>	<b>Chateau Isle</b>

**Subject:** Parking Space for Chateau Isle and Revision of the Design of Cul-De-Sac

At 11:00 am, Mr. Frank Rollason invited the attendees to a meeting room of City of North Bay Village.

Satoko Umeda started the meeting thanking the attendees for arranging the busy time for this meeting. Next, she explained that Chateau Isle was built in 1956 and it was the first building in the West Drive with 12 units of over 1400 sqf. in each. She further explained that Chateau Isle was planning to renovate the property but the most important matter before anything was to secure assigned parking for its residents and hired an Architect, Ms. Cristina Fandino for it. Chateau Isle had a meeting (8/20/14) with City of North Bay Village ("the City") and requested support with the plan. The City informed that it needed a handicap parking also and it would accept the plan to have 12 + 1 parking spaces in front of the building and second parking spaces behind assigned parking and sidewalk behind second cars right next to the street. However, we realized that the development changed the original plan of taking four parking spaces for the cul-de-sac and was planning to take six spaces in front of the Chateau Isle building. Satoko Umeda expressed that if it happened, Chateau Isle would no longer have the minimum parking spaces needed for its residents. Satoko further expressed that it was a survival matter for Chateau Isle as many of the residents had jobs and sometimes came home late and it was very difficult to find parking spaces and when the new development's construction was completed, its guests would also try to park in front of Chateau Isle and the City would not be able to distinguish who is whose guest etc., and the life would be finished for Chateau Isle.

Mr. Frank Rollason contacted Mr. Brett Gelsomino during the previous meeting and told Chateau Isle to find an agreement for a revision of the cul-de-sac with the development and once it reached an agreement he would go to Miami-Dade County with all for an approval of the revision.

She also stated that Chateau Isle would respect the new neighbor but wanted also that the new neighbor would respect the life of Chateau Isle to enjoy peaceful life together. Then, she stated that Ms.

Cristina Fandino, architect had a suggestion about the plan but the cul-de-sac is the plan of the development and it should be revised by them with its engineer and architect.

Mr. Brett Gelsomino stated that there should be enough parking spaces in the street as the high rise-apartments were supposed to have their own parking in their property. Further, Mr. Brett Gelsomino suggested that a more effective solution to the parking problem on West Drive would be better management of the existing spaces in the right of way, as it is clear that the supply/demand is imbalanced, largely believed by the hi-rise at the end of West Dr. Mr. Gelsomino believes a decal or metering system would be fur more beneficial and effective in the long term in ensuring that the spaces adjacent to Chateau Isle are usable by the Chateau Isle Residents, and not taken by others. Mr. Gelsomino also reiterated that the Blu development has more than ample onsite, dedicated parking, within its own structured garage, and that this development itself should not negatively affect the parking situation up and down West Drive, if in fact, not alleviating the issue, by ensuring that its residents are not relying on limited space in the public row for parking.

However, Satoko explained that some of the residents of the high rise apartments still parked in the public parking since it was more convenient for them. She emphasized that Chateau Isle needed to secure its own parking spaces and didn't want to rely on uncertainty.

Ms. Cristina Fandino presented her suggestion to change the curve of the cul-de-sac which will facilitate the fire fighter's truck to turn to the right from the cul-de-sac to the development's property further as she was informed by Mr. Rodney Carrero-Santana during the previous meeting about this issue. However, Mr. Clifford Loutan stated the reason why they needed to take two more parking spaces was only for the Fire Fighter's truck to be able to turn in the cul-de-sac and it was not to turn to the right from the cul-de-sac. The extension was made because of the "auto-turn" radius required by fire truck.

Mr. Robert Breiner asked Mr. Brett Gelsomino when it was decided to take two extra parking spaces. The engineers answered that it was due to the requirement of Miami-Dade County. Other attendees asked why the longer extension from the cul-de-sac to the beginning of the parking was necessary. Mr. Rodney Carrera-Santana responded that it was required to avoid the parked cars next to the cul-de-sac backing into the cul-de-sac.

All of the attendees were trying to find a solution with the requirement of Miami-Dade and the necessity of Chateau Isle's 12+1 parking spaces. Mr. Clifford Loutan and Ms. Cristina Fandino suggested to move the handicap parking to very left so that extra space needed for it could be placed in the property of the Chateau isle and Mr. Frank Rollason presented an idea to place the sidewalk for the handicap parking in front of the building right next to the building only for the handicap parking side to connect to Chateau Isle's building entrance way. Mr. Clifford Loutan explained that the side walk for the cul-de-sac started only from the west side of the street and there was no sidewalk on the east side. Mr. Frank Rollason then stated that we could eliminate the sidewalk from the plan except the handicap parking area since no sidewalk would be connected to the sidewalk in front of Chateau Isle. This will facilitate the plan. Ms. Cristina Fandino then stated that she would redraw a plan making the Chateau

Isle's building entrance way narrower and adjusting the parking space width and Handicap parking area and see if it is possible to make 13 parking spaces.

Mr. Frank Rollason told all that once the drawing was done and discussing it with Mr. Brett Gelsomino and Mr. Clifford Loutan and if both parties agreed with it, we would contact him and he would schedule a meeting with Miami-Dade County.

Ms. Celia Reigle asked about the garbage container of 7941. The City explained that garbage truck could not be parked in the cul-de-sac and Chateau Isle may need to move them to 7939 depending on the design of revisions. She asked then about the property line between Chateau Isle and the development if the development was planning to plant trees at the end of its property next to Chateau Isle. Mr. Brett Gelsomino responded that there would most likely be trees tall enough for her concern of the direct view from her bedroom and that the improvements and new landscaping would occur within its property or the public row as required and approved by others. Mr. Amida Frey asked if native trees would be used and he responded that he would try to use them.

Satoko Umeda asked Mr. Brett Gelsomino about the location of the generator for the new building. He assured that the generator was located inside of their building and not close to Chateau Isle.

Satoko Umeda thanked all attendees for the support with the plan and the meeting was adjourned at 12:15pm.

Satoko Umeda



---

Minutes of the meeting with City of North Bay village

Date: 8/20/2014

Attendees: Frank Rollason Village Manager  
Rodney Carrero-Santana Public Works Director  
Cristina Fandino AIA Registered Architect  
Roberto Cutillas  
Samanta Vargas  
Robert Briner  
Melissa Reigle  
Satoko Umeda Treasurer of Chateau Isle

At 10:10am, Mr. Frank Rollason invited the attendees to his office. Mr. Rodney Carrero-Santana joined the meeting later.

Satoko started the meeting stating the need of securing parking spaces for the residents of Chateau Isle and addressed needs of City's accommodation for the space in order to construct assigned parking spaces in front of the Chateau Isle building.

Ms. Cristina Fandino, the architect that Chateau Isle signed the agreement with, presented the proposals of two plans. The cul-de-sac currently planned by the City has 80' radius. She presented two plans based on 60' of cul-de-sac stating that 60' was the normal size of cul-de-sac so that Chateau Isle would be able to have 25 parking spaces. One plan was to have the sidewalk moved to between the first row parking spaces and second row parking spaces. The second plan was to move the sidewalk to the end of two rows of parking, next to the street.

Mr. Frank Rollason explained that 80' radius of cul-de-sac was the requirement of Dade County so that the fire rescue cars could come in and turn in this cul-de-sac. Satoko addressed that Chateau Isle had 12 units and it needed at least 12 assigned parking and one handicap parking. In order to have this space, the current City's plan has to be revised.

Satoko asked questions about the rules for the handicap parking stating if one of the resident's space was made as a handicap parking and assigned to a specific apartment unit, if the space could be kept for this person. The answer was no. Even Chateau Isle made a handicap parking in its property, anybody who has handicap could come in to its property and park there. First comes first rule applies to the handicap parking. Another question she asked was if the second row parking space could be exclusively kept for Chateau Isle's use being treated as the entrance to the private parking. The answer was no. It still remains as City's property and legally anybody can park there. However, Mr. Rollason suggested that we should park first to the second row-city's parking space and when the second car needs to be parked, move the first car to the assigned private parking space and second car should be parked in the city's second row space. In this way we can avoid others to park in our space blocking the entrance to the private parking. He explained that only time City could block the parking was for the drive way.

Mr. Rollason stated that City would work to support the neighborhood and usually drainage system etc. had to be constructed when a private parking was made but City would not ask for it in order to help us with this plan. The City will also accept 5' wide sidewalk behind the planned parking space for Chateau Isle.

Cristina proposed a revised curve of the planned cul-de-sac so that Chateau Isle could have one or two more parking spaces in order to have at least 12 spaces plus one handicap space without changing 80' radius of the cul-de-sac.

Mr. Rodney Carrero joined the meeting at that time and he stated that it was possible to talk to the developer of the next property and discuss it with the Dade County if this revision was possible. However, if we change the curve, it will require Chateau Isle to give up a small portion of the property. We asked to try this possibility and Mr. Frank Rollason called the developer's Civil Engineer and asked if he could arrange a meeting with City, Cristina (Architect) and Chateau Isle. He said yes.

As a result, we planned to have a meeting with City, Cristina, Civil engineer of the developer first. If we can work out with the plan, then we will all go to the Dade County to request a revision of the cul-de-sac. Mr. Rollason confirmed that City of North Bay Village would participate in the meeting with the Dade County to request the revision. Chateau Isle will of course need to have the approval of the shareholders before the meeting with Dade County. Mr. Frank Rollason will contact Cristina as soon as the meeting date is proposed by the Civil engineer of the developer and Cristina will contact Samanta to inform Chateau Isle.

Mr. Carrero-Santana stated that if we took the plan with the sidewalk next to the street, we may have to move the garbage boxes of 7941 to 7939. He stated that we needed to check the sewage clear location if it would not be where the revised sidewalk around the cul-de-sac would be.

Satoko thanked Mr. Rollason and Mr. Darrero-Santana for supporting the plan for the resolution of the parking space.

The meeting was adjourned around 11:00am.

After, we returned to Chateau Isle property, we checked the 7941 section of sewage clear and the garbage boxes. We realized that we did not need to move the garbage boxes since there will be no parking space where the entrance to the area of the garbage boxes. The garbage truck can be parked right next to the sidewalk of the cul-de-sac and they can come right in to the garbage box area. No need to move them. The position of the sewage clear must be measured by the architect to be sure that it will not be in the planned sidewalk.

*Satoko Ormeda*

RECEIVED ON 9/2/14  
*ME*  
VILLAGE MANAGER



## North Bay Village

Administrative Offices

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

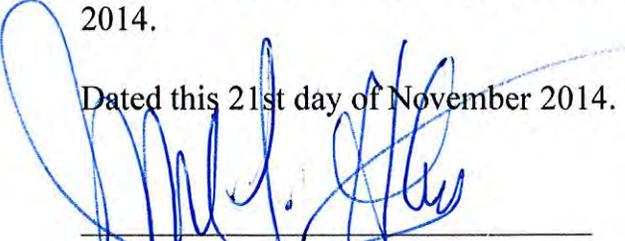
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

**RE. AN APPLICATION BY CHATEAU ISLE, INC. CONCERNING PROPERTY LOCATED AT 7939-7941 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

**A. A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.044(E)(2) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR A PARKING WAIVER.**

I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on December 2, 2014 was posted at the above-referenced property on November 20, 2014.

Dated this 21st day of November 2014.

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

(North Bay Village Planning & Zoning Board Meeting – December 2, 2014)

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

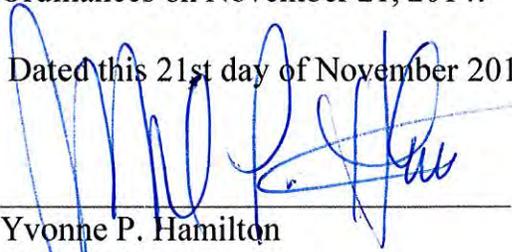
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

**RE. AN APPLICATION BY CHATEAU ISLE, INC. CONCERNING PROPERTY LOCATED AT 7939-7941 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

**A. A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.044(E)(2) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR A PARKING WAIVER.**

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 21, 2014.

Dated this 21st day of November 2014.

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

(Planning & Zoning Board Meeting-12/2/2014)



## North Bay Village

Administrative Offices

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

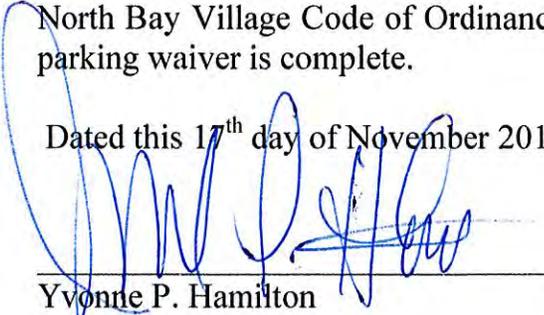
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

**RE. AN APPLICATION BY CHATEAU ISLE, INC. CONCERNING PROPERTY LOCATED AT 7939-7941 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

**A. A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.044(E)(2) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR A PARKING WAIVER.**

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 Chateau Isle, Inc. for a parking waiver is complete.

Dated this 17<sup>th</sup> day of November 2014.

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

(North Bay Village Planning & Zoning Board Meeting – December 2, 2014)

Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Eddie Lim



**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 **DECEMBER 2, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101**, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUEST AND SUBMIT A RECOMMENDATION TO THE VILLAGE COMMISSION:

1. **AN APPLICATION BY CHATEAU ISLE, INC. CONCERNING PROPERTY LOCATED AT 7939-7941 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
  - A. **A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.044(E)(2) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR A PARKING WAIVER.**

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

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

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

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

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

**YVONNE P. HAMILTON, CMC**  
**VILLAGE CLERK**  
(November 19, 2014)

VIEW LLC  
C/O JAMES EDWARDS  
7940 WEST DR  
NORTH BAY VILLAGE, FL 33141

SPACE 01 CONDOMINIUM  
7934 WEST DRIVE  
N BAY VILALGE, FL 33141

CHATEAU ISLE CO-OP  
7939 WEST DRIVE  
N. BAY VILLAGE, FL 33141

NAFDOF NBVMF LLC  
7937 WEST DRIVE  
NORTH BAY VILLAGE, FL 33141

WEST BAY CONDOMINIUM  
7935 WEST DRIVE  
N. BAY VILLAGE, FL 33141

CLPF-NBV, LP  
200 E. BROWARD BLVD.  
FT. LAUDERDALE, FL 33301

Owner/Occupant  
7933 West Drive, #1131  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #1132  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #401  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #402  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #403  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #404  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #505  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #506  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #507  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #508  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #608  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #609  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #610  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #611  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #612  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #713  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #714  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #715  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #716  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #817  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #818  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #819  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #820  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #921  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #922  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #923  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #924  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #1025  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #1026  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #1027  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #1028  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #1129  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #1130  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #D1  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #D2  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #D3  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #D4  
N. Bay Village, FL 33141

Owner/Occupant  
7933 West Drive, #D5  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #605  
North Bay Village, FL 33141

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

Owner/Occupant  
7934 West Drive, #1004  
North Bay Village, FL 33141

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

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

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

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

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

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

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

Owner/Occupant  
7934 West Drive, #804  
North Bay Village, FL 33141

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Owner/Occupant  
7934 West Drive, #605  
North Bay Village, FL 33141

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

Owner/Occupant  
7934 West Drive, #1004  
North Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #605  
North Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #605  
North Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #605  
North Bay Village, FL 33141

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Owner/Occupant  
7934 West Drive, #1403  
North Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #502  
North Bay Village, FL 33141



Owner/Occupant  
7934 West Drive, #605  
North Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #605  
North Bay Village, FL 33141

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

Owner/Occupant  
7935 West Drive, #2  
N. Bay Village, FL 33141

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

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

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

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

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

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

Owner/Occupant  
7937 West Drive, #A  
N. Bay Village, FL 33141

Owner/Occupant  
7937 West Drive, #B  
N. Bay Village, FL 33141

Owner/Occupant  
7937 West Drive, #C  
N. Bay Village, FL 33141

Owner/Occupant  
7937 West Drive, #D  
N. Bay Village, FL 33141

Owner/Occupant  
7937 West Drive, #E  
N. Bay Village, FL 33141

Owner/Occupant  
7937 West Drive, #F  
N. Bay Village, FL 33141

Owner/Occupant  
7937 West Drive, #G  
N. Bay Village, FL 33141

Owner/Occupant  
7939 West Drive, #101  
N. Bay Village, FL 33141

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

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

Owner/Occupant  
7939 West Drive, #104  
N. Bay Village, FL 33141

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

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

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

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

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

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

Owner/Occupant  
7939 West Drive, #303  
N. Bay Village, FL 33141

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



**NORTH BAY VILLAGE  
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD ITS REGULAR MEETING ON **DECEMBER 2, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101, NORTH BAY VILLAGE, FLORIDA.** DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. AN APPLICATION BY CHATEAU ISLE, INC. CONCERNING PROPERTY LOCATED AT 7939-7941 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.044(E)(2) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR A PARKING WAIVER.
2. AN APPLICATION BY BAY VILLAGE VENTURE, LLC CONCERNING PROPERTY LOCATED AT 1725 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.
  - B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.
  - C. BONUS DENSITY APPROVAL, PURSUANT TO SECTION 152.029(C)(8)H OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.
  - D. BONUS HEIGHT APPROVAL, PURSUANT TO SECTION 152.029(C)(8)A-F OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.
  - E. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.
  - F. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 43-UNIT, 19-STORY MIXED USE CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.
3. AN APPLICATION BY BRICKELL VILLAGE 79, LLC CONCERNING PROPERTY LOCATED AT 1601 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.
  - B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.
  - C. BUILDING HEIGHT BONUS REVIEW TO 240 FEET PURSUANT TO SECTION 152.029(C)(8)A THROUGH 8F.
  - D. DENSITY BONUS REVIEW PURSUANT TO SECTION 152.029(C)(8)H.
  - E. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 75-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.

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

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

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

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

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS 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 14, 2014)



## **Staff Report Special Use Exception**

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

*Applicant: Bay Village Venture, LLC*

*Site Address: 1725 Kennedy Causeway*

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

**General Information**

<b>Owner/Applicant:</b>	Bay Village Venture, LLC
<b>Applicant Address:</b>	3137 NE 163 <sup>rd</sup> St. N. Miami, FL 33160
<b>Site Address:</b>	1725 Kennedy Causeway
<b>Contact Person:</b>	Jose Saal
<b>Contact Phone Number:</b>	305-944-5900
<b>E-mail Address</b>	saaltrust@aol.com

<b>Future Land Use</b>	Commercial
<b>Zoning District</b>	CG
<b>Use of Property</b>	Vacant
<b>Acreage</b>	0.62 acres

**Legal Description of Subject Property**

9 53 42 E150FT OF W 1500FT OF TREA IS LYING N OF 79 ST CSWY PER DB 3409-93

**Adjacent Land Use Map Classifications and Zoning District**

<b>North</b>	Future Land Use	Water
	Zoning District	Water
	Existing Land Use	Biscayne Bay
<b>East</b>	Future Land Use	Commercial
	Zoning District	CL
	Existing Land Use	Vacant (approved for mixed use condo/hotel)
<b>South</b>	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Lexi Mixed Use Condo
<b>West</b>	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Atlantic Broadband



## **Request**

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

## **General Description**

The submitted plans depict the proposed development as a 19-story, mixed-use residential and commercial development with 43 multi-family units. Additionally, the tabular project summary shows 2,251 square feet of restaurant space, of which 1,650 square feet will be customer service area.

## **Consistency with Comprehensive Plan**

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

## **Consistency with Special Use Exception Standards**

Section 152.098 provides for Village Commission approval of a special use exception if there are clear indications that such an exception will not substantially adversely affect the uses of adjacent property.

## **Other Requirements and Considerations**

The property to the west is a commercial office. The property to the east is currently vacant but has been approved for a mixed use condo/hotel. To the south, across Kennedy Causeway, is the Lexi, a mixed use condo with commercial on the ground floor, including a restaurant. The Applicant's proposal to develop the subject property as a mixed use structure encompassing multi-family residential units and a restaurant on the subject property is compatible with, and will have no adverse effect upon, the existing or proposed uses of the adjacent properties.



## Findings and Recommendations

Staff finds that the request **is** consistent with Sections 152.030(C)(3) and 152.098 in that this modification of a special use exception will not adversely affect the uses permitted in the regulations of adjacent properties.

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

*Submitted by:*

James G. LaRue, AICP  
Planning Consultant

November 19, 2014

Hearing: Planning & Zoning Board, December 2, 2014





## **Staff Report Special Use Exception**

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

*Applicant: Bay Village Venture LLC*

*Site Address: 1725 Kennedy Causeway*

*Request: Special Exception for up to twenty percent  
of the required parking spaces to be  
designated for compact vehicles*

**General Information**

<b>Owner/Applicant:</b>	Bay Village Venture, LLC
<b>Applicant Address:</b>	3137 NE 163 <sup>rd</sup> St. N. Miami, FL 33160
<b>Site Address:</b>	1725 Kennedy Causeway
<b>Contact Person:</b>	Jose Saal
<b>Contact Phone Number:</b>	305-944-5900
<b>E-mail Address</b>	saaltrust@aol.com

<b>Future Land Use</b>	Commercial
<b>Zoning District</b>	CG
<b>Use of Property</b>	Vacant
<b>Acreage</b>	0.62 acres

**Legal Description of Subject Property**

9 53 42 E150FT OF W 1500FT OF TREA IS LYING N OF 79 ST CSWY PER DB 3409-93

**Request**

The applicant is requesting a special use exception pursuant to Sections 152.042(e) and 152.098 of the North Bay Village Code of Ordinances to allow up to twenty (20) percent of the development's required parking spaces to be designed specifically for compact vehicles.



## General Description

The site plan for this mixed use condominium shows 40 two bedroom dwelling units, 3 three bedroom units, and 1,650 square feet of restaurant customer service area. This will require at least 120 total parking spaces. The minimum standard parking space dimensions are 9 feet by 18 feet. The applicant is requesting permission to make up to 20% of those required spaces compact spaces, reducing the size to a minimum of 8 feet by 16 feet. The current site plan shows 24 compact parking spaces, which is exactly 20% of the total required.

## Consistency with Comprehensive Plan

The request for compact spaces, if approved for this site plan, is consistent with the Village's Comprehensive Plan, and the provision of safe on-site traffic flow as per Transportation Policy 3.2.7.

## Consistency with Special Use Exception Standards

The granting of no more than 20% of the required parking spaces to be compact parking spaces, for this site plan, would not "substantially affect adversely the uses permitted in these regulations of adjacent property".

## Findings and Recommendations

Staff finds that this request **is** consistent with Sections 152.042(e) and 152.098 in that this special use exception will not adversely affect the uses permitted in the regulations of adjacent properties.

Staff recommends **approval** of this request for the parking spaces designated for compact vehicles contingent upon a positive approval of a site plan for this development.

*Submitted by:*

James G. LaRue, AICP  
Planning Consultant

November 19, 2014

Hearing: Planning & Zoning Board, December 2, 2014





## **Staff Report Variance**

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

*Applicant: Bay Village Venture, LLC*

*Site Address: 1725 Kennedy Causeway*

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

**General Information**

<b>Owner/Applicant:</b>	Bay Village Venture, LLC
<b>Applicant Address:</b>	3137 NE 163 <sup>rd</sup> St. N. Miami, FL 33160
<b>Site Address:</b>	1725 Kennedy Causeway
<b>Contact Person:</b>	Jose Saal
<b>Contact Phone Number:</b>	305-944-5900
<b>E-mail Address</b>	saaltrust@aol.com

<b>Future Land Use</b>	Commercial
<b>Zoning District</b>	CG
<b>Use of Property</b>	Vacant
<b>Acreage</b>	0.62 acres

**Legal Description of Subject Property**

9 53 42 E150FT OF W 1500FT OF TREA IS LYING N OF 79 ST CSWY PER DB 3409-93

**Request**

The Applicant is requesting a variance pursuant to Section 152.097 of the North Bay Village Code of Ordinances in connection with the development of a mixed use condominium to allow 5 stories of parking garage where Section 152.029(C)(4) allows not more than 4.



## Required Findings

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

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

**Applicant Response:** Given the limited size of the property, which is only 150 feet across and 180 feet deep, there is insufficient space to accommodate meaningful ground level parking outside of the structure itself. Additionally, a minimum requisite ramp slope and layout is required for both efficiency and safety within the parking garage. Finally, the location of structural columns further limits the run of the ramp and placement of the actual spaces.

**Staff Comments:** The lot is not very wide, which limits the potential for surface parking. Even so, it is difficult to see the special circumstances or conditions to this property which are not applicable to other properties along Kennedy Causeway or in the CG District. It also must be stated that other developments along the Causeway have requested and received relief from this parking level limitation after objecting to its restrictiveness, although that does not establish a hardship.

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

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



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

**Applicant Response:** The Village Code limits the parking garage to a maximum of four stories of the structure and requires the structure above ground to set back a certain distance from the side property lines. However, based on the size of the lot and requisite garage functionality and efficiency, a minimum width of the parking garage is required. Further, in order to accommodate the required loading bays and turnaround, there is insufficient area to provide more than 2 outside surface parking spaces. Therefore, the building has been designed with a 5-story parking deck that measures 108'2" across, and is set back 26' 10" from the west property line and 15' feet from the east property line. However, at ground level, the east setback is 25' 6" and the west setback is at 36' 6".

**Staff Comments:** There seems to be ample development potential and reasonable use of this property without granting a variance. There is no hardship just because the applicant doesn't wish to meet the District requirements. However, staff feels this is an unnecessary requirement that is ripe for revision

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

**Staff Comments:** If approved, the variance would not be so substantial as to confer a special privilege to this property holder. Additionally, since this requirement is slated for deletion in the coming Village initiated land development revisions, it seems that denying this request would be denying the applicant an ability to build what will be a matter of right for future developers.

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

**Staff Comments:** The variance requested is probably the minimum that would make possible the reasonable use of this property. The request is also minor in that only one extra level of parking has been requested.



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

**Staff Comments:** The variance, if granted, is not injurious to the neighborhood or otherwise detrimental to the public welfare.

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

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

**Staff Comments:** The applicant has not stated and staff does not believe that reducing the cost of development was a reason for this request.

## Recommendations

Staff finds that the requested variance generally meets the requirements of Sections 152.097(B) and 152.097(C). Consequently, staff recommends **approval** of the requested variance to allow up to 5 stories of parking garage.

It should also be noted that staff is currently working on a list of suggested revisions to North Bay Village's Land Development Regulations, and that removal of this requirement (the limitation of 4 stories of parking garage levels in the RM-70 District Regulations) is one of the suggested revisions, because the limitation may be unduly restrictive.

*Submitted by:*

James G. LaRue, AICP  
Planning Consultant

November 19, 2014

Hearing: Planning & Zoning Board, December 2, 2014





## **Staff Report Site Plan**

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

*Applicant: Bay Village Venture LLC*

*Site Address: 1725 Kennedy Causeway*

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

**General Information**

<b>Owner/Applicant:</b>	Bay Village Venture, LLC
Applicant Address:	3137 NE 163 <sup>rd</sup> St. N. Miami, FL 33160
Site Address:	1725 Kennedy Causeway
Contact Person:	Jose Saal
Contact Phone Number:	305-944-5900
E-mail Address	saaltrust@aol.com

Future Land Use	Commercial
Zoning District	CG
Use of Property	Vacant
Acreage	0.62 acres

**Legal Description of Subject Property**

9 53 42 E150FT OF W 1500FT OF TREA IS LYING N OF 79 ST CSWY PER DB 3409-93

**Request**

The applicant is requesting:

1. A special use exception to construct a mixed use residential structure in the General Commercial Zoning District.
2. Height bonus review in conjunction with site plan approval pursuant to Section 152.029(C)(8)(A-F) of the North Bay Village Code of Ordinances.
3. Density bonus review in conjunction with site plan approval pursuant to Section 152.029(C)(8)(H) of the North Bay Village Code of Ordinances.
4. A special use exception pursuant to Section 152.042(E) to utilize compact parking spaces for up to 20% of the required parking spaces.
5. A variance to Section 152.029(C)(4) to allow 5 stories of parking garage where only 4 stories of parking levels are allowed.
7. Site plan approval pursuant to Section 152.105(C)(9) of the North Bay Village Code of Ordinances for development of a 43 dwelling unit, 19 story mixed-use condominium structure in the CG zoning district.



## General Description

The site plan request for this development is for a 43 dwelling unit, 19 story, mixed use condominium. The applicant is requesting approval for bonus density, bonus height, compact parking, a variance to allow 5 stories of parking garage, and a variance to the required side setbacks.

The tabular project summary shows 2,251 square foot restaurant area with 1,650 square feet of customer service area; 40 two-bedroom dwelling units and 3 three-bedroom dwelling units.

## Consistency with Comprehensive Plan

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

## Adjacent Land Use Map Classifications and Zoning District

<b>North</b>	Future Land Use	Water
	Zoning District	Water
	Existing Land Use	Biscayne Bay
<b>East</b>	Future Land Use	Commercial
	Zoning District	CL
	Existing Land Use	Vacant (approved for mixed use condo/hotel)
<b>South</b>	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Lexi Mixed Use Condo
<b>West</b>	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Atlantic Broadband



## **Adequacy of Public Facilities**

### Traffic Analysis

We have reviewed the Traffic Assessment Analysis prepared by the CALTRAN Engineering Group, Inc. which was for the proposed 39-unit high-rise residential development and 1,200 square feet of customer area in a sit-down café/restaurant. The project has now been expanded to 43 dwelling units but staff feels that this increase in units will have a negligible effect on the traffic volumes produced by the proposed development. The Assessment used Institute of Traffic Engineers (ITE) factors in determining the peak hour traffic generation associated with these uses. Based on the ITE factors, the proposed project will generate 25 and 26 peak-hour trips in the AM and PM peak hours, respectively.

While the number of parking spaces proposed for the project meets the Village's requirements, the Applicant is proposing to also provide valet parking. The Traffic Assessment Study also included an analysis of valet operations using accepted ITE methodology resulting in a finding that the chance of having two vehicles in a queue to be 5.2%

When added to the remaining available capacity of Kennedy Causeway and the traffic generation of projects approved but not as yet built, the vehicular traffic associated with the proposed project will not reduce the Level of Service on the roadway below the Village's adopted Level of Service Standard (LOSS) for traffic concurrency of "D".

We agree that a probability of 5.2% is low and that traffic operations on Kennedy Causeway are highly unlikely to be affected by the proposed valet operations.

### Water and Sewer Analysis

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

## **Environmental Assessment**

It should be noted that this site was previously used as an automobile service station with gasoline pumps. Staff has verified that Miami-Dade County issued a letter to Concord Development Group on March 28, 2012 stating that the soil and/or groundwater analysis does not exceed the cleanup target levels. Staff had a phone conversation with FDEP and verified that this letter indicates that the site is suitable for residential development. Additionally, this site is not displayed on the FDEP Contaminant Locator Map site. This indicates that FDEP is not currently monitoring the site for contamination/pollution.



**Comparison of Submitted Site Plan With Land Development Regulations**

Section	Regulation	Required	Provided										
<b>North Bay Village LDC</b>													
152.029(C)(1)	Minimum lot area	27,000 sq ft	27,000 sq ft (0.62 acres)										
152.029(C)(1)	Minimum frontage	75 ft	150 ft										
152.029(C)(2)	Minimum front setback	40 ft	40 ft										
152.029(C)(2)	Minimum side setback	15 ft on one side.  20% of lot width on the other side <u>20% of 150 = 30</u>  Combination of both side setbacks to be at least 60 ft at ground level	15 ft on east side  30 ft on west side  Combination of both side setbacks at ground level is 64 ft 2 in										
152.029(C)(2)	Minimum rear setback	25 ft	25 ft										
152.029(C)(3)	Required lot area per dwelling unit	<table border="1"> <thead> <tr> <th>Unit type</th> <th>Lot area/unit</th> </tr> </thead> <tbody> <tr> <td>Efficiency</td> <td>620</td> </tr> <tr> <td>1-BR</td> <td>620</td> </tr> <tr> <td>2-BR</td> <td>685</td> </tr> <tr> <td>3-BR</td> <td>750</td> </tr> </tbody> </table> $40 \times 685 = 27,400$ $3 \times 750 = 2,250$  $27,400 + 2,250 = 29,650$ <u>29,650sq ft of required lot area</u>	Unit type	Lot area/unit	Efficiency	620	1-BR	620	2-BR	685	3-BR	750	<p>29,650 &gt; 27,000</p> <p>Applicant has requested approval to purchase 4 units of bonus density for \$160,000</p>
Unit type	Lot area/unit												
Efficiency	620												
1-BR	620												
2-BR	685												
3-BR	750												
Comprehensive Plan Future Land Use Policy 2.1.1a	Maximum density	70 dwelling units per acre	69.4 dwelling units per acre										
152.029(C)(4)	Maximum building height	150 ft or 15 stories, whichever is less	206 ft 8 in  Applicant has requested approval to purchase 60 feet of bonus height for \$193,500										



Section	Regulation	Required	Provided										
152.029(C)(4)	Maximum parking levels	4 stories	5 stories of parking garage.  Applicant has requested a Variance to maximum parking level restriction										
152.029(C)(5)	Minimum pervious area	20% of total parcel  <u>20% of 27,000 = 5,400 sq ft</u>	5,496 sq ft										
152.029(C)(6)	Minimum dwelling unit floor area	<table border="1"> <thead> <tr> <th>Unit type</th> <th>Floor area</th> </tr> </thead> <tbody> <tr> <td>Efficiency</td> <td>600</td> </tr> <tr> <td>1-BR</td> <td>900</td> </tr> <tr> <td>2-BR</td> <td>1,200</td> </tr> <tr> <td>3-BR</td> <td>1,350</td> </tr> </tbody> </table>	Unit type	Floor area	Efficiency	600	1-BR	900	2-BR	1,200	3-BR	1,350	The smallest unit size is 1,566 square feet
Unit type	Floor area												
Efficiency	600												
1-BR	900												
2-BR	1,200												
3-BR	1,350												
152.029(C)(7)	Baywalk/boardwalk requirement	A public access boardwalk must be provided along shoreline and access to that boardwalk must be provided with a walkway from the ROW. Dedicated easements shall be recorded for the boardwalk and access corridors.	Provided										
152.029(C)(8)	Building height bonus	Additional height may be purchased	Applicant has requested approval to purchase 60 feet of bonus height for \$193,500										
152.029(C)(8)	Building density bonus	Additional density may be purchased, not to exceed 70 units per acre	Applicant has requested approval to purchase 4 units of bonus density for \$160,000										
152.029(C)(9)2	Paving surfaces	Except for covered garages, all exterior paving surfaces shall be constructed of brick pavers	Pavers provided throughout										
152.029(C)(9)3	Required water feature	A water feature shall be provided in the front	Provided										



Section	Regulation	Required	Provided
152.029(C)(9)6	Screening of parking garages	Parking garages shall be constructed with architectural features that obscure it from public view	Provided
152.029(C)(9)7	Street tree lighting	Lighting shall be provided in all areas in front where trees are planted	Not depicted
5.2.2(a)(1)	Minimum standard parking space dimensions	9 ft by 18 ft	Provided
5.2.2(a)(2)	Minimum compact parking space dimensions	8 ft by 16 ft	Provided
5.2.2(a)(3)	Minimum handicapped parking space dimensions	Must comply with all applicable accessibility standards	Provided
152.042(D)	Minimum number of handicapped spaces	2% of total required spaces. <u>2% of 120 = 3 handicapped spaces required</u>	5 handicap accessible parking spaces
Florida ADA Req Section 208	Minimum number of handicapped spaces	4	
152.042(E)	Maximum number of compact parking spaces	20% of required parking spaces <u>20% of 120 = 24</u>	24 compact parking spaces provided
152.042(K)	Minimum setback of ROW from parking spaces	20 ft	In compliance
152.042(M)	Minimum separation of parking from walkways and streets	Parking spaces shall be separated from walkways, sidewalks, streets, or alleys by an approved wall, fence, curbing, or other protective device	Provided
152.042(P)	Back-out parking prohibition	Parking spaces shall be designed so that no vehicle shall be required to back into a public ROW to obtain egress	Provided



Section	Regulation	Required		Provided
152.044(A)(2)	Minimum number of parking spaces per dwelling unit	Unit Type	Spaces Req	
		Efficiency	1.5	
		1BR&2BR	2	
		3BR	3	
		Plus 10% for Guests		
		$40 \times 2 = 80$ $3 \times 3 = 9$ $10\% = 8.9$ <u>98 spaces required</u>		
152.044(B)(7)	Minimum number of parking spaces for restaurant	1 space per 75 sq ft of customer svc area  <u><math>1,650 / 75 = 22</math> spaces required</u>		120 parking spaces provided
Total spaces required		<u><math>98 + 22 = 120</math> spaces</u>		
152.045(B)	Minimum loading space dimensions	12 ft by 30 ft, and at least 14.5 ft of vertical clearance		Provided
152.045(C)	Loading space joint usage	Loading spaces for two or more uses may be collectively provided if so located as to be usable by all.		N/A
152.045(E)	Loading and standard parking space restriction	No areas supplied to meet required off-street parking facilities may be utilized to meet the requirements for loading spaces.		In compliance
152.045(F)(1)	Minimum number of loading spaces for retail, office and restaurant	Gross floor area	Spaces	N/A
		<10,000	0	
		10,000-20,000	1	
		20,000-40,000	2	
		40,000-60,000	3	
		>60,000	4	
		<u><math>2,700</math> sq ft of restaurant requires <math>0</math> loading spaces</u>		



Section	Regulation	Required	Provided										
152.045(F)(2)	Minimum number of loading spaces for multi-family	<table border="1"> <thead> <tr> <th data-bbox="816 285 976 344">Gross floor area</th> <th data-bbox="976 285 1122 344">Spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="816 344 976 382">&lt;25,000</td> <td data-bbox="976 344 1122 382">0</td> </tr> <tr> <td data-bbox="816 382 976 451">25,000-50,000</td> <td data-bbox="976 382 1122 451">1</td> </tr> <tr> <td data-bbox="816 451 976 520">50,000-100,000</td> <td data-bbox="976 451 1122 520">2</td> </tr> <tr> <td data-bbox="816 520 976 558">&gt;100,000</td> <td data-bbox="976 520 1122 558">3</td> </tr> </tbody> </table>	Gross floor area	Spaces	<25,000	0	25,000-50,000	1	50,000-100,000	2	>100,000	3	3 loading spaces provided
		Gross floor area	Spaces										
		<25,000	0										
		25,000-50,000	1										
		50,000-100,000	2										
>100,000	3												
<p><u>Gross floor area is over 100,000 sq ft.</u>  <u>3 load spaces required</u></p>													
152.056	Maximum balcony encroachment into required yard	4 ft	In compliance										
155.17	Minimum width of maneuvering aisle	23 ft	Provided										
155.17	Minimum width of 2-way access aisle	23 ft	Provided										
155.18(A)3	Dumpster screening	Dumpster enclosures shall be designed in a manner as to visually screen the dumpster from adjacent view and shall be located in visually obscure areas of the site.	Provided										
155.18(A)4	Dumpster placement	Dumpster enclosures shall be placed in such a manner as to allow front end loader sanitation trucks to pick up garbage in a forward motion. Backing out the sanitation truck is prohibited	Provided										
155.18(A)5	Mechanical equipment screening	Roof-mounted mechanical equipment and elevator shafts shall be screened by a parapet wall or grilles, and shall be painted in muted colors or match the building and shall not be visible from the street.	Provided										



Section	Regulation	Required	Provided
155.18(A)7	Mechanical equipment screening	Service bays, ground mounted air conditioning units, and other mechanical equipment shall be screened from public and on-site pedestrian view, and buffered.	In compliance
Appendix D	Required benches along bay walk	Benches shall be provided at a minimum of 2.5 ft sections of bench per 100 ft of linear shoreline	Provided
<b>Miami-Dade Landscaping Chapter 18A</b>			
18A-4(C)	Vegetative survey	A vegetation survey shall be provided for all sites at the same scale as the landscape plan.	Provided
18A-4(D)	Irrigation plan	An Irrigation Plan shall be submitted. Where a landscape plan is required, an irrigation plan shall be submitted concurrently.	Not yet submitted
18A-6(A)(5)	Maximum lawn area	40% of lot area, less the area covered by buildings	No sod to be used
18A-6(C)(1)	Tree height	Except street trees, all trees shall be a minimum of 10 ft high with a minimum of 2 inch caliper, except that 30% of the tree requirement may be met by native species with a minimum height of 8 ft.	In compliance



Section	Regulation	Required	Provided
18A-6(C)(2)	Street trees	Street trees shall be provided along all roadways at a maximum average spacing of 35 feet on center (25' for palms).  <u>With 150 linear feet of frontage, either 5 trees or 6 palms are required.</u>	In compliance
18A-6(C)(3)	Trees under power lines	Where overhead power lines require low growing trees, street trees shall have a minimum height of 8 feet and a maximum average spacing of 25 feet on center.	No power lines present
18A-6(C)(4)	Palms	Palms which are spaced no more than 25 feet on center and have a 14 foot minimum height or 4 inch minimum caliper diameter may count as a required tree.	Utilized for street trees
18A-6(C)(5)	Number of required trees	28 trees per acre required in multi-family residential zoning categories  <u>28 x 0.62 = 18 required trees</u>	In compliance
18A-6(C)(11)	Limitations on required trees	At least 30% shall be native species.  At least 50% shall be low maintenance and drought tolerant.  Of the required trees, no more than 30% shall be palms	In compliance  In compliance  In compliance



Section	Regulation	Required	Provided
18A-6(C)(12)	Limitations on required trees	80% of required trees shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan and/or the University of Florida's Low Maintenance Landscape Plants for South Florida list.	In compliance
18A-6(D)(1)	Shrubs	<p>All shrubs must be a minimum of 18 inches at time of planting.</p> <p>10 shrubs are required for each required tree. <u>180 shrubs required</u></p> <p>30% shall be native species</p> <p>50% shall be low maintenance and drought tolerant</p> <p>80% of required shrubs shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan and/or the University of Florida's Low Maintenance Landscape Plants for South Florida list.</p>	<p>In compliance</p> <p>In compliance</p> <p>In compliance</p> <p>In compliance</p> <p>In compliance</p>



Section	Regulation	Required	Provided
18A-6(H)	Use buffers	<p>Where dissimilar land uses exist on adjacent properties, that area shall be provided with a buffer consisting of trees spaced to a maximum average of 35-feet on center with shrubs which normally grow to a height of 6 feet, or a 6 foot wall with trees, within a 5 foot wide landscape strip.</p> <p>Shrubs shall be a minimum of 30 inches high and planted at a maximum of 36 inches on center; or if planted at a minimum height of 36 inches, shall have a maximum average spacing of 48 inches on center.</p>	No buffer required as neighboring uses do not meet the definition of 'dissimilar use'
18A-6(I)	Parking lot buffers	<p>All parking lots adjacent to a right of way shall be screened by a continuous planting with a 7 foot landscape strip incorporating said planting</p> <p>Shrubs shall be a minimum of 18 inches high and planted at a maximum of 30 inches on center; or if planted at a minimum height of 36 inches, shall have a maximum average spacing of 48 inches on center.</p>	In compliance



Section	Regulation	Required	Provided
18A-6(J)	Parking lot landscaping	10 square feet of landscaped area per parking space shall be provided within a parking lot.	In compliance
		Trees shall be planted within the parking lot at a minimum density of one tree per 80 square feet of landscaped area, exclusive of parking lot buffers.	In compliance
		Each tree shall have a minimum of 5 feet of planting area width, exclusive of curb dimension.	In compliance
<b>Miami-Dade Biscayne Bay Management Plan</b>			
33D-38(1)b	Minimum rear setback	50% of building height above 35 ft (measured from mean high water line), up to 75 ft maximum. <u>75 ft required</u>	<b>Only 25 ft</b> Applicant has obtained approval from Miami-Dade SDRC for this setback.
33D-38(2)a	Minimum visual corridor	20% of lot width on one side, with a 20 ft minimum and a 100 ft maximum. Structures not permitted in view corridor. <u>30 ft required</u>	30 ft
33D-38(3)	Minimum side setback	Minimum of 25 ft	30 ft on west side
33D-33(4)	Waiver from County	A waiver may be obtained from the Miami-Dade Shoreline Review Committee for exemption from the above requirements	Resolution of approval provided



## Recommendations

### **BUILDING HEIGHT BONUS:**

Staff recommends **approval** of the building height bonus based on submittal of a site plan which meets the North Bay Village Code.

### **BUILDING DENSITY BONUS:**

Staff recommends **approval** of the building density bonus based on submittal of a site plan which meets the North Bay Village Code.

### **VARIANCE TO ALLOW AN EXTRA PARKING GARAGE LEVEL:**

Staff recommends **approval** of this variance.

### **SITE PLAN:**

If all of the above items are approved, staff recommends **approval** of the site plan based on our analysis in this report. Approval should also be based on the following conditions being met prior to the issuance of a building permit:

- 1) Submittal of an irrigation plan which meets Miami-Dade Chapter 18A requirements.
- 2) Providing street tree lighting, as per Section 152.029(C)(9)7.
- 3) The public access easement and boardwalk must be dedicated and recorded. Applicant shall agree, in writing, that boardwalks shall be open to the public from sun-up until either 10:00 pm or at least until any businesses adjacent to the boardwalk remains open to the public, whichever is later; and boardwalk lighting shall remain on until boardwalk is closed to the public.
- 4) Applicant shall comply with all conditions made by the Miami-Dade Shoreline Review Committee in Resolution 14 SDRC 06.
- 5) Meeting School Board Concurrency requirements as determined by School Board Staff.
- 6) Payment of any applicable impact fees.
- 7) Payment of bonus density fees, as required under Section 152.029(C)(8)H.
- 8) Payment of bonus height fees, as required under Section 152.029(C)(8)A-F
- 9) Tie-in to Village's wastewater system at a connection point determined by the Village and payment of pro-rata costs involved in tying into appropriate connection point.



- 10) Applicant shall agree that no on-site parking spaces may be sold or rented, but must be provided at no cost to the residents and guests of residents.
- 11) 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.
- 12) Building permits and related approvals must be obtained from the Building Official prior to commencement of construction.
- 13) Approval of this site plan does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Village for approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of federal or state law.
- 14) All applicable state and federal permits must be obtained before commencement of construction.

*Submitted by:*

James G. LaRue, AICP  
Planning Consultant

November 19, 2014

Hearing: Planning & Zoning Board, December 2, 2014

Attachments: Tank Closure Assessment Letter  
Aerial photograph  
Zoning Map





Carlos A. Gimenez, Mayor

Permitting, Environment and Regulatory Affairs

Environmental Services  
701 NW 1st Court, 4th Floor  
Miami, Florida 33136-3912  
T 305-372-6700 F 305-372-6982

miamidade.gov

March 28, 2012

Mr. Philippe Harari, Manager  
Concord Development Group, LLC  
411 Michigan Ave.  
Miami Beach, FL 33139

CERTIFIED MAIL #7007 2680 0000 0622 3331  
RETURN RECEIPT REQUESTED

Re: Tank Closure Assessment Report Addendum III (TCARA III) dated March 16, 2012 and prepared by Bluestone Environmental, LLC for the Concord Development Group, LLC (former Marathon Service Station) facility (UT-318/File-7083/DEP-13/8505052) located at, near, or in the vicinity of 1752 NE 79<sup>th</sup> St., Miami, Miami-Dade County, Florida.

Dear Mr. Harari:

The Environmental Evaluation Section (EES) of the Department of Permitting, Environment and Regulatory Affairs (PERA) has reviewed the above-referenced document received March 16, 2012 pertaining to the removal of three (3) 10,000 gallon underground storage tank (UST) systems on January 7, 2011 and has determined that this report meets the requirements of Rule 62-761.800, Florida Administrative Code (FAC). Therefore, this report has been placed on file with other pertinent material regarding the subject site.

Be advised that the soil and/or groundwater analyses reported in the April 2011 TCAR and subsequent TCAR Addenda dated September 19, 2011, January 23, 2012 and March 16, 2012 do not exceed the Cleanup Target Levels referenced in Chapter 62-777, FAC. Based on the above a "discovery" pursuant to Chapter 62-770, FAC, has not been documented at the site.

If subsequent evidence indicates that undiscovered contamination remains from a previous discharge or if a new discharge has occurred, then further action will be required to address such contamination.

If you have any questions concerning the above, please contact Stanley Edouard ([edouas@miamidade.gov](mailto:edouas@miamidade.gov)) of the EES at (305) 372-6700.

Sincerely,

Wilbur Mayorga, P.E., Chief  
Pollution Control Division

se

pc: FDEP file copy - 13/8505052

ec: Mr. Leo Adames, Bluestone Environmental, LLC., [ladames@bluestoneenviro.com](mailto:ladames@bluestoneenviro.com)

*Delivering Excellence Every Day*



Serving Florida Local Governments Since 1988

**AERIAL  
SUBJECT SITE AND ENVIRONS**







**North Bay Village**

07-03-14P04:49 RCVD

Administrative Offices

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

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

**VARIANCE REQUEST APPLICATION FOR PUBLIC HEARING**

Page 1 of 3

Site Address 1725 79th Street Causeway

Owner Name Bay Village Venture, LLC Owner Phone # \_\_\_\_\_

Owner Mailing Address 3137 NE 163rd Street, North Miami Beach, FL 33160

Applicant Name Jose Noberto Saal Applicant Phone # 305-944-5900

(if different from Owner)

Applicant Mailing Address \_\_\_\_\_

Contact Person \_\_\_\_\_ Contact Phone # \_\_\_\_\_

Contact Email Address \_\_\_\_\_

Legal Description of Property \_\_\_\_\_

Existing Zoning CG Lot Size 27,000 Folio Number 23-3209-000-0100

Project Description Condo Building with restaurant on the ground floor

Section of North Bay Village Code from which the Applicant is Seeking Relief 152.029(C)(2) & 152.029(C)(4)

Variance Requested 2nd Interior Side Setback provided 25 feet out of the 30ft that is required and the additional (5th level) parking floor within the garage pedestal.

Reason for Request Due to the limited size of the property, the variance is needed to accomodate the required parking and loading requirements for the project.

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

- Plans depicting work to be completed
- Property survey
- Application fees

**Optional Submittals:**

- \_\_\_\_\_ Response to required findings
- \_\_\_\_\_ Signed consent letters from neighboring property owners
- \_\_\_\_\_ Optional plan versions for consideration by Village Commission

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

VARIANCE REQUEST APPLICATION FOR PUBLIC HEARING

Page 2 of 3

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

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

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

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

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

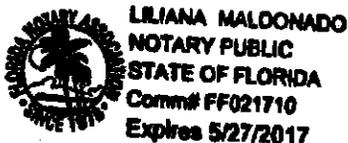
I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Village Code Section 152.096. Any person submitting false information or misrepresenting in their presentation shall have all privileges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

Authorized Signature [Handwritten Signature]

Print Name Jose Noberto Saal

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

STATE OF FLORIDA
COUNTY OF [Handwritten: Brevard]



Sworn to and subscribed to before me this 3rd day of July, 2014

by Jose Noberto Saal

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

Notary Public Signature [Handwritten Signature]

Commission Number/Expiration 5/27/17

Mayor Connie Leon-Kreps

Vice Mayor Eddie Lim

Commissioner Dr. Richard Chervony

Commissioner Wendy Duvall

Commissioner Jorge Gonzalez

**VARIANCE REQUEST APPLICATION FOR PUBLIC HEARING**

Page 2 of 3

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

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

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

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

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

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

Authorized Signature *[Signature]*

Print Name Jose Noberto Saal

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

STATE OF FLORIDA  
COUNTY OF Dade



Sworn to and subscribed to before me this 3<sup>rd</sup> day of July, 2014

by Jose Noberto Saal

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

Notary Public Signature *[Signature]*

Commission Number/Expiration 5/27/17

Mayor  
Connie Leon-Kreps

Vice Mayor  
Edilie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez



**North Bay Village**

07-03-14P04:49 RCVD

Administrative Offices

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

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

**APPLICATION FOR PUBLIC HEARINGS:**

**Hearings and Notices:** - All petitions for amendments, changes or supplements to these regulations for variances, special use exceptions, Site Plan Approval, Extension of Approved Site Plans, for Building Height Bonus Approval, or for an amendment, change or supplement to the Comprehensive Plan; district zoning map, or petitions appealing an administrative decision shall be considered at Public Hearings before the Planning & Zoning Board and, thereafter, the Village Commission. Notice of Public Hearings before the Planning & Zoning Board and the Village Commission shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 10 days before the hearing. The Village Clerk shall certify that the petition is complete before the hearing is legally advertised.

Applicant's Name: Bay Village Venture, LLC Phone: 305-944-5900

Mailing Address: 3137 NE 163rd Street, North Miami Beach, FL 33160

Legal Description of Property: \_\_\_\_\_

Existing Zoning: CG Lot Size: 27,000 Folio: Folio: 23-3209-000-0100

Type of Request: Request for use of (10) compact parking spaces within garage of project.

Reason for Request: (Attach additional Pages if necessary) Due to limited size of property,  
several parking spaces must be reduced within the parking garage.

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

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

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

Filing Fees - All persons, firms, or corporations petitioning the Planning & Zoning Board and the Village Commission necessitating the publication of notices in the newspaper, and all relative thereto, the payment of such money in advance to the Village Clerk shall be deemed a condition precedent to the consideration of such petition, conditional use permit or amendment.

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

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

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

*[Signature]*  
Authorized Signature

Jose Noberto Saal  
Print Name

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

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Sworn to and subscribed to before me this 3<sup>rd</sup> day of July 2014  
by Jose Noberto Saal  
who is personally known to me or who has produced \_\_\_\_\_  
as identification.

*[Signature]*  
Notary Public

(Notary Seal)  
LILIANA MALDONADO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF021710  
Expires 5/27/2017

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

**Office Use Only:**

Date Submitted: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Tentative Meeting Date: \_\_\_\_\_

Cash  or Check  # \_\_\_\_\_

Date Paid: \_\_\_\_\_

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez





**North Bay Village**

02-07-14 P05:12 RCVD

Administrative Offices

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

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

**APPLICATION FOR PUBLIC HEARINGS:**

**Hearings and Notices:** - All petitions for amendments, changes or supplements to these regulations for variances, special use exceptions, Site Plan Approval, Extension of Approved Site Plans, for Building Height Bonus Approval, or for an amendment, change or supplement to the Comprehensive Plan; district zoning map, or petitions appealing an administrative decision shall be considered at Public Hearings before the Planning & Zoning Board and, thereafter, the Village Commission. Notice of Public Hearings before the Planning & Zoning Board and the Village Commission shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 10 days before the hearing. The Village Clerk shall certify that the petition is complete before the hearing is legally advertised.

Applicant's Name: BAY VILLAGE VENTURE LLC Phone: (305) 944-5900

Mailing Address: 3137 N.E. 163RD STREET  
N. MIAMI BEACH, FL 33160

Legal Description of Property: 953 42 E150 FT OF W1500 FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 3409. SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION.

Existing Zoning: CG Lot Size: 27,000 Folio: 23-3209-000-0100

Type of Request: Site plan approval for residential condominium tower with ground floor restaurant use.

Reason for Request: (Attach additional Pages if necessary) See attached Letter of Intent.

1725 Kennedy Cswy.

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

MIAMI 4032691.1 73190/11125

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

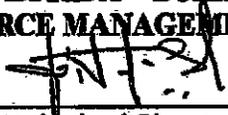
**APPLICATION FOR HEARING  
BEFORE THE PLANNING & ZONING BOARD AND  
VILLAGE COMMISSION  
PAGE 2 OF 2**

**Filing Fees** - All persons, firms, or corporations petitioning the Planning & Zoning Board and the Village Commission necessitating the publication of notices in the newspaper, and all relative thereto, the payment of such money in advance to the Village Clerk shall be deemed a condition precedent to the consideration of such petition, conditional use permit or amendment.

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

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

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

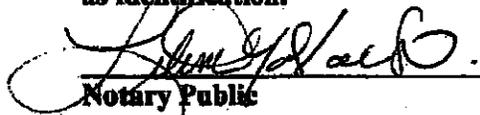
  
\_\_\_\_\_  
Authorized Signature

Jose N. Saal  
\_\_\_\_\_  
Print Name

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

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

Sworn to and subscribed to before me this 6<sup>th</sup> day of February 2014 by Jose Norberto Saal who is personally known to me or who has produced Personally Known to Me as identification.

  
\_\_\_\_\_  
Notary Public

 LILIANA MALDONADO  
NOTARY PUBLIC  
STATE OF FLORIDA (Notary Seal)  
Comm# FF021710  
Expires 5/27/2017

- |                             |            |                      |              |                |
|-----------------------------|------------|----------------------|--------------|----------------|
| MIAMI 4032691.1 73190/11125 |            |                      |              |                |
| Mayor                       | Vice Mayor | Commissioner         | Commissioner | Commissioner   |
| Connie Leon-Kreps           | Eddie Lim  | Dr. Richard Chervony | Wendy Davall | Jorge Gonzalez |

**Office Use Only:**

Date Submitted: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Tentative Meeting Date: \_\_\_\_\_

Cash or Check # \_\_\_\_\_

Date Paid: \_\_\_\_\_

MIAMI 4032691.1 73190/11125

Mayor

Vice Mayor

Commissioner

Commissioner

Commissioner

Connie Leon-Kreps

Eddie Lim

Dr. Richard Chervony

Wendy Duvall

Jorge Gonzalez

**Brian S. Adler**  
Tel 305-350-2351  
Fax 305-351-2206  
[badler@bilzin.com](mailto:badler@bilzin.com)

November 11, 2014

Yvonne Hamilton  
North Bay Village  
Administrative Offices  
1666 Kennedy Causeway, Suite 300  
North Bay Village, FL 33141

**Re: Property Located at 1725 79th Street Causeway  
Folio #23-3209-000-0100 (the "Property")**

Dear Ms. Hamilton:

**SECOND AMENDED LETTER OF INTENT**

This firm represents Bay Village Venture LLC as the owner of the Property. Please consider this our second amended letter of intent in connection with an application for site plan approval and related variances with the development of the Property.

**A. THE PROPERTY**

The Property is located on the north side of 79th Street/North Kennedy Causeway and consists of 27,000 square feet. The Property contains 150 feet of linear frontage along North Kennedy Causeway and the bay, and is 180 feet deep. The Property historically has been utilized as a gasoline service and automobile repair station.

**B. ZONING AND LAND USE**

The Property is designated Commercial under the North Bay Village Comprehensive Plan and is zoned CG, Commercial General, under North Bay Village's Land Development Regulations.

The proposed development on the Property consists of a multi-family residential development with ground floor restaurant use. Therefore, pursuant to the North Bay Village Code, development is governed by the RM-70 zoning district regulations.

### **C. PROPOSED DEVELOPMENT**

Our client proposes to develop a 43 unit high-end residential development consisting of 40 two-bedroom and 3 three-bedroom luxury units in an 18 story, 206'8" structure. The ground floor will house a 2,251 gross square foot restaurant (with 1,650 square feet of patron area) activating both the interior and exterior of the building with attractive views of the bay. The first floor is characterized with at least 14 foot ceilings, a restaurant, a luxurious lobby and the entrance ramp to the five floors of parking decks that sit above the ground floor.

The parking levels are highlighted with architectural elements in the form of sleek diagonal lines that complement the architectural design of the structure both at that ground level porte-cochere and the penthouse and rooftop levels.

The residential units commence on the 7th floor of the structure and each floor contains 4 units per floor with the exception of the penthouse level which contains 3 units.

The penthouse level has been designed to not only provide a more expansive space within the unit, but to further highlight the roof line and tie in the overall design of this structure with the base elements and parking levels.

### **D. DENSITY AND BONUS**

Pursuant to the Village Code and Comprehensive Plan, the maximum achievable density is 70 units per acre.

Based on the 27,000 square foot Property, a maximum of 43 residential dwelling units is permitted under the Village Comprehensive Plan.

Pursuant to Section 152.029(c)(3), the Property may be developed with a maximum of 39 units as of right based on a density of 63.6 units per acre for two bedroom units and 58.1 units per acre for three bedrooms. Section 152.029(C)(8)(h) authorizes a density bonus up to a maximum of 70 units per acre. Our client is seeking a total of 43 units. Therefore, our client is seeking a four-unit density bonus at \$40,000 per unit, pursuant to Section 152.029(c)(8)(h), totaling \$160,000.

### **E. HEIGHT**

Pursuant to North Bay Village Code Section 152.030(C)(3), mixed-use commercial and multi-family structures are permitted under the CG District, subject to the RM-70 high-density multi-family district development standards, as set forth in Section 152.029(C). The RM-70 district regulations provide for a height of 15 stories or 150 feet as-of-right, with the ability to exceed 150 feet in exchange for certain additional impact fees based on the height. Our client is seeking a bonus of 56'8" in height, which translates to 60 feet in bonus height, which can be acquired for the payment of \$4,500 per unit in the building. Based on the number of units in the building, a bonus fee of \$193,500 is contemplated as impact payment to the Village. Therefore, please consider this our request for bonus height pursuant to Section 152.029(c)(8) of the

Village Code. We will discuss with the Village the most appropriate category of height bonus to be utilized.

## **F. VARIANCES AND EXCEPTIONS**

In connection with the proposed design of the building, our client is requesting certain variance from the North Bay Village code regarding the number of levels of parking garage and a special exception to provide up to 20% compact spaces.

### **1. Parking Garage Stories**

Given the limited size of the Property, which is only 150 feet across and 180 feet deep, there is insufficient space to accommodate meaningful ground level parking outside of the structure itself. Therefore, the structure must incorporate the required parking within the building itself. Additionally, a minimum requisite ramp slope and layout is required for both efficiency and safety within the parking garage. Finally, the location of structural columns further limits the run of the ramp and placement of the actual spaces.

The Village Code limits the parking garage to a maximum of four stories of the structure and requires the structure above ground to set back a certain distance from the side property lines. However, based on the size of the lot and requisite garage functionality and efficiency, a minimum width of the parking garage is required. Further, in order to accommodate the required loading bays and turnaround, there is insufficient area to provide more than 2 outside surface parking spaces. Therefore, the building has been designed with a 5-story parking deck that measures 105 feet across, and is set back 30 feet from the west property line and 15 feet from the east property line. However, at ground level, the east setback is 25' 6" and the west setback is at 38'8".

The Village Code requires a minimum of 15 feet setback on one side, and a setback of 20% on the other side (or 30 feet based on the Property's lot width), but with a combined minimum setback of 60 feet. This same 60 foot combined setback applies to a structure on a property that measures 75 feet across (the minimum frontage under the code, but which would thus allow only a 15 foot wide building), or 225 feet across, which would require the same 60 feet of combined setback. While the Code requires a minimum of 75 feet of frontage, the Code still requires a 60 foot ground setback thus only allowing for 15 feet of building.

Our development team has worked to comply with the spirit of the regulations by providing 64'2" of combined setback at ground level, free of structures.

Additionally, as noted above, the immediate prior use of a gasoline and automobile service station as evidenced by the aerial photograph contained no visual corridor to the water. Further as the Property is zoned CG, Commercial, if the Property were to be developed solely for commercial purposes, the required Village setback for up to a 3 story building would be 15 feet on each side, with a

total setback of 30 feet if the Property is development for commercial use, rather than the 60 feet that is required for residential development. Therefore, the proposed development far exceeds the setback that would otherwise be required in the commercial district and exceeds the ground setback.

The subject lot is only 150 feet across which is more narrow than other CG lots in the zoning district. For example, the adjacent Property recently received site plan approval, however, its lot is 320' 4" across, thus providing plenty of room to meet the minimum ground level setbacks. The subject property, at only 150 feet across, is challenged with creating a functional and safe parking garage meeting turning radii, and still providing required parking within the 4 levels provided by the Village code. The Village Code and area plan encourage taller, slender buildings. However, there appears to be a need to bring the number of garage parking stories in sync with the new Village vision. It is difficult to impossible to achieve the permitted densities and development on smaller lots with a taller and slender building, but limit parking within 4 stories of the slender building. Therefore, the variance is not self-created but a function of site size, safety and the need for a code revision to meet the new vision in the laws. Further, it is our understanding that the Village recently has approved similar variances on other properties in the Village in recognition of the disconnect between the number of permitted parking garage levels and the promotion of taller and slender buildings. Our client is seeking only one additional level of parking and thus the variance is the minimum needed to meet the site requirements and has been mitigated by additional ground floor setbacks.

Therefore, please consider this our request for a variance to have 5 levels of parking garage, where 4 levels is permitted. The extra level of parking will have no impact on neighboring properties or properties across the street as the garage is the same width as the tower. We therefore request the Village's favorable recommendation of this request.

## **2. Parking Stall Widths and Length**

As noted above, the size of the parcel dictates the location and efficiency of the parking garage. Pursuant to the North Bay Village Code, standard parking stalls are 9 feet by 18 feet in length, and compact stalls are 8 feet by 16 feet in length. The proposed development contains parking stalls that range between 9 feet by 18 feet in length for standard spaces and 8 feet by 16 feet in length for compact spaces. The Village Code contemplates up to 20% of the parking to be compact stalls at 8 feet by 16 feet, as part of the public hearing approval process. In order to design a functional garage and not encroach into the setback, the parking stall lengths have been reduced slightly in accordance with the Village Code. A review of the parking stalls and locations illustrate that garage is functionally designed and that the stalls have a larger back-out area based on the ramps and circulation, and the size of the compact parking stalls only affect certain spaces, and are entirely internal to the building.

Further, as evidenced by the language of Section 152.042 of the Village Code, the size of the parking stalls were created to relieve congestion in the streets, especially for commercially used spaces. Because the affected parking stalls are located entirely internal to the structure, the reduction in the parking dimensions will not negatively impact congestion in the streets, does not increase the permitted density or maximum number of units, and, in fact, allows for the structure to maintain property setbacks and visual corridors. Therefore, Section 152.042 supports the reduced parking stall request.

Please consider this our request for a special exception for compact and reduced parking spaces as authorized under Section 152.042 of the code.

#### **G. ADJACENT DEVELOPMENT**

The adjacent property at 1755 Kennedy Causeway recently received Village development review for a hotel. The proposed hotel property is more than double the size of the proposed development and, therefore, does not have the same setback and other constraints with regard to development parameters. Our client's proposed development contains the larger setback on the east side, which complements the large setback located along the west side of the proposed hotel development. The re-development of the 2 adjacent properties will provide a dramatic vista, upgrade the architectural features, and constitute an attractive addition to the area.

#### **H. ADDITIONAL SUPPORT FOR VARIANCE**

The Village Code's minimum required setbacks at ground level renders it exponentially more difficult for lots the size of the subject property or smaller. For example, the Code, allowing for 75 feet of frontage and 60 feet of setback, clearly could not envision a parking garage being built in a 15 foot wide structure, which is narrower than even the required stall length. Our client has increased the garage height to 5 stories to minimize the structure. The Village's Master Plan Charrette envisions development in this area, including the Property, with taller and more slender buildings. The proposed development is likely the narrowest building presented to the Village in a long time. However to support taller buildings, safety and functionality must be addressed, and there must be parking. The parking section of the proposed building is designed at only 105 feet, and thus the structure is very narrow compared to other structures approved in the Village. A parking garage is not designed in a vacuum but incorporates minimum back out spaces, height, ramp incline and turning radii. The Fire Code similarly dictates locations of stairwells, elevators and other forms of egress based on maximum distances, and building code and structural considerations dictate placement of columns, which in turn dictate the locations of the actual parking spaces. The garage has been designed to meet safety requirements and is the minimum size needed to have a safe and functional garage meeting Building and Fire Codes. The proposed variance is not injurious to the neighborhood as the structure is still considerably more narrow than most buildings in the districts. The variance is only sought for the five levels of parking, which are across the street from the Lexi parking rather than from residences. Therefore, the impact from the variance is minimal and not detrimental to the area.

Yvonne Hamilton  
North Bay Village  
November 11, 2014  
Page 6

Based on the foregoing, we respectfully request the Village's favorable review of the attached application, exception and related variance, and accept the proffer for the height and density bonuses totaling \$353,500.

Should you have any questions or require additional information, please do not hesitate to contact me at 305-350-2351.

Very truly yours,



Brian S. Adler

MIAMI 4409616.1 80471/42803



(2-07-14P 5:11)

February 7, 2014

Yvonne Hamilton  
North Bay Village  
Administrative Offices  
1666 Kennedy Causeway, Suite 300  
North Bay Village, FL 33141

Re: **Property Located at 1725 79th Street Causeway  
Folio #23-3209-000-0100 (the "Property")**

Dear Ms. Hamilton:

**LETTER OF INTENT**

This firm represents Bay Village Venture LLC as the owner of the Property. Please consider this our formal letter of intent in connection with an application for site plan approval and related variances with the development of the Property.

**A. THE PROPERTY**

The Property is located on the north side of 79th Street/North Kennedy Causeway and consists of 27,000 square feet. The Property contains 150 feet of linear frontage along North Kennedy Causeway and the bay, and is 180 feet deep. The Property historically has been utilized as a gasoline service and automobile repair station.

**B. ZONING AND LAND USE**

The Property is designated Commercial under the North Bay Village Comprehensive Plan and is zoned CG, Commercial General, under North Bay Village's Land Development Regulations.

The proposed development on the Property consists of a multi-family residential development with ground floor restaurant use. Therefore, pursuant to the North Bay Village Code, development is governed by the RM-70 zoning district regulations.

**C. PROPOSED DEVELOPMENT**

Our client proposes to develop a 39 unit high-end residential development consisting of 37 two-bedroom luxury units and two-three bedroom luxury units in a 16-story 166'-3" inch tower. The ground floor will house a 2,700 gross square foot restaurant addressing both the interior and exterior of the building with attractive views of the bay. The first floor is characterized with 14 foot ceilings, a restaurant, a luxurious lobby and the entrance ramp to the four floors of parking decks that sit above the ground floor.

The parking levels are highlighted with architectural elements in the form of sleek diagonal lines that complement the architectural design of the structure both at that ground level porte-cochere and the penthouse and rooftop levels.

The residential units commence on the 6th floor of the structure and each floor contains 4 units per floor with the exception of the penthouse level which contains 3 units.

The penthouse level has been designed to not only provide a more expansive space within the unit, but to further highlight the roof line and tie in the overall design of this structure with the base elements and parking levels.

#### **D. HEIGHT**

Pursuant to North Bay Village Code 152.030(C)(3), mixed-use commercial and multi-family structures are permitted under the CG District, provided they conform with all site development standards, as set forth in Section 152.029(C), the RM-70 high-density, multi-family district regulations. The RM-70 district regulations provide for a height of 15 stories or 150 feet as-of-right, with the ability exceed 150 feet in exchange for certain additional impact fees based on the height. Our client is seeking a bonus of 20 feet in height, which can be acquired for the payment of \$1,500 per unit in the building. Based on the number of units in the building, a bonus fee of \$68,500 is contemplated for the Village. We will discuss with the Village the most appropriate category of height bonus to be utilized.

#### **E. VARIANCES AND EXCEPTIONS**

In connection with the proposed design of the building, our client is requesting certain variances from the North Bay Village code.

##### **1) Setbacks**

Given the limited size of the Property, which is only 150 feet across and 180 feet deep, there is insufficient space to accommodate meaningful ground level parking outside of the structure itself. Therefore, the structure must incorporate the required parking into the building. Additionally, a minimum requisite ramp slope and layout is required for both efficiency and safety within the parking garage. Our client has limited the parking garage to 4 stories of the structure. However, based on the minimum width of the parking garage, in order to accommodate the required parking, the structure where the parking deck measures 108.5 feet across, and is set back 26.5 feet setback from the west property line and 15 feet from the east property line. However, at ground level, with the exception of the support columns for the structure, the east setback is 33.5 feet and the west setback remains 26.5 feet.

The Village Code requires a minimum of 15 feet setback on one side, and a setback of 20% on the other side (or 30 feet based on the Property's lot width), but with a combined minimum setback of 60 feet. This same setback applies to a structure on a property that measures 75 feet across (the minimum frontage under the code, but which would thus allow only a 15 foot wide building), or 225 feet across, which would require the same 60 feet of combined setback.



Our development team has worked to comply with spirit of the regulations by meeting the 60 feet of combined setback free of structures with the exception of the support columns underneath the parking decks. As depicted on the site plan, because the columns that support the parking garage are structurally required, they are located within the setback area and thus technically, require a variance. The columns have been tastefully incorporated into the ground level to create a vista that naturally draws the eyes toward the water on both sides of the columns and give the appearance of not one but two visual corridors, allowing for the expression of an attractive covered and uncovered outdoor space.

Additionally, the immediately prior use of a gasoline and automobile service station as evidenced by the aerial photograph contained no visual corridor to the water. Further as the Property is zoned CG, Commercial, if the Property was developed solely for commercial purposes, the required Village setback for up to a 3 story building would be 15 feet on each side, with a total setback of 30 feet, rather than the 60 feet (except for the columns) would be required if the Property is development for commercial use. Therefore, the proposed development far exceeds the setback what would otherwise be required in the commercial district.

## 2) Parking Stall Widths and Length

As noted above, the size of the parcel dictates the location and efficiency of the parking garage. Pursuant to the North Bay Village Code, standard parking stalls are 10 feet by 20 feet in length, and compact stalls are 8 feet by 16 feet in length. The proposed development contains parking stalls range between 9 feet by 18 feet in length (which exceeds general standard stall spaces), and 9 feet by 19 feet in length. The Village Code contemplates up to 20% of the parking to be compact stalls at 8 feet by 16 feet. Both the compact and regular parking spaces are 9 feet in width, which is still wider than the standard typical parking space required by Miami-Dade County. In order to design a functional garage and not encroach into the setback, the parking stall lengths have been reduced slightly. However, a review of the parking stalls and locations illustrate that approximately 1/2 of the stalls have a larger back-out area based on the ramps and circulation, and the size of the parking stalls only affect the middle spaces on each parking level.

Further, as evidenced by the language of Section 152.042, the size of the parking stalls were created to relieve congestion in the streets, especially for commercially used spaces. Because the affected parking stalls are located entirely internal to the structure, the reduction in the parking dimensions will not negatively impact congestion in the streets, does not increase the permitted density or maximum number of units, and, in fact, allows for the structure to maintain property setbacks and visual corridors. Therefore, section 152.042 supports the reduced parking stall request.

## 3) Loading Docks

Pursuant to Section 152.045(F), buildings between 25,000 square feet and 50,000 square feet require 1 loading space, and buildings with 50,000 square feet to 100,000 square feet require 2 loading spaces. The proposed building has 66,000 square feet of residential area therefore would require 2 loading spaces. However,



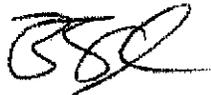
as noted above, there are only 39 proposed units within the entire building, and 1 loading space should be sufficient. Section 152.044(E)(2) specifically authorizes the Village Commission to grant an exception to the minimum loading spaces where the character of the building is such that the full provision of the parking or loading facilities is unnecessary. Therefore, please consider this our request for an exception to allow for 1 loading space, where 2 would otherwise be required.

**F. ADJACENT DEVELOPMENT**

The adjacent property at 1755 Kennedy Causeway is currently proceeding through Village development review for a hotel. The proposed hotel property is more than double the size of the proposed development and, therefore, does not have the same setback and other constraints with regard to development parameters. Our client's proposed development contains the larger setback (except for the columns located within the setback) on the east side, which complements the large setback located along the west side of the proposed hotel development. The re-development of the 2 adjacent properties will provide a dramatic vista, upgrade the architectural features, and constitute an attractive addition to the area.

Based on the foregoing, we respectfully request the City's favorable review of the attached application. Should you have any questions or require additional information, please do not hesitate to contact me at 305-350-2351.

Very truly yours,



Brian S. Adler

MIAMI 4033486.2 73190/10719





## 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)

**RE. AN APPLICATION BY BAY VILLAGE VENTURE, LLC CONCERNING PROPERTY LOCATED AT 1725 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

- A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.**
- B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.**
- C. BONUS DENSITY APPROVAL, PURSUANT TO SECTION 152.029(C)(8)H OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**
- D. BONUS HEIGHT APPROVAL, PURSUANT TO SECTION 152.029(C)(8)A-F OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**
- E. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.**
- F. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 43-UNIT, 19-STORY MIXED USE CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

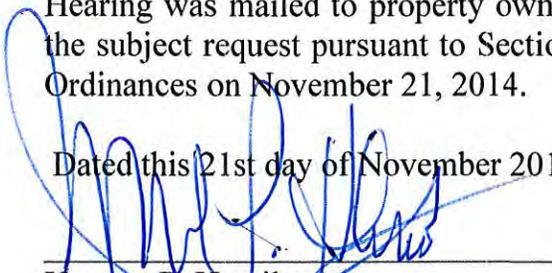
Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Eddie Lim

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 21, 2014.

Dated this 21st day of November 2014.



---

Yvonne P. Hamilton  
Village Clerk

(Planning & Zoning Board Meeting-12/2/2014)

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

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

**RE. AN APPLICATION BY BAY VILLAGE VENTURE, LLC CONCERNING PROPERTY LOCATED AT 1725 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

- A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.**
- B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.**
- C. BONUS DENSITY APPROVAL, PURSUANT TO SECTION 152.029(C)(8)H OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**
- D. BONUS HEIGHT APPROVAL, PURSUANT TO SECTION 152.029(C)(8)A-F OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**
- E. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.**
- F. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 43-UNIT, 19-STORY MIXED USE CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

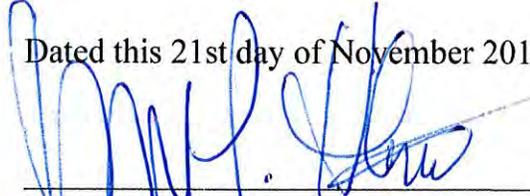
Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Eddie Lim

I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on December 2, 2014 was posted at the above-referenced property on November 20, 2014.

Dated this 21st day of November 2014.



---

Yvonne P. Hamilton  
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – December 2, 2014)

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

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

**RE. AN APPLICATION BY BAY VILLAGE VENTURE, LLC CONCERNING PROPERTY LOCATED AT 1725 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

- A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.**
- B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.**
- C. BONUS DENSITY APPROVAL, PURSUANT TO SECTION 152.029(C)(8)H OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**
- D. BONUS HEIGHT APPROVAL, PURSUANT TO SECTION 152.029(C)(8)A-F OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**
- E. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.**
- F. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 43-UNIT, 19-STORY MIXED USE CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

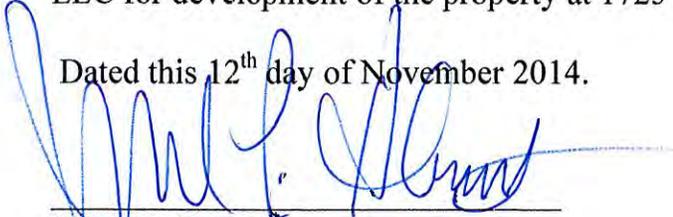
Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Eddie Lim

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 Bay Village Venture LLC for development of the property at 1725 Kennedy Causeway is complete.

Dated this 12<sup>th</sup> day of November 2014.



Yvonne P. Hamilton  
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – December 2, 2014)

Mayor  
**Connie Leon-Kreps**

Vice Mayor  
**Jorge Gonzalez**

Commissioner  
**Dr. Richard Chervony**

Commissioner  
**Wendy Duvall**

Commissioner  
**Eddie Lim**



**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 **DECEMBER 2, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101,** NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. **AN APPLICATION BY BAY VILLAGE VENTURE, LLC CONCERNING PROPERTY LOCATED AT 1725 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
  - A. **A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.**
  - B. **A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.**
  - C. **BONUS DENSITY APPROVAL, PURSUANT TO SECTION 152.029(C)(8)H OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**
  - D. **BONUS HEIGHT APPROVAL, PURSUANT TO SECTION 152.029(C)(8)A-F OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**

- E. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.**
  
- F. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 43-UNIT, 19-STORY MIXED USE CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

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

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

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

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

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

**YVONNE P. HAMILTON, CMC**  
**VILLAGE CLERK**  
(November 19, 2014)

Concord Development  
719 Meridian Street, #2  
Miami Beach, FL 33239

Cole BN North Bay Village FL  
1665 Kennedy Causeway  
N. Bay Village, FL 33141

Atlantic Broadband  
1681 Kennedy Causeway  
N. Bay Village, FL 33141

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

Bayview Condominium  
1625 Kennedy Causeway  
N. Bay Village, FL 33141

The Shoppes of North Bay  
Village  
1320 S. Dixie Highway, #781  
Miami, FL 33146

The Lexi Condominium  
7901 Hispanola Avenue  
N. Bay Village, FL 33141

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

Causeway Tower  
1666 Kennedy Causeway, #610  
N. Bay Village, FL 33141

Baymar Hotels & Properties, Inc.  
1111 Kane Concourse, #211  
Bay Harbor Islands, FL 33154



Owner/Occupant  
1625 Kennedy Causeway, #501E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#502F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#503F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#504D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#505B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#506B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#507A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#508A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#509C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway, #601E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#602F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#603F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#604D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#605B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#606B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#607A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#608A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#609C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway, #701E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#702F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#703F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#704D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#705D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#706B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#707A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#708A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#709C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway, #801E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#802H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#803H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#804D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#805D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#806B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#807A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#808A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#809C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway, #901E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#902H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#903H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#904D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#508A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#509C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#907A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#908A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#909C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1001E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1002H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1003H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1004D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1005B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1006B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1007A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1008A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1009C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1102D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1103B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1104B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1105G  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1106G  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1109C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1201E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1202D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1203B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1204B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1205G  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1207C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH101E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH102D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH103B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH104B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH105G  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH106G  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH107C  
N. Bay Village, FL 33141



Owner/Occupant  
7901 Hispanola Avenue, #601  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #602  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #603  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #604  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #605  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #606  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #607  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #608  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #609  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #610  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #611  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #612  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #701  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #702  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #703  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #704  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #705  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #706  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #807  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #708  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #709  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #710  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #711  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #712  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #801  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #802  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #803  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #804  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #805  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #806  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #807  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #808  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #809  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #810  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #811  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #812  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #901  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #902  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #903  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #904  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #905  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #909  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #907  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #908  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #909  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #910  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #911  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #912  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1001  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1002  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1003  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1004  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1005  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1006  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1007  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1008  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1009  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1010  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1011  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1012  
North Bay Village, FL 33141



Owner/Occupant  
7901 Hispanola Avenue, #1101  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1102  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1103  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1104  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1105  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1106  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1107  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1108  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1109  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1110  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1111  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1112  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1201  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1202  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1203  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1204  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1205  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1206  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1207  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1208  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1209  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1210  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1211  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1212  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1401  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1402  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1403  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1204  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1205  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1206  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1407  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1408  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1409  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1410  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1411  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1412  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1501  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1502  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1503  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1504  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1505  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1506  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1507  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1508  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1509  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1510  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1511  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1512  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1601  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1602  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1603  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1604  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1605  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1606  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1607  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1608  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1609  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1610  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1611  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1612  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1701  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1702  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1703  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1704  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1705  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1706  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1707  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1708  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1709  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1710  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1711  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1712  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1801  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1802  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1803  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1804  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1805  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1806  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1807  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1808  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1809  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1810  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1811  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1812  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1901  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1902  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1903  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1904  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1905  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1906  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1907  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1908  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1909  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1910  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1911  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #1912  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2001  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2002  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2003  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2004  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2005  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2006  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2007  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2008  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2009  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2010  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2011  
North Bay Village, FL 33141

Owner/Occupant  
7901 Hispanola Avenue, #2012  
North Bay Village, FL 33141

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

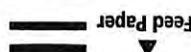
Owner / Occupant  
1800 Kennedy Causeway, #A302  
North Bay Village, FL 33141

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Owner / Occupant  
1780 Kennedy Causeway, #C104  
North Bay Village, FL 33141

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

Owner / Occupant  
1780 Kennedy Causeway, #C106  
North Bay Village, FL 33141

Owner / Occupant  
1780 Kennedy Causeway, #C107  
North Bay Village, FL 33141

Owner / Occupant  
1780 Kennedy Causeway, #C108  
North Bay Village, FL 33141

Owner / Occupant  
1780 Kennedy Causeway, #C109  
North Bay Village, FL 33141

Owner / Occupant  
1780 Kennedy Causeway, #C110  
North Bay Village, FL 33141

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

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

Owner / Occupant  
1780 Kennedy Causeway, #C201  
North Bay Village, FL 33141

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

Owner / Occupant  
1780 Kennedy Causeway, #C203  
North Bay Village, FL 33141

Owner / Occupant  
1780 Kennedy Causeway, #C204  
North Bay Village, FL 33141

Owner / Occupant  
1780 Kennedy Causeway, #C205  
North Bay Village, FL 33141

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

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

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

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

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

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

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

Owner / Occupant  
1780 Kennedy Causeway, #C301  
North Bay Village, FL 33141

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Owner / Occupant  
1770 Kennedy Causeway, #D304  
North Bay Village, FL 33141

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

Owner / Occupant  
1770 Kennedy Causeway, #D306  
North Bay Village, FL 33141

Owner / Occupant  
1770 Kennedy Causeway, #D307  
North Bay Village, FL 33141

Owner / Occupant  
1770 Kennedy Causeway, #D308  
North Bay Village, FL 33141

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Owner / Occupant  
1770 Kennedy Causeway, #D204  
North Bay Village, FL 33141

Owner / Occupant  
1770 Kennedy Causeway, #D205  
North Bay Village, FL 33141

Owner / Occupant  
1770 Kennedy Causeway, #D206  
North Bay Village, FL 33141

Owner / Occupant  
1770 Kennedy Causeway, #D207  
North Bay Village, FL 33141

Owner / Occupant  
1770 Kennedy Causeway, #D208  
North Bay Village, FL 33141

Owner / Occupant  
1770 Kennedy Causeway, #D209  
North Bay Village, FL 33141

Owner / Occupant  
1770 Kennedy Causeway, #D210  
North Bay Village, FL 33141

Owner / Occupant  
1770 Kennedy Causeway, #D211  
North Bay Village, FL 33141

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

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



**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 *DECEMBER 2, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101, NORTH BAY VILLAGE, FLORIDA*. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. AN APPLICATION BY CHATEAU ISLE, INC. CONCERNING PROPERTY LOCATED AT 7939-7941 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.044(E)(2) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR A PARKING WAIVER.
2. AN APPLICATION BY BAY VILLAGE VENTURE, LLC CONCERNING PROPERTY LOCATED AT 1725 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.
  - B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.
  - C. BONUS DENSITY APPROVAL, PURSUANT TO SECTION 152.029(C)(8)H OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.
  - D. BONUS HEIGHT APPROVAL, PURSUANT TO SECTION 152.029(C)(8)A-F OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.
  - E. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.
  - F. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 43-UNIT, 19-STORY MIXED USE CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.
3. AN APPLICATION BY BRICKELL VILLAGE 79, LLC CONCERNING PROPERTY LOCATED AT 1601 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.
  - B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.
  - C. BUILDING HEIGHT BONUS REVIEW TO SECTION 152.029(C)(8)A THROUGH 8F.
  - D. DENSITY BONUS REVIEW PURSUANT TO SECTION 152.029(C)(8)H.
  - E. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 75-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT, OR TO EXPRESS THEIR VIEWS IN WRITING, ADDRESSED TO THE PLANNING & ZONING BOARD C/O THE BUILDING & ZONING CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141.  
THE DOCUMENTS PERTAINING TO THIS PUBLIC HEARING MAY BE INSPECTED AT THE OFFICE OF THE VILLAGE CLERK DURING REGULAR WORKING HOURS AT 1666 KENNEDY CAUSEWAY, #300. INQUIRIES MAY BE DIRECTED TO THAT DEPARTMENT AT (305) 756-7171.

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

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

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS 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 14, 2014)



## **Staff Report Special Use Exception**

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

*Applicant: Brick Village 79, LLC*

*Site Address: 1601 Kennedy Causeway*

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

**General Information**

<b>Owner/Applicant:</b>	Brick Village, LLC
<b>Applicant Address:</b>	900 Biscayne Blvd, #1202 Miami, FL 33132
<b>Site Address:</b>	1601 Kennedy Causeway
<b>Contact Person:</b>	Gerardo Vazquez, Esq.
<b>Contact Phone Number:</b>	305-371-8064
<b>E-mail Address</b>	gv@vazquezcarballo.com

<b>Future Land Use</b>	Commercial
<b>Zoning District</b>	CG
<b>Use of Property</b>	Restaurant (vacant)
<b>Acreage</b>	1.07 acres

**Legal Description of Subject Property**

9 53 42 E200FT OF W725FT OF TREA IS LYING N OF 79 ST CSEWY PER DBS 3223-511 & 513

**Adjacent Land Use Map Classifications and Zoning District**

<b>North</b>	<b>Future Land Use</b>	Water
	<b>Zoning District</b>	Water
	<b>Existing Land Use</b>	Biscayne Bay
<b>East</b>	<b>Future Land Use</b>	Commercial
	<b>Zoning District</b>	CG
	<b>Existing Land Use</b>	Bay Terrace Condominiums
<b>South</b>	<b>Future Land Use</b>	Commercial
	<b>Zoning District</b>	CG
	<b>Existing Land Use</b>	Restaurant, Grocery, Offices, Dry Cleaner, Public Storage
<b>West</b>	<b>Future Land Use</b>	Commercial
	<b>Zoning District</b>	CG
	<b>Existing Land Use</b>	Approved for Mixed-Use Condominium



## **Request**

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

## **General Description**

The site plan request for this development is for a 75 dwelling unit, 22 story, mixed use condominium. This site is the current location of the Trio on the Bay restaurant. The applicant is requesting approval for bonus height to 240 ft and bonus density for 9 dwelling units.

The tabular project summary shows 2,000 square feet of office space; 2,135 square feet of retail space; and 2000 square feet of restaurant space, of which 1,334 square feet will be customer service area.

## **Consistency with Comprehensive Plan**

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

## **Consistency with Special Use Exception Standards**

Section 152.098 provides for Village Commission approval of a special use exception if there are clear indications that such an exception will not substantially adversely affect the uses of adjacent property.

## **Other Requirements and Considerations**

The property to the west is approved for a mixed use condominium. The property to the east is Bay Terrace Condominiums. To the south, across Kennedy Causeway, are various commercial uses. The Applicant's proposal to develop the subject property as a mixed use structure encompassing multi-family residential units and a restaurant on the subject property is compatible with, and will have no adverse effect upon, the existing or proposed uses of the adjacent properties.



## Findings and Recommendations

Staff finds that the request **is** consistent with Sections 152.030(C)(3) and 152.098 in that this modification of a special use exception will not adversely affect the uses permitted in the regulations of adjacent properties.

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

*Submitted by:*

James G. LaRue, AICP  
Planning Consultant

November 20, 2014

Hearing: Planning & Zoning Board, December 2, 2014





## **Staff Report Special Use Exception**

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

*Applicant: Brick Village 79, LLC*

*Site Address: 1601 Kennedy Causeway*

*Request: Special Exception for up to twenty percent  
of the required parking spaces to be  
designated for compact vehicles*

**General Information**

<b>Owner/Applicant:</b>	Brick Village, LLC
<b>Applicant Address:</b>	900 Biscayne Blvd, #1202 Miami, FL 33132
<b>Site Address:</b>	1601 Kennedy Causeway
<b>Contact Person:</b>	Gerardo Vazquez, Esq.
<b>Contact Phone Number:</b>	305-371-8064
<b>E-mail Address</b>	gv@vazquezcarballo.com

<b>Future Land Use</b>	Commercial
<b>Zoning District</b>	CG
<b>Use of Property</b>	Restaurant (vacant)
<b>Acreage</b>	1.07 acres

**Legal Description of Subject Property**

9 53 42 E200FT OF W725FT OF TREA IS LYING N OF 79 ST CSEWY PER DBS 3223-511 & 513

**Request**

The applicant is requesting a special use exception pursuant to Sections 152.042(e) and 152.098 of the North Bay Village Code of Ordinances to allow up to twenty (20) percent of the development's required parking spaces to be designed specifically for compact vehicles.

**General Description**

The site plan request for this development is for a 75 dwelling unit, 22 story, mixed use condominium. This site is the current location of the Trio on the Bay restaurant. The applicant is requesting approval for bonus height to 240 ft and bonus density for 9 dwelling units.

The tabular project summary shows 2,000 square feet of office space; 2,135 square feet of retail space; and 2000 square feet of restaurant space, of which 1,334 square feet will be customer service area.



### **Consistency with Comprehensive Plan**

The request for compact spaces, if approved for this site plan, is consistent with the Village's Comprehensive Plan, and the provision of safe on-site traffic flow as per Transportation Policy 3.2.7.

### **Consistency with Special Use Exception Standards**

The granting of no more than 20% of the required parking spaces to be compact parking spaces, for this site plan, would not "substantially affect adversely the uses permitted in these regulations of adjacent property".

### **Findings and Recommendations**

Staff finds that this request **is** consistent with Sections 152.042(e) and 152.098 in that this special use exception will not adversely affect the uses permitted in the regulations of adjacent properties.

Staff recommends **approval** of this request for the parking spaces designated for compact vehicles contingent upon a positive approval of a site plan for this development.

*Submitted by:*

James G. LaRue, AICP  
Planning Consultant

November 20, 2014

Hearing: Planning & Zoning Board, December 2, 2014





## **Staff Report Site Plan**

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

*Applicant: Brick Village 79, LLC*

*Site Address: 1601 Kennedy Causeway*

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

**General Information**

<b>Owner/Applicant:</b>	Brick Village, LLC
<b>Applicant Address:</b>	900 Biscayne Blvd, #1202 Miami, FL 33132
<b>Site Address:</b>	1601 Kennedy Causeway
<b>Contact Person:</b>	Gerardo Vazquez, Esq.
<b>Contact Phone Number:</b>	305-371-8064
<b>E-mail Address</b>	gv@vazquezcarballo.com

<b>Future Land Use</b>	Commercial
<b>Zoning District</b>	CG
<b>Use of Property</b>	Restaurant (vacant)
<b>Acreage</b>	1.07 acres

**Legal Description of Subject Property**

9 53 42 E200FT OF W725FT OF TREA IS LYING N OF 79 ST CSEWY PER DBS 3223-511 & 513

**Request**

The applicant is requesting:

1. A special use exception to construct a mixed use residential structure in the General Commercial Zoning District.
2. Height bonus review in conjunction with site plan approval pursuant to Section 152.029(C)(8)(A-F) of the North Bay Village Code of Ordinances.
3. Density bonus review in conjunction with site plan approval pursuant to Section 152.029(C)(8)(H) of the North Bay Village Code of Ordinances.
4. A special use exception pursuant to Section 152.042(E) to utilize compact parking spaces for up to 20% of the required parking spaces.
7. Site plan approval pursuant to Section 152.105(C)(9) of the North Bay Village Code of Ordinances for development of a 75 dwelling unit, 22 story mixed-use condominium structure in the CG zoning district.



## General Description

The site plan request for this development is for a 75 dwelling unit, 22 story, mixed use condominium. This site is the current location of the Trio on the Bay restaurant. The applicant is requesting approval for bonus height to 240 ft and bonus density for 9 dwelling units.

The tabular project summary shows 2,000 square feet of office space; 2,135 square feet of retail space; and 2000 square feet of restaurant space, of which 1,334 square feet will be customer service area.

## Consistency with Comprehensive Plan

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

## Adjacent Land Use Map Classifications and Zoning District

<b>North</b>	Future Land Use	Water
	Zoning District	Water
	Existing Land Use	Biscayne Bay
<b>East</b>	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Bay Terrace Condominiums
<b>South</b>	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Restaurant, Grocery, Offices, Dry Cleaner, Public Storage
<b>West</b>	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Approved for Mixed-Use Condominium



## Adequacy of Public Facilities

### Traffic Analysis

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

### Water and Sewer Analysis

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

## Comparison of Submitted Site Plan With Land Development Regulations

Section	Regulation	Required	Provided
<b>North Bay Village LDC</b>			
152.029(C)(1)	Minimum lot area	27,000 sq ft	46,800 sq ft (1.07 acres)
152.029(C)(1)	Minimum frontage	75 ft	260 ft
152.029(C)(2)	Minimum front setback	40 ft	40 ft
152.029(C)(2)	Minimum side setback	15 ft on one side.  20% of lot width on the other side <u>20% of 260 = 52</u>  Combination of both side setbacks to be at least 60 ft	25 ft on west side  52 ft on east side  Combination of both side setbacks equal to 77 ft
152.029(C)(2)	Minimum rear setback	25 ft	25 ft



Section	Regulation	Required	Provided										
152.029(C)(3)	Required lot area per dwelling unit	<table border="1"> <tr> <td>Unit type</td> <td>Lot area/unit</td> </tr> <tr> <td>Efficiency</td> <td>620</td> </tr> <tr> <td>1-BR</td> <td>620</td> </tr> <tr> <td>2-BR</td> <td>685</td> </tr> <tr> <td>3-BR</td> <td>750</td> </tr> </table> $45 \times 685 = 30,825$ $30 \times 750 = 22,500$  $30,825 + 22,500 =$ <u>53,325 sq ft of required lot area</u>	Unit type	Lot area/unit	Efficiency	620	1-BR	620	2-BR	685	3-BR	750	<p>53,325 &gt; 46,800</p> <p>Applicant to purchase bonus density for 9 three-bedroom units under Section 152.029(C)(8)</p>
Unit type	Lot area/unit												
Efficiency	620												
1-BR	620												
2-BR	685												
3-BR	750												
Comprehensive Plan Future Land Use Policy 2.1.1a	Maximum density	70 dwelling units per acre	70 dwelling units per acre										
152.029(C)(4)	Maximum building height	150 ft or 15 stories, whichever is less	240 ft  Applicant requesting approval of bonus height under Section 152.029(C)(8)										
152.029(C)(4)	Maximum parking levels	4 stories	4 stories										
152.029(C)(5)	Minimum pervious area	20% of total parcel  <u>20% of 46,800 = 9,360 sq ft</u>	9,360 sq ft										
152.029(C)(6)	Minimum dwelling unit floor area	<table border="1"> <tr> <td>Unit type</td> <td>Floor area</td> </tr> <tr> <td>Efficiency</td> <td>600</td> </tr> <tr> <td>1-BR</td> <td>900</td> </tr> <tr> <td>2-BR</td> <td>1,200</td> </tr> <tr> <td>3-BR</td> <td>1,350</td> </tr> </table>	Unit type	Floor area	Efficiency	600	1-BR	900	2-BR	1,200	3-BR	1,350	<p>2BR shown at 1,640 and 1,570 sq ft</p> <p>3BR shown at 2,230 and 2,200 sq ft</p>
Unit type	Floor area												
Efficiency	600												
1-BR	900												
2-BR	1,200												
3-BR	1,350												
152.029(C)(7)	Baywalk/boardwalk requirement	A public access boardwalk must be provided along shoreline and access to that boardwalk must be provided with a walkway from the ROW. Dedicated easements shall be recorded for the boardwalk and access corridors.	Provided										



Section	Regulation	Required	Provided
152.029(C)(8)	Building height bonus	Additional height may be purchased	Applicant is purchasing 90 ft of additional height at \$6,750 per dwelling unit for total cost of \$506,250.
152.029(C)(8)	Building density bonus	Additional density may be purchased, not to exceed 70 units per acre	Applicant is purchasing 9 additional dwelling units at \$40,000 per dwelling unit for total cost of \$360,000.
152.029(C)(9)2	Paving surfaces	Except for covered garages, all exterior paving surfaces shall be constructed of brick pavers	Concrete and brick pavers provided throughout
152.029(C)(9)3	Required water feature	A water feature shall be provided in the front	Provided
152.029(C)(9)6	Screening of parking garages	Parking garages shall be constructed with architectural features that obscure it from public view	Provided
152.029(C)(9)7	Street tree lighting	Lighting shall be provided in all areas in front where trees are planted	Provided
5.2.2(a)(1)	Minimum standard parking space dimensions	9 ft by 18 ft	Provided
5.2.2(a)(2)	Minimum compact parking space dimensions	8 ft by 16 ft	In compliance
5.2.2(a)(3)	Minimum handicapped parking space dimensions	Must comply with all applicable accessibility standards	In compliance
152.042(D)	Minimum number of handicapped spaces	2% of total required spaces.  <u>2% of 234 = 5 handicapped spaces required</u>	7 handicapped parking spaces
ADA Requirement	Minimum number of handicapped spaces	7 handicapped spaces	



Section	Regulation	Required	Provided										
152.042(E)	Maximum number of compact parking spaces	20% of required parking spaces <u>20% of 134 = 46</u>	32 compact parking spaces										
152.042(K)	Minimum setback of ROW from parking spaces	20 ft	Provided										
152.042(M)	Minimum separation of parking from walkways and streets	Parking spaces shall be separated from walkways, sidewalks, streets, or alleys by an approved wall, fence, curbing, or other protective device	Provided										
152.042(P)	Back-out parking prohibition	Parking spaces shall be designed so that no vehicle shall be required to back into a public ROW to obtain egress	Provided										
152.044(A)(2)	Minimum number of parking spaces per dwelling unit	<table border="1"> <thead> <tr> <th>Unit Type</th> <th>Spaces Req</th> </tr> </thead> <tbody> <tr> <td>Efficiency</td> <td>1.5</td> </tr> <tr> <td>1BR&amp;2BR</td> <td>2</td> </tr> <tr> <td>3BR</td> <td>3</td> </tr> <tr> <td colspan="2">Plus 10% for Guests</td> </tr> </tbody> </table> <u>45 x 2 = 90</u> <u>30 x 3 = 90</u> <u>10% = 18</u> <u>198 spaces required</u>	Unit Type	Spaces Req	Efficiency	1.5	1BR&2BR	2	3BR	3	Plus 10% for Guests		234 parking spaces
Unit Type	Spaces Req												
Efficiency	1.5												
1BR&2BR	2												
3BR	3												
Plus 10% for Guests													
152.044(B)(4)	Minimum number of parking spaces for offices	1 space per 300 sq ft of gross floor area <u>2000 / 300 = 6.7</u>											
152.044(B)(7)	Minimum number of parking spaces for restaurant	1 space per 75 sq ft of customer svc area <u>1,334 / 75 = 17.8</u>											
152.044(B)(8)	Minimum number of parking spaces for retail	1 space per 200 sq ft of gross floor area <u>2,135 / 200 = 10.7</u>											
	Total spaces required	<u>198 + 6.7 + 17.8 + 10.7 = 234 spaces</u>											
152.045(B)	Minimum loading space dimensions	12 ft by 30 ft, and at least 14.5 ft of vertical clearance	In compliance										



Section	Regulation	Required	Provided												
152.045(C)	Loading space joint usage	Loading spaces for two or more uses may be collectively provided if so located as to be usable by all.	N/A												
152.045(E)	Loading and standard parking space restriction	No areas supplied to meet required off-street parking facilities may be utilized to meet the requirements for loading spaces.	In compliance												
152.045(F)(1)	Minimum number of loading spaces for retail, office and restaurant	<table border="1"> <thead> <tr> <th>Gross floor area</th> <th>Spaces</th> </tr> </thead> <tbody> <tr> <td>&lt;10,000</td> <td>0</td> </tr> <tr> <td>10,000-20,000</td> <td>1</td> </tr> <tr> <td>20,000-40,000</td> <td>2</td> </tr> <tr> <td>40,000-60,000</td> <td>3</td> </tr> <tr> <td>&gt;60,000</td> <td>4</td> </tr> </tbody> </table>	Gross floor area	Spaces	<10,000	0	10,000-20,000	1	20,000-40,000	2	40,000-60,000	3	>60,000	4	N/A
		Gross floor area	Spaces												
		<10,000	0												
		10,000-20,000	1												
		20,000-40,000	2												
		40,000-60,000	3												
>60,000	4														
<u>0 load spaces required</u>															
152.045(F)(2)	Minimum number of loading spaces for multi-family	<table border="1"> <thead> <tr> <th>Gross floor area</th> <th>Spaces</th> </tr> </thead> <tbody> <tr> <td>&lt;25,000</td> <td>0</td> </tr> <tr> <td>25,000-50,000</td> <td>1</td> </tr> <tr> <td>50,000-100,000</td> <td>2</td> </tr> <tr> <td>&gt;100,000</td> <td>3</td> </tr> </tbody> </table>	Gross floor area	Spaces	<25,000	0	25,000-50,000	1	50,000-100,000	2	>100,000	3	3 loading spaces		
		Gross floor area	Spaces												
		<25,000	0												
		25,000-50,000	1												
		50,000-100,000	2												
>100,000	3														
<u>3 load spaces required</u>															
152.056	Maximum balcony encroachment into side or rear yard	4 ft	In compliance												
155.17	Minimum width of maneuvering aisle	23 ft	In compliance												
155.17	Minimum width of 2-way access aisle	23 ft	In compliance												



<b>Section</b>	<b>Regulation</b>	<b>Required</b>	<b>Provided</b>
155.18(A)3	Dumpster screening	Dumpster enclosures shall be designed in a manner as to visually screen the dumpster from adjacent view and shall be located in visually obscure areas of the site.	Provided
155.18(A)4	Dumpster placement	Dumpster enclosures shall be placed in such a manner as to allow front end loader sanitation trucks to pick up garbage in a forward motion. Backing out the sanitation truck is prohibited	Provided
155.18(A)5	Mechanical equipment screening	Roof-mounted mechanical equipment and elevator shafts shall be screened by a parapet wall or grilles, and shall be painted in muted colors or match the building and shall not be visible from the street.	Provided
155.18(A)7	Mechanical equipment screening	Service bays, ground mounted air conditioning units, and other mechanical equipment shall be screened from public and on-site pedestrian view, and buffered.	In compliance
Appendix D	Required benches along bay walk	Benches shall be provided at a minimum of 2.5 ft sections of bench per 100 ft of linear shoreline	Provided
<b>Miami-Dade Landscaping Chapter 18A</b>			
18A-4(C)	Vegetative survey	A vegetation survey shall be provided for all sites at the same scale as the landscape plan.	Provided



Section	Regulation	Required	Provided
18A-4(D)	Irrigation plan	An Irrigation Plan shall be submitted. Where a landscape plan is required, an irrigation plan shall be submitted concurrently.	Not yet provided
18A-6(A)(5)	Maximum lawn area	40% of lot area, less the area covered by buildings	Sod not depicted on plans
18A-6(C)(1)	Tree height	Except street trees, all trees shall be a minimum of 10 ft high with a minimum of 2 inch caliper, except that 30% of the tree requirement may be met by native species with a minimum height of 8 ft.	In compliance
18A-6(C)(2)	Street trees	Street trees shall be provided along all roadways at a maximum average spacing of 35 feet on center (25' for palms).  <u>With 260 linear feet of frontage, either 8 trees or 11 palms are required.</u>	11 street trees
18A-6(C)(3)	Trees under power lines	Where overhead power lines require low growing trees, street trees shall have a minimum height of 8 feet and a maximum average spacing of 25 feet on center.	No overhead power lines
18A-6(C)(4)	Palms	Palms which are spaced no more than 25 feet on center and have a 14 foot minimum height or 4 inch minimum caliper diameter may count as a required tree.	



Section	Regulation	Required	Provided
18A-6(C)(5)	Number of required trees	28 trees per acre required in multi-family residential zoning categories  <u>28 x 1.07 = 30</u> required trees	In compliance
18A-6(C)(11)	Limitations on required trees	At least 30% shall be native species.  At least 50% shall be low maintenance and drought tolerant.  Of the required trees, no more than 30% shall be palms	In compliance.  This requirement has been met by native trees.  In compliance
18A-6(C)(12)	Limitations on required trees	80% of required trees shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan and/or the University of Florida's Low Maintenance Landscape Plants for South Florida list.	In compliance



Section	Regulation	Required	Provided
18A-6(D)(1)	Shrubs	<p>All shrubs must be a minimum of 18 inches at time of planting.</p> <p>10 shrubs are required for each required tree.  <u>300 shrubs required</u></p> <p>30% shall be native species</p> <p>50% shall be low maintenance and drought tolerant</p> <p>80% of required shrubs shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan and/or the University of Florida's Low Maintenance Landscape Plants for South Florida list.</p>	<p>Only 161 shrubs provided</p>



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



Section	Regulation	Required	Provided
18A-6(J)	Parking lot landscaping	<p>10 square feet of landscaped area per parking space shall be provided within a parking lot.</p> <p>Trees shall be planted within the parking lot at a minimum density of one tree per 80 square feet of landscaped area, exclusive of parking lot buffers.</p> <p>Each tree shall have a minimum of 5 feet of planting area width, exclusive of curb dimension.</p>	<p>Provided</p> <p>Provided</p>
<b>Miami-Dade Biscayne Bay Management Plan</b>			
33D-38(1)b	Minimum rear setback	<p>50% of building height above 35 ft (measured from mean high water line), up to 75 ft maximum.</p> <p><u>75 ft required</u></p>	25 ft
33D-38(2)a	Minimum visual corridor	<p>20% of lot width on one side, with a 20 ft minimum and a 100 ft maximum. Structures not permitted in view corridor.</p> <p><u>52 ft required</u></p>	52 ft on east side
33D-38(3)	Minimum side setback	Minimum of 25 ft	In compliance
33D-33(4)	Waiver from County	A waiver may be obtained from the Miami-Dade Shoreline Review Committee for exemption from the above requirements	Not yet provided



## Recommendations

### **BUILDING HEIGHT BONUS:**

Staff recommends **approval** of the building height bonus based on submittal of a site plan which meets the North Bay Village Code.

### **BUILDING HEIGHT BONUS:**

Staff recommends **approval** of the building density bonus based on submittal of a site plan which meets the North Bay Village Code.

### **SITE PLAN:**

Staff recommends **approval** of the site plan based on the following conditions being met prior to the issuance of a building permit:

- 1) Submittal of a landscape plan and irrigation plan which is in compliance with the Miami-Dade Landscape Code.
- 2) Prior to the issuance of a building permit, the public access easement and boardwalk must be dedicated and recorded. Applicant shall agree, in writing, that boardwalks shall be open to the public from sun-up until 10:00 pm and boardwalk lighting shall remain on until boardwalk is closed to the public.
- 3) Site plan approval from Miami-Dade Shoreline Review Committee.
- 4) Meeting School Board Concurrency requirements as determined by School Board Staff.
- 5) Payment of any applicable impact fees.
- 6) Payment of bonus height fees, as required under Section 152.029(C)8.
- 7) Tie-in to Village's wastewater system at a Village designed proximate location (proposed connection point) and payment of pro-rata costs involved in tying into appropriate connection point.
- 8) Cost recovery charges must be paid pursuant to Section 152.110. Specifically, no new development application shall be accepted and no building permit or certificate of occupancy shall be issued for the property until all application fees, cost recovery deposits and outstanding fees and fines related to the property (including fees related to any previous development proposal applications), have been paid in full.



- 9) Building permits and related approvals must be obtained from the Building Official prior to commencement of construction.
- 10) Approval of this site plan does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Village for approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of federal or state law.
- 11) All applicable state and federal permits must be obtained before commencement of construction.

*Submitted by:*

James G. LaRue, AICP  
Planning Consultant

November 21, 2014

Hearing: North Bay Village Planning & Zoning Board, December 2, 2014

Attachments: Aerial photograph  
Zoning Map



**AERIAL  
SUBJECT SITE AND ENVIRONS**



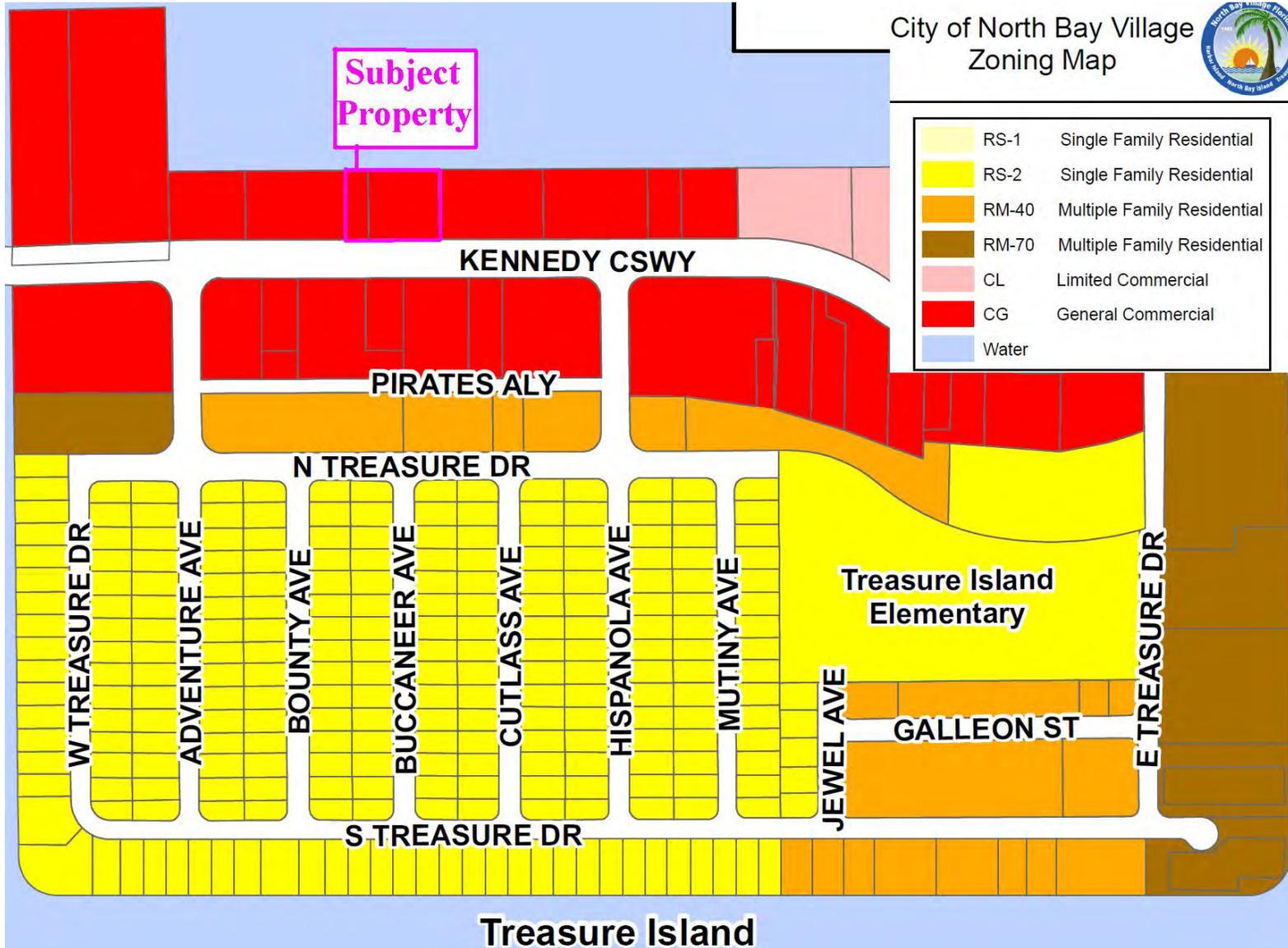
**ZONING  
SUBJECT SITE AND ENVIRONS**

City of North Bay Village  
Zoning Map



**Subject  
Property**

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



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

SITE PLAN APPLICATION FOR PUBLIC HEARING

Page 1 of 3

Site Address 1601 Kennedy (79th Street) Causeway North Bay Village, FL 33141  
 Owner Name Brick Village 79, LLC Owner Phone # (305) 896-3733  
 Owner Mailing Address 900 Biscayne Blvd. 0#1202 Miami, FL 33132  
 Applicant Name Brickway Investments Corp Applicant Phone # (305) 896-3733  
 Applicant Mailing Address 900 Biscayne Blvd. 0#1202 Miami, FL 33132  
 Contact Person Gerardo Vazquez, Esq. Contact Phone # (305) 371-8064  
 Contact Email Address gv@vazquezcarballo.com ; daniel@vazquezcarballo.com  
 Legal Description of Property see attached "Legal Description"  
 Existing Zoning CG Proposed Zoning RM-70 Lot Size 46,800 sq. ft.  
 Folio Number 23-3209-000-0040 and 23-3209-000-0031  
 Legal Description see attached "Legal Description"  
 Project Description 22 stories residential tower.

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

- € Property survey
- € Site plans which depict:
  - North point
  - Scale at 1/16 inch to the foot, or larger
  - Date of preparation
  - Existing and proposed easements
  - Existing and proposed utilities
  - Property lines
  - Location of streets, alleys and ROW
  - Structures
  - Mechanical equipment
  - Parking and loading spaces
  - Fences
  - Signs
  - Exterior Lighting
  - Any other physical features
- € Floor plans including
  - Layout of each level
  - Layouts for each dwelling unit type
  - Parking and loading space dimensions
  - Width of drive aisles
- € Elevations
- € Tabular project summary indicating:
  - Total acreage
  - Dwelling units per acre
  - Number of bedrooms per dwelling unit
  - Number of each dwelling unit type
  - Pervious surface area
  - Open space
  - Structure setbacks
  - Off-street parking and loading spaces
  - Floor area of each dwelling unit type
  - Floor area of each commercial use
  - Gross floor area
  - Building height
  - Floor area ratio
- € Landscape plan
- € Analysis of Services
  - Potable water
  - Sanitary Sewer
  - Traffic
- € Application fees
- € Cost recovery deposit

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

**SITE PLAN APPLICATION FOR PUBLIC HEARING**

Page 2 of 3

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

All requests for site plan approval from the North Bay Village Code shall be considered at Public Hearings before the Planning & Zoning Board and/or the Village Commission. Notice of Hearing shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 10 days before the hearing. The Village Clerk shall certify that the application 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 site plan approval 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 request, pursuant to Section 152.110 of the Village Code.

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

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

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

STATE OF FLORIDA  
COUNTY OF Miami-Dade

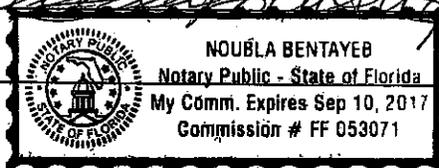
Sworn to and subscribed to before me this 22 day of OCTOBER, 2014,

by GERARDO A. VAZQUEZ

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

Notary Public Signature \_\_\_\_\_

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



Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

**SITE PLAN APPLICATION FOR PUBLIC HEARING**

Page 3 of 3

**Office Use Only:**

Date Submitted: 10/25/14

Tentative Meeting Date: 12/2/14

Fee Paid: \$ 6,000 (Cost Recovery)

Cash  or Check  # \_\_\_\_\_

Date Paid: 10/25/14

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

**North Bay Village**

Administrative Offices

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

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

**VARIANCE REQUEST APPLICATION FOR PUBLIC HEARING**

Page 1 of 3

Site Address 1601 Kennedy (79th Street) Causeway  
NORTH BAY VILLAGE, FL 33141

Owner Name Brick Village 79 LLC Owner Phone # (305) 896-3733

Owner Mailing Address 900 BISCAYNE Blvd. Suite 1202  
MIAMI FL. 33132

Applicant Name Brickway Investments Corp Applicant Phone # (305) 896-3733  
(if different from Owner)

Applicant Mailing Address 900 BISCAYNE BLVD. Suite 1202

Contact Person GERARDO VAZQUEZ Contact Phone # (305) 371-8064  
SSA

Contact Email Address gve@VAZQUEZCARBALLO.COM

Legal Description of Property See Attached "Exhibit A"

Existing Zoning CG Lot Size 46,800 Folio Number 23-3209-000-0040  
23-3209-000-0031

Project Description 22 Floor Residential / mixed use tower

Section of North Bay Village Code from which the Applicant is Seeking Relief 152.042

Variance Requested 32 of the total 234 to be  
Compact spaces.  
= 13.7% of parking to be Compact 8x16

Reason for Request To meet parking requirements.

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

- Plans depicting work to be completed (including property survey)
- Property Survey
- Application fees

Optional Submittals:

- Response to required findings
- Signed consent letters from neighboring property owners
- Optional plan versions for consideration by Village Commission

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

VARIANCE REQUEST APPLICATION FOR PUBLIC HEARING

Page 2 of 3

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

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

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

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

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

GERARDO A. VAZQUEZ, ESQ.

Nov 21.

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

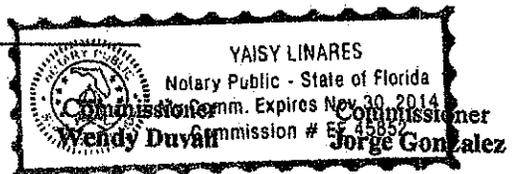
STATE OF FLORIDA
COUNTY OF MIAMI DADE

Sworn to and subscribed to before me this 21 day of Nov., 2014
by Gerardo A. Vazquez

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

Notary Public Signature

Commission Number/Expiration



Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

**VARIANCE REQUEST APPLICATION FOR PUBLIC HEARING**  
Page 3 of 3

**Office Use Only:**

Date Submitted: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Tentative Meeting Date: \_\_\_\_\_

Cash  or Check  # \_\_\_\_\_

Date Paid: \_\_\_\_\_

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

**LEGAL DESCRIPTION**

Parcel 1: 23-3209-000-0040 EXHIBIT "A"

Commencing at the one-half mile post on the West line of Section 9, Township 53 South, Range 42 East, as shown on the Map of Highway right-of-way of proposed Northeast Seventy-Ninth Street Causeway which same is recorded in Plat Book 25 at Page 70 of the Public Records of Miami-Dade County, Florida, run North 88 degrees, 41' 24" East 2485 feet; thence North 1° 37' 00" West 50.00 feet to the point of beginning of the hereinafter described parcel, thence, from the above established Point of Beginning, continue North 1 degree 37' 08" West for a distance of 180.00 feet to a point; thence run North 88 degrees 41' 24" East for a distance of 200 feet to a point; thence run South 1 degree 37' 08" East for a distance of 180.00 feet to a point on the North right of way line of Northeast 79<sup>th</sup> Street Causeway; thence run South 88 degrees 41' 24" West along said line for a distance 200 feet to the Point of Beginning.

AND

Parcel 2: 23-3209-000-0031

Commencing at the ½ mile post on the West line of Section 9, Township 53 South, Range 42 East, as shown on the Map of Highway right-of-way of proposed Northeast Seventy-Ninth Street Causeway which same is recorded in Plat Book 25 at Page 70 of the Public Records of Miami-Dade County, Florida, run North 88° 41'24" East 2425 feet; thence North 1° 37'00" West 50.00 Feet to the Point of Beginning of the hereinafter described parcel; thence from the above established Point of Beginning continue North 1° 37'08" West for a distance of 180.00 feet to a point; thence run North 88° 41'24" East for a distance of 60 feet to a point; thence run South 1° 37' 08" East for a distance of 180.00 feet to a point on the North right-of-way line of N.E. 79th Street Causeway; thence run South 88° 41' 24" West along said line for a distance of 60 feet to the Point of Beginning.

**1601 Kennedy Causeway  
NORTH BAY VILLAGE, FLORIDA**

**SOUTH BASIN INFORMATION (5 YEAR STORM EVENT)**

Total Drainage Area (A) =	<b>0.590</b>	acres.
Impervious Area ( $A_{imp}$ ) =	<b>0.480</b>	acres.
Pervious Area ( $A_{perv}$ ) =	<b>0.110</b>	acres.
Lowest Grnd. Elev. for Prop. System =	<b>6.05</b>	feet NGVD
Proposed Lowest Grate or Weir Elevation =	<b>6.05</b>	feet NGVD
Water Table Elev. (GWT) =	<b>2.07</b>	feet NGVD
Weighted Runoff Coefficient (C):		
Runoff Coefficient Impervious (C1) =	<b>0.95</b>	
Runoff Coefficient Pervious (C2) =	<b>0.35</b>	
$C = [(A1 \times C1) + (A2 \times C2)] / A =$	<b>0.84</b>	
C x A = Total Contributing Area;	<b>0.49 (Acres)</b>	<b>21,540.42 (sft)</b>
Design storm frequency (years), T =	<b>5</b>	
Minimum time of Concentration (min.), $t_c =$	<b>10</b>	
Weighted Hyd. Conductivity (cfs/sf - ft), K =	<b>4.14E-03</b>	

**QUALITY VOLUME TO BE TREATED BY EXFILTRATION TRENCH**

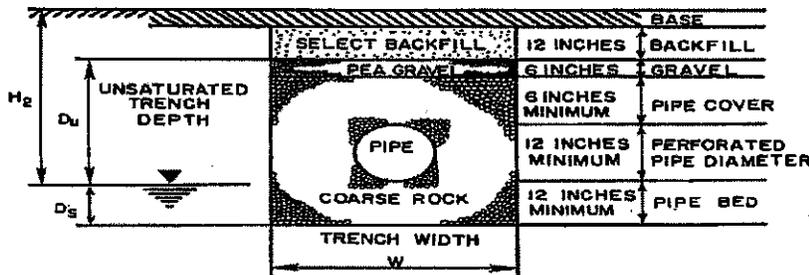
Required volume to be pre-treated through exfiltration is the highest of:

A) 1" over Site Area = 1.0 inch x Site Area (acre-in.) = 0.590 acre-in.

B) 2.5 inches x % impervious x Site Area (acre-in.) = 1.20 acre-in.

**Total required volume to be pre-treated through exfiltration,  $V_{treat} = 1.20$  acre-in.**

**EXFILTRATION TRENCH**



- W = Trench width (ft)
- $D_u$  = Non-Saturated Trench Depth (ft)
- $D_s$  = Saturated Trench Depth (ft)
- L = Provided Length of Exfiltration Trench

*VA 10/21/14*

**WALTER M. LUGO, P.E.**  
FL REG. No. 61747

**EXFILTRATION TRENCH LENGTH CALCULATIONS**

K =	4.14E-03	cfs/sf-ft
H <sub>2</sub> =	3.98	ft.
W =	4.00	ft.
D <sub>u</sub> =	1.98	ft.
D <sub>s</sub> =	6.02	ft.
GWT	2.07	ft.
V <sub>treat</sub>	1.20	ac-inch

Top Elevation =	6.05	ft. NGVD.
GWT =	2.07	ft. NGVD.
Pipe Diameter =	15.00	inches
Inv. Elevation =	2.07	ft. NGVD.
Bottom Elevation =	-8.95	ft. NGVD.

$\beta$ (sec)	$\gamma$ (ft <sup>2</sup> )	$\delta$ (ft <sup>2</sup> /sec)	$\alpha$ (ft <sup>3</sup> )	t <sub>cs</sub> (Sec.)	t <sub>cs</sub> (Min.)
2628	4.0	0.313	9917	182	3

Number of Trenches	Length of Trench (ft)	Volume of Trench (ft <sup>3</sup> )
5	60	300

**PROVIDED LENGTH = 60.0 feet**

1601 Kennedy Causeway (5 year-1 day storm event)

NORTH BAY VILLAGE, FL

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM FOR THE GARAGE BLDG.

Design storm frequency, T= 5 Years  
 Minimum time of Concentration,  $t_c = 10$  Min.  
 The IDF relation used by DERM,  $I = 308.5 / (48.6T^{0.11} + t(0.5895 + T^{0.67}))$   
 Intensity, I = 6.17 (Inch/Hour)

LOCAL DRAINAGE BASIN ID	LOCAL DRAINAGE BASIN AREA (AC)	PERCENT IMPERVIOUS AREA (%)	INDENTED CURB VALUE (IN)	DRAINAGE COEFFICIENT	PEAK FLOW (MGD)	PEAK FLOW (MGD)
Building	0.48	0.00	0.05	0.40	0.17	2.81

DRAINAGE WELL DESIGN

Well Discharge Capacity: 500 gpm/ft of head.  
 Well Discharge Capacity: 1.11 cfs/ft  
 Well Diameter: 24 inches  
 Drainage Well Casing Depth: 80 feet  
 Well Mounding: 1.76 ft.  
 Ground Water Table: 2.07 ft.  
 Provided Well Structures Min. Top Elevation: 8.00 ft. N.G.V.D.

DRAINAGE BASIN ID	AVAILABLE COLLECTIVE HEAD (FT. MIN.)	WELL CAPACITY (GPM)	DRAINAGE BASIN AREA (AC)	PEAK FLOW (MGD)	NUMBER OF WELLS	TOTAL WELLS CAPACITY (MGD)	SAFETY FACTOR
Total Site	4.17	4.85	0.480	2.81	1.00	4.85	1.65

October 20, 2014

Ms. Raisa Sathler  
c/o Kobi Karp Architecture  
2915 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137

Reference: Percolation Tests  
**Trio Restaurant**  
1601 Kennedy Causeway  
North Bay Village, Florida  
Project No. 146679

Dear Ms. Sathler,

Enclosed herewith please find the results of Percolation Test Report No. DRN-1 and DRN-2 performed by NV5 at the above referenced project, in general accordance with the South Florida Water Management District - Usual Open Hole Test Procedure.

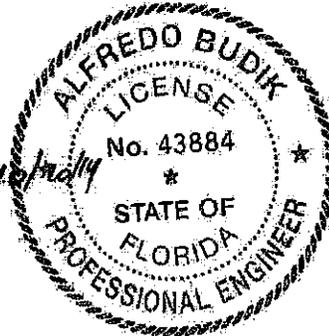
The test was performed at 15 feet deep each at the indicated locations. The results of the test and remarks regarding the test procedure are shown in the enclosed report. The hydraulic conductivity for the "Usual Open Hole" tests at the requested location is as follows:

TEST NUMBER	TEST DEPTH	HYDRAULIC CONDUCTIVITY (GFS/FT <sup>2</sup> - FT HEAD)
P-1	15-feet	$K = 7.1 \times 10^{-4}$
P-2	15-feet	$K = 7.57 \times 10^{-3}$

We appreciate the opportunity to provide our engineering services on this project. If you have any questions regarding these tests or if we may be of further assistance, please contact our office.

Respectfully submitted,  
NV5, Inc.

*Alfredo Budik*  
Alfredo Budik, P.E.  
Senior Engineer  
Florida License No. 43884



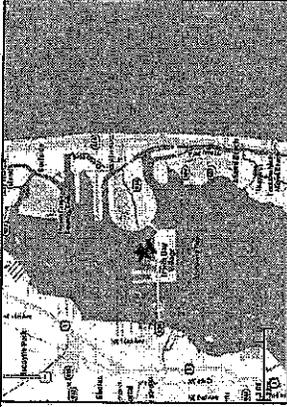
Distribution: 2 - Client

Enclosures: Site Vicinity Map and Test Location Plan - Drawing No. 1  
Percolation Test DRN-1 and DRN-2

146679 - Raisa Sathler c.o. Kobi Karp - Trio Restaurant - 1601 Kennedy Causeway, N. Bay Village PWERC TESTS 10-20-14  
OFFICES NATIONWIDE

1486 COMMERCE WAY | MIAMI LAKES, FL 33016 | WWW.NV5.COM | OFFICE: 305.666.3563 | FBPE CA #29065

CONSTRUCTION QUALITY ASSURANCE • INFRASTRUCTURE ENGINEERING • EMPLOY SERVICES • PROGRAM MANAGEMENT • ENVIRONMENTAL SERVICES



Site Vicinity Map



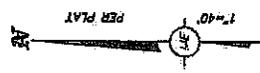
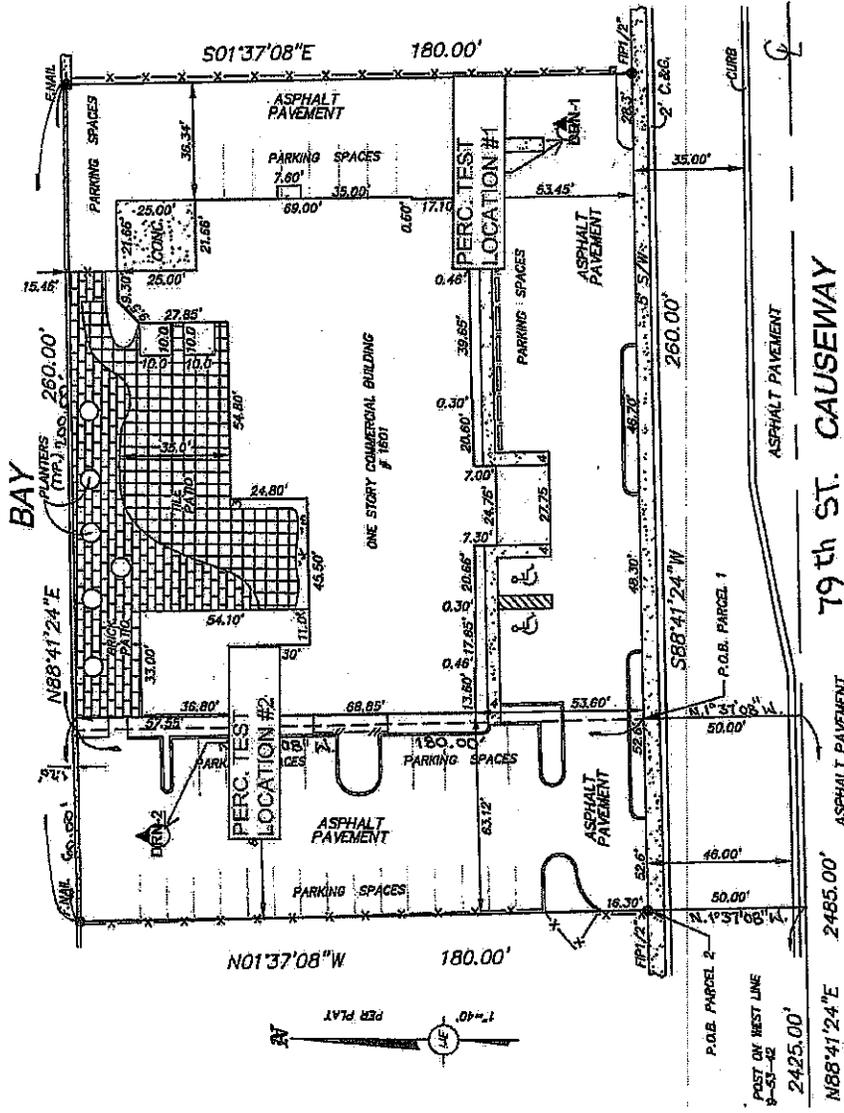
LEGEND:

▲ Drainage Test Location  
DRN-1

NOTES:

1. Test locations shown are approximate.
2. Test location symbols are not to scale.
3. Base drawing provided by Kobi Karp Architecture

DWN BY: <b>W0</b>
CHK BY: <b>93</b>
APD BY: <b>---</b>



DRAWING TITLE: <b>Site Vicinity Map &amp; Test Location Plan</b>	PROJECT NO: <b>146679</b>	DATE: <b>10/20/14</b>	DWG NO: <b>1</b>
PROJECT NAME: <b>Trio Restaurant Petro Test</b>	PROJECT NO: <b>146679</b>	DATE: <b>10/20/14</b>	DWG NO: <b>1</b>
PROJECT LOCATION: <b>1601 Kennedy Causeway, North BayVillage, Florida</b>	PROJECT NO: <b>146679</b>	DATE: <b>10/20/14</b>	DWG NO: <b>1</b>

**N|V|5**

**RESULTS OF CONSTANT HEAD FIELD BOREHOLE DRAINAGE TEST  
NV5 PROJECT NO. 146679**

PROJECT NAME: Trio Restaurant Perc test  
 LOCATION: 1601 NE 79th Street  
 TEST NO.: DRN-1 (Refer to Test Location Plan) TEST DATE: 10/15/2014  
 TEST PERFORMED BY: D. Correa  
 APPROXIMATE GROUND SURFACE ELEVATION, FEET, NGVD: N/A  
 DEPTH TO STABILIZED GROUNDWATER, FEET: 4.7  
 DEPTH TO WATER SURFACE DURING TEST, FEET: Surface  
 HEAD, TEST HEAD, TEST HYDRAULIC HEAD, (H), FEET: 4.7  
 DEPTH OF OPEN HOLE AFTER DRILLING, FEET: 15.0  
 PERFORATED CASING LENGTH, FEET: 15.0  
 PERFORATED CASING DIAMETER, OR HOLE DIAMETER, (D), FEET: 0.5  
 LENGTH OF BOREHOLE BELOW STABILIZED GROUNDWATER, (S), FEET: 10.3  
 TIME TO STABILIZE TEST HEAD, MINUTES: 1.0  
 AVERAGE FLOW RATE AT CONSTANT HEAD, (Q), CFS: 0.06690  
 HYDRAULIC CONDUCTIVITY, (K) CFS/SQ. FT. - FOOT HEAD: 0.00071  
 FORMULA USED: SFWMD

SFWMD USUAL OPEN  
HOLE FORMULA

$$K = \frac{4Q}{3.14(D)[2(H)(H)+4(H)(S)+(H)(D)]}$$

TIME, MINUTES	WATER METER READING,	WATER METER READING, END	FLOW RATE (Q) GALLONS/MINUTE
1	85	115	30
2	115	145	30
3	145	175	30
4	175	205	30
5	205	235	30
6	235	265	30
7	265	295	30
8	295	325	30
9	325	355	30
10	355	385	30

Average (Q) = 30 GPM x 0.00223 = 0.0669 CFS

DEPTH BELOW GROUND  
SURFACE, (ft)

SOIL/ROCK DESCRIPTION

0.0 to 1.0	Brown <u>LIMESTONE FRAGMENTS &amp; SAND</u> (FILL)
1.0 to 11.0	Brown <u>LIMESTONE</u>
11.0 to 15.0	Gray <u>SAND</u>

**RESULTS OF CONSTANT HEAD FIELD BOREHOLE DRAINAGE TEST  
NV5 PROJECT NO. 146679**

PROJECT NAME: Trio Restaurant Perc test  
 LOCATION: 1601 NE 79th Street  
 TEST NO.: DRN-2 (Refer to Test Location Plan) TEST DATE: 10/15/2014  
 TEST PERFORMED BY: D. Correa  
 APPROXIMATE GROUND SURFACE ELEVATION, FEET, NGVD: N/A  
 DEPTH TO STABILIZED GROUNDWATER, FEET: 3.8  
 DEPTH TO WATER SURFACE DURING TEST, FEET: 3.0  
 HEAD, TEST HEAD, TEST HYDRAULIC HEAD, (H), FEET: 0.8  
 DEPTH OF OPEN HOLE AFTER DRILLING, FEET: 15.0  
 PERFORATED CASING LENGTH, FEET: 15.0  
 PERFORATED CASING DIAMETER, OR HOLE DIAMETER, (D), FEET: 0.5  
 LENGTH OF BOREHOLE BELOW STABILIZED GROUNDWATER, (S), FEET: 11.2  
 TIME TO STABILIZE TEST HEAD, MINUTES: 1.0  
 AVERAGE FLOW RATE AT CONSTANT HEAD, (Q), CFS: 0.11150  
 HYDRAULIC CONDUCTIVITY, (K) CFS/SQ. FT. - FOOT HEAD: 0.00757  
 FORMULA USED: SFWMD

SFWMD USUAL OPEN  
HOLE FORMULA

$$K = \frac{4Q}{3.14(D)[2(H)(H)+4(H)(S)+(H)(D)]}$$

TIME, MINUTES	WATER METER READING,	WATER METER READING, END	FLOW RATE (Q) GALLONS/MINUTE
1	85	135	50
2	135	185	50
3	185	235	50
4	235	285	50
5	285	335	50
6	335	385	50
7	385	435	50
8	435	485	50
9	485	535	50
10	535	585	50

Average (Q) = 50 GPM x 0.00223 = 0.1115 CFS

**DEPTH BELOW GROUND**

<u>DEPTH BELOW GROUND SURFACE, (ft)</u>	<u>SOIL/ROCK DESCRIPTION</u>
0.0 to 1.0	Brown <u>LIMESTONE FRAGMENTS &amp; SAND</u> (FILL)
1.0 to 9.0	Brown <u>LIMESTONE</u>
9.0 to 15.0	Gray <u>SAND</u>

1601 Kennedy Causeway  
NORTH BAY VILLAGE, FLORIDA

SOUTH BASIN INFORMATION (5 YEAR STORM EVENT)

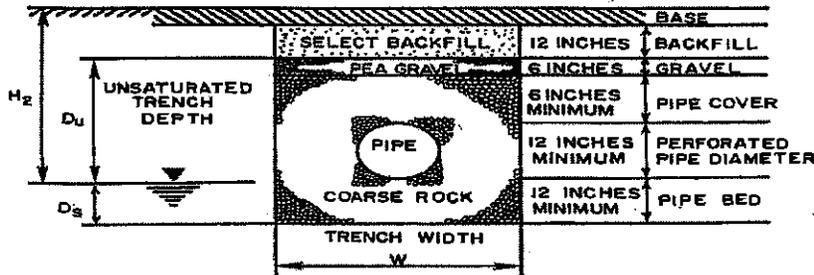
Total Drainage Area (A) =	0.590	acres.
Impervious Area (A <sub>imp</sub> ) =	0.480	acres.
Pervious Area (A <sub>perv</sub> ) =	0.110	acres.
Lowest Grnd. Elev. for Prop. System =	6.05	feet NGVD
Proposed Lowest Grate or Weir Elevation =	6.05	feet NGVD
Water Table Elev. (GWT) =	2.07	feet NGVD
Weighted Runoff Coefficient (C):		
Runoff Coefficient Impervious (C1) =	0.95	
Runoff Coefficient Pervious (C2) =	0.35	
C = [(A1 x C1) + (A2 x C2)] / A =	0.84	
C x A = Total Contributing Area;	0.49 (Acres)	21,540.42 (sft)
Design storm frequency (years), T =	5	
Minimum time of Concentration (min.), t <sub>tc</sub> =	10	
Weighted Hyd. Conductivity (cfs/sf - ft), K =	4.14E-03	

QUALITY VOLUME TO BE TREATED BY EXFILTRATION TRENCH

- Required volume to be pre-treated through exfiltration is the highest of:
- A) 1" over Site Area = 1.0 inch x Site Area (acre-in.) = 0.590 acre-in.
- B) 2.5 inches x % impervious x Site Area (acre-in.) = 1.20 acre-in.

Total required volume to be pre-treated through exfiltration, V<sub>treat</sub> = 1.20 acre-in.

EXFILTRATION TRENCH



- W = Trench width (ft)
- D<sub>u</sub> = Non-Saturated Trench Depth (ft)
- D<sub>s</sub> = Saturated Trench Depth (ft)
- L = Provided Length of Exfiltration Trench

  
 WALTER M. LUGO, P.E.  
 FL REG. No. 61747

**EXFILTRATION TRENCH LENGTH CALCULATIONS**

K =	4.14E-03	cfs/sf-ft
H <sub>2</sub> =	3.98	ft.
W =	4.00	ft.
D <sub>u</sub> =	1.98	ft.
D <sub>s</sub> =	6.02	ft.
GWT	2.07	ft.
V <sub>treat</sub>	1.20	ac-inch

Top Elevation =	6.05	ft. NGVD.
GWT =	2.07	ft. NGVD.
Pipe Diameter =	15.00	inches
Inv. Elevation =	2.07	ft. NGVD.
Bottom Elevation =	-8.95	ft. NGVD.

$\beta$ (sec)	$\gamma$ (ft <sup>2</sup> )	$\delta$ (ft <sup>2</sup> /sec)	$\alpha$ (ft <sup>3</sup> )	t <sub>cs</sub> (Sec.)	t <sub>cs</sub> (Min.)
2628	4.0	0.313	9917	182	3

Required infiltration trench length for required volume	Required trench for infiltration rate	Provided
5	11	60

**PROVIDED LENGTH = 60.0 feet**

**1601 Kennedy Causeway (5 year-1 day storm event)**

**NORTH BAY VILLAGE, FL**

**BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM FOR THE GARAGE BLDG.**

Design storm frequency, T = **5** Years  
 Minimum time of Concentration,  $t_c =$  **10** Min.  
 The IDF relation used by DERM,  $I = 308.5 / (48.6T^{0.11} + (0.5895 + T^{0.67}))$   
 Intensity, I = **6.17** (Inch/Hour)

DRAINAGE BASIN ID	DRAINAGE BASIN AREA (AC)	PERCENTS AREA (AC)	WIKITTED AREA (AC)	DRAINAGE AREA (AC)	INTENSITY (INCH/HR)	PEAK RUNOFF (CFS)
Building	0.48	0.00	0.00	0.48	6.17	2.81

**DRAINAGE WELL DESIGN**

Well Discharge Capacity: **500** gpm/ft of head.  
 Well Discharge Capacity: **1.11** cfs/ft  
 Well Diameter: **24** inches  
 Drainage Well Casing Depth: **80** feet  
 Well Mounding: **1.76** ft.  
 Ground Water Table: **2.07** ft.  
 Provided Well Structures Min. Top Elevation: **8.00** ft. N.G.V.D.

DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD (FT. NGVD)	WELL CAPACITY (CFS/WELL)	DRAINAGE BASIN AREA (AC.)	PEAK RUNOFF (CFS)	NUMBER OF WELLS PROPOSED	TOTAL WELLS CAPACITY (CFS)	SAFETY FACTOR
Total Site	4.17	4.65	0.480	2.81	1.00	4.65	1.65



Miami Office

GEOTECHNICAL ENGINEERING | FOUNDATION ENGINEERING | GEOTECHNICAL TESTING | SOIL BORINGS/MONITORING WELLS | CONSTRUCTION MATERIALS TESTING

October 20, 2014

Ms. Raisa Sathler  
c/o Kobi Karp Architecture  
2915 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137

Reference: Percolation Tests  
**Trio Restaurant**  
1601 Kennedy Causeway  
North Bay Village, Florida  
Project No. 146679

Dear Ms. Sathler,

Enclosed herewith please find the results of Percolation Test Report No. DRN-1 and DRN-2 performed by NV5 at the above referenced project, in general accordance with the South Florida Water Management District - Usual Open Hole Test Procedure.

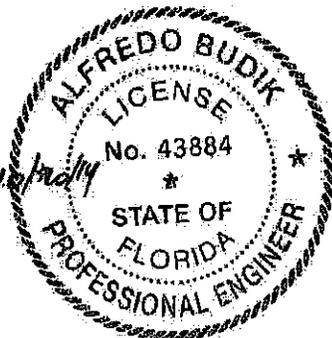
The test was performed at 15-feet deep each at the indicated locations. The results of the test and remarks regarding the test procedure are shown in the enclosed report. The hydraulic conductivity for the "Usual Open Hole" tests at the requested location is as follows:

TEST NUMBER	TEST DEPTH	HYDRAULIC CONDUCTIVITY (CFS/FT <sup>2</sup> - FT HEAD)
P-1	15-feet	$K = 7.1 \times 10^{-4}$
P-2	15-feet	$K = 7.57 \times 10^{-3}$

We appreciate the opportunity to provide our engineering services on this project. If you have any questions regarding these tests or if we may be of further assistance, please contact our office.

Respectfully submitted,  
NV5, Inc.

Alfredo Budik, P.E.  
Senior Engineer  
Florida License No. 43884



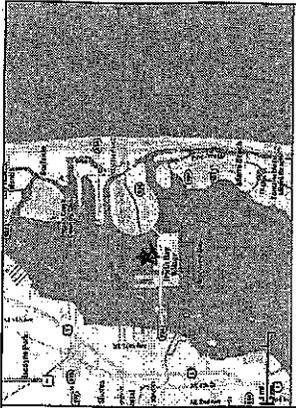
Distribution: 2 - Client

Enclosures: Site Vicinity Map and Test Location Plan - Drawing No. 1  
Percolation Test DRN-1 and DRN-2

146679 - Raisa Sathler c.o. Kobi Karp - Trio Restaurant - 1601 Kennedy Causeway, N. Bay Village PWERC TESTS 10-20-14  
OFFICES NATIONWIDE

1486 COMMERCE WAY | MIAMI LAKES, FL 33016 | WWW.NV5.COM | OFFICE: 305.666.3503 | FBPE CA #29065

CONSTRUCTION QUALITY ASSURANCE • INFRASTRUCTURE ENGINEERING • ENERGY SERVICES • PROGRAM MANAGEMENT • ENVIRONMENTAL SERVICES



Site Vicinity Map



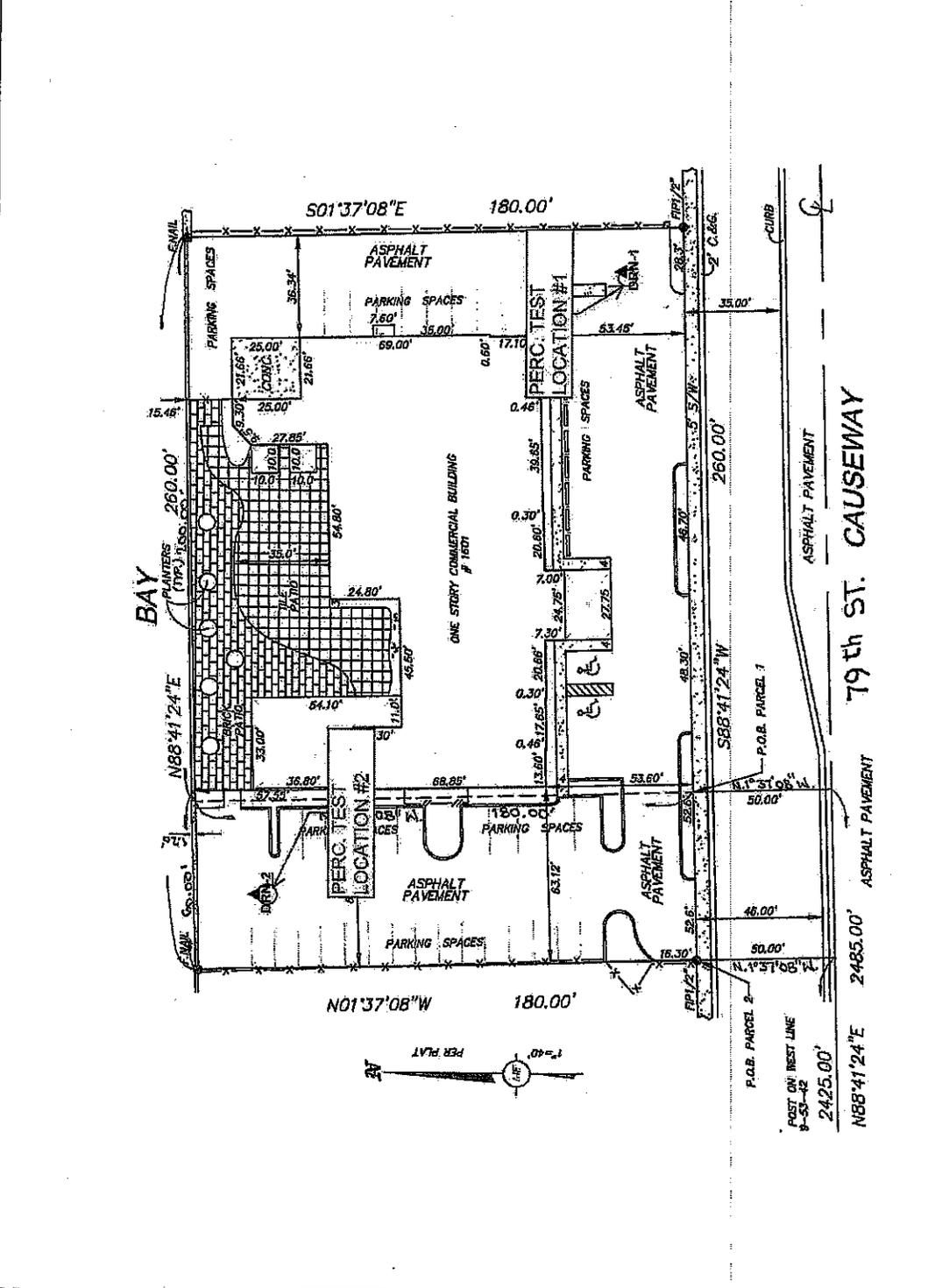
LEGEND:

▲ Drainage Test Location

NOTES:

1. Test locations shown are approximate.
2. Test location symbols are not to scale.
3. Base drawing provided by Kobi Karp Architecture

DWN BY: <b>JKD</b>
CKD BY: <b>JCB</b>
APD BY: _____



DRAWING TITLE: <b>Site Vicinity Map &amp; Test Location Plan</b>	PROJECT NO: <b>146679</b>	DATE: <b>10/20/14</b>	DWGS NO: <b>1</b>
PROJECT NAME: <b>Trio Restaurant Perc Test</b>	PROJECT LOCATION: <b>1601 Kennedy Causeway, North BayVillage, Florida</b>		



**RESULTS OF CONSTANT HEAD FIELD BOREHOLE DRAINAGE TEST  
NV5 PROJECT NO. 146679**

PROJECT NAME: Trio Restaurant Perc test  
 LOCATION: 1601 NE 79th Street  
 TEST NO.: DRN-1 (Refer to Test Location Plan) TEST DATE: 10/15/2014  
 TEST PERFORMED BY: D. Correa  
 APPROXIMATE GROUND SURFACE ELEVATION, FEET, NGVD: N/A  
 DEPTH TO STABILIZED GROUNDWATER, FEET: 4.7  
 DEPTH TO WATER SURFACE DURING TEST, FEET: Surface  
 HEAD, TEST HEAD, TEST HYDRAULIC HEAD, (H), FEET: 4.7  
 DEPTH OF OPEN HOLE AFTER DRILLING, FEET: 15.0  
 PERFORATED CASING LENGTH, FEET: 15.0  
 PERFORATED CASING DIAMETER, OR HOLE DIAMETER, (D), FEET: 0.5  
 LENGTH OF BOREHOLE BELOW STABILIZED GROUNDWATER, (S), FEET: 10.3  
 TIME TO STABILIZE TEST HEAD, MINUTES: 1.0  
 AVERAGE FLOW RATE AT CONSTANT HEAD, (Q), CFS: 0.06690  
 HYDRAULIC CONDUCTIVITY, (K) CFS/SQ. FT. - FOOT HEAD: 0.00071  
 FORMULA USED: SFWMD

SFWMD USUAL OPEN  
HOLE FORMULA

$$K = \frac{4Q}{3.14(D)[2(H)(H)+4(H)(S)+(H)(D)]}$$

<u>TIME, MINUTES</u>	<u>WATER METER READING,</u>	<u>WATER METER READING, END</u>	<u>FLOW RATE (Q) GALLONS/MINUTE</u>
1	85	115	30
2	115	145	30
3	145	175	30
4	175	205	30
5	205	235	30
6	235	265	30
7	265	295	30
8	295	325	30
9	325	355	30
10	355	385	30

Average (Q) = 30 GPM x 0.00223 = 0.0669 CFS

DEPTH BELOW GROUND  
SURFACE, (ft)

<u>DEPTH BELOW GROUND SURFACE, (ft)</u>	<u>SOIL/ROCK DESCRIPTION</u>
0.0 to 1.0	Brown <u>LIMESTONE FRAGMENTS &amp; SAND (FILL)</u>
1.0 to 11.0	Brown <u>LIMESTONE</u>
11.0 to 15.0	Gray <u>SAND</u>

**RESULTS OF CONSTANT HEAD FIELD BOREHOLE DRAINAGE TEST  
NV5 PROJECT NO. 146679**

PROJECT NAME: Trio Restaurant Perc test  
 LOCATION: 1601 NE 79th Street  
 TEST NO.: DRN-2 (Refer to Test Location Plan) TEST DATE: 10/15/2014  
 TEST PERFORMED BY: D. Correa  
 APPROXIMATE GROUND SURFACE ELEVATION, FEET, NGVD: N/A  
 DEPTH TO STABILIZED GROUNDWATER, FEET: 3.8  
 DEPTH TO WATER SURFACE DURING TEST, FEET: 3.0  
 HEAD, TEST HEAD, TEST HYDRAULIC HEAD, (H), FEET: 0.8  
 DEPTH OF OPEN HOLE AFTER DRILLING, FEET: 15.0  
 PERFORATED CASING LENGTH, FEET: 15.0  
 PERFORATED CASING DIAMETER, OR HOLE DIAMETER, (D), FEET: 0.5  
 LENGTH OF BOREHOLE BELOW STABILIZED GROUNDWATER, (S), FEET: 11.2  
 TIME TO STABILIZE TEST HEAD, MINUTES: 1.0  
 AVERAGE FLOW RATE AT CONSTANT HEAD, (Q), CFS: 0.11150  
 HYDRAULIC CONDUCTIVITY, (K) CFS/SQ. FT. - FOOT HEAD: 0.00757  
 FORMULA USED: SFWMD

SFWMD USUAL OPEN  
HOLE FORMULA

$$K = \frac{4Q}{3.14(D)[2(H)(H)+4(H)(S)+(H)(D)]}$$

TIME, MINUTES	WATER METER READING,	WATER METER READING, END	FLOW RATE (Q) GALLONS/MINUTE
1	85	135	50
2	135	185	50
3	185	235	50
4	235	285	50
5	285	335	50
6	335	385	50
7	385	435	50
8	435	485	50
9	485	535	50
10	535	585	50

Average (Q) = 50 GPM x 0.00223 = 0.1115 CFS

**DEPTH BELOW GROUND**

SURFACE, (ft)  
 0.0 to 1.0  
 1.0 to 9.0  
 9.0 to 15.0

SOIL/ROCK DESCRIPTION  
 Brown LIMESTONE FRAGMENTS & SAND (FILL)  
 Brown LIMESTONE  
 Gray SAND

**VAZQUEZ | CARBALLO**  
Attorneys at Law

Gerardo A. Vazquez  
gv@vazquezcarballo.com

November 19, 2014

**Via Electronic Mail**

Ms. Yvonne Hamilton  
Clerk of North Bay Village  
Administrative Offices  
1666 Kennedy Causeway, Suite 300  
North Bay Village, FL 33141

**LETTER OF INTENT**

**Re: Property located at 1601 Kennedy (79<sup>th</sup> Street) Causeway  
Folio No. 23-3209-000-0040 and 23-3209-000-0031**

Dear Ms. Hamilton:

Please allow this letter to serve as our Notice of Intent on behalf of our client, Brickway Investments, Corp. (the "Applicant"), for its application for site plan approval and related variances with the development of the Property discussed below.

**A. THE PROPERTY**

The Property subject to the site application and related variances is located at 1601 Kennedy Causeway (79<sup>th</sup> Street), North Bay Village, FL 33141. The Property consists of 46,800 square feet/1.074 acres. The Property contains 150 feet of linear frontage along North Kennedy Causeway and the bay, and runs 180 feet deep. The Property previously provided restaurant service to the public.

**B. ZONING AND LAND USE**

The City designated the location where the Property resides as "Commercial" pursuant to the North Bay Village Comprehensive Master Plan and zoned the area as "Commercial General" pursuant to North Bay Village's Land Development Regulations.

The proposed development on the Property consists of a multi-use, multi-family residential development with ground floor restaurant use. Therefore, pursuant to the North Bay Village Code, § 152.029 - RM-70 High Density Multiple-Family Residential District – governs this development.

### **C. PROPOSED DEVELOPMENT**

Our client proposes to develop a 75-unit, high-end residential development consisting of 45 two-bedroom and 30 three-bedroom units in a 22-story, 240 foot height structure. The development will also contain 6,135 feet of commercial space consisting of a 2,135 square foot commercial retail space, a 2,000 square foot commercial office space and a 2,000 square foot commercial restaurant space featuring indoor and outdoor seating with attractive views of the bay. The ground floor contains a luxurious 2,551 square foot lobby.

The parking consists of 4 parking levels immediately above the ground floor containing a total of 234 parking spaces, which include 5 ADA parking spaces (12x18), 185 standard parking spaces (9x18) and 32 compact parking spaces (8x16). The ground level includes 12 parallel parking spaces (9x23).

The residential units commence on the 7<sup>th</sup> floor and end at the 21<sup>st</sup> floor. Each of these floors contains 5 residential units – 3 two-bedroom and 2 three-bedroom units.

The sixth floor buffers the residential units from the parking garage and features a swimming pool, spa pool, outdoor seating and two multi-purpose rooms.

The penthouse floor, the 22<sup>nd</sup> floor, contains five roof terraces with spectacular views of the bay and metropolitan area.

### **D. DENSITY AND BONUS**

Pursuant to the Village Code and Comprehensive Plan, the maximum achievable density is 70 units per acre.

Based on the 46,800 square foot Property, a maximum of 75 residential dwelling units is permitted under the Village Comprehensive Plan.

Pursuant to Section 152.029(c)(3), the Property may be developed with a maximum of 66 units as of right based on a density of 63.6 units per acre for two bedroom units and 58.1 units per acre for three bedrooms. Section 152.29(C)(8)(h) authorizes a density bonus up to a maximum of 70 units per acre. Our client is seeking a total of 75 units. Therefore, our client is seeking a 9 unit density bonus at \$40,000 per unit, pursuant to Section 152.029 (c)(8)(h), totaling \$360,000.

### **E. HEIGHT**

Mixed-use, commercial and multi-family structures are permitted under the "Commercial General" District, subject to the RM-70 high-density multi-family district development standards, as set forth in §152.029(c). Pursuant to §152.029(c), the RM-70 district regulations provide for a height of 15 stories or 150 feet as-of-right, with the ability to exceed 150 feet in exchange for certain additional impact fees based on the height as detailed pursuant to §152.029(c)(8).

Our client seeks a bonus of 90 feet in height, which can be acquired for the payment of \$6,750 per unit in the building. Based on the number of units in the building, a bonus of \$506,250 is contemplated as impact payment to North Bay Village. Therefore, please consider this as our request for bonus height pursuant to §152.029(c)(8) of the North Bay Village Code of Ordinances. We will discuss the Village the most appropriate category of height bonus to be utilized.

### **F. VARIANCES**

Our client is requesting a variance from the Miami-Dade County, Code of Ordinances §33D-38(1)(b) to waive the shoreline setback for buildings exceeding 35 feet in height for a maximum of 75 feet. The variance proposes a North /Rear setback of 25 feet.

### **G. SPECIAL EXCEPTION**

In connection with the proposed design of the building, our client is requesting a special exception to provide up to 13.7% compact spaces; which equals 32 compact spaces of the total of 234 parking spaces.

### **Parking Stall Widths and Length**

The Village Code limits the parking garage to a maximum of four stories of the structure and requires the structure above ground to set back a certain distance from the side property lines. However, based on the size of the lot and requisite garage functionality and efficiency, a minimum width of the parking garage is required.

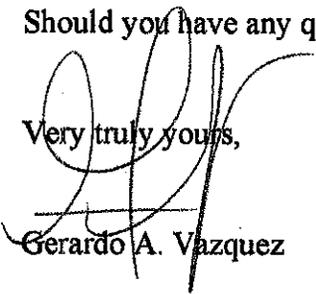
Pursuant to the North Bay Village Code, standard parking stalls are 9 feet by 18 feet in length, and compact stalls are 8 feet by 16 feet in length. The proposed development contains parking stalls that range between 9 feet by 18 feet in length for standard spaces and 8 feet by 16 feet in length for compact spaces. The Village Code contemplates up to 20% of the parking to be compact stalls at 8 feet by 16 feet, as part of

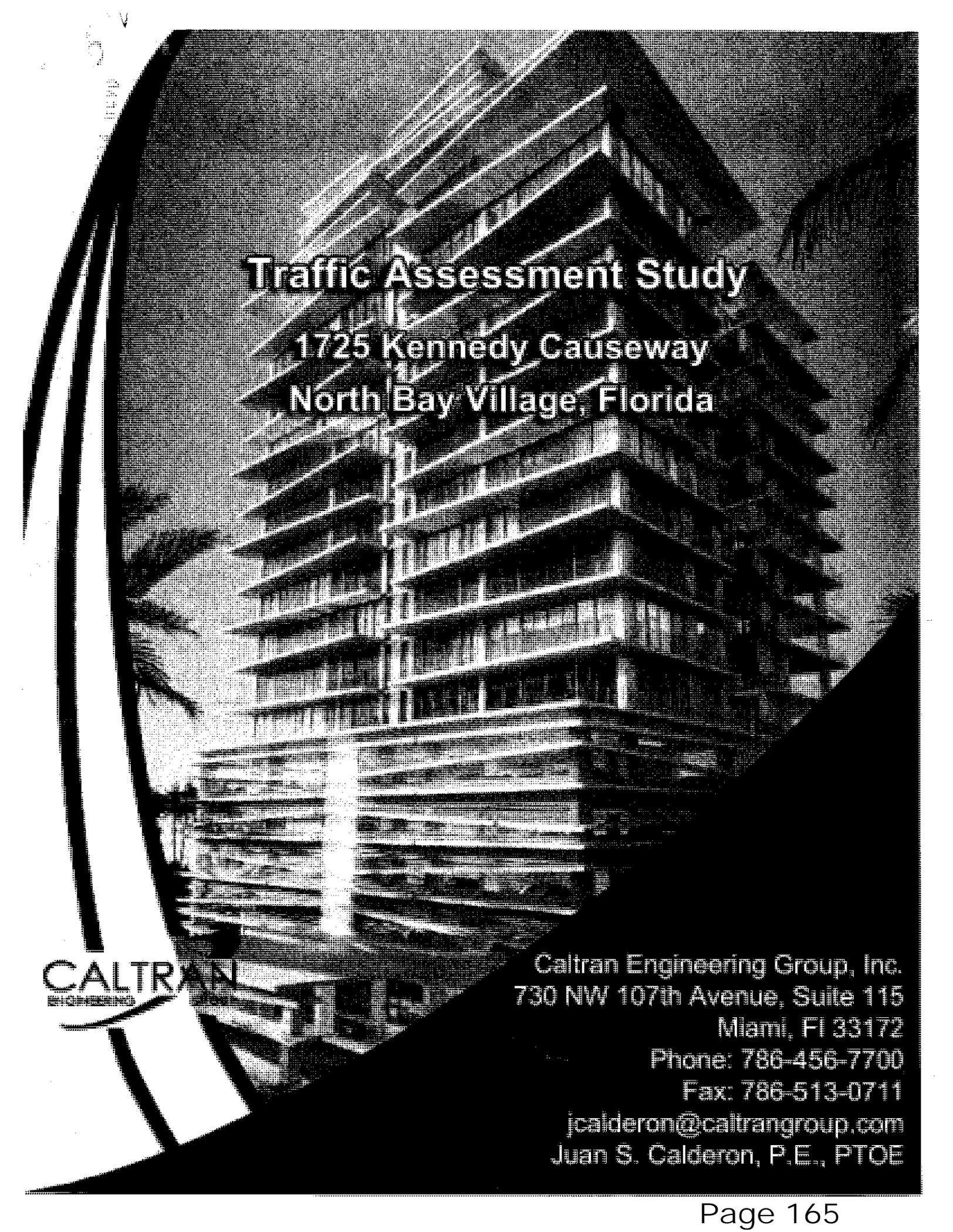
the public hearing approval process. In order to design a functional garage and not encroach into the setback, the parking stall lengths have been reduced slightly in accordance with the Village Code. A review of the parking stalls and locations illustrate that garage is functionally designed and that the stalls have a larger back-out area based on the ramps and circulation, and the size of the compact parking stalls only affect certain spaces, and are entirely internal to the building.

Further, as evidence by the language of Section 152.042 of the Village Code, the size of the parking stalls were to relieve congestion in the streets, especially for commercially used spaces. Because the affected parking stalls are located entirely internal to the structure, the reduction in the parking dimensions will not negatively impact congestion in the streets, does not increase the permitted density or maximum number of units, and, in fact, allows for the structure to maintain property setbacks and visual corridors. Therefore, Section 152.042 supports the reduced parking stall request. Please consider this our request for a special exception for compact and reduced parking spaces as authorized under Section 152.042 of the code.

Based on the foregoing, we respectfully request the Village's favorable review. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

  
Gerardo A. Vazquez



**Traffic Assessment Study**

**1725 Kennedy Causeway  
North Bay Village, Florida**

**CALTRAN**  
ENGINEERING

Caltran Engineering Group, Inc.  
730 NW 107th Avenue, Suite 115  
Miami, FL 33172

Phone: 786-456-7700

Fax: 786-513-0711

[jcalderon@caltranguard.com](mailto:jcalderon@caltranguard.com)

Juan S. Calderon, P.E., PTOE

Table of Contents

1.0 Geometric Conditions..... 3

2.0 Traffic Data Collection..... 4

3.0 Trip Generation Analysis..... 4

4.0 Level of Service Analysis..... 6

5.0 Concurrency Analysis ..... 6

6.0 Parking..... 6

7.0 Valet Parking Operations..... 7

8.0 Summary of Finding and Recommendations..... 8

Table 1. 24-Hour Traffic along NE 79<sup>th</sup> Street..... 4

Table 2. Trip Generation..... 5

Table 3. Concurrency Analysis ..... 6

Table 4. Parking Analysis..... 6

Table 5. Onsite Valet Operation Service Rates ..... 7

Table 6. MMCIK Calculation Theory..... 7

Figure 1. Site Location..... 2

Figure 2. Existing Traffic Volumes along Hispaniola Avenue & NE 79th Street..... 4

Appendix A. Traffic Data Collection

Appendix B. OTISS Reports

Appendix C. Level of Service Reports

Appendix D. Concurrency Analysis

**FROM:** Juan S. Calderon, P.E., PTOE, Project Manager

**TO:** Luis A. Betalleluz, P.E.  
Principal  
THE BETAJONES GROUP, INC.  
One Brickell Square Tower  
801 Brickell Avenue  
Suite 900  
Miami, Florida 33131

**SUBJECT:** Traffic Assessment Study- 1725 Kennedy Causeway North Bay Village, FL 33141

#### Engineer's Certification

I, Juan S. Calderon, certify that I currently hold an active Professional Engineer's License in the State of Florida and I am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me, or under my responsible charge, as required by Chapter 61G15-18.001 F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

---

Juan S. Calderon, P.E. PTOE  
State of Florida Board of Professional Engineers,  
Professional Engineer License No. 58569  
State of Florida Board of Professional Engineers  
Certificate of Authorization No.29379

---

CALTRAN Engineering Group, Inc. (CALTRAN) was retained by The BetaJones Group, Inc. to assess the traffic impact for the Residential Tower at North Bay Village located at 1725 79 Street/Kennedy Causeway. This property is located at the north-east corner of the intersection of 79 Street/Kennedy Causeway with Hispanola Avenue within the City of North Bay Village jurisdiction of Miami-Dade County.

This study included field observations, data collection, traffic engineering assessment, and the development of conclusions and recommendations. This report follows the methodologies adopted by the latest MUTCD, Institute of Transportation Engineers (ITE), and the Miami-Dade County Standards.

**Background:** The Residential Tower at North Bay Village is a proposed re-development in the City of North Bay Village. This re-development is located within a general commercial District & (RM-70) identified under folio 23-3209-000-0100 with a lot size 27,000 SF (0.61983 Acres) of gross land. The previous use of this parcel was a gas station with mechanic shop. The redevelopment project is a 16 story building with 39 units and a café/restaurant on the ground floor with 1,200 SF of Costumer Area.

As a result, the main objectives of this memorandum are to conduct an evaluation of the potential traffic impact and trip generation from the proposed re-development considering the existing and future conditions.

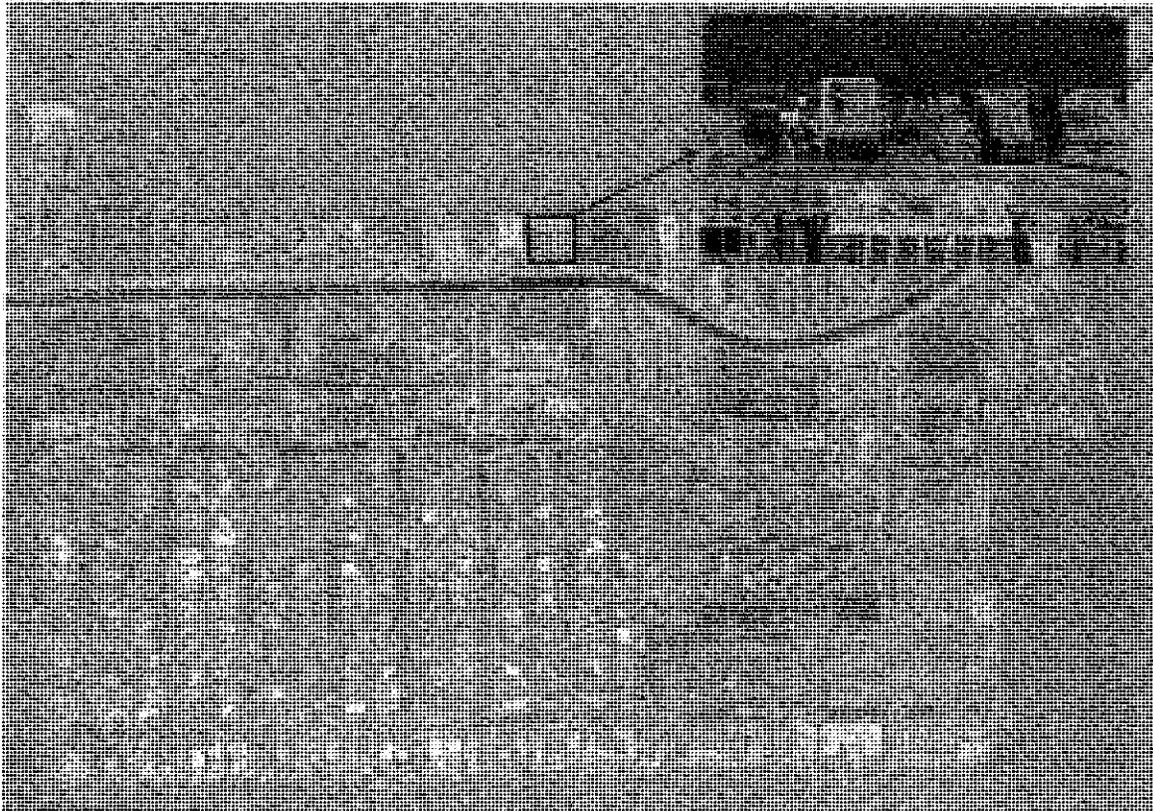


Figure 1. Site Location

## 1.0 Geometric Conditions

### Existing and proposed Characteristics

The roadway characteristics adjacent to the re-development were collected and verified through field observations which are described below:

- 79 Street/J.F. Kennedy Causeway runs east-west as Urban-Other Principal Arterial under the FDOT Section ID 87080000 (Active-On system); the typical section is a six-lane divided (raised median) road. The posted speed limit is 30 mph. The lane width is 11 foot wide. No proposed modifications are expected for this road.
- Hispanola Avenue is a four lane divided road with 11 foot lanes at the south of 79 Street. The center of the intersection with NE 79<sup>th</sup> Street is located at MP 2.121 as per the FDOT Straight Line Diagram.

### Intersection Geometry

The 79 Street/J.F. Kennedy Causeway and Hispanola Avenue is the concerned intersection of this proposed re-development. This intersection is a three-legged signalized intersection. The current intersections' geometry is not expected to be modified. This intersection is identified under the asset ID 3013 by the Miami-Dade Signal Division.

Traffic Assessment Study

2.0 Traffic Data Collection

Traffic Data was collected on a typical weekday (January 28, 2013). The data collection includes 24-hour machine counts along the 79 Street/J.F. Kennedy Causeway and turning movement counts at the concerned intersection. Raw reports can be found in Appendix A. In addition, the data collected has been validated by the information of FDOT Station #878119 also included in the appendix.

*24-Hour Bi-directional Machine Count:* The 24-hour bi-directional machine volume counts on 79 Street are summarized as follows:

Table 1. 24-Hour Traffic along NE 79th Street

Location	Direction	24 Hour Total Volume	AM Peak Volume	PM Peak Volume
NE 79th Street	EB	19128	1465	1422
	WB	18627	2788	2819
Total Volumes		37755	4253	4241

*Peak Traffic Volumes:* Turning Movement Counts were performed during on Tuesday, January 28, 2013 at the intersections of 79 Street/J.F Kennedy Causeway and Hispanola Avenue. Volumes were collected in both locations at 15-Minute intervals. The peak hour was determined for each peak period. The PM peak was determined to be the most critical period since it presents the highest volume along the adjacent street. Figure 2 shows current conditions at the selected intersection.

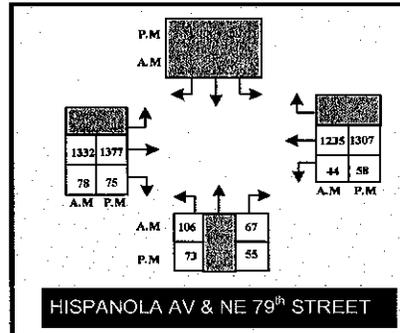


Figure 2. Existing Traffic Volumes along Hispanola Avenue & NE 79th Street  
Figure does not include seasonal factor.

3.0 Trip Generation Analysis

A Trip Generation Analysis was performed using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition and the new OTISS (Online Traffic Impact Study Software) for the existing conditions and the proposed re-development. The trip rates and directional distribution for the study development are summarized below in Table 2. Based on the description of the existing conditions and proposed re-development, the land use codes 946 (Gas Station), 222 (High Apartments), and 932 (High Turnover Restaurant) will be applicable for the proposed development. OTISS reports can be found in Appendix B.

Table 2. Trip Generation

Data	Units	AM Peak Hour Trips			PM Peak Hour Trips			Weekday		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Previous Use (Gas Station w/ Mechanic) ITE Code 946 Stations	8	95	48	47	111	57	54	1223	612	611
Proposed Use High Rise and Sit Down Restaurant ITE Codes 222 and 932 Dwelling Units and Size	39 Units 1,200 SF Costumer Area	25	10	15	26	16	10	317	158	159

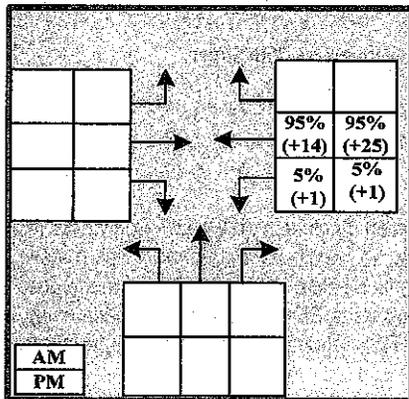
Note: The Gas station overall trip generation was affected by a 50% pass-by trips and the PM peak hour trip of the restaurant was affected by 43% pass-by trips as typically is indicated by the Institute of Transportation Engineers (ITE).

This analysis contemplated the most conservative scenario of trip generation forecast rates for the proposed change of land use from a Gas Station to High-Rise in addition to a Sit Down Restaurant. The trip generation analysis for the proposed development concludes that the future condition could generate at least 25 trips during the AM peak hour, with 15 egress and 10 ingress traffic volume, which is less than its current conditions. It also concluded that during weekdays the proposed development could generate 317 of egress traffic volume, which is half of the traffic that is generated under current conditions.

Trip Distribution: The trip distribution for traffic generated by the proposed re-development was determined based on the conservative assumption that the expected traffic to be generated will be distributed as per the 2035 Miami-Dade Long Range Transportation Plan traffic analysis zone (TAZ 609) patterns. As denoted, almost 95% of the traffic is expected to head west, while only 5% is expected to travel east.

MIAMI-DADE 2035 DIRECTIONAL DISTRIBUTION SUMMARY		CARDINAL DIRECTIONS									
ORIGIN ZONE		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	TOTAL	
609	3309 TRIPS	537	0	0	0	2667	1814	1428	3881	10,327	
	PERCENT	5.2	0	0	0	25.83	17.57	13.83	37.58		

This traffic pattern distribution is applied to the current traffic volumes of the intersection 79 Street/J.F. Kennedy Causeway and Hispaniola Avenue during the AM and PM peak hours as depicted below.





### 4.0 Level Of Service Analysis

The FDOT peak season conversion factor was applied to adjust the traffic to peak season volumes. The appropriate peak season conversion factor for the week, when the traffic counts were collected, is 1.01. The existing and proposed conditions were analyzed for NE 79<sup>th</sup> Street & Hispanola Avenue; The intersection which could be affected by the new land use. The analysis utilizes SYCHRO8, which applies methodologies outlined in the Highway Capacity Manual, 2010 Edition. A summary table presenting the LOS and control delay for each of the movements at the intersection is presented in the Appendix C.

A review of the level of services analysis indicates that the intersection of NE 79<sup>th</sup> Street & Hispaniola Avenue are currently operating at acceptable LOS "B" and will continue to operate at acceptable LOS "B", with a very insignificant increase in delay. After including the conservative trips estimated that could be generated by the new land use for the westbound approaches.

### 5.0 Concurrency Analysis

Pursuant to the Miami-Dade County Concurrency Management System, the study area traffic count station on the roadway adjacent to the Amendment Site has to be operating at an acceptable level of service during the peak hour period of the proposed development. Available capacity and acceptable level of service is maintained for the adjacent count station, and the study area roadway segment, meeting the traffic concurrency standards from the Miami-Dade County CDMP.

The maximum service volumes have been obtained from the Florida Department of Transportation ArtPlan calculations. The maximum service volumes for the State count stations are based upon for the Two-Way Peak Hour from the latest FDOT Quality/LOS Handbook. The results of this analysis indicated that, based on the portable traffic station, the level of services along SR 934 (NE 79<sup>th</sup> Street) will maintain the adopted maximum LOS even after including the additional traffic generated by the proposed development. Table 3 represents the current and the future LOS including, the additional traffic generated by the proposed development. Reports can be found in the Appendix D.

Table 3. Concurrency Analysis

Condition	Portable Station	Roadway	Location	AADT	V/C	Speed	LOS
Existing	990047	SR934	NE 79th Street E of Hispanola Avenue	35844	0.726	17.87	D
Proposed	990047	SR934	NE 79th Street E of Hispanola Avenue	36161	0.732	17.27	D

### 6.0 Parking

Based on the ITE Parking Generation Manual, the proposed parking requirements at the Residential Tower at North Bay Village are as follows:

Table 4. Parking Analysis

REFERENCE	ITE PARKING DEMAND REQUIREMENTS	CODE OF ORDINANCES REQUIREMENTS	ITE REQUIRED SPACES	CODE REQUIRED SPACES	PROPOSED SPACES	COMPLIANCE
ITE PARKING GENERATION MANUAL						
LAND USE: 222	1.95 SPACES PER UNIT	2 SPACES PER UNIT+10%	76	86	92	YES
LAND USE: 932	5.55 SPACES PER 1000 GFA	1 SPACE PER 75 SF	15	18	18	YES

The parking spaces required by the ITE Parking Generation proposed for the apartment units and the café/restaurant are 76 and 15 parking spaces respectively. The Code of Ordinances of North Bay Village requires 86 parking spaces to serve the residential units and 18 parking spaces to serve the café/restaurant.

it is concluded that the number of parking spaces proposed by the development; 92 parking spaces for the residential units and 18 parking spaces for the café/restaurant, will serve adequately the visitors and residents of the proposed development.

### 7.0 Valet Operations Analysis

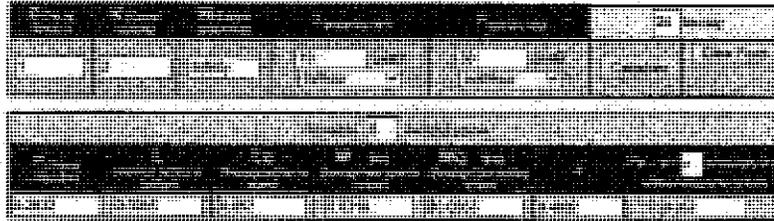
The valet queuing operations analysis was performed based on the methodology outlined in the *Institute of Transportation Engineer's (ITE's) Transportation and Land Development, 1988*. An analysis was performed to determine if valet operations could accommodate vehicular queues without blocking travel lanes on 79th Street from the porte-cochere.

A queuing analysis was performed to determine the stacking accumulation under future traffic conditions and the valet parking operation rates during drop off. This analysis encompassed the M/M/C/K queuing traffic model. It should be noted that projected vehicular volumes and estimated valet processing times were conservatively assumed Table 4 and Table 5 depicts the proposed Valet Parking Operation Analysis.

Table 5. Onsite Valet Operation Service Rates

Onsite Garage Calculated Travel Time		Onsite Garage Calculated Travel Time	
Drop Vehicle		Valet Attendant return to Station	
Distance	140 feet	Distance	140 feet
Speed	10 MPH	Speed	5 MPH
Travel Time	0.15 min	Travel Time	0.46 min
Controlled Delay		1.0 min	
Total Travel Time		1.6 min	
Valet Attendant Service Rate		38 vehicles per hour ( $\mu$ )	
Vehicle Incoming Rate		10 vehicles per hour ( $\lambda$ )	
Queue Capacity		50 Feet	

Table 6. MMCK Calculations Theory



It is concluded that the probability of having 2 vehicles in queue is less than 5.2% under the calculated valet parking operation service rates. Two attendants will be able to satisfy and maintain the valet parking operations without affecting traffic conditions along NE 79 Street.

## 8.0 Summary of Findings and Recommendations:

This study analyzes the traffic impact of the proposed Residential Tower at North Bay Village located at located at 1725 79 Street/ J.F. Kennedy Causeway within the City of North Bay Village at Miami Dade County. The Following provides a summary of the traffic impact analysis:

- For the proposed facility, this analysis contemplated the most conservative scenario of trip generation forecast rates for a Residential Tower at North Bay Village. The trip generation analysis for the proposed development concluded that the future traffic conditions could generate at least 25 trips during the AM peak hour, with 10 of egress and 15 ingress additional volumes. It also concluded that during weekdays the proposed development could generate 317 of egress traffic volume; Half of the traffic that is generated under current conditions.
- After a comparison of the LOS analysis for the future conditions and considering the change of land use, no significant operational effects will result on the overall intersection nearby the Residential Tower in reference to the existing conditions
- Parking analysis concluded that the requirement will be to assign 86 parking spaces to the dwelling units and 18 parking spaces to the cafe/restaurant. Therefore, the proposed development which assigns 92 parking spaces to the dwelling units and 18 spaces to the cafe/restaurant is more than sufficient to serve the forecast traffic demand.
- Based on the Valet operations performed, it was determined that the valet queues has a 5.2% probability of exceeding beyond the valet service area. In addition, it was estimated that 1 additional valet attendant may be required during peak periods.
- In summary, the proposed Residential Tower and Restaurant would not have an adverse impact on the surrounding roadway network and/or affect other traffic generators in the area.

Based on the results of this traffic impact analysis, the proposed development can be implemented without impacting the surrounding roadway system

**Appendix A**  
**Traffic Data Location**

# Hispanola Avenue & NE 79th Street

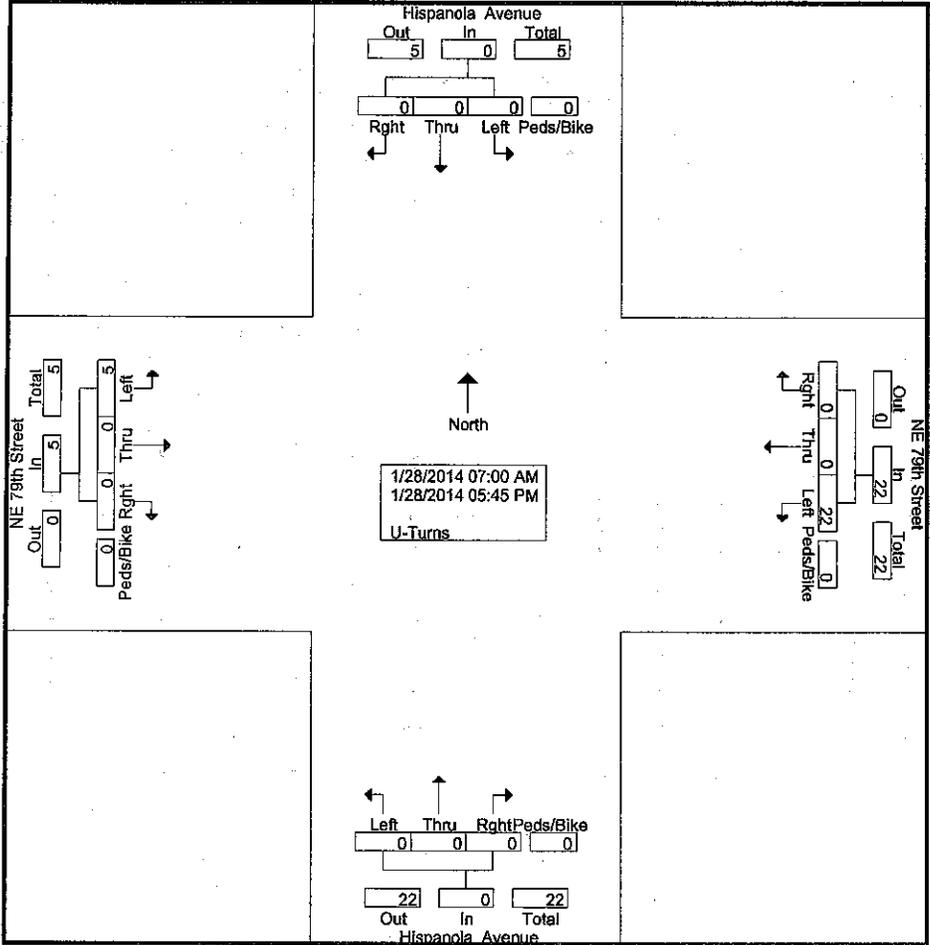
File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 1

Groups Printed- Turns

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	
*** BREAK ***																					
07:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
*** BREAK ***																					
08:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
*** BREAK ***																					
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
Total	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1	2
*** BREAK ***																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0	3
04:15 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1	4
04:30 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	1	0	0	0	1	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
Total	0	0	0	0	0	0	0	0	0	0	12	0	0	0	12	2	0	0	0	2	14
05:00 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	1	0	0	0	1	6
05:15 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
Total	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8	2	0	0	0	2	10
Grand Total	0	0	0	0	0	0	0	0	0	0	22	0	0	0	22	5	0	0	0	5	27
Apprch %	0	0	0	0	0	0	0	0	0	0	100	0	0	0	100	100	0	0	0	100	
Total %	0	0	0	0	0	0	0	0	0	0	81.5	0	0	0	81.5	18.5	0	0	0	18.5	

# Hispanola Avenue & NE 79th Street

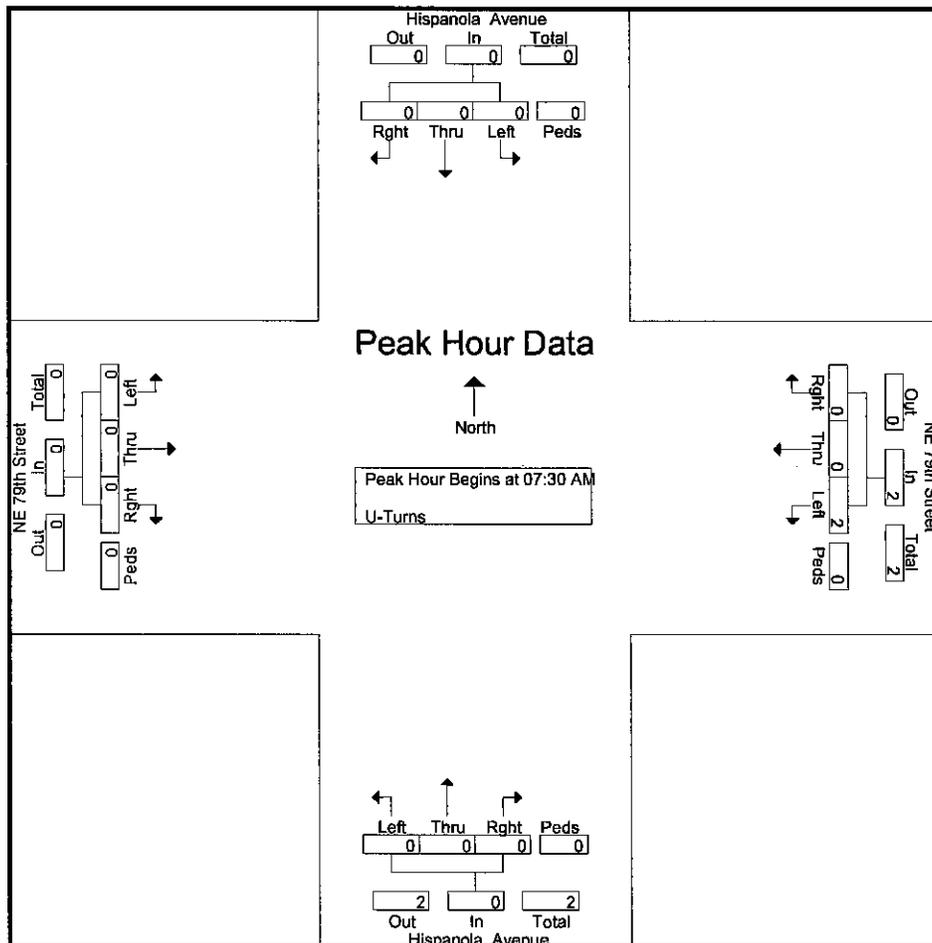
File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 2



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 3

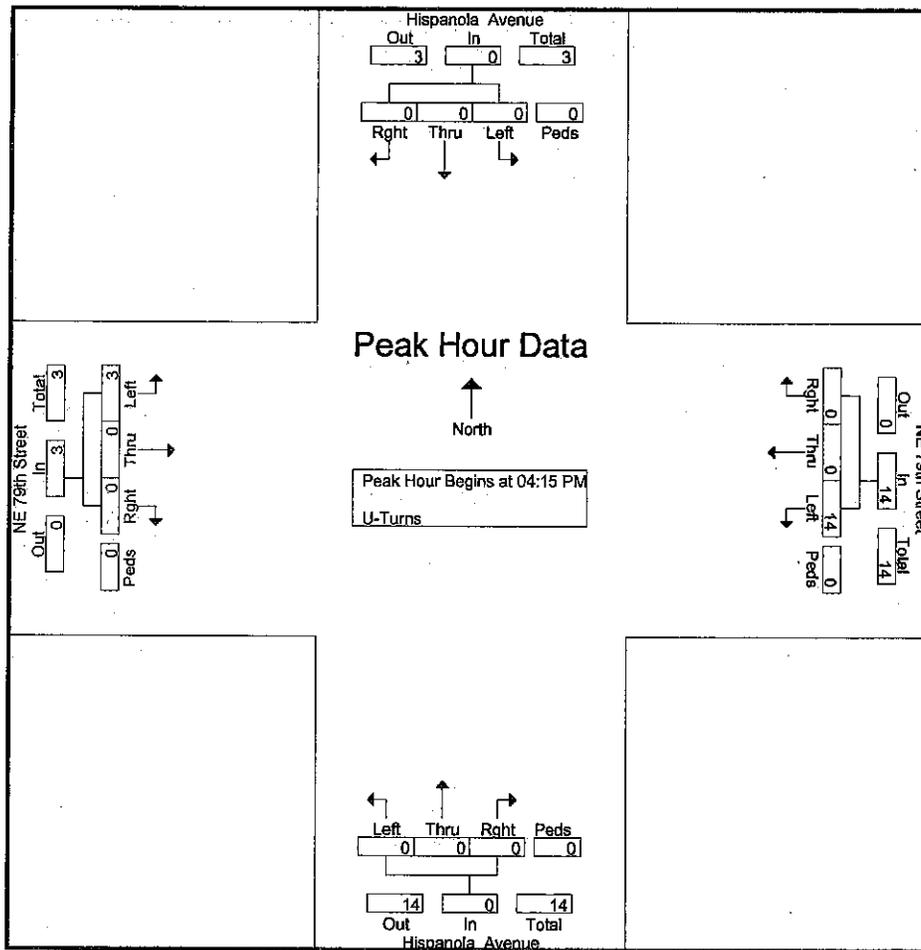
Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
Total Volume	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
% App. Total	0	0	0	0	0	0	0	0	0	0	100	0	0	0	50	0	0	0	0	0	50
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.500	.000	.000	.000	.500	.000	.000	.000	.000	.000	.500



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 4

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Rgh	Peds/Bike	App. Total	Left	Thru	Rgh	Peds/Bike	App. Total	Left	Thru	Rgh	Peds/Bike	App. Total	Left	Thru	Rgh	Peds/Bike	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1	4
04:30 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	1	0	0	0	1	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
05:00 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	1	0	0	0	1	6
Total Volume	0	0	0	0	0	0	0	0	0	0	14	0	0	0	14	3	0	0	0	3	17
% App. Total	0	0	0	0	0	0	0	0	0	0	100	0	0	0	100	100	0	0	0	100	100
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.700	.000	.000	.000	.700	.750	.000	.000	.000	.750	.708



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 1

Groups Printed- Trucks

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Rght	Bikes	App. Total	Left	Thru	Rght	Bikes	App. Total	Left	Thru	Rght	Bikes	App. Total	Left	Thru	Rght	Bikes	App. Total	
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	0	12	1	0	13	19
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	15	0	0	15	26
07:30 AM	0	0	0	0	0	0	0	1	0	1	2	4	0	0	6	0	8	1	0	9	16
07:45 AM	0	0	0	0	0	0	0	1	0	1	0	4	0	0	4	0	10	1	0	11	16
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>45</b>	<b>3</b>	<b>0</b>	<b>48</b>	<b>77</b>
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	18	0	0	18	23
08:15 AM	0	0	0	0	0	0	0	1	0	1	1	4	0	0	5	0	18	1	0	19	25
08:30 AM	0	0	0	0	0	1	0	1	0	2	0	9	0	0	9	0	11	0	0	11	22
08:45 AM	0	0	0	0	0	1	0	0	0	1	1	6	0	0	7	0	13	0	0	13	21
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>60</b>	<b>1</b>	<b>0</b>	<b>61</b>	<b>91</b>
*** BREAK ***																					
04:00 PM	0	0	0	0	0	2	0	0	0	2	2	14	0	0	16	0	7	1	0	8	26
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	9	0	0	9	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	4	0	0	4	15
04:45 PM	0	0	0	0	0	1	0	0	0	1	0	9	0	0	9	0	4	0	0	4	14
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>22</b>	<b>1</b>	<b>0</b>	<b>23</b>	<b>72</b>
05:00 PM	0	0	0	0	0	0	0	0	0	0	1	11	0	0	12	0	2	0	0	2	14
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	8	0	0	8	0	3	0	0	3	11
05:30 PM	0	0	0	0	0	0	0	2	0	2	1	10	0	0	11	0	4	1	0	5	18
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	5	0	0	5	7
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>14</b>	<b>1</b>	<b>0</b>	<b>15</b>	<b>50</b>
<b>Grand Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>12</b>	<b>8</b>	<b>123</b>	<b>0</b>	<b>0</b>	<b>131</b>	<b>0</b>	<b>141</b>	<b>6</b>	<b>0</b>	<b>147</b>	<b>290</b>
<b>Apprch %</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>6.1</b>	<b>93.9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>95.9</b>	<b>4.1</b>	<b>0</b>	<b>0</b>	
<b>Total %</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2.1</b>	<b>0</b>	<b>2.1</b>	<b>0</b>	<b>4.1</b>	<b>2.8</b>	<b>42.4</b>	<b>0</b>	<b>0</b>	<b>45.2</b>	<b>0</b>	<b>48.6</b>	<b>2.1</b>	<b>0</b>	<b>50.7</b>	

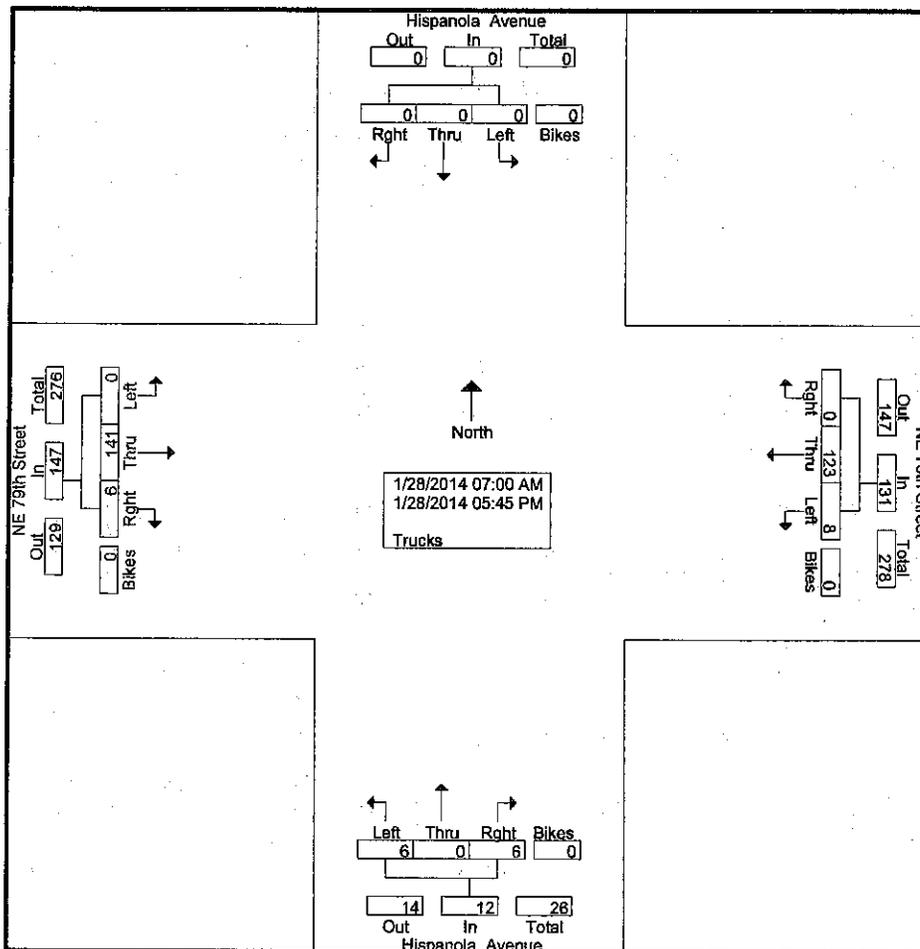
# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)

Site Code : 00000000

Start Date : 1/28/2014

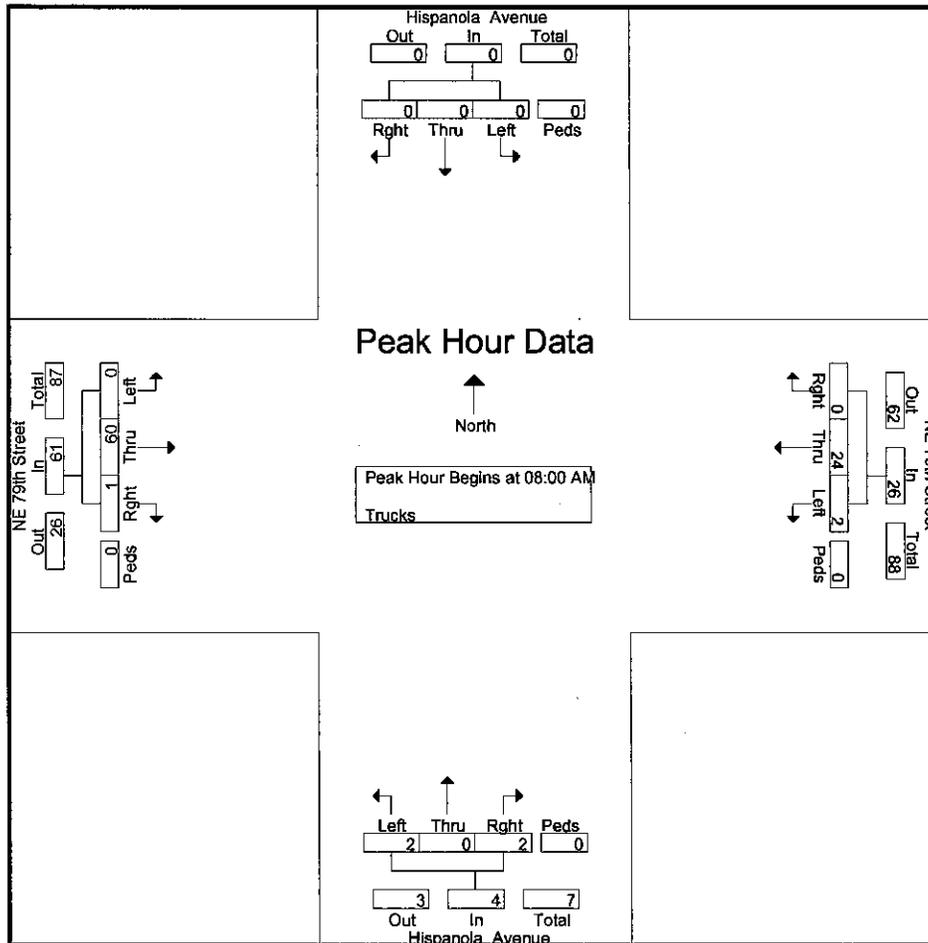
Page No : 2



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 3

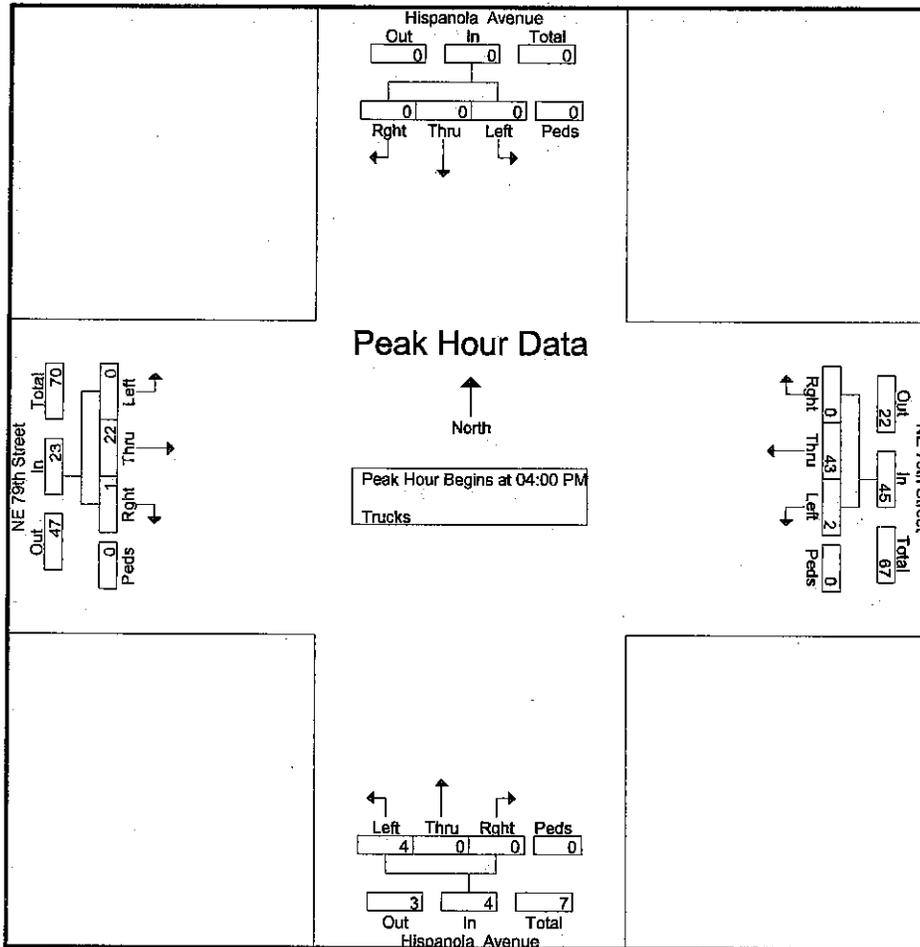
Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	18	0	0	18	23
08:15 AM	0	0	0	0	0	0	0	1	0	1	1	4	0	0	5	0	18	1	0	19	25
08:30 AM	0	0	0	0	0	1	0	1	0	2	0	9	0	0	9	0	11	0	0	11	22
08:45 AM	0	0	0	0	0	1	0	0	0	1	1	6	0	0	7	0	13	0	0	13	21
Total Volume	0	0	0	0	0	2	0	2	0	4	2	24	0	0	26	0	60	1	0	61	91
% App. Total	0	0	0	0	0	50	0	50	0	50	7.7	92.3	0	0	7.22	0	98.4	1.6	0	80.3	91.0
PHF	.000	.000	.000	.000	.000	.500	.000	.500	.000	.500	.500	.667	.000	.000	.722	.000	.833	.250	.000	.803	.910



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 4

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Rght	Bikes	App. Total	Left	Thru	Rght	Bikes	App. Total	Left	Thru	Rght	Bikes	App. Total	Left	Thru	Rght	Bikes	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	0	0	0	2	0	0	0	2	2	14	0	0	16	0	7	1	0	8	26
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	9	0	0	9	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	4	0	0	4	15
04:45 PM	0	0	0	0	0	1	0	0	0	1	0	9	0	0	9	0	4	0	0	4	14
Total Volume	0	0	0	0	0	4	0	0	0	4	2	43	0	0	45	0	22	1	0	23	72
% App. Total	0	0	0	0	0	100	0	0	0	0	4.4	95.6	0	0	0	0	95.7	4.3	0	0	
PHF	.000	.000	.000	.000	.000	.500	.000	.000	.000	.500	.250	.768	.000	.000	.703	.000	.786	.250	.000	.719	.692



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)

Site Code : 00000000

Start Date : 1/28/2014

Page No : 1

Groups Printed- Veh - Trucks - Turns

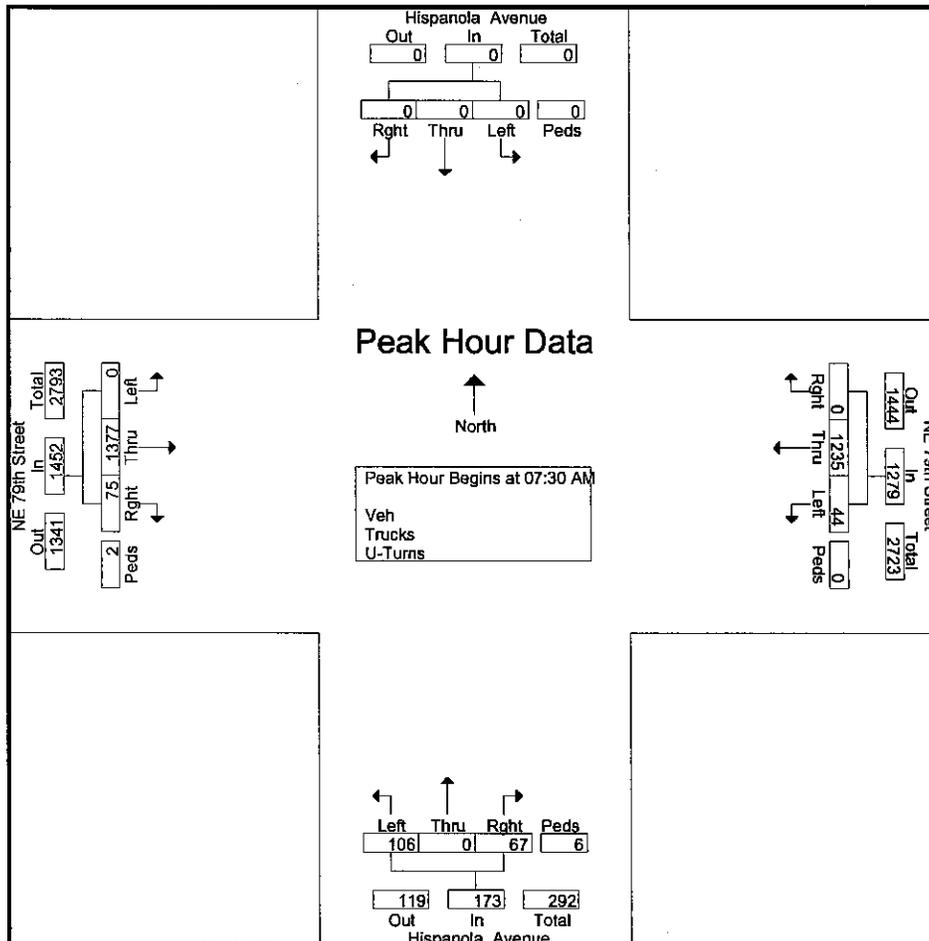
Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	
07:00 AM	0	0	0	0	0	15	0	5	0	20	5	242	0	0	247	0	172	11	1	184	451
07:15 AM	0	0	0	0	0	22	0	14	0	36	5	277	0	0	282	0	233	10	0	243	561
07:30 AM	0	0	0	0	0	35	0	16	0	51	10	360	0	0	370	0	288	13	0	301	722
07:45 AM	0	0	0	0	0	18	0	16	0	34	9	316	0	0	325	0	337	13	0	350	709
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>0</b>	<b>51</b>	<b>0</b>	<b>141</b>	<b>29</b>	<b>1195</b>	<b>0</b>	<b>0</b>	<b>1224</b>	<b>0</b>	<b>1030</b>	<b>47</b>	<b>1</b>	<b>1078</b>	<b>2443</b>
08:00 AM	0	0	0	0	0	21	0	19	3	43	7	267	0	0	274	0	370	20	0	390	707
08:15 AM	0	0	0	0	0	32	0	16	3	51	18	292	0	0	310	0	382	29	2	413	774
08:30 AM	0	0	0	0	0	31	0	7	0	38	14	306	0	0	320	0	345	16	0	361	719
08:45 AM	0	0	0	0	0	25	0	15	0	40	14	244	1	0	259	2	327	16	2	347	646
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>109</b>	<b>0</b>	<b>57</b>	<b>6</b>	<b>172</b>	<b>53</b>	<b>1109</b>	<b>1</b>	<b>0</b>	<b>1163</b>	<b>2</b>	<b>1424</b>	<b>81</b>	<b>4</b>	<b>1511</b>	<b>2846</b>
*** BREAK ***																					
04:00 PM	1	0	0	1	2	15	0	10	0	25	14	335	1	2	352	4	314	13	0	331	710
04:15 PM	1	1	3	0	5	6	0	8	2	16	17	330	1	0	348	3	295	16	1	315	684
04:30 PM	0	0	0	1	1	29	0	16	0	45	15	319	1	2	337	1	293	21	3	318	701
04:45 PM	1	0	0	0	1	10	0	14	0	24	7	302	2	0	311	0	292	13	0	305	641
<b>Total</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>9</b>	<b>60</b>	<b>0</b>	<b>48</b>	<b>2</b>	<b>110</b>	<b>53</b>	<b>1286</b>	<b>5</b>	<b>4</b>	<b>1348</b>	<b>8</b>	<b>1194</b>	<b>63</b>	<b>4</b>	<b>1269</b>	<b>2736</b>
05:00 PM	0	0	0	0	0	20	0	15	1	36	20	330	1	1	352	2	302	18	4	326	714
05:15 PM	0	0	2	0	2	19	0	9	1	29	12	364	1	1	378	3	318	24	1	346	755
05:30 PM	0	0	0	0	0	20	0	19	4	43	14	310	0	0	324	2	379	18	1	400	767
05:45 PM	1	0	1	0	2	14	0	12	1	27	12	303	0	1	316	7	333	18	0	358	703
<b>Total</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>4</b>	<b>73</b>	<b>0</b>	<b>55</b>	<b>7</b>	<b>135</b>	<b>58</b>	<b>1307</b>	<b>2</b>	<b>3</b>	<b>1370</b>	<b>14</b>	<b>1332</b>	<b>78</b>	<b>6</b>	<b>1430</b>	<b>2939</b>
<b>Grand Total</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>13</b>	<b>332</b>	<b>0</b>	<b>211</b>	<b>15</b>	<b>558</b>	<b>193</b>	<b>4897</b>	<b>8</b>	<b>7</b>	<b>5105</b>	<b>24</b>	<b>4980</b>	<b>269</b>	<b>15</b>	<b>5288</b>	<b>10964</b>
Approch %	30.8	7.7	46.2	15.4		59.5	0	37.8	2.7		3.8	95.9	0.2	0.1		0.5	94.2	5.1	0.3		
Total %	0	0	0.1	0	0.1	3	0	1.9	0.1	5.1	1.8	44.7	0.1	0.1	46.6	0.2	45.4	2.5	0.1	48.2	
Veh	4	1	6	2	13	326	0	205	15	546	163	4774	8	7	4952	19	4839	263	15	5136	10647
% Veh	100	100	100	100	100	98.2	0	97.2	100	97.8	84.5	97.5	100	100	97	79.2	97.2	97.8	100	97.1	97.1
Trucks	0	0	0	0	0	6	0	6	0	12	8	123	0	0	131	0	141	6	0	147	290
% Trucks	0	0	0	0	0	1.8	0	2.8	0	2.2	4.1	2.5	0	0	2.6	0	2.8	2.2	0	2.8	2.6
U-Turns	0	0	0	0	0	0	0	0	0	0	22	0	0	0	22	5	0	0	0	5	27
% U-Turns	0	0	0	0	0	0	0	0	0	0	11.4	0	0	0	0.4	20.8	0	0	0	0.1	0.2



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 3

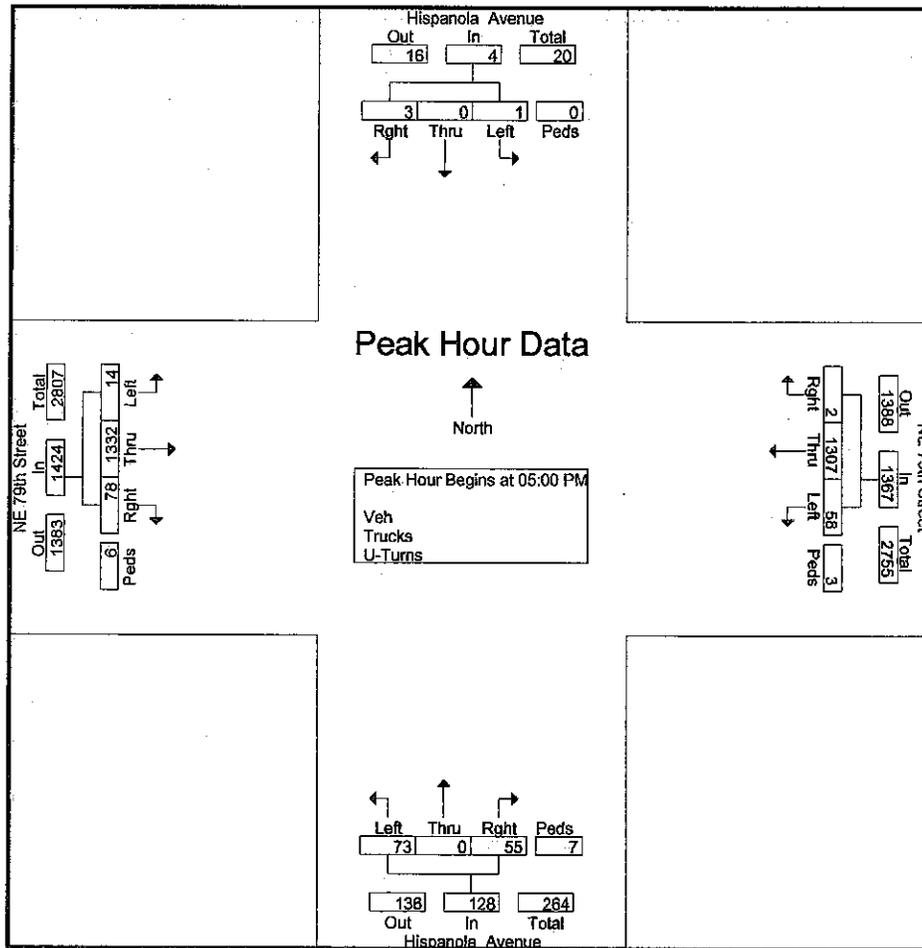
Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	35	0	16	0	51	10	360	0	0	370	0	288	13	0	301	722
07:45 AM	0	0	0	0	0	18	0	16	0	34	9	316	0	0	325	0	337	13	0	350	709
08:00 AM	0	0	0	0	0	21	0	19	3	43	7	267	0	0	274	0	370	20	0	390	707
08:15 AM	0	0	0	0	0	32	0	16	3	51	18	292	0	0	310	0	382	29	2	413	774
Total Volume	0	0	0	0	0	106	0	67	6	179	44	1235	0	0	1279	0	1377	75	2	1454	2912
% App. Total	0	0	0	0	0	59.2	0	37.4	3.4		3.4	96.6	0	0		0	94.7	5.2	0.1		
PHF	.000	.000	.000	.000	.000	.757	.000	.882	.500	.877	.611	.858	.000	.000	.864	.000	.901	.647	.250	.880	.941



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 4

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	0	0	0	0	20	0	15	1	36	20	330	1	1	352	2	302	18	4	326	714
05:15 PM	0	0	2	0	2	19	0	9	1	29	12	364	1	1	378	3	318	24	1	346	755
05:30 PM	0	0	0	0	0	20	0	19	4	43	14	310	0	0	324	2	379	18	1	400	767
05:45 PM	1	0	1	0	2	14	0	12	1	27	12	303	0	1	316	7	333	18	0	358	703
Total Volume	1	0	3	0	4	73	0	55	7	135	58	1307	2	3	1370	14	1332	78	6	1430	2939
% App. Total	25	0	75	0		54.1	0	40.7	5.2		4.2	95.4	0.1	0.2		1	93.1	5.5	0.4		
PHF	.250	.000	.375	.000	.500	.913	.000	.724	.438	.785	.725	.898	.500	.750	.906	.500	.879	.813	.375	.894	.958



County: 99  
 Station: 0047  
 Description: NE 79TH STREET E OF HISPANOLA AVENUE  
 Start Date: 01/28/2014  
 Start Time: 0000

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	72	63	42	41	218	76	74	40	47	237	455
0100	37	38	22	26	123	39	41	26	36	142	265
0200	17	20	15	25	77	23	21	21	14	79	156
0300	13	13	25	23	74	18	11	15	22	66	140
0400	20	9	16	14	59	18	20	25	27	90	149
0500	23	39	42	72	176	30	47	51	75	203	379
0600	66	94	161	189	510	83	135	166	188	572	1082
0700	169	235	314	315	1033	219	286	342	375	1222	2255
0800	385	368	340	372	1465	318	327	360	179	1184	2649
0900	298	287	271	283	1139	146	348	268	282	1044	2183
1000	242	250	223	264	979	262	262	280	178	982	1961
1100	214	222	226	248	910	320	236	264	239	1059	1969
1200	257	250	286	285	1078	257	271	264	282	1074	2152
1300	232	303	256	256	1047	261	290	255	285	1091	2138
1400	254	256	303	271	1084	261	294	321	305	1181	2265
1500	268	273	290	296	1127	312	401	342	374	1429	2556
1600	313	294	312	309	1228	357	363	362	357	1439	2667
1700	307	322	384	335	1348	375	392	315	389	1471	2819
1800	332	371	355	347	1405	310	327	235	325	1197	2602
1900	347	351	253	297	1248	272	230	218	183	903	2151
2000	245	259	221	214	939	191	181	153	153	678	1617
2100	202	199	203	167	771	146	153	109	104	512	1283
2200	144	158	163	159	624	127	109	82	92	410	1034
2300	139	117	99	111	466	96	99	89	78	362	828

24-Hour Totals: 19128 18627 37755

Peak Volume Information

	Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	800	1465	745	1380	745	2788
P.M.	1730	1422	1630	1486	1700	2819
Daily	800	1465	1630	1486	1700	2819

**Appendix B**  
**OTISS REPORTS**

Project Information	
Project Name:	1725 Kennedy Cswy
No:	
Date:	1/24/2014
City:	North Bay Village
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	BetaJones
Analyst's Name:	JC
Edition:	9th

Land Use	Size	WeekDay		AM Peak		PM	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>222 - High-Rise Apartment</b>	39 Dwelling Units	82	82	3	9	9	5
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		82	82	3	9	9	5
<b>932 - High-Turnover (Sit-Down) Restaurant</b>	1.2 1000 Sq. Feet Gross Floor Area	77	76	7	6	7	5
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	3	2
Non-pass-by		77	76	7	6	4	3
<b>946 - Gasoline/Service Station With Convenience Market and Car Wash</b>	8 Vehicle Fueling Positions	612	611	48	47	57	54
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		306	306	24	24	0	0
Non-pass-by		306	305	24	23	57	54
<b>Total</b>		771	769	58	62	73	64
<b>Total Reduction</b>		0	0	0	0	0	0
<b>Total Internal</b>		0	0	0	0	0	0
<b>Total Pass-by</b>		306	306	24	24	3	2
<b>Total Non-pass-by</b>		465	463	34	38	70	62

**Appendix C**  
**Synchro Reports**

Intersection	Approach	Raw-Data	Raw-Data * Seasonal Factor	Existing Level of Service		+ Additional Trip	Future Level of Service		
				Delay	LOS		Delay	LOS	
HISPANOLA AVENUE & J.F. KENNEDY BOULEVARD	NBT								
	NBR	67	*1.01	24.6	C		24.7	C	
	NBL	106	*1.01	25.1	C		25.2	C	
	SBT								
	SBR								
	SBL								
	EBT	1377	*1.01	15.6	B		15.6	B	
	EBL								
	EBR	75	*1.01	15.8	B				
	WBT	1235	*1.01	11.0	B	14	1261	B	
	WBL	44	*1.01	11.3	B	1	45	B	
	WBR								

# HCM 2010 Signalized Intersection Summary

## 4: EXISTING CONDITIONS - HISPANOLA AV & NE 79th STREET

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↵	↕↕↕		↵	↕↕↕		↵	↕			↕	↕
Volume (veh/h)	0	1390	76	44	1247	0	107	0	68	0	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb) veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	190.0	186.3	186.3	190.0	186.3	186.3	190.0	190.0	186.3	190.0
Lanes	1	3	0	1	3	0	1	1	0	0	1	0
Cap, veh/h	258	2750	151	233	3269	0	627	0	493	0	580	0
Arrive On Green	0.00	0.52	0.52	0.03	0.58	0.00	0.31	0.00	0.31	0.00	0.00	0.00
Sat Flow, veh/h	1774	5249	288	1774	5588	0	1774	0	1583	0	1863	0
Grp Volume(v), veh/h	0	1072	522	48	1355	0	116	0	74	0	0	0
Grp Sat Flow(s), veh/h/ln	1774	1863	1812	1774	1863	0	1774	0	1583	0	1863	0
Q Serve(g_s), s	0.0	18.5	18.6	1.0	12.8	0.0	4.6	0.0	3.3	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	18.5	18.6	1.0	12.8	0.0	4.6	0.0	3.3	0.0	0.0	0.0
Prop In Lane	1.00		0.16	1.00		0.00	1.00		1.00	0.00		0.00
Lane Grp Cap(c), veh/h	258	1952	949	233	3269	0	627	0	493	0	580	0
V/C Ratio(X)	0.00	0.55	0.55	0.21	0.41	0.00	0.19	0.00	0.15	0.00	0.00	0.00
Avail Cap(c_a), veh/h	440	2203	1072	364	3305	0	627	0	493	0	580	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	15.3	15.3	10.8	11.0	0.0	24.5	0.0	24.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.2	0.5	0.4	0.1	0.0	0.7	0.0	0.6	0.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (50%), veh/ln	0.0	8.1	8.0	0.4	5.4	0.0	2.2	0.0	1.4	0.0	0.0	0.0
Lane Grp Delay (d), s/veh	0.0	15.6	15.8	11.3	11.0	0.0	25.1	0.0	24.6	0.0	0.0	0.0
Lane Grp LOS		B	B	B	B		C		C			
Approach Vol, veh/h		1594			1403			190				0
Approach Delay, s/veh		15.7			11.0			24.9				0.0
Approach LOS		B			B			C				
<b>Timer</b>												
Assigned Phs	7	4		3	8			2				6
Phs Duration (G+Y+Rc), s	0.0	55.5		5.9	61.4			35.0				35.0
Change Period (Y+Rc), s	3.0	5.0		3.0	5.0			5.0				5.0
Max Green Setting (Gmax), s	10.0	57.0		10.0	57.0			30.0				30.0
Max Q Clear Time (g_c+I1), s	0.0	20.6		3.0	14.8			6.6				0.0
Green Ext Time (p_c), s	0.0	29.9		0.0	33.7			0.7				0.0
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay				14.2								
HCM 2010 LOS				B								
<b>Notes</b>												

HCM 2010 Signalized Intersection Summary  
 4: PROPOSED CONDITIONS - HISPANOLA AV & NE 79th STREET

2/4/2014

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	0	1390	76	45	1261	0	107	0	68	0	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	190.0	186.3	186.3	190.0	186.3	186.3	190.0	190.0	186.3	190.0
Lanes	1	3	0	1	3	0	1	1	0	0	1	0
Cap, veh/h	254	2752	151	234	3273	0	626	0	492	0	579	0
Arrive On Green	0.00	0.52	0.52	0.03	0.59	0.00	0.31	0.00	0.31	0.00	0.00	0.00
Sat Flow, veh/h	1774	5249	288	1774	5588	0	1774	0	1583	0	1863	0
Grp Volume(v), veh/h	0	1072	522	49	1371	0	116	0	74	0	0	0
Grp Sat Flow(s),veh/h/ln	1774	1863	1812	1774	1863	0	1774	0	1583	0	1863	0
Q Serve(g_s), s	0.0	18.6	18.6	1.0	13.0	0.0	4.7	0.0	3.3	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	18.6	18.6	1.0	13.0	0.0	4.7	0.0	3.3	0.0	0.0	0.0
Prop In Lane	1.00		0.16	1.00		0.00	1.00		1.00	0.00		0.00
Lane Grp Cap(c), veh/h	254	1953	950	234	3273	0	626	0	492	0	579	0
V/C Ratio(X)	0.00	0.55	0.55	0.21	0.42	0.00	0.19	0.00	0.15	0.00	0.00	0.00
Avail Cap(c_a), veh/h	436	2200	1070	364	3299	0	626	0	492	0	579	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	15.3	15.3	10.8	11.0	0.0	24.5	0.0	24.1	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.2	0.5	0.4	0.1	0.0	0.7	0.0	0.6	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (50%), veh/ln	0.0	8.1	8.0	0.4	5.5	0.0	2.2	0.0	1.4	0.0	0.0	0.0
Lane Grp Delay (d), s/veh	0.0	15.6	15.8	11.3	11.1	0.0	25.2	0.0	24.7	0.0	0.0	0.0
Lane Grp LOS		B	B	B	B		C		C			
Approach Vol, veh/h	1594			1420			190			0		
Approach Delay, s/veh	15.7			11.1			25.0			0.0		
Approach LOS	B			B			C					
<b>Timer</b>												
Assigned Phs	7	4		3	8			2			6	
Phs Duration (G+Y+Rc), s	0.0	55.6		5.9	61.5			35.0			35.0	
Change Period (Y+Rc), s	3.0	5.0		3.0	5.0			5.0			5.0	
Max Green Setting (Gmax), s	10.0	57.0		10.0	57.0			30.0			30.0	
Max Q Clear Time (g_c+1), s	0.0	20.6		3.0	15.0			6.7			0.0	
Green Ext Time (p_c), s	0.0	30.0		0.0	33.8			0.7			0.0	
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay				14.2								
HCM 2010 LOS				B								
<b>Notes</b>												

**Appendix D**

**Concurrency Analysis**

## ARTPLAN 2009 Conceptual Planning Analysis

### Project Information

<b>Analyst</b>		<b>Arterial Name</b>	SR 934	<b>Study Period</b>	K100
<b>Date Prepared</b>	2/6/2014 9:33:59 AM	<b>From</b>	ADVENTURE AVE	<b>Modal Analysis</b>	Multimodal
<b>Agency</b>		<b>To</b>	HISPANOLA AVE	<b>Program</b>	ARTPLAN 2009
<b>Area Type</b>	Large Urbanized	<b>Peak Direction</b>	Eastbound	<b>Version Date</b>	12/12/10
<b>Arterial Class</b>	2				
<b>File Name</b>	C:\Users\juanpablo\AppData\Local\Temp\preview.xml				
<b>User Notes</b>					

### Arterial Data

<b>K</b>	0.097	<b>PHF</b>	0.925	<b>Control Type</b>	Semiactuated
<b>D</b>	0.55	<b>% Heavy Vehicles</b>	2	<b>Base Sat. Flow Rate</b>	1950

### Automobile Intersection and Segment Data

Segment #	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	FFS	Median Type
1 (to HISPANOLA AVE)	110	0.5	4	3	12	12	Yes	1	108	0.09	No	1114	35844	1912	3	35	Restrictive

### Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS			
1 (to HISPANOLA AVE)	1819	5013	0.726	17.71	B	#	17.87	D			
<b>Arterial Length</b>	<b>0.2110</b>	<b>Weighted g/C</b>	<b>0.50</b>	<b>FFS Delay</b>	<b>20.80</b>	<b>Threshold Delay</b>	<b>0.00</b>	<b>Auto Speed</b>	<b>17.87</b>	<b>Auto LOS</b>	<b>D</b>

### Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/in.

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1					
2					
3					
4					
*					
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2					
4					
6					
8					
*					
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2					
4					
6					
8					
*					

**Multimodal Segment Data**

Segment #	Pave Shldr / Bike Lane	Outside Lane Width	Pave Cond	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Obstacle To Bus Stop	Bus Freq	Bus Span Service
1 (to HISPANOLA AVE)	No	Typical	Typical	Yes	Typical	No	No	2	15

**Pedestrian SubSegment Data**

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to HISPANOLA AVE)	100			Yes			Typical			No		

**Multimodal LOS**

Segment #	Bicycle LOS		Pedestrian LOS						Bus LOS	
	Score	Segment	1	2	3	Score	Segment	Adj. Buses	Segment	
1 (to HISPANOLA AVE)	4.23	D				3.40	C	2.10	D	
	<b>Bicycle LOS</b>		<b>Pedestrian LOS</b>					<b>Bus LOS</b>		

### MultiModal Service Volume Tables

#### Bicycle

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0

#### Pedestrian

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0

#### Bus

A	B	C	D	E
<b>Buses Per Hour In Peak Direction</b>				
<b>Buses in Study Hour in Peak Direction (Daily)</b>				

- \* Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.
- \*\* Cannot be achieved based on input data provided.
- \*\*\* Not applicable for that level of service letter grade. See generalized tables notes for more details.
- # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
- ## Facility weighted g/c exceeds normally acceptable upper range (0.5); verify that g/c inputs are correct.
- ### Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

## ARTPLAN 2009 Conceptual Planning Analysis

### Project Information

<b>Analyst</b>		<b>Arterial Name</b>	SR934 PROPOSED	<b>Study Period</b>	K100
<b>Date Prepared</b>	2/6/2014 10:12:01 AM	<b>From</b>	ADVENTURE AVENUE	<b>Modal Analysis</b>	Multimodal
<b>Agency</b>		<b>To</b>	HISPANOLA AVENUE	<b>Program</b>	ARTPLAN 2009
<b>Area Type</b>	Large Urbanized	<b>Peak Direction</b>	Eastbound	<b>Version Date</b>	12/12/10
<b>Arterial Class</b>	2				
<b>File Name</b>	C:\Users\juanpablo\AppData\Local\Temp\preview.xml				
<b>User Notes</b>					

### Arterial Data

<b>K</b>	0.097	<b>PHF</b>	0.925	<b>Control Type</b>	Semiactuated
<b>D</b>	0.55	<b>% Heavy Vehicles</b>	2	<b>Base Sat. Flow Rate</b>	1950

### Automobile Intersection and Segment Data

Segment #	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	FFS	Median Type
1 (to HISPANOLA AVENUE)	110	0.5	4	3	12	12	Yes	1	108	0.15	No	1114	36161	1929	2	35	Restrictive

### Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS			
1 (to HISPANOLA AVENUE)	1835	5016	0.732	17.81	B	#	17.27	D			
<b>Arterial Length</b>	<b>0.2110</b>	<b>Weighted g/C</b>	<b>0.50</b>	<b>FFS Delay</b>	<b>22.27</b>	<b>Threshold Delay</b>	<b>0.00</b>	<b>Auto Speed</b>	<b>17.27</b>	<b>Auto LOS</b>	<b>D</b>

### Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/in.

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1					
2					
3					
4					
*					
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2					
4					
6					
8					
*					
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2					
4					
6					
8					
*					

**Multimodal Segment Data**

Segment #	Pave Shldr / Bike Lane	Outside Lane Width	Pave Cond	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Obstacle To Bus Stop	Bus Freq	Bus Span Service
1 (to HISPANOLA AVENUE)	No	Typical	Typical	Yes	Typical	No	No	2	15

**Pedestrian SubSegment Data**

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to HISPANOLA AVENUE)	100			Yes			Typical				No	

**Multimodal LOS**

Segment #	Bicycle LOS		Pedestrian LOS			Bus LOS			
	Score	Segment	1	2	3	Score	Segment	Adj. Buses	Segment
1 (to HISPANOLA AVENUE)	4.39	D				4.17	D	2.00	D
	<b>Bicycle LOS</b>		<b>Pedestrian LOS</b>					<b>Bus LOS</b>	

## MultiModal Service Volume Tables

## Bicycle

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0

## Pedestrian

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0

## Bus

A	B	C	D	E
<b>Buses Per Hour In Peak Direction</b>				
<b>Buses in Study Hour in Peak Direction (Daily)</b>				

\* Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.

\*\* Cannot be achieved based on input data provided.

\*\*\* Not applicable for that level of service letter grade. See generalized tables notes for more details.

# Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.

## Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.

### Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

---

**1725 KENNEDY CAUSEWAY PROJECT  
LEVEL OF SERVICE STUDY  
ENGINEERING REPORT**  
TOWNSHIP 53S, RANGE 42E  
NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA 33141

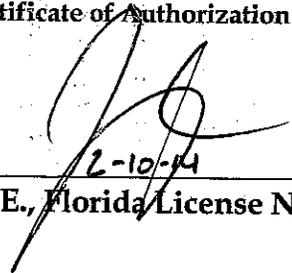
*Prepared For:*

**Mr. Jose Norberto Saal  
Chief Executive Officer  
TIR Prime Properties  
3137 NE 163rd Street  
North Miami Beach, Florida 33160**

*Prepared By:*

**The BetaJones Group, Inc.  
801 Brickell Avenue, Suite 900  
Miami, Florida 33131**

FL Certificate of Authorization No: 27431

  
2-10-14  
\_\_\_\_\_  
Luis A. Betalleluz, P.E., Florida License No. 65892



*Date:*  
**February 07 2014**  
*Project Number:*  
**13110**

# TABLE OF CONTENTS

	Page
A. INTRODUCTION .....	1
B. SITE LOCATION AND PROJECT DESCRIPTION .....	1
C. STUDY OBJECTIVE .....	1
D. SUMMARY OF IMPACTS .....	1
I. PROJECT POPULATION.....	2
II. POTABLE WATER.....	2
III. WASTE WATER .....	3
IV. DRAINAGE.....	4
V. SOLID WASTE.....	4
VI. TRANSPORTATION SYSTEMS.....	5
E. CONCLUSION.....	5

## LIST OF FIGURES

FIGURE	DESCRIPTION
1	PROPERTY APPRAISER LOCATION MAP

## LIST OF APPENDICES

APPENDIX	DESCRIPTION
A	TRAFFIC ASSESSMENT STUDY

## **A. INTRODUCTION**

The BetaJones Group, on behalf of Mr. Jose Nolberto Saal, CEO of TIR Prime Properties Corp. has prepared a Level of Service Study for the 1725 Kennedy Causeway Residential Towers. The purpose of this study is to assess the potential impacts that the proposed development may have on North Bay Village including potable water supply, waste water collection, drainage capacity, solid waste collection and transportation systems, as described in chapter 4 of the North Bay Village Consolidated Land Development Regulations.

## **B. SITE LOCATION AND PROJECT DESCRIPTION**

The site of the proposed project is a 0.67 acre property located at 1725 Kennedy Causeway, North Bay Village 33141, Florida (See Exhibit 1: Property Appraiser's Map). The property is currently a gas station with a convenience store and repair shop and in addition to that, there is a temporary two-bay hand car wash that operates on site. The proposed development consists of the complete demolition of the current building and the construction of a multi-residential 39-unit condominium tower, a 1,200 SF restaurant within the tower with associated parking garage and infrastructure.

## **C. STUDY OBJECTIVE**

In accordance with Chapter 4 of the North Bay Village Consolidated Land Development Regulations, the following is an Engineering Report relating to impacts the proposed development may have on North Bay Village's infrastructure. Because the project will replace an existing development, this Impact Assessment Study will discuss net impacts of the proposed development, which will include credit for pre-existing impacts of the motor vehicle service station to be demolished.

## **D. SUMMARY OF IMPACTS**

Based on the best information available at the time this report was prepared, the finding of this study show that that proposed development would have a minimal impact on the level of service for potable water, sanitary sewer, drainage, solid waste management and transportation systems. However, these impacts will not be adverse and coordination between the development team and North Bay Village will be continuous throughout the entire development process.

## I. PROJECT POPULATION

The existing property is currently a gas station and a car wash and together, have a population of zero (0). This site will be completely demolished and a 39-unit residential condominium and 1,200 SF restaurant will be developed. The proposed development will result in an increase of 91 people.

Table 1: Net Population Increase from Project

	Number of units	Average No. of People per Unit	Population
Proposed Condominium Units	39	2.31 <sup>1</sup>	91
Existing Condominium Units	0	2.31 <sup>1</sup>	0
Net Increase	39		91

<sup>1</sup> Based on a 2.31 persons per household unit as per 2010 US Census ([http://factfinder2.census.gov/bkmk/table/1.0/en/ACS/11\\_5YR/DP04/0400000US12|1600000US1249225](http://factfinder2.census.gov/bkmk/table/1.0/en/ACS/11_5YR/DP04/0400000US12|1600000US1249225)).

Based on the 2010 Census, the population of North Bay Village is approximately 7,137 in addition to 1,567 vacant units. Communications with city officials revealed that a total of 333 new residential units have already been proposed units.

Table 2: Estimated Current Population in North Bay Village

	Number of units	Average No. of People per Unit	Population
Current Population	--	n/a	7,137 <sup>1</sup>
Vacant Units	1597 <sup>1</sup>	2.31 <sup>1</sup>	3,690 <sup>1</sup>
Proposed Units	333 <sup>2</sup>	2.31 <sup>1</sup>	770
Total			11,597

<sup>1</sup> Based on 2010 US Census ([http://factfinder2.census.gov/bkmk/table/1.0/en/ACS/11\\_5YR/DP04/0400000US12|1600000US1249225](http://factfinder2.census.gov/bkmk/table/1.0/en/ACS/11_5YR/DP04/0400000US12|1600000US1249225)).

<sup>2</sup> Based on communications with North Bay Village Zoning Department.

Using a household population figure of 2.31 persons per household units, the proposed development will result in an increase of 0.78% of the population to 11,688 (91+11,597).

## II. POTABLE WATER

The Miami-Dade Water and Sewer Department (MDWASD) provides water service to North Bay

Village. The Village's water service agreement with MDWASD allocates an unlimited potable water supply. Potable water is conveyed to North Bay Village via an existing 30-inch diameter water main that is part of the City of North Miami Beach Public Utilities water distribution system. According the United States Geological Service, the United States consumes a high average of 100 GPD per person. Total allocated flow for North Bay Village is equal to 1,159,700 GPD (less commercial and retail land uses).

Table 3: Net Potable Water Increase from Project

	Occupancy	Rate	Total
Proposed Condominium Units	91	120GPD <sup>2</sup>	10,920 GPD
Proposed Restaurant	50 <sup>1</sup>	120GPD <sup>2</sup>	6,000 GPD
Existing Development	--	--	1,150 <sup>3</sup> GPD
Net Increase			15,770 GPD

<sup>1</sup> Based on coordination with the client. Design occupancy of the restaurant may change as well as the rate at which the demand for potable water is calculated pending coordination with the city.

<sup>2</sup> Based on North Bay Village Land Development Code.

<sup>3</sup> Based on Miami-Dade Water and Sewer Department Gallonage Schedule for Gas Stations and Car Washes (two-bays, hand type).

The net increase in water consumption resulting from this project will be of 15,770 GPD or 1.34% of North Bay Village's total estimated potable water consumption. This increase should have minimal impact on the village's existing water supply and distribution infrastructure.

The proposed development can be served from the 30-inch water main pending Miami-Dade Water and Sewer Department and North Bay Village approval

### III. WASTE WATER

The proposed development will generate, as per North Bay Village Land Development Code, 15,510 GPD of waste water, pending coordination with the city.

Table 4: Waste Water Generated from Project

	Occupancy	Rate	Total
Proposed Condominium Units	91	110GPD <sup>2</sup>	10,010 GPD
Proposed Restaurant	50 <sup>1</sup>	110GPD <sup>2</sup>	5,500 GPD
Total			15,510 GPD

<sup>1</sup> Based on coordination with the client. Design occupancy of the restaurant may change as well as the rate at which the waste water generation is calculated pending coordination with the city.

<sup>2</sup> Based on North Bay Village Land Development Code.

The waste water for the proposed development will be collected, via gravity sewer, at a lift-station. The waste water will then be connected to the city's sanitary sewer system via a forcemain, pending further design development and coordination with the city.

All of the wastewater flow generated by North Bay Village is collected at Main Pump Station No. 23-001, which is called the "Galleon Street Pump Station", and is located at 1851 Galleon Street. This station pumps the flow east beneath Biscay Bay via a 12-inch diameter sub-aqueous force main that connects to the City of Miami Beach waste water system near 71st Street and Collins Avenue.

It is our understanding that the City was in the process of upgrading its wastewater pumping system in 2004. Project improvements were higher capacity pumps, impellers, motors, generation and newer control panels and automated transfer switches.

#### IV. DRAINAGE

The proposed development will have a stormwater drainage system designed to handle the 5-yr 1-day storm and the site will also retain the 25-yr 3-day storm via three (3) different drainage systems. One drainage well will be used to handle all of the roof-runoff meanwhile a different drainage well will be used to handle all of the runoff generated by the proposed development's parking lot and associated sidewalks. The third system will compose of an exfiltration trench system to handle all runoff generated from the tower parking garage.

#### V. SOLID WASTE

The proposed development will generate, as per North Bay Village Land Development Code, 987 pounds of solid waste per day, pending coordination with the city.

Table 5: Solid Waste Generated from Project

	Occupancy	Rate	Total
Proposed Condominium Units	91	7 lb/D <sup>2</sup>	637 lb/D
Proposed Restaurant	50 <sup>1</sup>	7 lb/D <sup>2</sup>	350 lb/D
Total			987 lb/D

<sup>1</sup> Based on coordination with the client. Design occupancy of the restaurant may change as well as the rate at which the solid waste generation is calculated pending coordination with the city.

<sup>2</sup> Based on North Bay Village Land Development Code.

At time of writing of this report, there is no indication that the city will not have sufficient capacity (manpower, funds, equipment, etc.) to be able to sustain the level of service for solid waste as

established by the North Bay Village Land Development Code

## **VI. TRANSPORTATION SYSTEMS**

A Phase One and Phase Two traffic assessment study was performed and completed for the proposed development at 1725 Kennedy Causeway. In summary, the proposed residential tower and restaurant will not have an adverse impact on the surrounding roadway network and/or affect other traffic generators in the area. See Appendix A for the detail study.

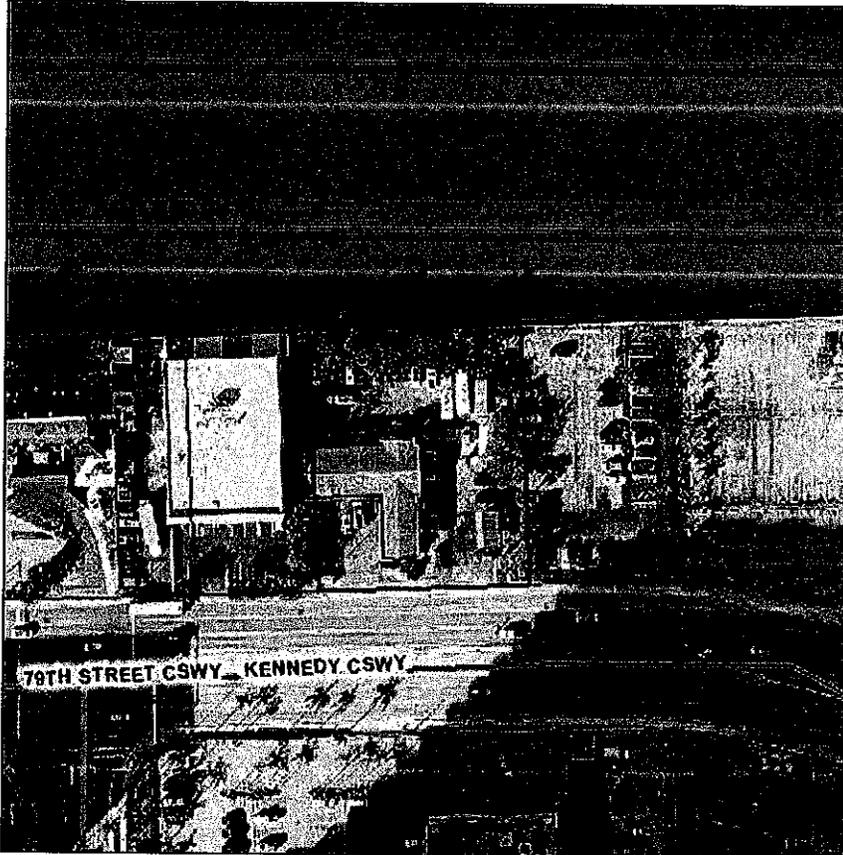
## **E. CONCLUSION**

Based on the best information available at the time that this report was prepared, it is the conclusion of the BetaJones Group, Inc. that the proposed development will have minimal impact on the level of service for potable water, sanitary sewer, drainage and solid waste management as established on the North Bay Village Land Development Code.

# FIGURES



Property Information Map



Aerial Photography - 2012

0 — 60 ft

This map was created on 2/10/2014 1:45:10 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Close

Summary Details:

Folio No.:	23-3209-000-0100
Property:	1725 79 ST CSWY
Mailing Address:	BAY VILLAGE VENTURE LLC
	3137 NE 163 ST NORTH MIAMI FL 33160-

Property Information:

Primary Zone:	6000 COMMERCIAL - GENERAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	27,000 SQ FT
Year Built:	0
Legal Description:	9 53 42 E150FT OF W1500FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 3409-93 LOT SIZE IRREGULAR OR 21367-1375 06 2003 6

Assessment Information:

Year:	2013
Land Value:	\$1,485,000
Building Value:	\$10,000
Market Value:	\$1,495,000
Assessed Value:	\$1,495,000

Taxable Value Information:

Year:	2013
Taxing Authority:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$1,495,000
County:	\$0/\$1,495,000
City:	\$0/\$1,495,000
School Board:	\$0/\$1,495,000

Sale Information:

Sale Date:	3/2013
Sale Amount:	\$2,115,000
Sale O/R:	28542-3375
Sales Qualification Description:	Sales qualified as a result of examination of the deed
<a href="#">View Additional Sales</a>	

**APPENDIX A**  
**Traffic Assessment Study**

**Table of Contents**

1.0 Geometric Conditions..... 3

2.0 Traffic Data Collection..... 4

3.0 Trip Generation Analysis..... 4

4.0 Level of Service Analysis..... 6

5.0 Concurrency Analysis ..... 6

6.0 Parking..... 6

7.0 Valet Parking Operations..... 7

8.0 Summary of Finding and Recommendations..... 8

Table 1. 24-Hour Traffic along NE 79<sup>th</sup> Street..... 4

Table 2. Trip Generation ..... 5

Table 3. Concurrency Analysis ..... 6

Table 4. Parking Analysis..... 6

Table 5. Onsite Valet Operation Service Rates ..... 7

Table 6. MM/CVK Calculation Theory ..... 7

Figure 1. Site Location..... 2

Figure 2. Existing Traffic Volumes along Hispaniola Avenue & NE 79th Street..... 4

Appendix A. Traffic Data Collection

Appendix B. OTISS Reports

Appendix C. Level of Service Reports

Appendix D. Concurrency Analysis

//

Traffic Assessment Study

**FROM:** Juan S. Calderon, P.E., PTOE, Project Manager

**TO:** Luis A. Betalleluz, P.E.  
Principal  
THE BETAJONES GROUP, INC.  
One Brickell Square Tower  
801 Brickell Avenue  
Suite 900  
Miami, Florida 33131

**SUBJECT:** Traffic Assessment Study- 1725 Kennedy Causeway North Bay Village, FL 33141

**Engineer's Certification**

I, Juan S. Calderon, certify that I currently hold an active Professional Engineer's License in the State of Florida and I am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me, or under my responsible charge, as required by Chapter 61G15-18.001 F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

---

Juan S. Calderon, P.E. PTOE  
State of Florida Board of Professional Engineers,  
Professional Engineer License No. 58569  
State of Florida Board of Professional Engineers  
Certificate of Authorization No.29379

---

CALTRAN Engineering Group, Inc. (CALTRAN) was retained by The BetaJones Group, Inc. to assess the traffic impact for the Residential Tower at North Bay Village located at 1725 79 Street/Kennedy Causeway. This property is located at the north-east corner of the intersection of 79 Street/Kennedy Causeway with Hispanola Avenue within the City of North Bay Village jurisdiction of Miami-Dade County.

This study included field observations, data collection, traffic engineering assessment, and the development of conclusions and recommendations. This report follows the methodologies adopted by the latest MUTCD, Institute of Transportation Engineers (ITE), and the Miami-Dade County Standards.

**Background:** The Residential Tower at North Bay Village is a proposed re-development in the City of North Bay Village. This re-development is located within a general commercial District & (RM-70) identified under folio 23-3209-000-0100 with a lot size 27,000 SF (0.61983 Acres) of gross land. The previous use of this parcel was a gas station with mechanic shop. The redevelopment project is a 16 story building with 39 units and a café/restaurant on the ground floor with 1,200 SF of Costumer Area.

As a result, the main objectives of this memorandum are to conduct an evaluation of the potential traffic impact and trip generation from the proposed re-development considering the existing and future conditions.

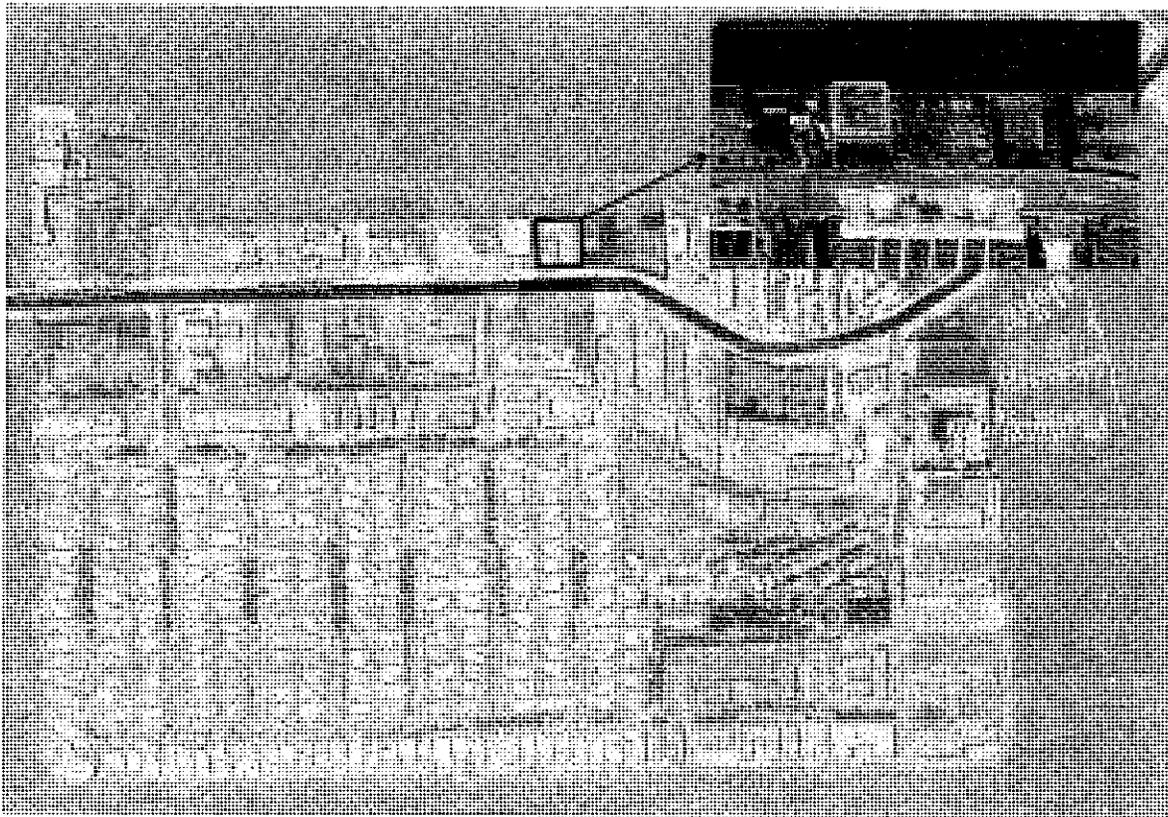


Figure 1. Site Location

## 1.0 Geometric Conditions

### Existing and proposed Characteristics

The roadway characteristics adjacent to the re-development were collected and verified through field observations which are described below:

- 79 Street/J.F. Kennedy Causeway runs east-west as Urban-Other Principal Arterial under the FDOT Section ID 87080000 (Active-On system); the typical section is a six-lane divided (raised median) road. The posted speed limit is 30 mph. The lane width is 11 foot wide. No proposed modifications are expected for this road.
- Hispanola Avenue is a four lane divided road with 11 foot lanes at the south of 79 Street. The center of the intersection with NE 79<sup>th</sup> Street is located at MP 2.121 as per the FDOT Straight Line Diagram.

### Intersection Geometry

The 79 Street/J.F. Kennedy Causeway and Hispanola Avenue is the concerned intersection of this proposed re-development. This intersection is a three-legged signalized intersection. The current intersections' geometry is not expected to be modified. This intersection is identified under the asset ID 3013 by the Miami-Dade Signal Division.

### 2.0 Traffic Data Collection

Traffic Data was collected on a typical weekday (January 28, 2013). The data collection includes 24-hour machine counts along the 79 Street/J.F. Kennedy Causeway and turning movement counts at the concerned intersection. Raw reports can be found in Appendix A. In addition, the data collected has been validated by the information of FDOT Station #878119 also included in the appendix.

• 24-Hour Bi-directional Machine Count: The 24-hour bi-directional machine volume counts on 79 Street are summarized as follows:

Table 1. 24-Hour Traffic along NE 79th Street

Location	Direction	24 Hour Total Volume	AM Peak Volume	PM Peak Volume
NE 79th Street	EB	19128	1465	1422
	WB	18627	2788	2819
Total Volumes		37755	4253	4241

• Peak Traffic Volumes: Turning Movement Counts were performed during on Tuesday, January 28, 2013 at the intersections of 79 Street/J.F Kennedy Causeway and Hispanola Avenue. Volumes were collected in both locations at 15-Minute intervals. The peak hour was determined for each peak period. The PM peak was determined to be the most critical period since it presents the highest volume along the adjacent street. Figure 2 shows current conditions at the selected intersection.

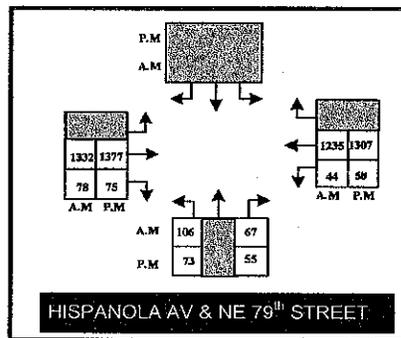


Figure 2. Existing Traffic Volumes along Hispanola Avenue & NE 79th Street  
Figure does not include seasonal factor.

### 3.0 Trip Generation Analysis

A Trip Generation Analysis was performed using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition and the new OTISS (Online Traffic Impact Study Software) for the existing conditions and the proposed re-development. The trip rates and directional distribution for the study development are summarized below in Table 2. Based on the description of the existing conditions and proposed re-development, the land use codes 946 (Gas Station), 222 (High Apartments), and 932 (High Turnover Restaurant) will be applicable for the proposed development. OTISS reports can be found in Appendix B.

14

Traffic Assessment Study

Table 2. Trip Generation

Data	Units	AM Peak Hour Trips			PM Peak Hour Trips			Weekday		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Previous Use (Gas Station w/ Mechanic) ITE Code 946 Stations	8	95	48	47	111	57	54	1223	612	611
Proposed Use High Rise and Sit Down Restaurant ITE Codes 222 and 932 Dwelling Units and Size	39 Units 1,200 SF Costumer Area	25	10	15	26	16	10	317	158	159

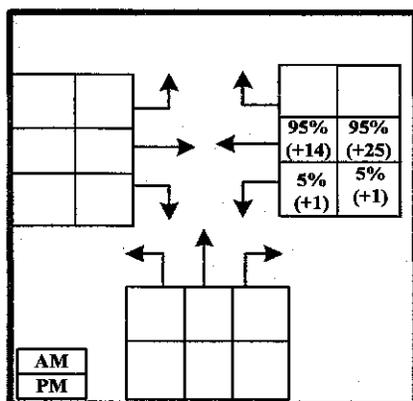
Note: The Gas station overall trip generation was affected by a 50% pass-by trips and the PM peak hour trip of the restaurant was affected by 43% pass-by trips as typically is indicated by the Institute of Transportation Engineers (ITE).

This analysis contemplated the most conservative scenario of trip generation forecast rates for the proposed change of land use from a Gas Station to High-Rise in addition to a Sit Down Restaurant. The trip generation analysis for the proposed development concludes that the future condition could generate at least 25 trips during the AM peak hour, with 15 egress and 10 ingress traffic volume, which is less than its current conditions. It also concluded that during weekdays the proposed development could generate 317 of egress traffic volume, which is half of the traffic that is generated under current conditions.

Trip Distribution: The trip distribution for traffic generated by the proposed re-development was determined based on the conservative assumption that the expected traffic to be generated will be distributed as per the 2035 Miami-Dade Long Range Transportation Plan traffic analysis zone (TAZ 609) patterns. As denoted, almost 95% of the traffic is expected to head west, while only 5% is expected to travel east.

MIAMI-DADE 2035 DIRECTIONAL DISTRIBUTION SUMMARY		CARDINAL DIRECTIONS									
ORIGIN ZONE		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	TOTAL	
609	3309	TRIPS	537	0	0	0	2667	1814	1428	3881	10,327
		PERCENT	5.2	0	0	0	25.83	17.57	13.83	37.58	

This traffic pattern distribution is applied to the current traffic volumes of the intersection 79 Street/J.F. Kennedy Causeway and Hispaniola Avenue during the AM and PM peak hours as depicted below.



15



#### 4.0 Level Of Service Analysis

The FDOT peak season conversion factor was applied to adjust the traffic to peak season volumes. The appropriate peak season conversion factor for the week, when the traffic counts were collected, is 1.01. The existing and proposed conditions were analyzed for NE 79<sup>th</sup> Street & Hispanola Avenue; The intersection which could be affected by the new land use. The analysis utilizes SYCHRO8, which applies methodologies outlined in the Highway Capacity Manual, 2010 Edition. A summary table presenting the LOS and control delay for each of the movements at the intersection is presented in the **Appendix C**.

A review of the level of services analysis indicates that the intersection of NE 79<sup>th</sup> Street & Hispaniola Avenue are currently operating at acceptable LOS "B" and will continue to operate at acceptable LOS "B", with a very insignificant increase in delay. After including the conservative trips estimated that could be generated by the new land use for the westbound approaches.

#### 5.0 Concurrency Analysis

Pursuant to the Miami-Dade County Concurrency Management System, the study area traffic count station on the roadway adjacent to the Amendment Site has to be operating at an acceptable level of service during the peak hour period of the proposed development. Available capacity and acceptable level of service is maintained for the adjacent count station, and the study area roadway segment, meeting the traffic concurrency standards from the Miami-Dade County CDMP.

The maximum service volumes have been obtained from the Florida Department of Transportation ArtPlan calculations. The maximum service volumes for the State count stations are based upon for the Two-Way Peak Hour from the latest FDOT Quality/LOS Handbook. The results of this analysis indicated that, based on the portable traffic station, the level of services along SR 934 (NE 79<sup>th</sup> Street) will maintain the adopted maximum LOS even after including the additional traffic generated by the proposed development. **Table 3** represents the current and the future LOS including, the additional traffic generated by the proposed development. Reports can be found in the **Appendix D**.

**Table 3. Concurrency Analysis**

Condition	Portable Station	Roadway	Location	AADT	V/C	Speed	LOS
Existing	990047	SR934	NE 79th Street E of Hispanola Avenue	35844	0.726	17.87	D
Proposed	990047	SR934	NE 79th Street E of Hispanola Avenue	36161	0.732	17.27	D

#### 6.0 Parking

Based on the ITE Parking Generation Manual, the proposed parking requirements at the Residential Tower at North Bay Village are as follows:

**Table 4. Parking Analysis**

REFERENCE	ITE PARKING DEMAND REQUIREMENTS	CODE OF ORDINANCES REQUIREMENTS	ITE REQUIRED SPACES	CODE REQUIRED SPACES	PROPOSED SPACES	COMPLIANCE
ITE PARKING GENERATION MANUAL						
LAND USE: 222	1.95 SPACES PER UNIT	2 SPACES PER UNIT +10%	76	86	92	YES
LAND USE: 932	5.55 SPACES PER 1000 GFA	1 SPACE PER 75 SF	15	18	18	YES

The parking spaces required by the ITE Parking Generation proposed for the apartment units and the café/restaurant are 76 and 15 parking spaces respectively. The Code of Ordinances of North Bay Village requires 86 parking spaces to serve the residential units and 18 parking spaces to serve the café/restaurant. it is concluded that the number of parking spaces proposed by the development; 92 parking spaces for the residential units and 18 parking spaces for the café/restaurant, will serve adequately the visitors and residents of the proposed development.

16

Traffic Assessment Study

### 7.0 Valet Operations Analysis

The valet queuing operations analysis was performed based on the methodology outlined in the *Institute of Transportation Engineer's (ITE's) Transportation and Land Development, 1988*. An analysis was performed to determine if valet operations could accommodate vehicular queues without blocking travel lanes on 79th Street from the porte-cochere.

A queuing analysis was performed to determine the stacking accumulation under future traffic conditions and the valet parking operation rates during drop off. This analysis encompassed the M/M/C/K queuing traffic model. It should be noted that projected vehicular volumes and estimated valet processing times were conservatively assumed Table 4 and Table 5 depicts the proposed Valet Parking Operation Analysis.

Table 5. Onsite Valet Operation Service Rates

Onsite Garage Calculated Travel Time		Onsite Garage Calculated Travel Time	
Drop Vehicle		Valet Attendant return to Station	
Distance	140 feet	Distance	140 feet
Speed	10 MPH	Speed	5 MPH
Travel Time	0.15 min	Travel Time	0.46 min
<b>Controlled Delay:</b>		1.0 min	
<b>Total Travel Time:</b>		1.6 min	
<b>Valet Attendant Service Rate :</b>		38 vehicles per hour ( $\mu$ )	
<b>Vehicle Incoming Rate:</b>		10 vehicles per hour ( $\lambda$ )	
<b>Queue Capacity:</b>		50 Feet	

Table 6. M/M/C/K Calculations Theory

C (No. of Servers)	K (Queue capacity)	M (Number of processors)	$\lambda$ (incoming rate)	$\mu$ (service rate)	24 hrs/day	Calculate	Clear Form
1	2	Infinity	10 units in/Hour	38 units out/Hour			
Round to 4 decimal places.							
$P_0$ (Server utilization)	L (Average number in system)	Lq (Average number in queue)	W (hr) (Average time spent in system)	Wq (hr) (Average time waiting in line)	$P_n < n < K$ (Probability of n units being in the system)		
0.2632	0.3015	0.052	0.0318	0.0055	9.4802		0.052

It is concluded that the probability of having 2 vehicles in queue is less than 5.2% under the calculated valet parking operation service rates. Two attendants will be able to satisfy and maintain the valet parking operations without affecting traffic conditions along NE 79 Street.

## 8.0 Summary of Findings and Recommendations:

This study analyzes the traffic impact of the proposed Residential Tower at North Bay Village located at located at 1725 79 Street/ J.F. Kennedy Causeway within the City of North Bay Village at Miami Dade County. The Following provides a summary of the traffic impact analysis:

- For the proposed facility, this analysis contemplated the most conservative scenario of trip generation forecast rates for a Residential Tower at North Bay Village. The trip generation analysis for the proposed development concluded that the future traffic conditions could generate at least 25 trips during the AM peak hour, with 10 of egress and 15 ingress additional volumes. It also concluded that during weekdays the proposed development could generate 317 of egress traffic volume; Half of the traffic that is generated under current conditions.
- After a comparison of the LOS analysis for the future conditions and considering the change of land use, no significant operational effects will result on the overall intersection nearby the Residential Tower in reference to the existing conditions
- Parking analysis concluded that the requirement will be to assign 86 parking spaces to the dwelling units and 18 parking spaces to the cafe/restaurant. Therefore, the proposed development which assigns 92 parking spaces to the dwelling units and 18 spaces to the cafe/restaurant is more than sufficient to serve the forecast traffic demand.
- Based on the Valet operations performed, it was determined that the valet queues has a 5.2% probability of exceeding beyond the valet service area. In addition, it was estimated that 1 additional valet attendant may be required during peak periods.
- In summary, the proposed Residential Tower and Restaurant would not have an adverse impact on the surrounding roadway network and/or affect other traffic generators in the area.

Based on the results of this traffic impact analysis, the proposed development can be implemented without impacting the surrounding roadway system

**Appendix A**  
**Traffic Data Location**

# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 1

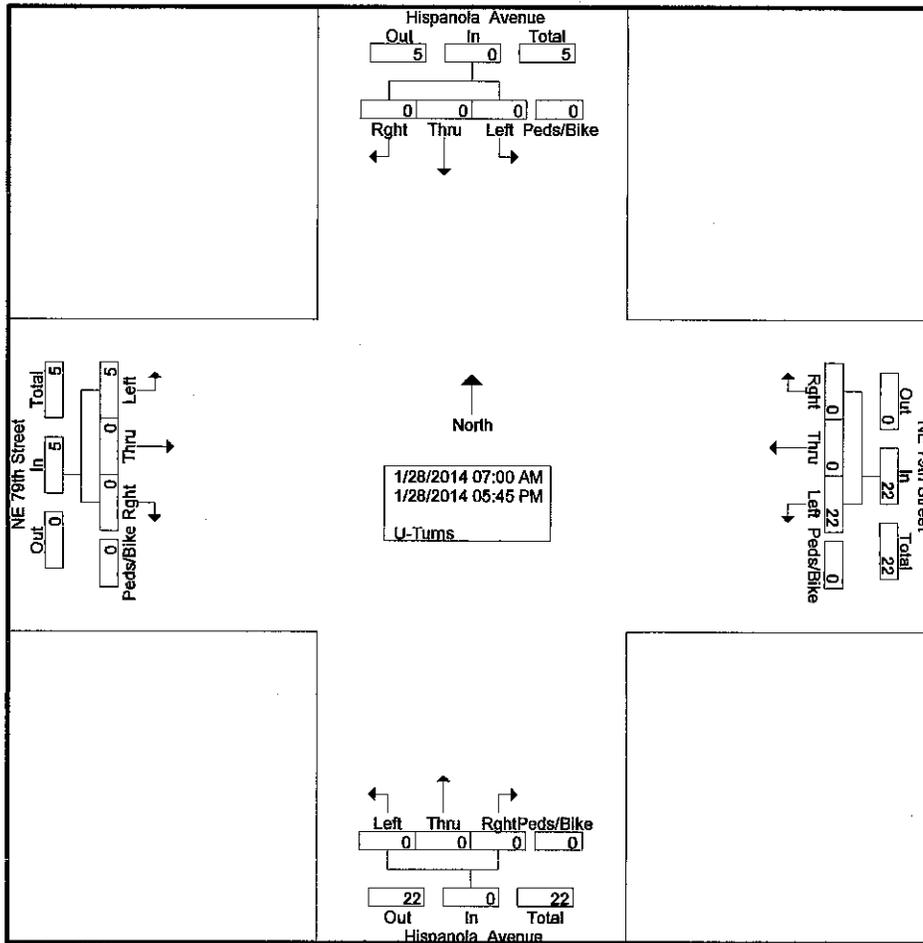
Groups Printed- Turns

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	
*** BREAK ***																					
07:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
*** BREAK ***																					
08:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
*** BREAK ***																					
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
Total	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1	2
*** BREAK ***																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0	3
04:15 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1	4
04:30 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	1	0	0	0	1	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
Total	0	0	0	0	0	0	0	0	0	0	12	0	0	0	12	2	0	0	0	2	14
05:00 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	1	0	0	0	1	6
05:15 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
Total	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8	2	0	0	0	2	10
Grand Total	0	0	0	0	0	0	0	0	0	0	22	0	0	0	22	5	0	0	0	5	27
Apprch %	0	0	0	0	0	0	0	0	0	0	100	0	0	0	100	100	0	0	0	100	
Total %	0	0	0	0	0	0	0	0	0	0	81.5	0	0	0	81.5	18.5	0	0	0	18.5	

*20*

# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 2

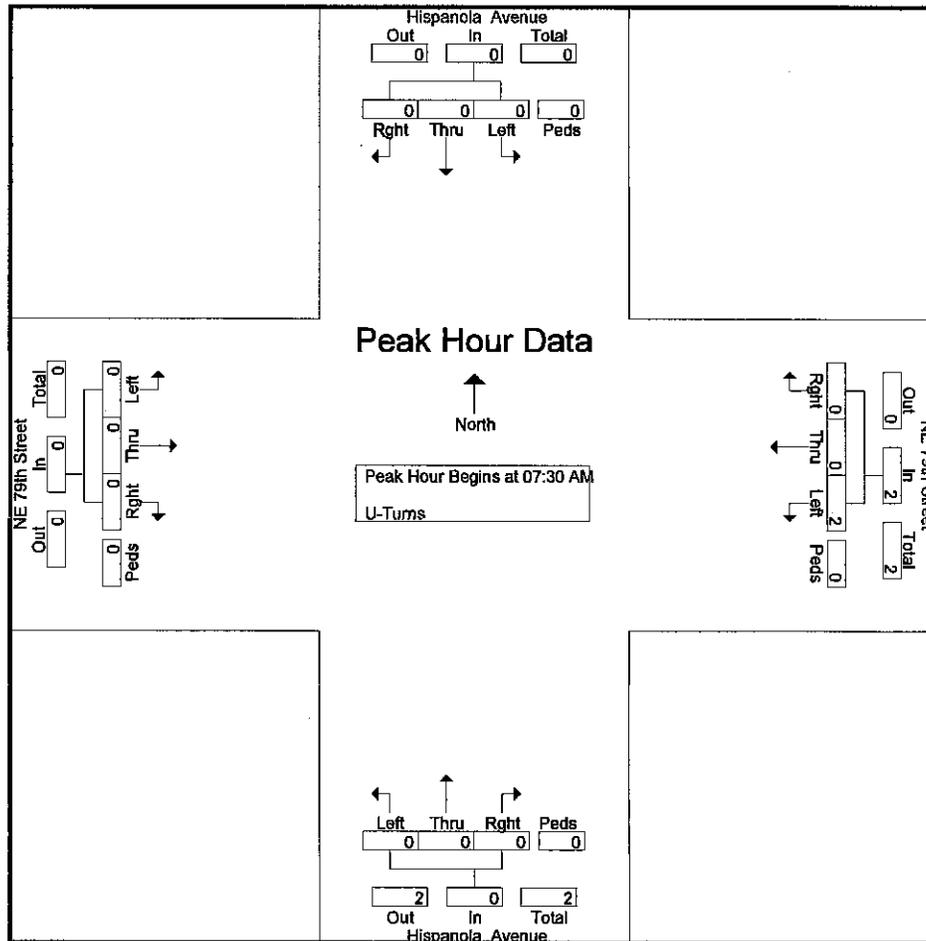


21

# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 3

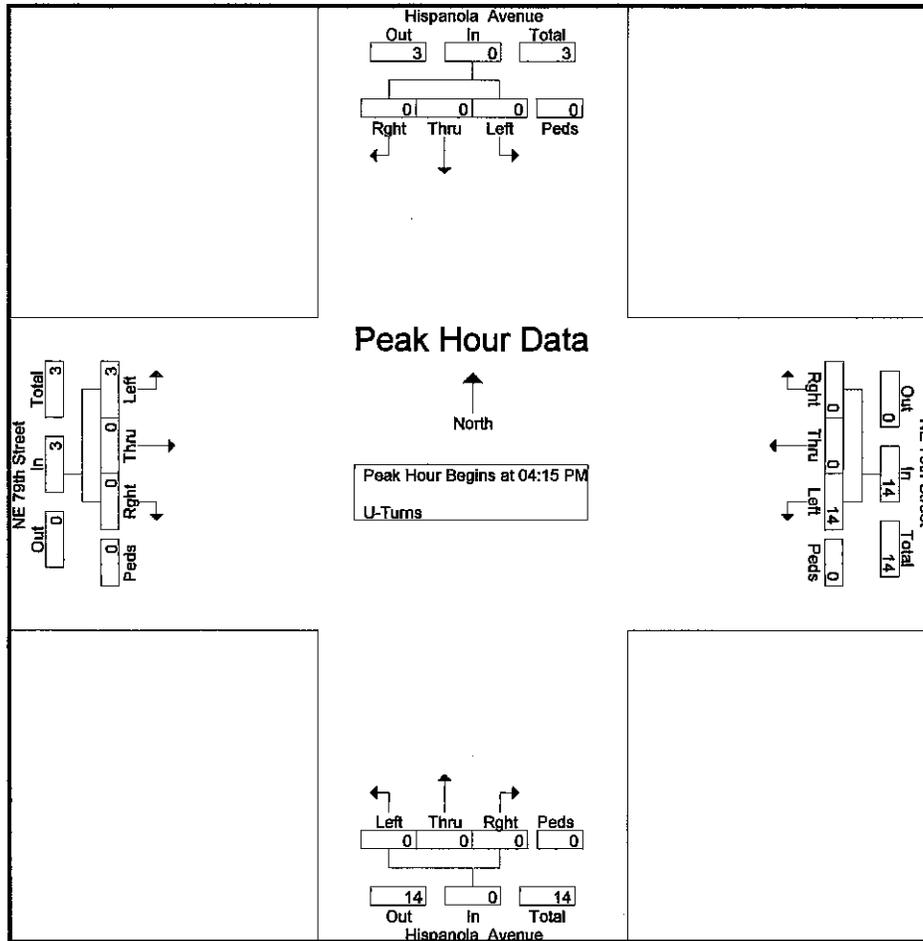
Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0
% App. Total	0	0	0	0	0	0	0	0	0	0	100	0	0	0	100	0	0	0	0	0	0
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.500	.000	.000	.000	.500	.000	.000	.000	.000	.000	.500



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 4

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Rght	Peds/Bike	App. Total	Left	Thru	Rght	Peds/Bike	App. Total	Left	Thru	Rght	Peds/Bike	App. Total	Left	Thru	Rght	Peds/Bike	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1	4
04:30 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	1	0	0	0	1	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
05:00 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	1	0	0	0	1	6
Total Volume	0	0	0	0	0	0	0	0	0	0	14	0	0	0	14	3	0	0	0	3	17
% App. Total	0	0	0	0	0	0	0	0	0	0	100	0	0	0	100	100	0	0	0	100	
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.700	.000	.000	.000	.700	.750	.000	.000	.000	.750	.708



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 1

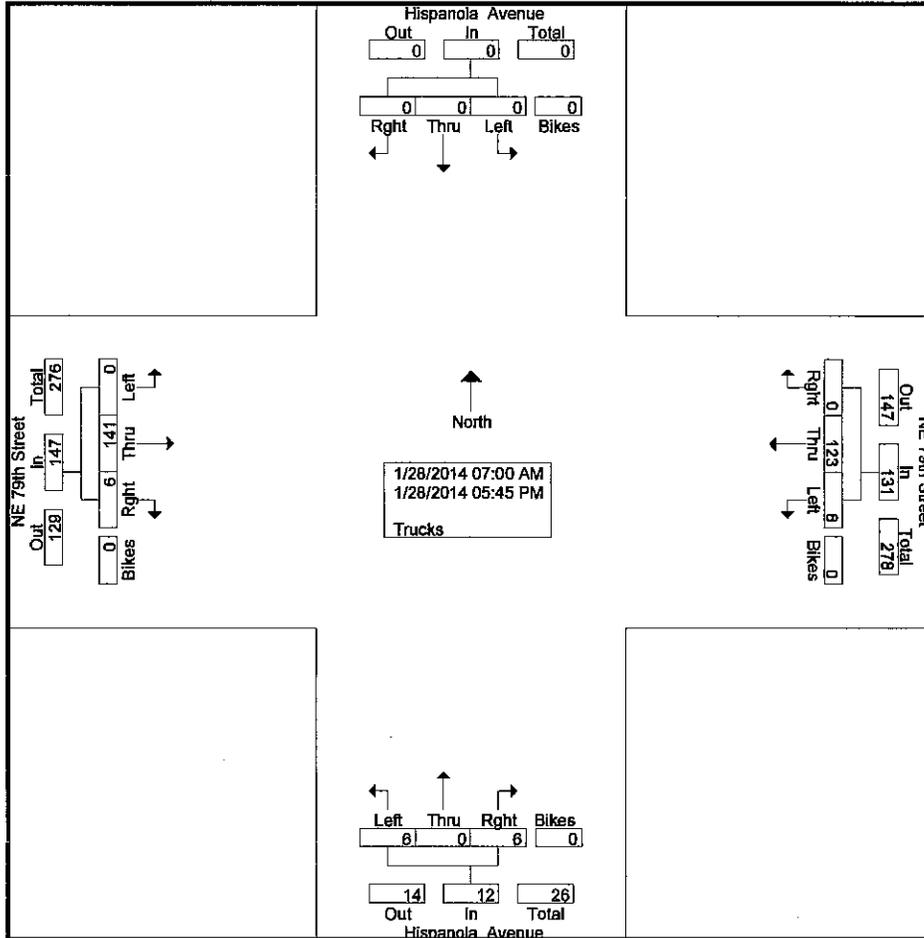
Groups Printed- Trucks

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	0	12	1	0	13	19
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	15	0	0	15	26
07:30 AM	0	0	0	0	0	0	0	1	0	1	2	4	0	0	6	0	8	1	0	9	16
07:45 AM	0	0	0	0	0	0	0	1	0	1	0	4	0	0	4	0	10	1	0	11	16
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>45</b>	<b>3</b>	<b>0</b>	<b>48</b>	<b>77</b>
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	18	0	0	18	23
08:15 AM	0	0	0	0	0	0	0	1	0	1	1	4	0	0	5	0	18	1	0	19	25
08:30 AM	0	0	0	0	0	1	0	1	0	2	0	9	0	0	9	0	11	0	0	11	22
08:45 AM	0	0	0	0	0	1	0	0	0	1	1	6	0	0	7	0	13	0	0	13	21
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>60</b>	<b>1</b>	<b>0</b>	<b>61</b>	<b>91</b>
*** BREAK ***																					
04:00 PM	0	0	0	0	0	2	0	0	0	2	2	14	0	0	16	0	7	1	0	8	26
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	9	0	0	9	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	4	0	0	4	15
04:45 PM	0	0	0	0	0	1	0	0	0	1	0	9	0	0	9	0	4	0	0	4	14
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>22</b>	<b>1</b>	<b>0</b>	<b>23</b>	<b>72</b>
05:00 PM	0	0	0	0	0	0	0	0	0	0	1	11	0	0	12	0	2	0	0	2	14
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	8	0	0	8	0	3	0	0	3	11
05:30 PM	0	0	0	0	0	0	0	2	0	2	1	10	0	0	11	0	4	1	0	5	18
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	5	0	0	5	7
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>14</b>	<b>1</b>	<b>0</b>	<b>15</b>	<b>50</b>
<b>Grand Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>12</b>	<b>8</b>	<b>123</b>	<b>0</b>	<b>0</b>	<b>131</b>	<b>0</b>	<b>141</b>	<b>6</b>	<b>0</b>	<b>147</b>	<b>290</b>
Approch %	0	0	0	0	0	50	0	50	0	0	6.1	93.9	0	0	0	0	95.9	4.1	0	0	
Total %	0	0	0	0	0	2.1	0	2.1	0	4.1	2.8	42.4	0	0	45.2	0	48.6	2.1	0	50.7	

*24*

# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 2

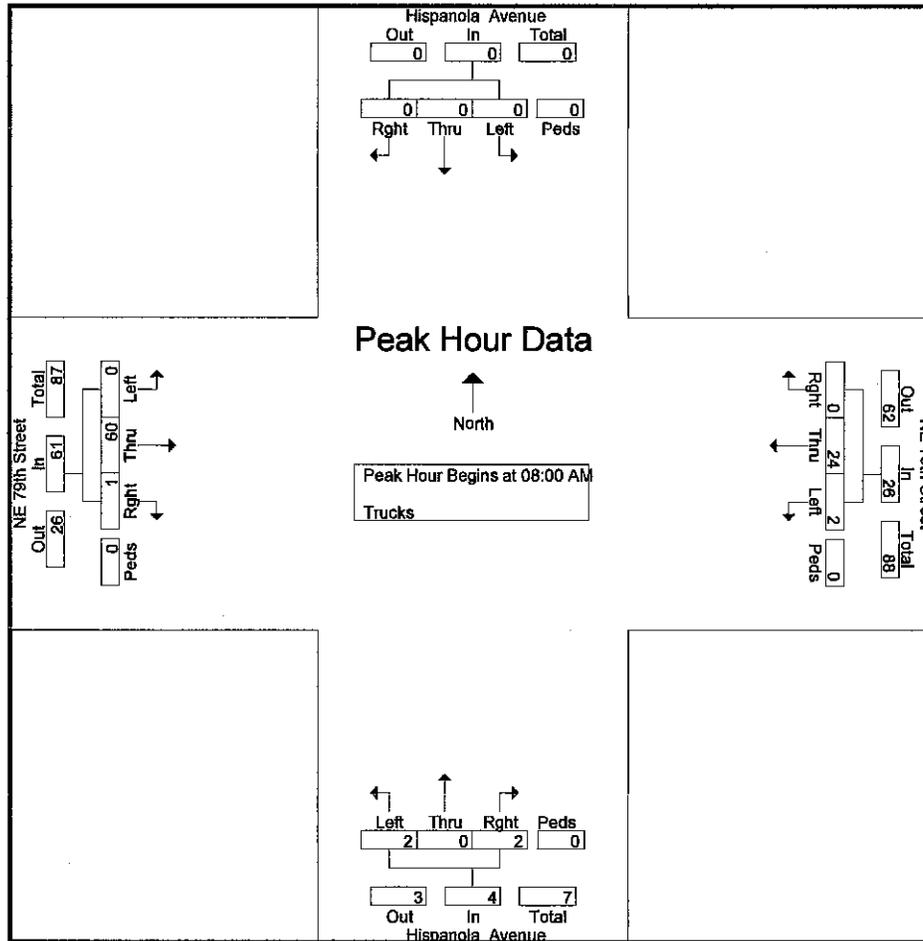


25

# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 3

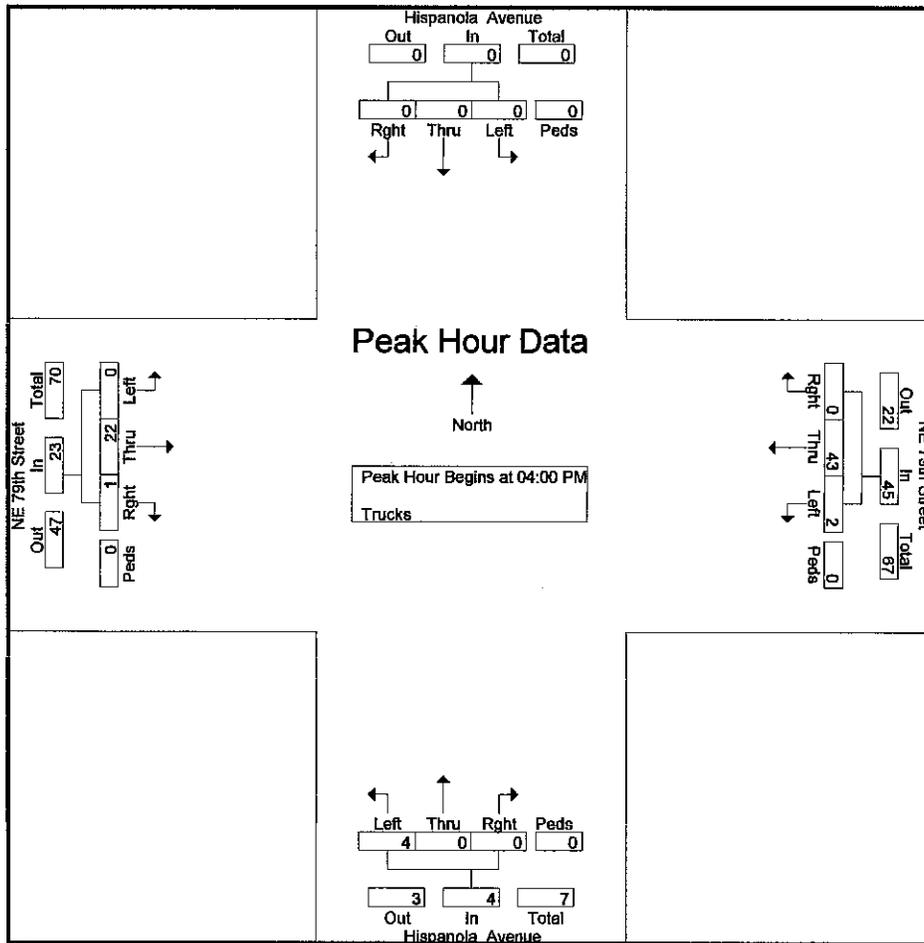
Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	18	0	0	18	23
08:15 AM	0	0	0	0	0	0	0	1	0	1	1	4	0	0	5	0	18	1	0	19	25
08:30 AM	0	0	0	0	0	1	0	1	0	2	0	9	0	0	9	0	11	0	0	11	22
08:45 AM	0	0	0	0	0	1	0	0	0	1	1	6	0	0	7	0	13	0	0	13	21
Total Volume	0	0	0	0	0	2	0	2	0	4	2	24	0	0	26	0	60	1	0	61	91
% App. Total	0	0	0	0	0	50	0	50	0	50	7.7	92.3	0	0	722	0	98.4	1.6	0	803	910
PHF	.000	.000	.000	.000	.000	.500	.000	.500	.000	.500	.500	.667	.000	.000	.722	.000	.833	.250	.000	.803	.910



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 4

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	Left	Thru	Right	Bikes	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	0	0	0	2	0	0	0	2	2	14	0	0	16	0	7	1	0	8	26
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	9	0	0	9	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	4	0	0	4	15
04:45 PM	0	0	0	0	0	1	0	0	0	1	0	9	0	0	9	0	4	0	0	4	14
Total Volume	0	0	0	0	0	4	0	0	0	4	2	43	0	0	45	0	22	1	0	23	72
% App. Total	0	0	0	0	0	100	0	0	0	0	4.4	95.6	0	0	0	0	95.7	4.3	0	0	
PHF	.000	.000	.000	.000	.000	.500	.000	.000	.000	.500	.250	.768	.000	.000	.703	.000	.786	.250	.000	.719	.692



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 1

Groups Printed- Veh - Trucks - Turns

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	
07:00 AM	0	0	0	0	0	15	0	5	0	20	5	242	0	0	247	0	172	11	1	184	451
07:15 AM	0	0	0	0	0	22	0	14	0	36	5	277	0	0	282	0	233	10	0	243	561
07:30 AM	0	0	0	0	0	35	0	16	0	51	10	360	0	0	370	0	288	13	0	301	722
07:45 AM	0	0	0	0	0	18	0	16	0	34	9	316	0	0	325	0	337	13	0	350	709
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>0</b>	<b>51</b>	<b>0</b>	<b>141</b>	<b>29</b>	<b>1195</b>	<b>0</b>	<b>0</b>	<b>1224</b>	<b>0</b>	<b>1030</b>	<b>47</b>	<b>1</b>	<b>1078</b>	<b>2443</b>
08:00 AM	0	0	0	0	0	21	0	19	3	43	7	267	0	0	274	0	370	20	0	390	707
08:15 AM	0	0	0	0	0	32	0	16	3	51	18	292	0	0	310	0	382	29	2	413	774
08:30 AM	0	0	0	0	0	31	0	7	0	38	14	306	0	0	320	0	345	18	0	361	719
08:45 AM	0	0	0	0	0	25	0	15	0	40	14	244	1	0	259	2	327	16	2	347	646
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>109</b>	<b>0</b>	<b>57</b>	<b>6</b>	<b>172</b>	<b>53</b>	<b>1109</b>	<b>1</b>	<b>0</b>	<b>1163</b>	<b>2</b>	<b>1424</b>	<b>81</b>	<b>4</b>	<b>1511</b>	<b>2846</b>
*** BREAK ***																					
04:00 PM	1	0	0	1	2	15	0	10	0	25	14	335	1	2	352	4	314	13	0	331	710
04:15 PM	1	1	3	0	5	6	0	8	2	16	17	330	1	0	348	3	295	16	1	315	684
04:30 PM	0	0	0	1	1	29	0	16	0	45	15	319	1	2	337	1	293	21	3	318	701
04:45 PM	1	0	0	0	1	10	0	14	0	24	7	302	2	0	311	0	292	13	0	305	641
<b>Total</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>9</b>	<b>60</b>	<b>0</b>	<b>48</b>	<b>2</b>	<b>110</b>	<b>53</b>	<b>1286</b>	<b>5</b>	<b>4</b>	<b>1348</b>	<b>8</b>	<b>1194</b>	<b>63</b>	<b>4</b>	<b>1269</b>	<b>2738</b>
05:00 PM	0	0	0	0	0	20	0	15	1	36	20	330	1	1	352	2	302	18	4	326	714
05:15 PM	0	0	2	0	2	19	0	9	1	29	12	364	1	1	378	3	318	24	1	346	755
05:30 PM	0	0	0	0	0	20	0	19	4	43	14	310	0	0	324	2	379	18	1	400	767
05:45 PM	1	0	1	0	2	14	0	12	1	27	12	303	0	1	316	7	333	18	0	358	703
<b>Total</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>4</b>	<b>73</b>	<b>0</b>	<b>55</b>	<b>7</b>	<b>135</b>	<b>58</b>	<b>1307</b>	<b>2</b>	<b>3</b>	<b>1370</b>	<b>14</b>	<b>1332</b>	<b>78</b>	<b>6</b>	<b>1430</b>	<b>2939</b>
<b>Grand Total</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>13</b>	<b>332</b>	<b>0</b>	<b>211</b>	<b>15</b>	<b>558</b>	<b>193</b>	<b>4897</b>	<b>8</b>	<b>7</b>	<b>5105</b>	<b>24</b>	<b>4980</b>	<b>269</b>	<b>15</b>	<b>5288</b>	<b>10964</b>
<b>Apprch %</b>	<b>30.8</b>	<b>7.7</b>	<b>46.2</b>	<b>15.4</b>		<b>59.5</b>	<b>0</b>	<b>37.8</b>	<b>2.7</b>		<b>3.8</b>	<b>95.9</b>	<b>0.2</b>	<b>0.1</b>		<b>0.5</b>	<b>94.2</b>	<b>5.1</b>	<b>0.3</b>		
<b>Total %</b>	<b>0</b>	<b>0</b>	<b>0.1</b>	<b>0</b>	<b>0.1</b>	<b>3</b>	<b>0</b>	<b>1.9</b>	<b>0.1</b>	<b>5.1</b>	<b>1.8</b>	<b>44.7</b>	<b>0.1</b>	<b>0.1</b>	<b>46.6</b>	<b>0.2</b>	<b>45.4</b>	<b>2.5</b>	<b>0.1</b>	<b>48.2</b>	
<b>Veh</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>13</b>	<b>326</b>	<b>0</b>	<b>205</b>	<b>15</b>	<b>546</b>	<b>163</b>	<b>4774</b>	<b>8</b>	<b>7</b>	<b>4952</b>	<b>19</b>	<b>4839</b>	<b>263</b>	<b>15</b>	<b>5136</b>	<b>10647</b>
<b>% Veh</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>98.2</b>	<b>0</b>	<b>97.2</b>	<b>100</b>	<b>97.8</b>	<b>84.5</b>	<b>97.5</b>	<b>100</b>	<b>100</b>	<b>97</b>	<b>79.2</b>	<b>97.2</b>	<b>97.8</b>	<b>100</b>	<b>97.1</b>	<b>97.1</b>
<b>Trucks</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>12</b>	<b>8</b>	<b>123</b>	<b>0</b>	<b>0</b>	<b>131</b>	<b>0</b>	<b>141</b>	<b>6</b>	<b>0</b>	<b>147</b>	<b>290</b>
<b>% Trucks</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1.8</b>	<b>0</b>	<b>2.8</b>	<b>0</b>	<b>2.2</b>	<b>4.1</b>	<b>2.5</b>	<b>0</b>	<b>0</b>	<b>2.6</b>	<b>0</b>	<b>2.8</b>	<b>2.2</b>	<b>0</b>	<b>2.8</b>	<b>2.6</b>
<b>U-Turns</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>27</b>
<b>% U-Turns</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11.4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.4</b>	<b>20.8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.1</b>	<b>0.2</b>

28

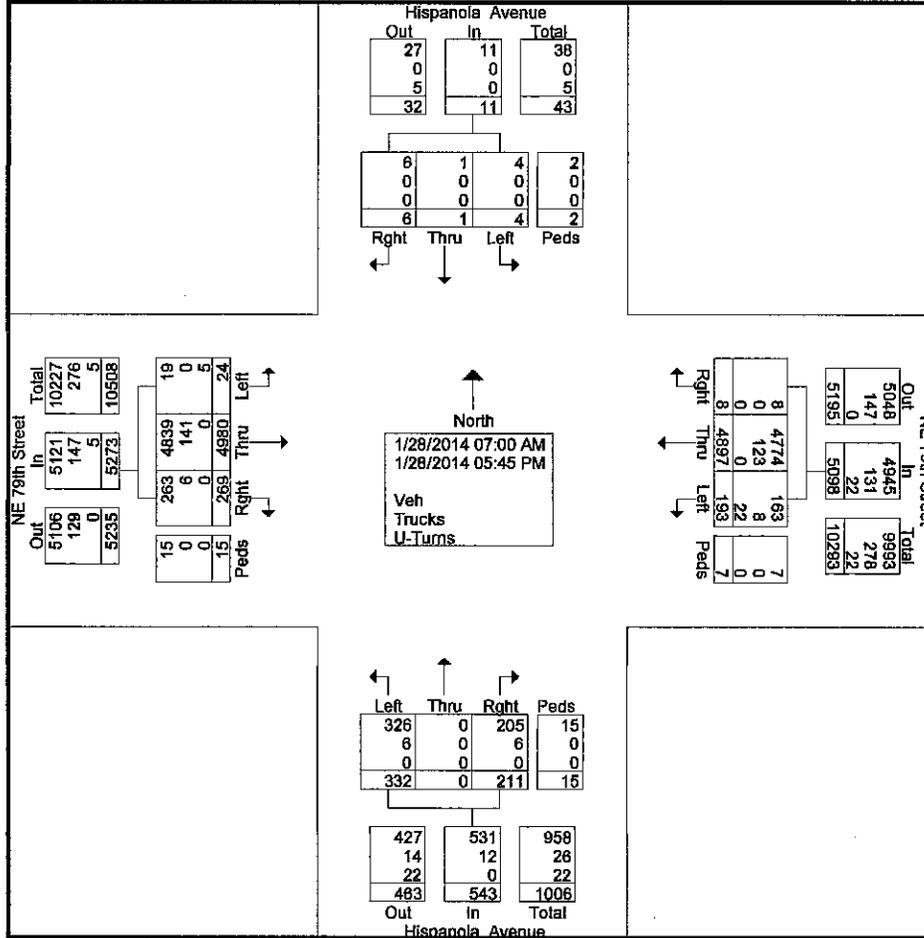
# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)

Site Code : 00000000

Start Date : 1/28/2014

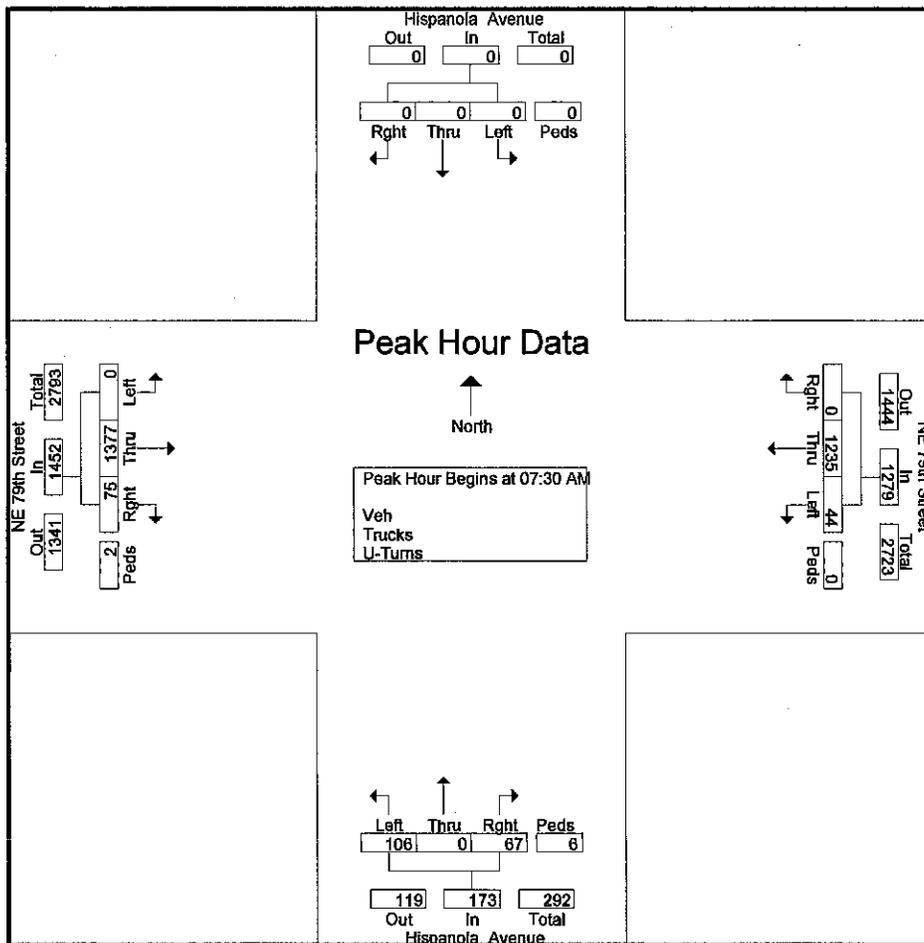
Page No : 2



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 3

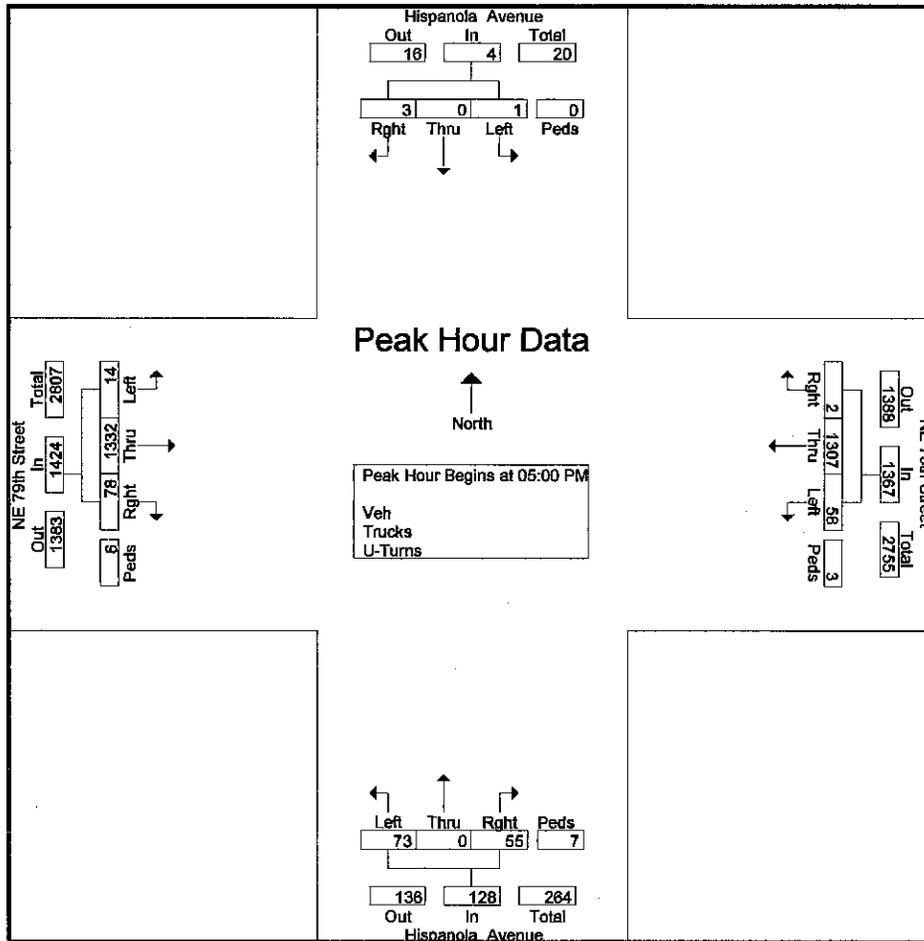
Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	Left	Thru	Right	Peds/Bike	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	35	0	16	0	51	10	380	0	0	370	0	288	13	0	301	722
07:45 AM	0	0	0	0	0	18	0	16	0	34	9	316	0	0	325	0	337	13	0	350	709
08:00 AM	0	0	0	0	0	21	0	19	3	43	7	267	0	0	274	0	370	20	0	390	707
08:15 AM	0	0	0	0	0	32	0	16	3	51	18	292	0	0	310	0	382	29	2	413	774
Total Volume	0	0	0	0	0	106	0	67	6	179	44	1235	0	0	1279	0	1377	75	2	1454	2912
% App. Total	0	0	0	0	0	59.2	0	37.4	3.4		3.4	96.6	0	0		0	94.7	5.2	0.1		
PHF	.000	.000	.000	.000	.000	.757	.000	.882	.500	.877	.611	.858	.000	.000	.864	.000	.901	.647	.250	.880	.941



# Hispanola Avenue & NE 79th Street

File Name : TMC-4 (NE 79th Street & Hispanola Avenue)  
 Site Code : 00000000  
 Start Date : 1/28/2014  
 Page No : 4

Start Time	Hispanola Avenue Southbound					Hispanola Avenue Northbound					NE 79th Street Westbound					NE 79th Street Eastbound					Int. Total
	Left	Thru	Rght	Peds/Bike	App. Total	Left	Thru	Rght	Peds/Bike	App. Total	Left	Thru	Rght	Peds/Bike	App. Total	Left	Thru	Rght	Peds/Bike	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	0	0	0	0	20	0	15	1	36	20	330	1	1	352	2	302	18	4	326	714
05:15 PM	0	0	2	0	2	19	0	9	1	29	12	364	1	1	378	3	318	24	1	346	755
05:30 PM	0	0	0	0	0	20	0	19	4	43	14	310	0	0	324	2	379	18	1	400	767
05:45 PM	1	0	1	0	2	14	0	12	1	27	12	303	0	1	316	7	333	18	0	358	703
Total Volume	1	0	3	0	4	73	0	55	7	135	58	1307	2	3	1370	14	1332	78	6	1430	2939
% App. Total	25	0	75	0		54.1	0	40.7	5.2		4.2	95.4	0.1	0.2		1	93.1	5.5	0.4		
PHF	.250	.000	.375	.000	.500	.913	.000	.724	.438	.785	.725	.898	.500	.750	.906	.500	.879	.813	.375	.894	.958



31

County: 99  
 Station: 0047  
 Description: NE 79TH STREET E OF HISPANOLA AVENUE  
 Start Date: 01/28/2014  
 Start Time: 0000

Time	Direction: E					Direction: W					Combined Total	
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total		
0000	72	63	42	41	218	76	74	40	47	237	455	
0100	37	38	22	26	123	39	41	26	36	142	265	
0200	17	20	15	25	77	23	21	21	14	79	156	
0300	13	13	25	23	74	18	11	15	22	66	140	
0400	20	9	16	14	59	18	20	25	27	90	149	
0500	23	39	42	72	176	30	47	51	75	203	379	
0600	66	94	161	189	510	83	135	166	188	572	1082	
0700	169	235	314	315	1033	219	286	342	375	1222	2255	
0800	385	368	340	372	1465	318	327	360	375	1184	2649	
0900	298	287	271	283	1139	146	348	268	282	1044	2183	
1000	242	250	223	264	979	262	262	280	178	982	1961	
1100	214	222	226	248	910	320	236	264	239	1059	1969	
1200	257	250	286	285	1078	257	271	264	282	1074	2152	
1300	232	303	256	256	1047	261	290	255	285	1091	2138	
1400	254	256	303	271	1084	261	294	321	305	1181	2265	
1500	268	273	290	296	1127	312	401	342	374	1429	2556	
1600	313	294	312	309	1228	357	363	362	357	1439	2667	
1700	307	322	384	335	1348	375	392	315	389	1471	2819	
1800	332	371	355	347	1405	310	327	235	325	1197	2602	
1900	347	351	253	297	1248	272	230	218	183	903	2151	
2000	245	259	221	214	939	191	181	153	153	678	1617	
2100	202	199	203	167	771	146	153	109	104	512	1283	
2200	144	158	163	159	624	127	109	82	92	410	1034	
2300	139	117	99	111	466	96	99	89	78	362	828	
24-Hour Totals:					19128						18627	37755

Peak Volume Information

	Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	800	1465	745	1380	745	2788
P.M.	1730	1422	1630	1486	1700	2819
Daily	800	1465	1630	1486	1700	2819

Generated by SPS 5.0.26

**Appendix B**

**OTISS REPORTS**

Project Information	
Project Name:	1725 Kennedy Cswy
No:	
Date:	1/24/2014
City:	North Bay Village
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	BetalJones
Analyst's Name:	JC
Edition:	9th

Land Use	Size	WeekDay		AM Peak		PM	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>222 - High-Rise Apartment</b>	39 Dwelling Units	82	82	3	9	9	5
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		82	82	3	9	9	5
<b>932 - High-Turnover (Sit-Down) Restaurant</b>	1.2 1000 Sq. Feet Gross Floor Area	77	76	7	6	7	5
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	3	2
Non-pass-by		77	76	7	6	4	3
<b>946 - Gasoline/Service Station With Convenience Market and Car Wash</b>	8 Vehicle Fueling Positions	612	611	48	47	57	54
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		306	306	24	24	0	0
Non-pass-by		306	305	24	23	57	54
<b>Total</b>		771	769	58	62	73	64
<b>Total Reduction</b>		0	0	0	0	0	0
<b>Total Internal</b>		0	0	0	0	0	0
<b>Total Pass-by</b>		306	306	24	24	3	2
<b>Total Non-pass-by</b>		465	463	34	38	70	62

**Appendix C**  
**Synchro Reports**

Intersection	Approach	Raw-Data	Raw-Data* Seasonal factor	Existing Level of Service		+ Additional Trip	Future Level of Service	
				Delay	LQS		Delay	LQS
HISPANOLA AVENUE & J.F. KENNEDY BOULEVARD	NBT							
	NBR	67	*1.01	24.6	C	68	24.7	C
	NBL	106	*1.01	25.1	C	107	25.2	C
	SRT							
	SBR							
	SBL							
	EBT	1377	*1.01	15.6	B	1390	15.6	B
	EBL							
	EBR	75	*1.01	15.8	B			
	WBT	1235	*1.01	11.0	B	14	11.1	B
	WBL	44	*1.01	11.3	B	1	11.3	B
	WBR							
				Overall LOS				Overall LOS
				B				B

HCM 2010 Signalized Intersection Summary  
 4: EXISTING CONDITIONS - HISPANOLA AV & NE 79th STREET

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↖↖↖		↖	↖↖↖		↖	↖			↕	
Volume (veh/h)	0	1390	76	44	1247	0	107	0	68	0	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	190.0	186.3	186.3	190.0	186.3	186.3	190.0	190.0	186.3	190.0
Lanes	1	3	0	1	3	0	1	1	0	0	1	0
Cap, veh/h	258	2750	151	233	3269	0	627	0	493	0	580	0
Arrive On Green	0.00	0.52	0.52	0.03	0.58	0.00	0.31	0.00	0.31	0.00	0.00	0.00
Sat Flow, veh/h	1774	5249	288	1774	5588	0	1774	0	1583	0	1863	0
Grp Volume(v), veh/h	0	1072	522	48	1355	0	116	0	74	0	0	0
Grp Sat Flow(s), veh/h/ln	1774	1863	1812	1774	1863	0	1774	0	1583	0	1863	0
Q Serve(g_s), s	0.0	18.5	18.6	1.0	12.8	0.0	4.6	0.0	3.3	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	18.5	18.6	1.0	12.8	0.0	4.6	0.0	3.3	0.0	0.0	0.0
Prop In Lane	1.00		0.16	1.00		0.00	1.00		1.00	0.00		0.00
Lane Grp Cap(c), veh/h	258	1952	949	233	3269	0	627	0	493	0	580	0
V/C Ratio(X)	0.00	0.55	0.55	0.21	0.41	0.00	0.19	0.00	0.15	0.00	0.00	0.00
Avail Cap(c_a), veh/h	440	2203	1072	364	3305	0	627	0	493	0	580	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	15.3	15.3	10.8	11.0	0.0	24.5	0.0	24.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.2	0.5	0.4	0.1	0.0	0.7	0.0	0.6	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (50%), veh/ln	0.0	8.1	8.0	0.4	5.4	0.0	2.2	0.0	1.4	0.0	0.0	0.0
Lane Grp Delay (d), s/veh	0.0	15.6	15.8	11.3	11.0	0.0	25.1	0.0	24.6	0.0	0.0	0.0
Lane Grp LOS		B	B	B	B		C		C			
Approach Vol, veh/h		1594			1403			190				0
Approach Delay, s/veh		15.7			11.0			24.9				0.0
Approach LOS		B			B			C				
<b>Timer</b>												
Assigned Phs	7	4		3	8			2				6
Phs Duration (G+Y+Rc), s	0.0	55.5		5.9	61.4			35.0				35.0
Change Period (Y+Rc), s	3.0	5.0		3.0	5.0			5.0				5.0
Max Green Setting (Gmax), s	10.0	57.0		10.0	57.0			30.0				30.0
Max Q Clear Time (g_c+I1), s	0.0	20.6		3.0	14.8			6.6				0.0
Green Ext Time (p_c), s	0.0	29.9		0.0	33.7			0.7				0.0
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay					14.2							
HCM 2010 LOS					B							
<b>Notes</b>												

HCM 2010 Signalized Intersection Summary  
 4: PROPOSED CONDITIONS - HISPANOLA AV & NE 79th STREET

2/4/2014

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↙	↑↑↑		↙	↑↑↑		↙	↑			↕	
Volume (veh/h)	0	1390	76	45	1261	0	107	0	68	0	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	190.0	186.3	186.3	190.0	186.3	186.3	190.0	190.0	186.3	190.0
Lanes	1	3	0	1	3	0	1	1	0	0	1	0
Cap, veh/h	254	2752	151	234	3273	0	626	0	492	0	579	0
Arrive On Green	0.00	0.52	0.52	0.03	0.59	0.00	0.31	0.00	0.31	0.00	0.00	0.00
Sat Flow, veh/h	1774	5249	288	1774	5588	0	1774	0	1583	0	1863	0
Grp Volume(v), veh/h	0	1072	522	49	1371	0	116	0	74	0	0	0
Grp Sat Flow(s),veh/h/ln	1774	1863	1812	1774	1863	0	1774	0	1583	0	1863	0
Q Serve(g_s), s	0.0	18.6	18.6	1.0	13.0	0.0	4.7	0.0	3.3	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	18.6	18.6	1.0	13.0	0.0	4.7	0.0	3.3	0.0	0.0	0.0
Prop In Lane	1.00		0.16	1.00		0.00	1.00		1.00	0.00		0.00
Lane Grp Cap(c), veh/h	254	1953	950	234	3273	0	626	0	492	0	579	0
V/C Ratio(X)	0.00	0.55	0.55	0.21	0.42	0.00	0.19	0.00	0.15	0.00	0.00	0.00
Avail Cap(c_a), veh/h	436	2200	1070	364	3299	0	626	0	492	0	579	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	15.3	15.3	10.8	11.0	0.0	24.5	0.0	24.1	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.2	0.5	0.4	0.1	0.0	0.7	0.0	0.6	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (50%), veh/ln	0.0	8.1	8.0	0.4	5.5	0.0	2.2	0.0	1.4	0.0	0.0	0.0
Lane Grp Delay (d), s/veh	0.0	15.6	15.8	11.3	11.1	0.0	25.2	0.0	24.7	0.0	0.0	0.0
Lane Grp LOS		B	B	B	B		C		C			
Approach Vol, veh/h		1594			1420			190				0
Approach Delay, s/veh		15.7			11.1			25.0				0.0
Approach LOS		B			B			C				
<b>Timer</b>												
Assigned Phs	7	4		3	8			2				6
Phs Duration (G+Y+Rc), s	0.0	55.6		5.9	61.5			35.0				35.0
Change Period (Y+Rc), s	3.0	5.0		3.0	5.0			5.0				5.0
Max Green Setting (Gmax), s	10.0	57.0		10.0	57.0			30.0				30.0
Max Q Clear Time (g_c+I1), s	0.0	20.6		3.0	15.0			6.7				0.0
Green Ext Time (p_c), s	0.0	30.0		0.0	33.8			0.7				0.0
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay				14.2								
HCM 2010 LOS				B								
<b>Notes</b>												

**Appendix D**

**Concurrency Analysis**

# ARTPLAN 2009 Conceptual Planning Analysis

## Project Information

<b>Analyst</b>		<b>Arterial Name</b>	SR 934	<b>Study Period</b>	K100
<b>Date Prepared</b>	2/6/2014 9:33:59 AM	<b>From</b>	ADVENTURE AVE	<b>Modal Analysis</b>	Multimodal
<b>Agency</b>		<b>To</b>	HISPANOLA AVE	<b>Program</b>	ARTPLAN 2009
<b>Area Type</b>	Large Urbanized	<b>Peak Direction</b>	Eastbound	<b>Version Date</b>	12/12/10
<b>Arterial Class</b>	2				
<b>File Name</b>	C:\Users\juanpablo\AppData\Local\Temp\preview.xml				
<b>User Notes</b>					

## Arterial Data

<b>K</b>	0.097	<b>PHF</b>	0.925	<b>Control Type</b>	Semiactuated
<b>D</b>	0.55	<b>% Heavy Vehicles</b>	2	<b>Base Sat. Flow Rate</b>	1950

## Automobile Intersection and Segment Data

Segment #	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	FFS	Median Type
1 (to HISPANOLA AVE)	110	0.5	4	3	12	12	Yes	1	108	0.09	No	1114	35844	1912	3	35	Restrictive

## Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS			
1 (to HISPANOLA AVE)	1819	5013	0.726	17.71	B	#	17.87	D			
<b>Arterial Length</b>	<b>0.2110</b>	<b>Weighted g/C</b>	<b>0.50</b>	<b>FFS Delay</b>	<b>20.80</b>	<b>Threshold Delay</b>	<b>0.00</b>	<b>Auto Speed</b>	<b>17.87</b>	<b>Auto LOS</b>	<b>D</b>

### Automobile Service Volumes

**Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/in.**

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1					
2					
3					
4					
*					
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2					
4					
6					
8					
*					
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2					
4					
6					
8					
*					

**Multimodal Segment Data**

Segment #	Pave Shldr / Bike Lane	Outside Lane Width	Pave Cond	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Obstacle To Bus Stop	Bus Freq	Bus Span Service
1 (to HISPANOLA AVE)	No	Typical	Typical	Yes	Typical	No	No	2	15

**Pedestrian SubSegment Data**

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to HISPANOLA AVE)	100			Yes			Typical				No	

**Multimodal LOS**

Segment #	Bicycle LOS		Pedestrian LOS			Bus LOS			
	Score	Segment	1	2	3	Score	Segment	Adj. Buses	Segment
1 (to HISPANOLA AVE)	4.23	D				3.40	C	2.10	D
	<b>Bicycle LOS</b>		<b>Pedestrian LOS</b>					<b>Bus LOS</b>	

*Handwritten mark*

### MultiModal Service Volume Tables

#### Bicycle

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0

#### Pedestrian

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0

#### Bus

A	B	C	D	E
<b>Buses Per Hour In Peak Direction</b>				
<b>Buses in Study Hour in Peak Direction (Daily)</b>				

- \* Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.
- \*\* Cannot be achieved based on input data provided.
- \*\*\* Not applicable for that level of service letter grade. See generalized tables notes for more details.
- # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
- ## Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.
- ### Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

# ARTPLAN 2009 Conceptual Planning Analysis

## Project Information

<b>Analyst</b>		<b>Arterial Name</b>	SR934 PROPOSED	<b>Study Period</b>	K100
<b>Date Prepared</b>	2/6/2014 10:12:01 AM	<b>From</b>	ADVENTURE AVENUE	<b>Modal Analysis</b>	Multimodal
<b>Agency</b>		<b>To</b>	HISPANOLA AVENUE	<b>Program</b>	ARTPLAN 2009
<b>Area Type</b>	Large Urbanized	<b>Peak Direction</b>	Eastbound	<b>Version Date</b>	12/12/10
<b>Arterial Class</b>	2				
<b>File Name</b>	C:\Users\juanpablo\AppData\Local\Temp\preview.xml				
<b>User Notes</b>					

## Arterial Data

<b>K</b>	0.097	<b>PHF</b>	0.925	<b>Control Type</b>	Semialtuated
<b>D</b>	0.55	<b>% Heavy Vehicles</b>	2	<b>Base Sat. Flow Rate</b>	1950

## Automobile Intersection and Segment Data

Segment #	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	FFS	Median Type
1 (to HISPANOLA AVENUE)	110	0.5	4	3	12	12	Yes	1	108	0.15	No	1114	36161	1929	2	35	Restrictive

## Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS			
1 (to HISPANOLA AVENUE)	1835	5016	0.732	17.81	B	#	17.27	D			
<b>Arterial Length</b>	<b>0.2110</b>	<b>Weighted g/C</b>	<b>0.50</b>	<b>FFS Delay</b>	<b>22.27</b>	<b>Threshold Delay</b>	<b>0.00</b>	<b>Auto Speed</b>	<b>17.27</b>	<b>Auto LOS</b>	<b>D</b>

### Automobile Service Volumes

**Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.**

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1					
2					
3					
4					
*					
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2					
4					
6					
8					
*					
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2					
4					
6					
8					
*					

**Multimodal Segment Data**

Segment #	Pave Shldr /Bike Lane	Outside Lane Width	Pave Cond	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Obstacle To Bus Stop	Bus Freq	Bus Span Service
1 (to HISPANOLA AVENUE)	No	Typical	Typical	Yes	Typical	No	No	2	15

**Pedestrian SubSegment Data**

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to HISPANOLA AVENUE)	100			Yes			Typical			No		

**Multimodal LOS**

Segment #	Bicycle LOS		Pedestrian LOS						Bus LOS	
	Score	Segment	1	2	3	Score	Segment	Adj. Buses	Segment	
1 (to HISPANOLA AVENUE)	4.39	D				4.17	D	2.00	D	
	<b>Bicycle LOS</b>		<b>Pedestrian LOS</b>						<b>Bus LOS</b>	

### MultiModal Service Volume Tables

#### Bicycle

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0

#### Pedestrian

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	0	0	0	0	0
4	0	0	0	0	0
6	0	0	0	0	0
8	0	0	0	0	0
*	0	0	0	0	0

#### Bus

A	B	C	D	E
<b>Buses Per Hour In Peak Direction</b>				
<b>Buses in Study Hour In Peak Direction (Daily)</b>				

- \* Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.
- \*\* Cannot be achieved based on input data provided.
- \*\*\* Not applicable for that level of service letter grade. See generalized tables notes for more details.
- # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
- ## Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.
- ### Intersection capacity (Ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

217



## North Bay Village

Administrative Offices

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

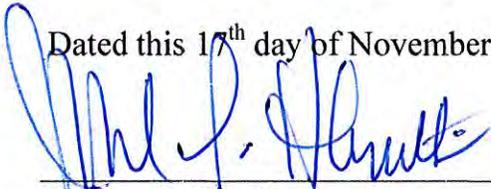
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

**RE. AN APPLICATION BY BRICKELL VILLAGE 79, LLC CONCERNING PROPERTY LOCATED AT 1601 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

- A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.**
- B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.**
- C. BUILDING HEIGHT BONUS REVIEW TO 240 FEET PURSUANT TO SECTION 152.029(C)(8)A THROUGH 8F.**
- D. DENSITY BONUS REVIEW PURSUANT TO SECTION 152.029(C)(8)H.**
- E. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 75-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

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 Brickell Village 79, LLC for development of the property at 1601 Kennedy Causeway is complete.

Dated this 17<sup>th</sup> day of November 2014.

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

(North Bay Village Planning & Zoning Board Meeting – December 2, 2014)

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

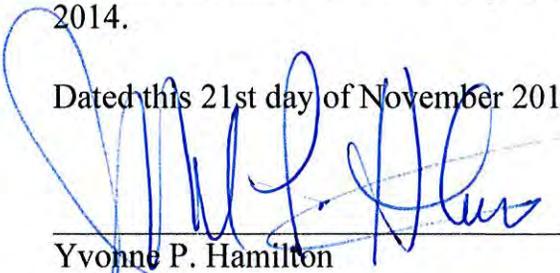
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

**RE. AN APPLICATION BY BRICKELL VILLAGE 79, LLC CONCERNING PROPERTY LOCATED AT 1601 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

- A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.**
- B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.**
- C. BUILDING HEIGHT BONUS REVIEW TO 240 FEET PURSUANT TO SECTION 152.029(C)(8)A THROUGH 8F.**
- D. DENSITY BONUS REVIEW PURSUANT TO SECTION 152.029(C)(8)H.**
- E. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 75-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on December 2, 2014 was posted at the above-referenced property on November 20, 2014.

Dated this 21st day of November 2014.

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

(North Bay Village Planning & Zoning Board Meeting – December 2, 2014)

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

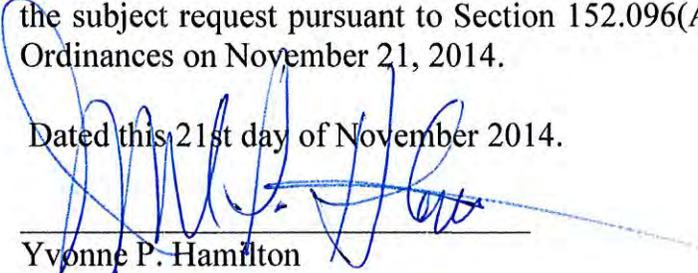
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

**RE. AN APPLICATION BY BRICKELL VILLAGE 79, LLC CONCERNING PROPERTY LOCATED AT 1601 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

- A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.**
- B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.**
- C. BUILDING HEIGHT BONUS REVIEW TO 240 FEET PURSUANT TO SECTION 152.029(C)(8)A THROUGH 8F.**
- D. DENSITY BONUS REVIEW PURSUANT TO SECTION 152.029(C)(8)H.**
- E. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 75-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

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 21, 2014.

Dated this 21st day of November 2014.

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

(Planning & Zoning Board Meeting-12/2/2014)

Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Eddie Lim



**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 **DECEMBER 2, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101**, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

- 1. AN APPLICATION BY BRICKELL VILLAGE 79, LLC CONCERNING PROPERTY LOCATED AT 1601 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.**
  - B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.**
  - C. BUILDING HEIGHT BONUS REVIEW TO 240 FEET PURSUANT TO SECTION 152.029(C)(8)A THROUGH 8F.**
  - D. DENSITY BONUS REVIEW PURSUANT TO SECTION 152.029(C)(8)H.**
  - E. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 75-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

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

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

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

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

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

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

B&L Management Group  
1870 N.W. S. River Drive  
Miami, FL 33125

Brickway Investments Corp.  
900 Biscayne Boulevard, #1202  
Miami, FL 33132

Bayview Condominium  
1625 Kennedy Causeway  
N. Bay Village, FL 33141

Baymar Hotels & Properties, Inc.  
1600 N.E. 79<sup>th</sup> Street  
N. Bay Village, FL 33141

Entelequia Group LLC  
1580 Kennedy Cswy.  
N. Bay Village, FL 33141

Baymar Hotels & Properties, Inc.  
1624 N.E. 79<sup>th</sup> Street  
N. Bay Village, FL 33141

Causeway Tower LLC  
1666 Kennedy Causeway, #610  
N. Bay Village, FL 33141

BMS North Bay Village, LLC  
1550 Kennedy Causeway  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway, #501E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#502F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#503F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#504D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#505B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#506B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#507A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#508A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#509C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway, #601E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#602F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#603F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#604D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#605B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#606B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#607A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#608A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#609C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway, #701E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#702F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#703F  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#704D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#705D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#706B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#707A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#708A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#709C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway, #801E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#802H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#803H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#804D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#807A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway, #901E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#904D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#907A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1001E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1004D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1007A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1102D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1105G  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#805D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#808A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#902H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#508A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#908A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1002H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1005B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1008A  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1103B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1106G  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#806B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#809C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#903H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#509C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#909C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1003H  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1006B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1009C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1104B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1109C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1201E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1202D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway,  
#1203B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1204B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1205G  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#1207C  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH101E  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH102D  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH103B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH104B  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH105G  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH106G  
N. Bay Village, FL 33141

Owner/Occupant  
1625 Kennedy Causeway  
#PH107C  
N. Bay Village, FL 33141



**NORTH BAY VILLAGE  
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD ITS REGULAR MEETING ON **DECEMBER 2, 2014 AT 7:30 PM, OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #300, NORTH BAY VILLAGE, FLORIDA**. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. AN APPLICATION BY CHATEAU ISLE, INC. CONCERNING PROPERTY LOCATED AT 7939-7941 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.044(E)(2) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR A PARKING WAIVER.
2. AN APPLICATION BY BAY VILLAGE VENTURE, LLC CONCERNING PROPERTY LOCATED AT 1725 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.
  - B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.
  - C. BONUS DENSITY APPROVAL, PURSUANT TO SECTION 152.029(C)(8)H OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.
  - D. BONUS HEIGHT APPROVAL, PURSUANT TO SECTION 152.029(C)(8)A-F OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.
  - E. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.
  - F. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 43-UNIT, 19-STORY MIXED USE CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.
3. AN APPLICATION BY BRICKELL VILLAGE 79, LLC CONCERNING PROPERTY LOCATED AT 1601 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.
  - B. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.
  - C. BUILDING HEIGHT BONUS REVIEW TO 240 FEET PURSUANT TO SECTION 152.029(C)(8)A THROUGH 8R.
  - D. DENSITY BONUS REVIEW PURSUANT TO SECTION 152.029(C)(8)H.
  - E. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 75-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.

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

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

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

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

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS 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 14, 2014)