



North Bay Village

Administrative Offices

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

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

OFFICIAL AGENDA

NORTH BAY VILLAGE PLANNING & ZONING BOARD MEETING

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

TUESDAY

FEBRUARY 3, 2015 – 7:30 P.M.

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

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

-
1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE, ROLL CALL**
 3. **OATH OF OFFICE**
 4. **ELECTION OF OFFICERS**
 - A. **CHAIR**
 - B. **VICE CHAIR**
 5. **BAYWALK PLAZA GRANT**
 6. **(PUBLIC HEARINGS) ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN).**
 - A. **AN APPLICATION BY CEDAR ISLAND L.P. CONCERNING PROPERTY LOCATED AT 7922 EAST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Eddie Lim

1. A LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTIONS 152.0296, 152.042 AND 152.003 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES IN ORDER TO PERMIT THE USE OF MECHANICAL PARKING LIFTS TO PROVIDE 2 PARKING SPACES PER LIFT AND TO ALLOW DRIVE AISLES NARROWER THAN 22 FEET IN THE PRD ZONING OVERLAY; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.
2. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 16-UNIT, 13-STORY MIXED USE CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.

- 1.) Board Recommendation

7. APPROVAL OF MINUTES

- A. REGULAR PLANNING & ZONING BOARD MEETING- 10/21/2014
- B. REGULAR PLANNING & ZONING BOARD MEETING -12/2/14

- 1.) Board Action

8. WORKSHOP

- A. Draft Land Development Code Revisions

9. ADJOURNMENT



Staff Report

Land Development Code Text Amendments

Prepared for: North Bay Village
Planning & Zoning Board

Applicant: Cedar Island L.P.

Site Address: 7922 East Drive

Request: Amendments to Sections 152.003,
152.0296, 152.042, and 155.17 of the
North Bay Village Land Development
Code



Serving Florida Local Governments Since 1988

General Information

Owner/Applicant:	Cedar Island L.P.
Applicant Address:	Not given
Site Address:	7922 East Drive
Contact Person:	James Mackenzie
Applicant Phone Number:	305-866-1623
E-mail Address	james@architectureworksllc.com

	Existing
Future Land Use	High Density Multi-family Residential
Zoning District	RM-70
Use of Property	Vacant
Acreage	11,200 sq ft

Legal Description of Subject Property

HARBOR ISLAND PB 44-72 LOT 83

Request

The Applicant is proposing an Ordinance to amend Sections 152.003, 152.0296 and 152.042 and 155.17 of the North Bay Village Land Development Code as follows:

Section 152.003

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. When developing under the PRD regulations found in Section 152.0296, mechanical parking lifts may be used to create an additional parking space which can be counted towards the total number of required parking spaces.



Sec. 152.0296(F)(5)

Design. A standard space shall be a minimum of nine feet by 18 feet zero inches long, except for parallel parking in which the space shall be nine feet six inches wide by 21 feet zero inches long. The driveway required in 90-degree parking shall be a minimum of 22 feet zero inches wide. Not less than two percent of required parking spaces shall be allocated for handicapped usage. The parking design for handicapped spaces shall be consistent with applicable state standards.

Notwithstanding the above or the requirements of Section 152.042, mechanical parking lifts may be permitted in an enclosed garage structure if approved by the Village Commission through the PRD site plan review process. A mechanical parking lift is an automated mechanism that lifts vehicles to make space available to park other vehicles below it in a vertical tandem fashion. Both parking spaces created by a mechanical parking lift may be counted towards the total number of required parking spaces. A mechanical parking structure may be permitted if it meets the following standards:

- (a) The mechanical parking lifts and the garage structure shall be designed so that the noise or vibration from the operation of the lifts shall not be plainly audible to, or felt by, any individual standing outside on property adjacent to the garage structure. Noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions.
- (b) All mechanical parking lifts must be maintained and kept in good working order and must be inspected by a licensed mechanical engineer at least once annually.
- (c) All free-standing mechanical parking lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage.
- (d) All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift.
- (e) The ceiling heights of any parking level with parking lifts within a garage shall be a minimum of 11 feet, six inches.
- (g) Driveways and maneuvering areas shall be designed in order to ensure safe travel in and out of the garage structure. Drives and access ramps that are smaller than twenty-two (22) feet in width shall either be limited to "one way" traffic or shall be designed so that gates or other barriers prevent the entry of more than one vehicle at a time. No drive aisle may be less than 13 feet in width.
- (h) All non-mechanical parking spaces in the garage structure must measure at least nine feet in width by eighteen feet in depth.



Section 152.042(A)

Definition. For the purpose of this subchapter an "off-street parking space" is an all-weather surfaced area, at grade or above, permanently reserved for the temporary storage of one automobile and connected with a street or alley by an all-weather surfaced driveway which affords ingress and egress for an automobile without requiring another automobile to be moved. Mechanical parking lifts, which may require another automobile to be moved, may be approved within enclosed garage structures in the PRD Overlay district if they meet the standards of Section 152.0296(F)(5). When developing under the PRD regulations found in Section 152.0296, mechanical parking lifts may be used to create an additional parking space which can be counted towards the total number of required parking spaces.

Section 155.17(A)

Minimum off-street parking and loading requirements shall conform to the Village Code relating to parking and loading requirements. For all parking facilities except for mechanical parking garages in the PRD Overlay district, [t]he following criteria shall also be considered:

Consistency with Comprehensive Plan

The proposed Ordinance is consistent the North Bay Village Comprehensive Plan.

Analysis

Sec. 152.100(A) of the Village Code of Ordinances states that changes to the zoning regulations shall be in general accord with sound principles of planning and zoning and with the purpose of the zoning regulations.

The current definition of a parking space found in the LDC defines an off-street parking space as a space "which affords ingress and egress for a vehicle without requiring another vehicle to be moved". Most mechanical parking lift designs require that the bottom car be removed from the lift before the top car can be removed. This action denies developers to count the top parking space towards the number of required parking spaces. The Applicant would like to use mechanical parking lifts for this project and count the additional parking spaces that mechanical parking lifts provide towards the number of required parking spaces. This proposed language allows this action only when developing under the PRD regulations found in Section 152.0296, and therefore, only allows this type of parking in limited situations.



The minimum drive aisle width allowed in projects developed under the PRD regulations is 22 feet. This proposed project is on a single lot site which is 80 feet wide. In order to provide the required parking for 16 dwelling units and the necessary guest parking, the applicant maintains that two parking levels must be used and that it is not possible to adhere to the 22 foot wide aisle requirement. What is being proposed is language that would allow narrower aisles and the use of gates to control the ingress and egress of traffic such that these aisles would be limited to one-way traffic. Similar to the use of the parking lifts, this language only revises the minimum aisle width for projects developing under the PRD regulations.

Recommendations

These proposed LDC amendments will only affect the minimum aisle width and the use of mechanical parking lifts to provide additionally required parking when developing under the PRD regulations. The proposal will allow developers more flexibility when developing on smaller lots in the RM-70 district. In Staff's opinion, these proposed amendments are in general accord with sound principles of planning and zoning and with the purpose of the zoning regulations. Staff recommends **approval** of this proposed Ordinance.

Submitted by:

James G. LaRue
James G LaRue, AICP
Planning Consultant

January 21, 2015

Hearing: Planning & Zoning Board, February 3, 2014





Staff Report Site Plan

Prepared for: North Bay Village,
Planning and Zoning Board

Applicant: Cedar Island L.P.

Site Address: 7922 East Drive

Request: Site Plan Approval for
Multi-family residential building
(condominium)



LaRue Planning
& Management Services, Inc.

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

Serving Florida Local Governments Since 1988

General Information

Owner/Applicant	Cedar Island L.P.
Applicant Address	Not given
Site Address	7922 East Drive
Contact Person	James Mackenzie
Applicant Phone Number	305-866-1623
E-mail Address	james@architectureworksllc.com

Current Land Use	Existing
Future Land Use	High Density Multi-family Residential
Zoning District	RM-70
Use of Property	Vacant
Acres	11,200 sq. ft.

Legal Description of Subject Property

HARBOR ISLAND PB 44-72 LOT 83

Request

The applicant is requesting site plan approval pursuant to Section 152.105(C)(9) of the North Bay Village Code of Ordinances for development of a 16 unit, 13 story multi-family condominium structure in the RM-70 (high density multiple-family residential) zoning district, utilizing the PRD regulations found in Section 152.0296 of the North Bay Village Code.

Additionally, the applicant is proposing an ordinance to amend the North Bay Village Land Development Code. This language revision establishes the use of mechanical parking lifts to provide two parking spaces per lift, both of which may be counted toward the required number of off-street parking spaces; and allows for the use of access aisles narrower than the current minimum of 22 feet, in conjunction with gates to control one-way drive usage.



Consistency with Comprehensive Plan

The multifamily residential use is consistent with the description of the Residential Future Land Use category under Policy 2.1.1a of the Future Land Use Element.

Adjacent Land Use Map Classifications and Zoning District

North	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70
	Existing Land Use	Condominiums
East	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70
	Existing Land Use	Condominiums
South	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70
	Existing Land Use	Condominiums
West	Future Land Use	Water
	Zoning District	Water
	Existing Land Use	Biscayne Bay



Adequacy of Public Facilities

Traffic Analysis

The applicant has provided evidence that the existing facilities have sufficient capacity.

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
Comprehensive Plan Future Land Use Policy 2.1.1a	Maximum density	70 dwelling units per acre	62.2 dwelling units per acre
North Bay Village LDC			
152.029(C)(3)	Required lot area per dwelling unit	Unit type	Lot area/unit
		Efficiency	620
		1-br	620
		2-br	685
		3-br	750
		16 x 685 = 10,960	
152.029(C)(5)	Minimum pervious area	20% of total parcel 20% of 11,200 = 2,240 sq ft	6,640 sq ft



Section	Regulation	Required	Provided
152.029(C)(7)	Baywalk/boardwalk requirement	A public access boardwalk must be provided along shoreline and access to that boardwalk must be provided with a walkway from the ROW. Dedicated easements shall be recorded for the boardwalk and access corridors.	Provided
152.0296(D)(2)	Minimum lot area	Property shall contain at least one legally platted lot for the construction of no less than 10 residential units and 20 parking spaces (off-street), or two, but not more than three, platted lots contiguous	Lot is 11,200 sq ft (0.77 acres) and is of adequate size to build at least 10 dwelling units.
152.0296(D)(3)	Unity of title	If property consists of two or more lots, unity of title shall be submitted	N/A
152.0296(D)(4)a	FAR	Total gross area of a building or buildings, excluding parking garage structure, on any lot divided by the area of the lots. No structure shall contain a FAR of greater than 3.0 for one lot; 3.75 for two lots; and 4.00 for three lots. <u>Allowed up to 33,600 SF of GFA.</u>	28,887 sq ft
152.0296(D)(4)c	Amenities sq ft restriction	No more than one-half of a floor area used for amenities can be allocated for dwelling units	In compliance



Section	Regulation	Required	Provided
152.0296(D)(4)d	Maximum building height	No structure shall exceed 170 feet in overall height above base flood elevation (BFE) including all structures for stairways, storage, mechanical, elevator, recreational uses, et cetera. The total area of these uses shall not exceed 30 percent of the footprint of the last residential floor. Moreover, an elevator shaft may exceed 160 feet in height based on evidence of necessity as a result of requirements for elevator construction. The roof of any residential dwelling unit shall not be higher than 150 feet from BFE.	Total building height is 156 ft 2 in, but only 148 ft 2 in above BFE.
152.0296(E)	Uses permitted	Multifamily residential and recreational facilities ancillary thereof	In compliance
152.0296(F)(1)a	Minimum front pedestal setback	20 ft	Applicant applying flex setbacks, see below
152.0296(F)(1)b	Minimum front tower setback	25 ft	Applicant applying flex setbacks, see below
152.0296(F)(1)c	Minimum rear pedestal and tower setback	25 ft	Applicant applying flex setbacks, see below
152.0296(F)(1)d	Minimum pedestal side setbacks	10 ft	Applicant applying flex setbacks, see below
152.0296(F)(1)d	Minimum tower side setbacks	15 ft on one side. 20% of frontage on the other side	Applicant applying flex setbacks, see below



Section	Regulation	Required	Provided
152.0296(F)(2)	Flex setback	<p>The total floor area of encroachment (which shall exclude a maximum of 25 percent of the total square footage of all the balconies on the plan), into the setbacks must be adjusted by deducting it from the buildable "box" allowed under the standard setback regulations provided below and in no instance is the designer allowed to build more area per floor than what is permitted under this buildable box, and in no instance may any wall length which encroaches into any side yard setback be longer than one-third of the length of a wall (which shall not include balconies with railings or other physical containment which do not exceed 42 inches in height) which is permitted under the buildable box and the standard setback regulations provided below. The length of wall measurement shall be made at the point of maximum encroachment into the flex setback area.</p>	<p>Pedestal buildable box: 5,700 sf</p> <p>Pedestal footprint: 5,467 sf</p> <p>Tower buildable box: 4,410 sf</p> <p>Tower footprint: 4,449 sf</p> <p>Tower footprint with 25% of balcony area subtracted: 4,290.75 sf</p>



Section	Regulation	Required	Provided
152.0296(F)(3)	Maximum building height	No structure shall exceed 150 feet from base flood elevation to the roof of the last residential floor and 160 feet for the overall height of the structure, as defined in section (4)d. further provided, no pedestal shall exceed 30 feet in height.	Total building height is 156 ft 2 in, but only 148 ft 2 in above BFE. Top of pedestal is 22 ft 9 in above BFE.
152.0296(F)(4)a	Minimum number of parking spaces per dwelling unit	Off-street parking shall be required on a basis of two spaces per residential unit, and such other requirements as defined in section 152.042 except as defined herein. 16 x 2 = 32	36 parking spaces
152.044(A)(2)	Minimum number of parking spaces for guests	10% of total required spaces 10% of 32 = 4 guest parking spaces required	
	Total parking spaces required	32 + 4 = 36 parking spaces required	
152.0296(F)(4)b	Parking screening	All parking spaces must be screened from ground level view.	All parking provided within garage
152.0296(F)(5)	Minimum parking space dimensions	Standard spaces shall be at least 9 by 18 feet. Parallel parking spaces shall be at least 9.5 by 21 feet.	provided



Section	Regulation	Required	Provided
152.0296(F)(5)	Minimum parking aisles width	90 degree parking aisles shall be at least 22 feet wide.	Applicant is proposing text amendment language to allow 2 way aisles to be narrower than current standard and be used with gates to limit traffic to one-way usage.
152.0296(F)(5)	Minimum number of handicap parking spaces	Not less than two percent of required parking spaces shall be allocated for handicapped usage. 2% of 36 = 1 handicap parking space required	2 handicap accessible parking spaces
ADA Parking Requirement	Minimum number of handicap parking spaces	2 handicap accessible parking spaces required according to ADA regulations	
5.2.2(a)(3)	Minimum handicapped parking space dimensions	Must comply with all applicable accessibility standards	Provided
152.0296(F)(6)	Provision for entrance feature	A covered/sheltered entrance feature shall be permitted to the front property line. Fourteen feet of vertical clearance shall be provided. If loading spaces are provided at this location, 14½ feet of vertical clearance shall be provided. Columns may be provided to support porte cochere.	Provided



Section	Regulation	Required	Provided
152.0296(F)(7)	Balconies	<p>Exterior balconies/terraces and covered walkways excluding rooftops and other non-covered areas may extend into setbacks a maximum of 25 percent of the allowable setback measurement but may not extend beyond the pedestal setback. Balconies projecting into setbacks shall be deemed as encroachments herein, but shall not be calculated as part of the floor area ratio. Notwithstanding anything herein to the contrary, in no event shall the total square footage of balconies exceed more than 25 percent of the total square footage of the buildable box.</p>	In compliance



Section	Regulation	Required	Provided	
152.0296(F)(8)	Landscaping	A minimum of 30 percent of the exposed roof deck of the pedestal and any open areas with amenities shall be landscaped, and in addition "hardscape" (pavers, fountains, awnings, etc.) may be permitted if approved by the Village. An applicant shall be required to submit a detailed landscape plan to the Village. The landscape plan shall be sensitive to surrounding properties and shall be utilized to enhance the subject property.	In compliance	
152.0296(F)(9)	Minimum unit size	Unit type	Floor Area sq ft	All units are two-bedroom size. Smallest units are 1,499 sf.
		Efficiency	600	
		1-br	900	
		2-br	1,200	
		3-br	1,350	
152.042(A)	Parking spaces to meet minimum definition of 'parking space'	An "off-street parking space" is an all-weather surfaced area, at grade or above, permanently reserved for the temporary storage of one automobile and connected with a street or alley by an all-weather surfaced driveway which affords ingress and egress for an automobile without requiring another automobile to be moved.	Applicant is proposing text amendment language to allow mechanical parking lifts to be used to provide 2 parking spaces per lift.	
152.042(K)	Minimum setback of ROW from parking spaces	20 ft	In compliance	



Section	Regulation	Required	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	In compliance										
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										
152.045(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)(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><25,000</td> <td>0</td> </tr> <tr> <td>25,000-50,000</td> <td>1</td> </tr> <tr> <td>50,000-100,000</td> <td>2</td> </tr> <tr> <td>>100,000</td> <td>3</td> </tr> </tbody> </table> 28,887 sq ft = 1 required loading space	Gross floor area	Spaces	<25,000	0	25,000-50,000	1	50,000-100,000	2	>100,000	3	1 loading space
Gross floor area	Spaces												
<25,000	0												
25,000-50,000	1												
50,000-100,000	2												
>100,000	3												
152.056	Maximum balcony encroachment in to side or rear yard	4 ft	4 ft										



Section	Regulation	Required	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.	Plans state that future roof equipment will be screened.
155.18(A)7	Mechanical equipment screening	Service bays, ground mounted air conditioning units, and other mechanical equipment shall be screened from public and on-site pedestrian view, and buffered.	In compliance
Appendix D	Required benches along bay walk	Benches shall be provided at a minimum of 2.5 ft sections of bench per 100 ft of linear shoreline	Provided
Miami-Dade Biscayne Bay Management Plan			



Section	Regulation	Required	Provided
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>~57 ft required</u>	Not in compliance
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>16 ft required</u>	Not in compliance
33D-38(3)	Minimum side setback	Minimum of 25 ft	Not 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

If the Land Development Code amendments are approved as proposed by the Applicant, then 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) The public access easement and boardwalk easement must be dedicated and recorded. Applicant shall agree, in writing, that the boardwalk shall be open to the public daily, during hours to be determined by the Village; and boardwalk lighting shall remain on while boardwalk is open 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) Tie-in to Village's wastewater system at a Village designated location (proposed connection point) and payment of pro-rata costs involved in tying into appropriate connection point.
- 7) Applicant shall not lease or sell parking spaces.
- 8) Applicant shall not charge for guest parking.
- 9) Staging of construction materials shall occur off-site, and not on the public right-of-way.
- 10) Residents of this development shall not utilize street parking and may only use the required parking within the building.
- 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
James G. LaRue, AICP
Planning Consultant

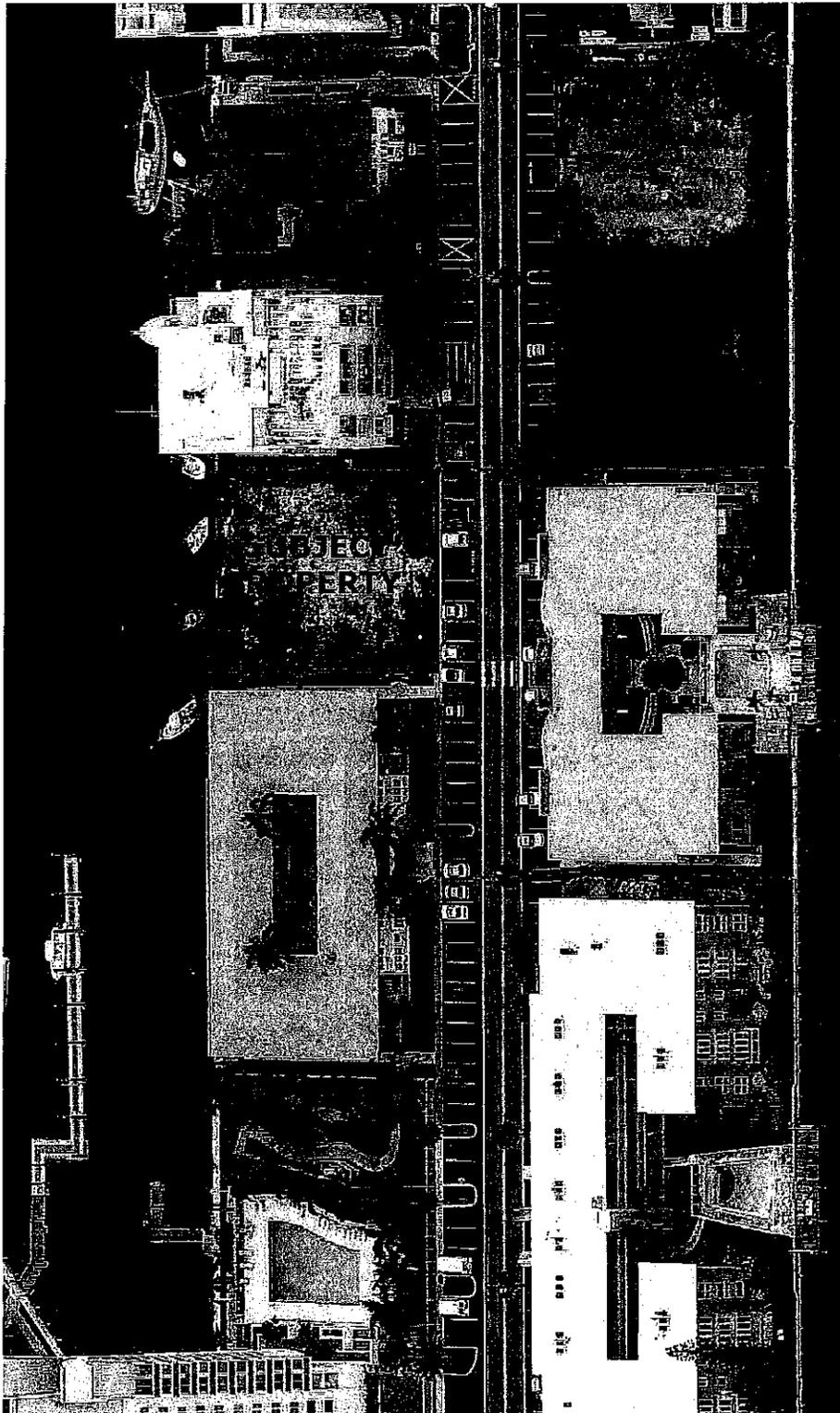
January 20, 2015

Hearing: Planning & Zoning Board, February 3, 2015

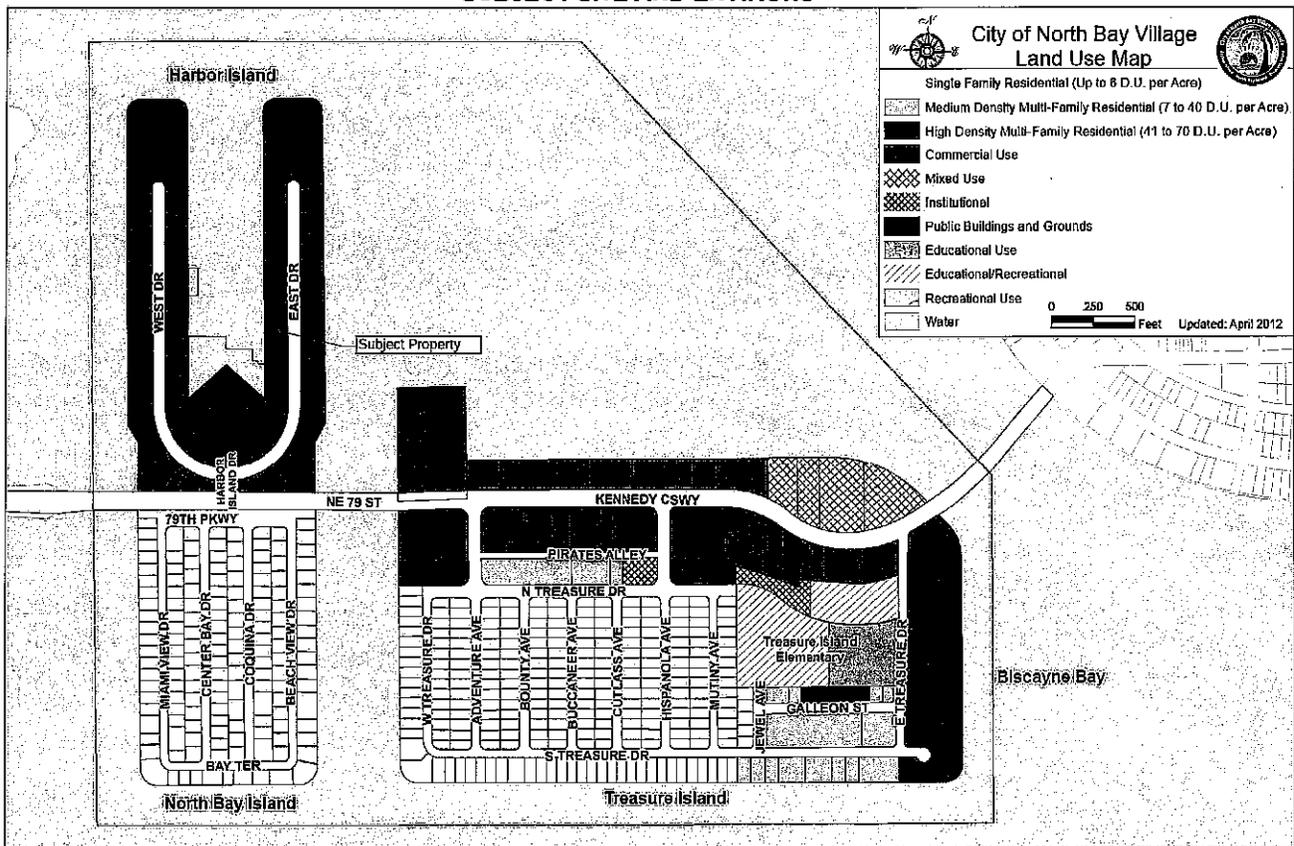
Attachments: Future Land Use Map
Zoning Map
Aerial photograph



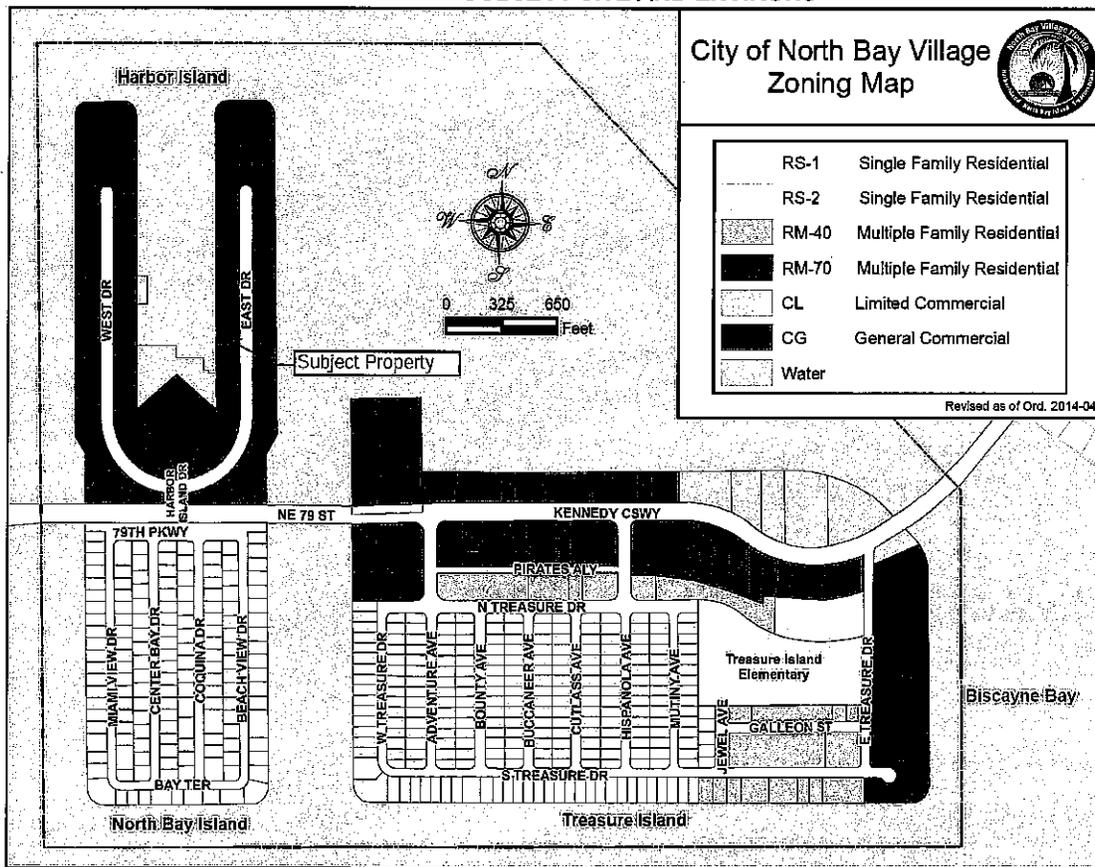
**AERIAL
SUBJECT SITE AND ENVIRONS**



**FUTURE LAND USE
SUBJECT SITE AND ENVIRONS**



**ZONING
SUBJECT SITE AND ENVIRONS**



Serving Florida Local Governments Since 1988



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 7922 East Drive

Owner Name Cedar Island LP Owner Phone # 305 577 9409

Owner Mailing Address _____

Applicant Name Cedar Island L.P Applicant Phone # _____

Applicant Mailing Address _____

Contact Person James Maxenzie / Virginia Pereira Contact Phone # 305 866 1668

Contact Email Address james@architectureworksllc.com

Legal Description of Property Lot 83, Harbor Island, PB 44, Pg 72

Existing Zoning RM70/PRD Proposed Zoning _____ Lot Size 11,200

Folio Number 23-3209-001-0650

Legal Description Harbor Island PB 44-72 Lot 83 - Lot size 80x140

Project Description New construction, 3 story + 2 pedestal, residential units (2 bed/2 bath)

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

- | | |
|---|--|
| <input type="checkbox"/> Property survey | <input type="checkbox"/> Tabular project summary indicating: |
| <input type="checkbox"/> Site plans which depict: | Total acreage |
| North point | Dwelling units per acre |
| Scale at 1/16 inch to the foot, or larger | Number of bedrooms per dwelling unit |
| Date of preparation | Number of each dwelling unit type |
| Existing and proposed easements | Pervious surface area |
| Existing and proposed utilities | Open space |
| Property lines | Structure setbacks |
| Location of streets, alleys and ROW | Off-street parking and loading spaces |
| Structures | Floor area of each dwelling unit type |
| Mechanical equipment | Floor area of each commercial use |
| Parking and loading spaces | Gross floor area |
| Fences | Building height |
| Signs | Floor area ratio |
| Exterior Lighting | <input type="checkbox"/> Landscape plan |
| Any other physical features | <input type="checkbox"/> Analysis of Services |
| <input type="checkbox"/> Floor plans including | Potable water |
| Layout of each level | Sanitary Sewer |
| Layouts for each dwelling unit type | Traffic |
| Parking and loading space dimensions | <input type="checkbox"/> Application fees |
| Width of drive aisles | <input type="checkbox"/> Cost recovery deposit |
| <input type="checkbox"/> Elevations | |

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 [Handwritten Signature]

Print Name Pablo Montoya

(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 2 day of June, 2014

by Pablo Montoya

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

Notary Public Signature [Handwritten 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: 6/6/2014

Tentative Meeting Date: July 15, 2014

Fee Paid: \$ 12,000.

Cash or Check # ✓

Date Paid: 6/19/14

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



architectureworks

AA26000681

Mr. City Manager
Honorable Members of the Planning and Zoning Board
Honorable Members of the City Commission
North Bay Village
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141

July 6th, 2014

RE: 7922 East Drive - BAHIA TOWER

Mr. City Manager, Member of the Board and Commission;

On behalf of CEDAR ISLAND L.P please accept for your consideration the attached site plan application for Public Hearing.

CEDAR ISLAND L.P owns a vacant single lot (80'x140') located at 7922 East Drive, currently within the RM-70 Zoning district and the Planned Residential Development overlay district. It intends to develop the property as a multifamily residential building in accordance with the applicable Zoning Ordinances and the associated overlay regulations.

The plans submitted subject of this application shows a development of 16 (sixteen) two bedroom units with common areas at the Lanai Level (top of the parking pedestal) and a rooftop fitness room and pool area. The required off-street parking is accommodated within a two level parking pedestal; thirty six (36) parking spaces which includes one accessible space. Due to the size of the lot, it is absolutely necessary to resort to the use of mechanical parking lifts in order to meet the required parking mandated by the Zoning Ordinance as has been evidenced in other single lot developments in the RM-70 district i.e: The ADAGIO located at 7939 EAST DR.

The pedestal as depicted in the proposed development plan meets the required setbacks, rear, side interior and front. The front setback shows a projected lobby toward the East but it is in compliance with the flex setback regulations as permitted by the PRD overlay.

Both interior sides, rear and front setback areas depict ample landscape. In addition, the North setback area is intended as a public access corridor to the Bay Walk along Biscayne Bay as per Shoreline Development regulation requirements.

A unique feature of this development is the introduction of the required off- street loading and unloading area to the South side of the pedestal. Unique in the sense that other single lot developments in the district have not incorporated the required off-street loading and unloading area. Hence, occupying a larger area of land to accommodate the off street parking pedestal.

The tower portion of the proposal contains eight (8) floors with two (2) units per floor with the Penthouse floor containing two Penthouse units each in a townhouse type layout where the second Master Suite is on the second floor of each Penthouse.

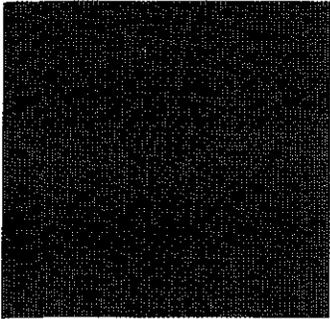
Above the two (2) Penthouse units is the pool level and a small fitness room.

The tower was developed in accordance with the Flex Setback criteria of the PRD regulations to generate a dynamic massing, hence, a softer, lighter image with a glass tower that floats over a perforated aluminum enclosed parking pedestal.

Our team of Architects and the developer wishes for your support of our endeavor and look forward to a successful process of approval.

Respectfully,

for the firm
James R. Mackenzie, AIA; NCARB; MArch
For ArchitectureWorks LLC
On behalf of CEDAR ISLAND L.P



North Bay Village

Administrative Offices

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

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

APPLICATION FOR PUBLIC HEARINGS:

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

Applicant's Name: Cedar Island, LP Phone: c/o Graham Penn 305 377 6229

Mailing Address: 200 S. Biscayne Blvd., Suite 850 Miami, FL 33131

Legal Description of Property: Lot 83, Harbor Island Subdivision Plat Book 44, Page 72 of the Public Records of Miami-Dade County

Existing Zoning: RM-70

Lot Size: 11,200 square feet Folio: 23-3209-001-0650

Type of Request:

- Amendment to Section 152.096(F)(5) of the Village's Zoning Code in order to permit mechanical parking lifts to be utilized in the Village's Planned Residential Development (PRD) Overlay.

See attached letter for details.

Reason for Request: (Attach additional Pages if necessary) See attached letter.

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

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

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

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

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

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

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



Authorized Signature

Albert Naon, Jr.

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Sworn to and subscribed to before me this 18 day of JUNE 2014.
by Albert Naon
who is personally known to me or who has produced FL Driver License
as identification



Notary Public

(Notary Seal)
Raycor Gonzalez
State of Florida
MY COMMISSION # EE 865061
Expires: January 14, 2017

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

Office Use Only:

Date Submitted: 6/19/14

Fee Paid: \$ PAID

Tentative Meeting Date: 8/19/14

Cash or Check # PAID

Date Paid: 6/19/14

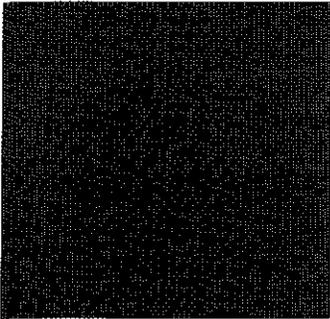
Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



North Bay Village

Administrative Offices

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

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

APPLICATION FOR PUBLIC HEARINGS:

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: Cedar Island, LP Phone: c/o Graham Perm 305 377 6229

Mailing Address: 200 S. Biscayne Blvd., Suite 850 Miami, FL 33131

Legal Description of Property: Lot 83, Harbor Island Subdivision Plat Book 44, Page 72 of the Public Records of Miami-Dade County

Existing Zoning: RM-70 Lot Size: 11,200 square feet Folio: 23-3209-001-0650

Type of Request:

- Site plan approval of a major development (over 10,000 square feet of floor area).
- Application of the Planned Residential Development (PRD) Zoning Overlay to the Property.

See attached letter for details.

Reason for Request: (Attach additional Pages if necessary) See attached letter.

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

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

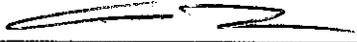
**APPLICATION FOR HEARING
BEFORE THE PLANNING & ZONING BOARD AND
VILLAGE COMMISSION
PAGE 2 OF 2**

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

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

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

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



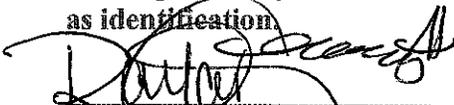
Authorized Signature

Albert Naon, Jr.

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Sworn to and subscribed to before me this 18 day of June 2014
by Albert Naon
who is personally known to me or who has produced FL DRIVER LICENSE
as identification



Notary Public

(Notary Seal)
Notary Public
State of Florida
MY COMMISSION # EE 865061
Expires: January 14, 2017

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

Office Use Only:

Date Submitted: 6/19/14

Fee Paid: \$

Tentative Meeting Date: 8/19/14

Cash or Check #

Date Paid: 6/19/14

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

IMPACT ASSESSMENT STUDY

January 2015

**Bahia Tower
7922 East Drive
North Bay Village, FL**



*Engineers
Architects
Planners
Landscape Architects
Surveyors
Environmental Scientists
Construction Management
Design/Build*

Certificate of Authorization No. 00003215

**CPH, INC.
1992 SW 1ST STREET
MIAMI, FL 33135
(305) 274-4805
www.cphcorp.com**

BAHIA TOWER AT NORTH BAY VILLAGE

PROJECT INTRODUCTION AND OVERVIEW

Bahia Tower is a proposed multifamily residential development located at 7922 East Drive on Harbor Island, in North Bay Village, Florida. This development consists of 16 apartment units, amenities and an on-site parking facility (See location map/Aerial photo - Exhibit 1A and 1B).



The site is approximately 0.26 acres and is contained within Lot 83 of the Harbor Island plat (P.B. 44, Pg. 72, M.D.C.R., refer to Exhibit 2). The site borders Biscayne Bay on its western boundary, where its frontage is approximately eighty eight linear feet (88 LF) along the Bay. Currently, this site is vacant and currently zoned RM 70 / PRD (Single undersized lot development), which allows for the proposed use (See Zoning Map- Exhibit 3).



In accordance with Ch. 4 - Consistency and Concurrency Determinations of the North Bay Village Consolidated Land Development Regulations, all new development are required to prepare an impact assessment report demonstrating that the proposed development does not degrade adopted levels of service in North Bay Village. This report will analyze the impact of the proposed Bahia Tower development on the existing NBV's infrastructure. Also, this report will provide assurance that the level of service remains consistent with NBV's requirements.

PROJECT POPULATION

Our proposed development, Bahia Tower, contains 16 residential units. Based on a recommended rate of 2.25 people per unit, the net population increase due to this project is 36 people. Please see below Table 1 - Population.

Table 1- Population

Description	Units	No. of people/unit	Population
Bahia Tower	16	2.25	36

Based on the latest available data from the United States Census Bureau (2013 US Census), the population of North Bay Village is approximately 7,401 people. Bahia Tower proposes a population of 36 people, representing a net increase of 0.49% of the total population of North Bay Village.

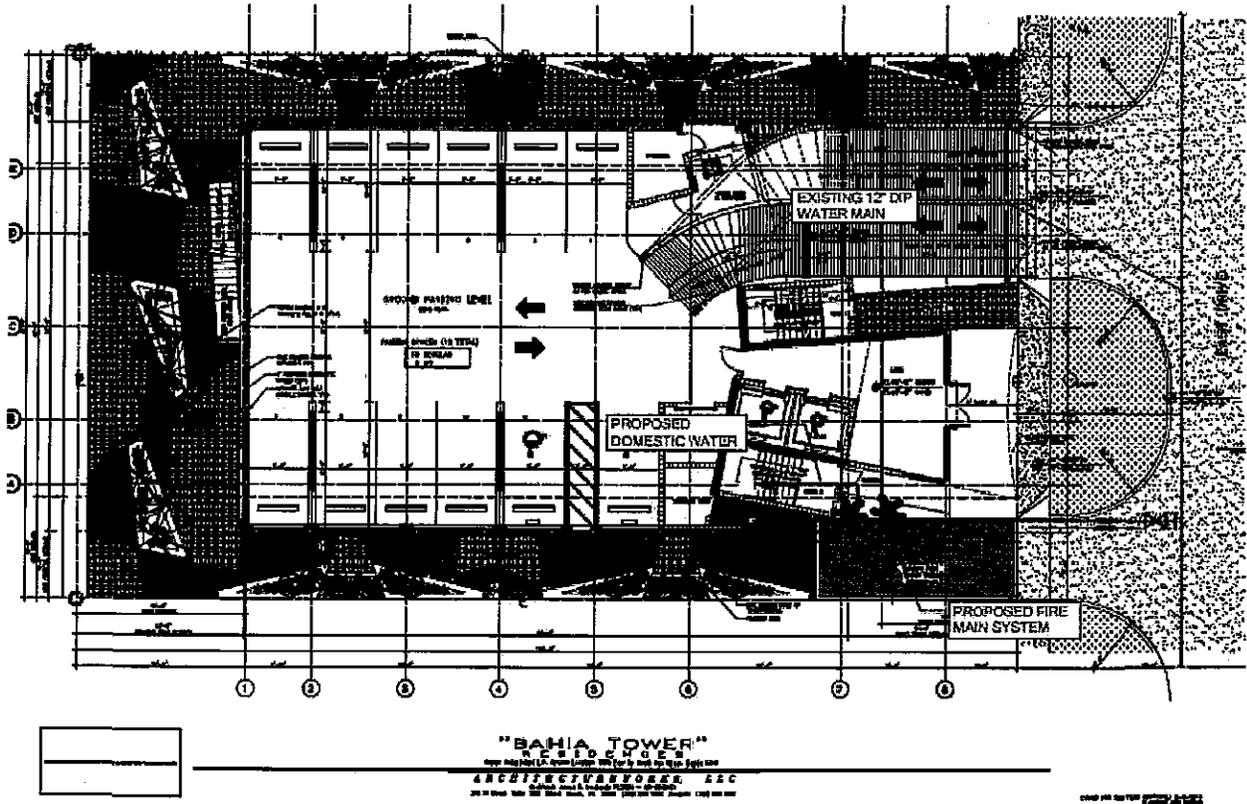
POTABLE WATER DISTRIBUTION SYSTEM

The City of North Bay Ville obtains its potable water from a wholesale service agreement with Miami-Dade Water and Sewer Department (MDWASD). Potable water is conveyed to North Bay Village via an existing 30 inch diameter water main, owned and serviced by the City of North Miami Beach Public Utilities.

Bahia Tower on Harbor Island, in North Bay Village, Florida will be service via an existing 12-inch water main running north-south along the right-of-way of East Drive and connected to an existing water main running along Kennedy Causeway (NE 79th Street). The proposed system, refer to Figure 1- Schematic Water Distribution Plan below, will be designed in accordance with local, county and state criteria and will serve the potable and fire demand of the proposed development.



Figure 1 – Schematic Water Distribution System



Potable water consumption is calculated based in an estimated 66.67gpd / capita or 150 gpd / unit per the Miami-Dade County's Schedule of Daily Gallonage for Various Occupancy Regulations below.

Table 2: Schedule of Daily Rated Gallonage for Various Occupancy

<u>TYPES OF LAND USES</u>	<u>GALLONS PER DAY (GPD)</u>
RESIDENTIAL LAND USES	
Single Family Residence	220 gpd/unit (under 3001 sq. ft.)
	320 gpd/unit (3001-5000 sq. ft.)
	550 gpd/unit (over 5,000 sq. ft.)
Townhouse Residence	180 gpd/unit
Apartment	150 gpd/unit
Mobile Home Residence/Park	180 gpd/unit
Duplex or Twin Home Residence	180 gpd/unit

Based on preliminary analysis of the water demand for Bahia Tower, the proposed project would require an estimated water consumption of 2,400 GPD (16 units x 2.25 x 66.67 gpd/capita); representing a net increase of 0.49% of the total population of North Bay Village of North Bay Village's total potable water consumption. See Table 3 - Water Consumption below.



Table 3 – Water Consumption

Description	Unit Type	Residential Units	Average capita per unit	Population	GPD/Capita	Demand (GPD)
Existing Population (2013 US Census)				7,401	66.67	493,425
Bahia Tower	Apartments	16	2.25	36	66.67	2,400

In summary, the net increase in potable water demand due to the proposed Bahia Tower development is negligible on the overall City's existing water supply and distribution network.

WASTEWATER COLLECTION AND TRANSMISSION SYSTEM

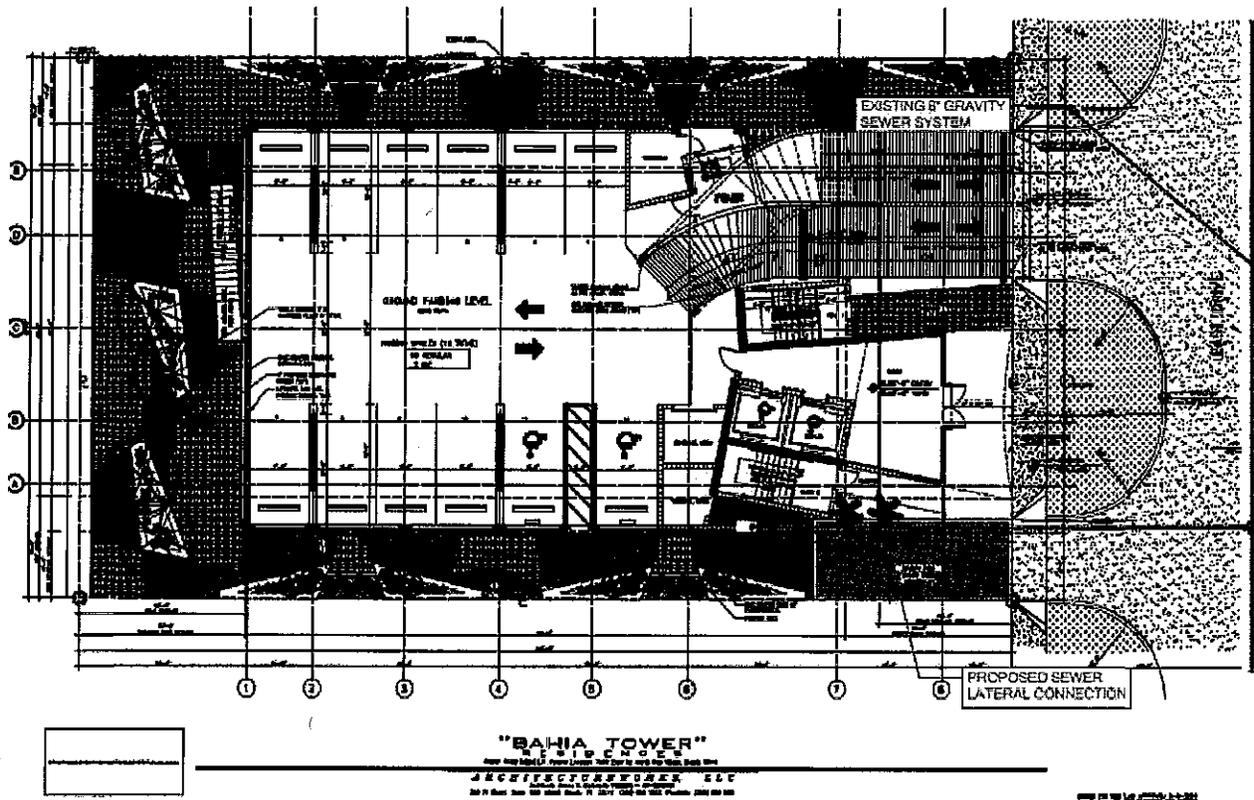
The proposed development will be served via an 8-inch existing sewer line located on East Drive. Flow from the proposed development will have a direct connection to the existing 8-inch system via a proposed sewer lateral(s). This gravity main system, owned, operated and maintained by the City of North Bay Village, runs north-south along East Drive and conveys all flows to an existing Lift Station called "City Hall Pump Station" located at 7903 East Drive. The City Hall Pump station is the main collector for Harbor Island. Flow from this station is pumped west, via the existing 16-inch diameter forcemain to Pelican Island along NE 79th Street and then sub-aqueous, beneath Biscayne Bay, to a Miami-Dade Water and Sewer Department forcemain connection of NE 80th Street and NE 7th Ave. (Refer to Figure 2 - North Bay Village Wastewater System below).

Figure 2 – North Bay Village Wastewater System



There are no known capacity issues at the North Bay Village pumping station. Bahia Tower proposes a lateral sewer connection to the existing gravity sewer system on East Drive. Below, please refer to Figure 3 - Schematic Sanitary Sewer Connection.

Figure 3- Schematic Sanitary Sewer Collection System



Using a recommended average rate of 2.25 people per unit and 66.7 gpd per person for sewage flows, the total decrease from the proposed Bahia Tower development at North Bay Village will be 1,200 GPD, refer to Table 4 - Wastewater Flow.

Table 4 – Wastewater Flow

Description	Unit Type	Residential Units	Average capita per unit	Population	GPD/Capita	Demand (GPD)
Existing Population (2013 US Census)				7,401	66.67	493,425
Bahia Tower	Apartments	16	2.25	36	66.67	2,400

In summary, the proposed Bahia Tower development will have a minimal increase in the demand to the existing sanitary sewer system and receiving pump stations.



SOLID WASTE

Solid waste generated from the proposed Bahia Tower development has been calculated at 7lbs per capita per day based on the City's Consolidate Land Development Regulations, Ch. 4 - Consistency and Concurrency Determination, Sec. 4.5 - Solid Waste. Please refer below to Table 5 - Solid Waste Demand.

Table 5 – Solid Waste

Description	Unit Type	Residential Units	Average capita per unit	Population	Lbs./Capita	Demand (lbs.)
Bahia Tower	Apartments	16	2.25	36	7	252

Based on the 2013 US census (7,401 people) and the above solid waste generation rate, an additional increase of 0.49% is projected. The solid waste increase for the proposed development has a minimal enlargement on the overall capacity of the existing system.

SUMMARY

In conclusion, the additional demand from the proposed Bahia Tower development on the potable water distribution, wastewater collection transmission, and solid waste systems will have a negligible increase on the demand of the existing infrastructure of North Bay Village. Therefore, CPH recommends the approval of the proposed development based on the minimal impact to the overall system.



EXHIBIT 1A – LOCATION MAP

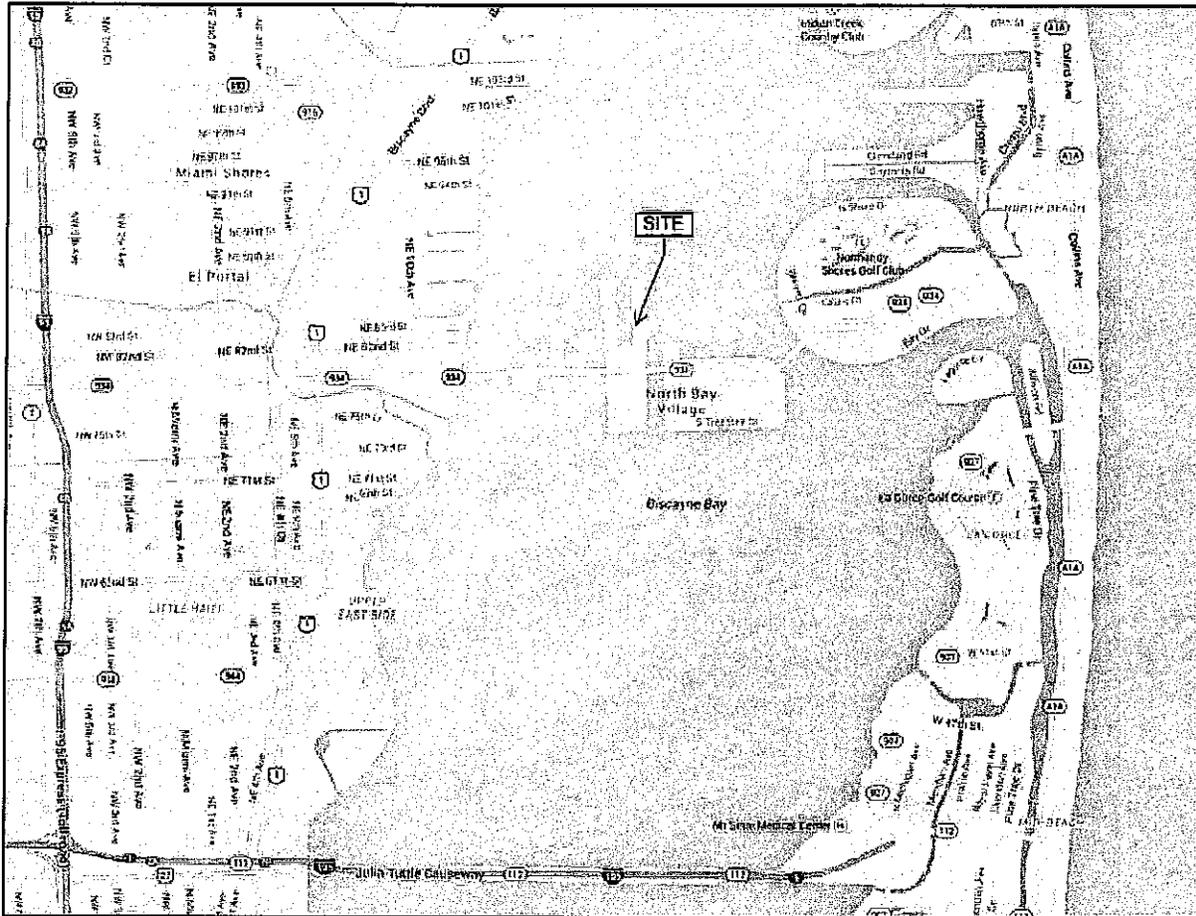


EXHIBIT 1B – AERIAL PHOTO



EXHIBIT 2 - HARBOR ISLAND PLAT

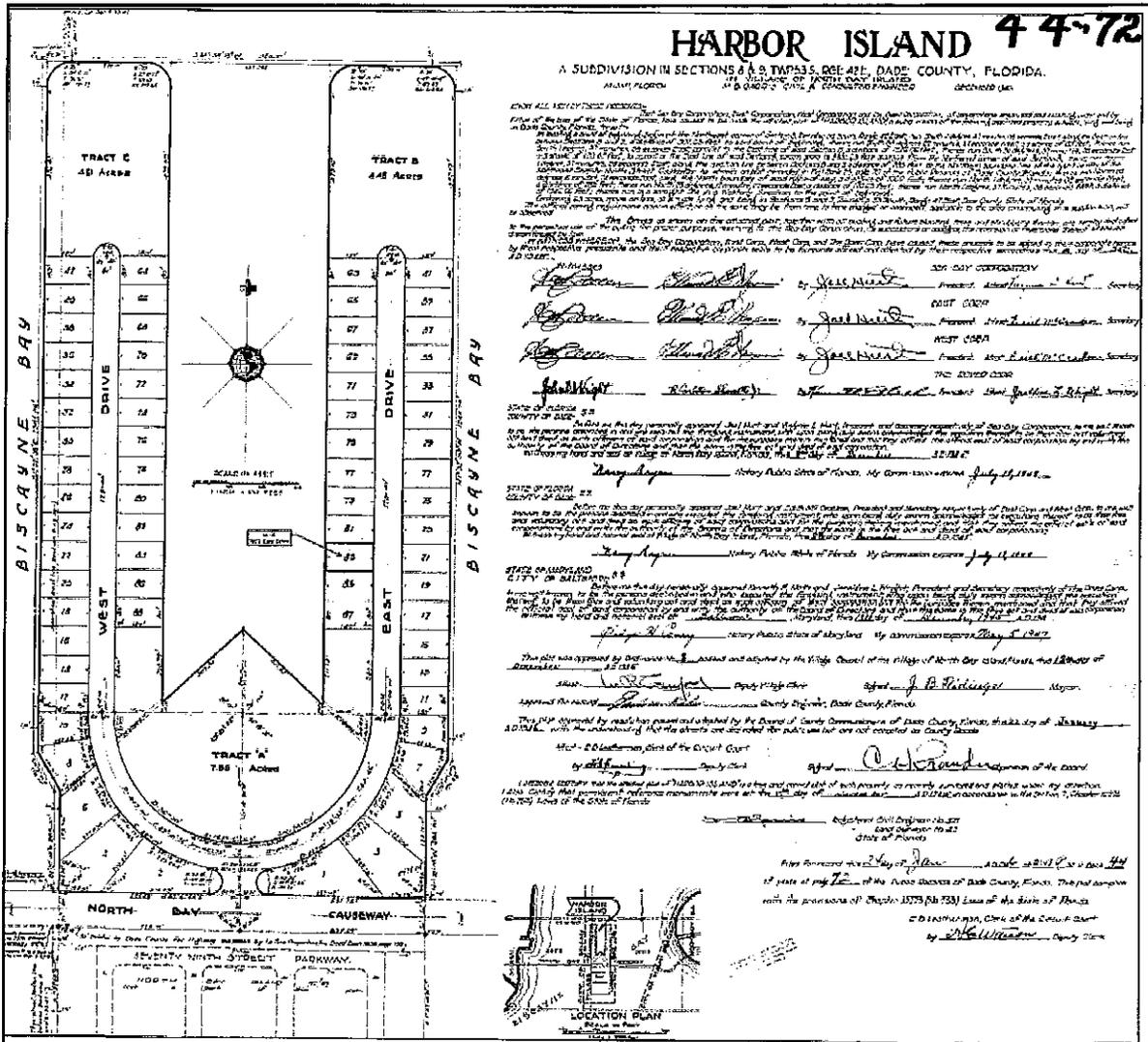
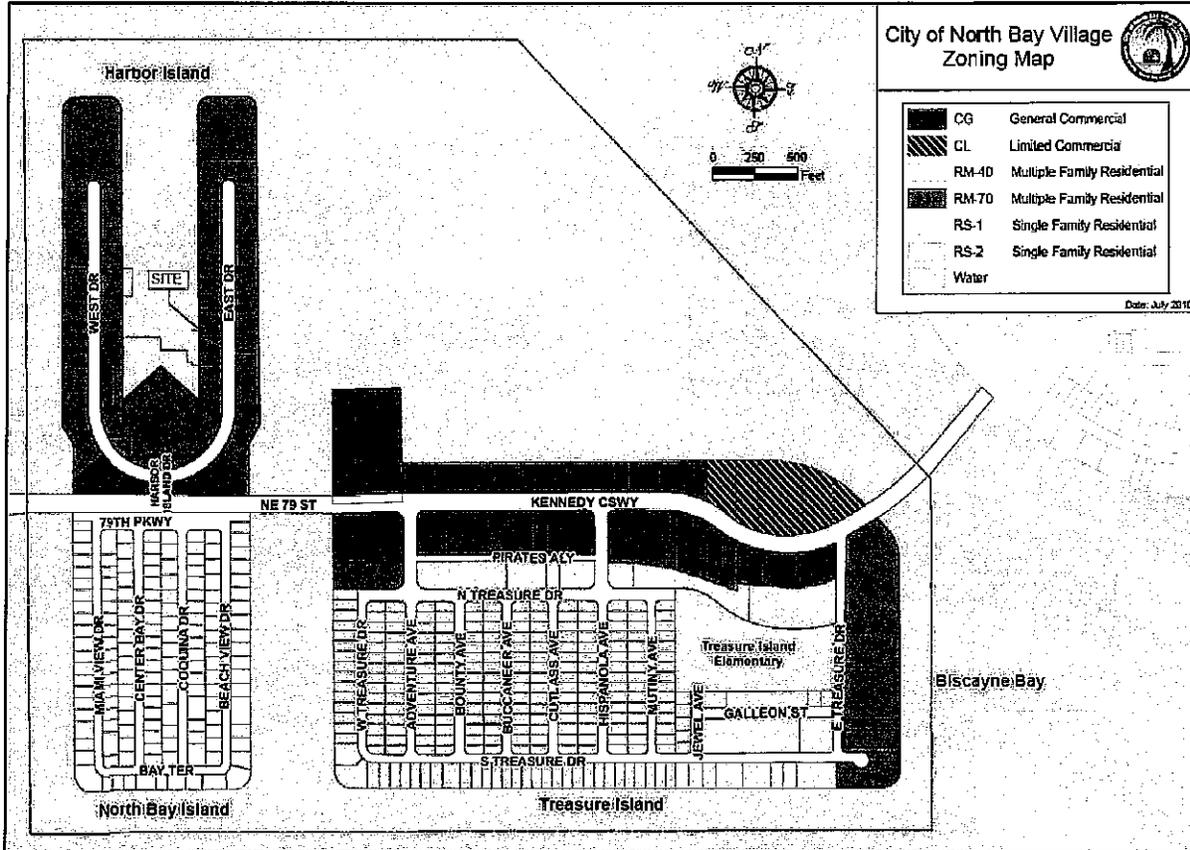
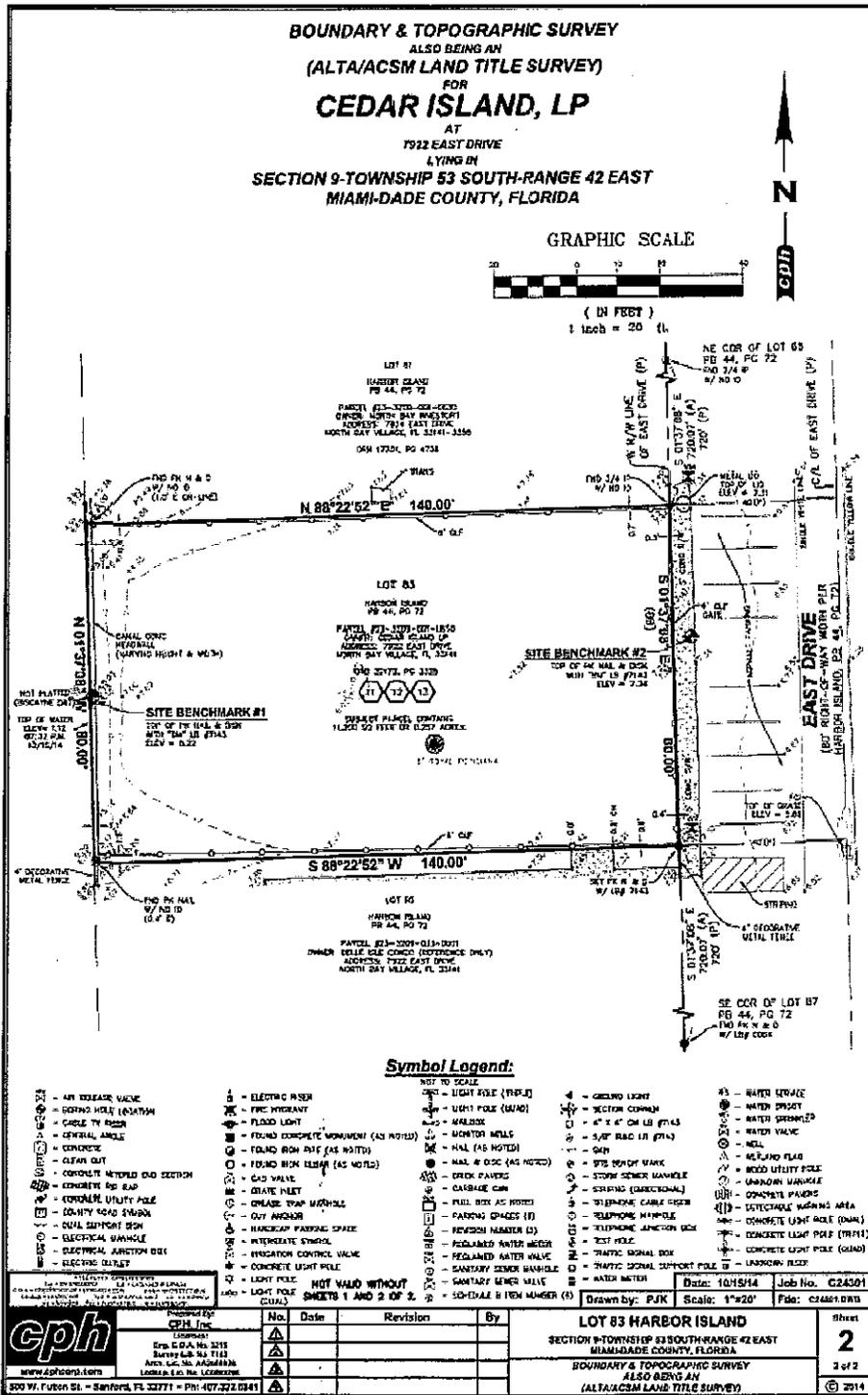


EXHIBIT 3 – CITY OF NORTH BAY VILLAGE ZONING MAP



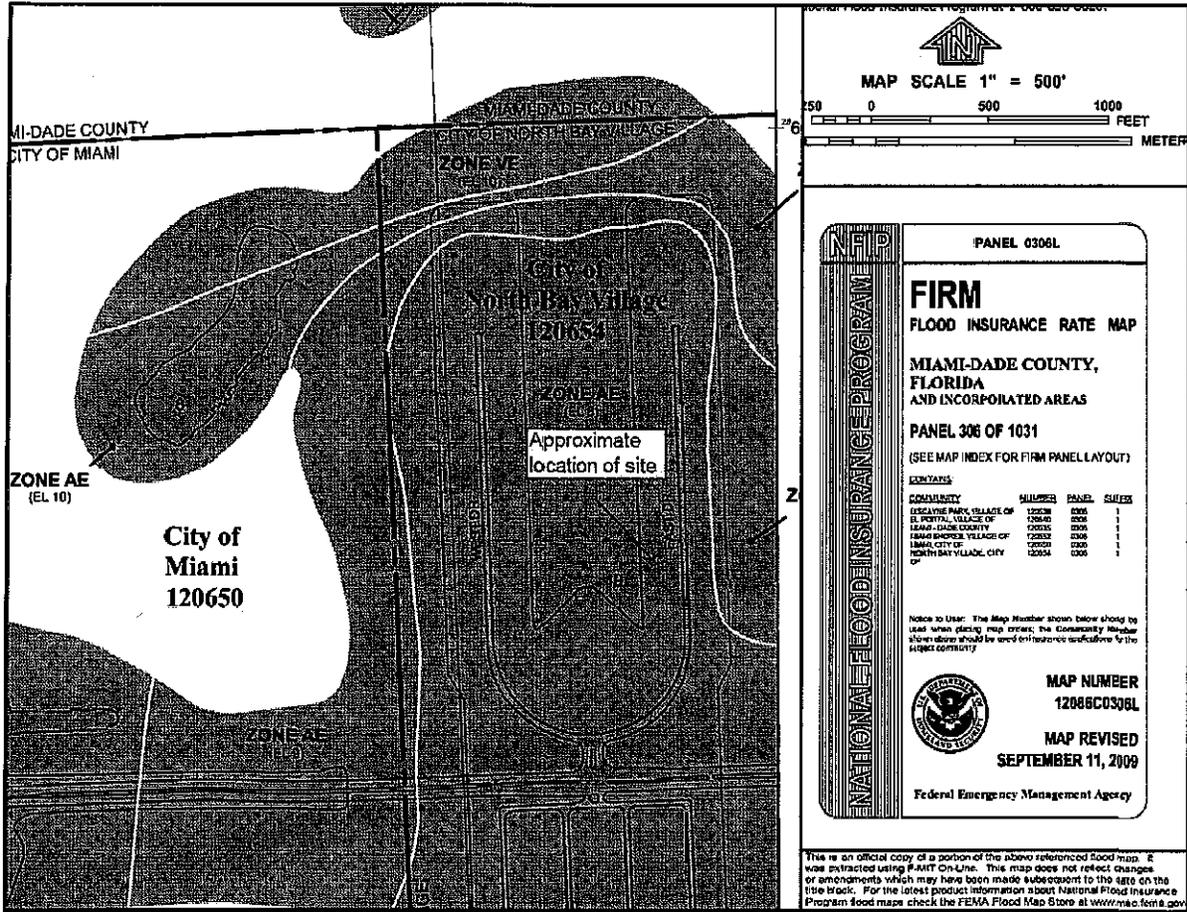
Impact Assessment Study
Bahia Tower
North Bay Village

EXHIBIT 4 – BOUNDARY AND TOPOGRAPHIC SURVEY (2014)



Impact Assessment Study
 Bahia Tower
 North Bay Village

EXHIBIT 5 – FEMA MAP



Impact Assessment Study
Bahia Tower
North Bay Village

Traffic Impact Statement
For Submittal to North Bay Village, Florida

Bahia Tower
7992 East Drive
North Bay Village, Florida

Prepared for:

Cedar Island LP
301 71st Street
Miami, Florida 33141

November 2014



Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build

Certificate of Authorization No. 00003215

5601 Mariner Street
Suite 105
Tampa, FL 33609
Tel: (813) 288-0233
Fax: (813) 288-0433
Contact: Sandra Gorman

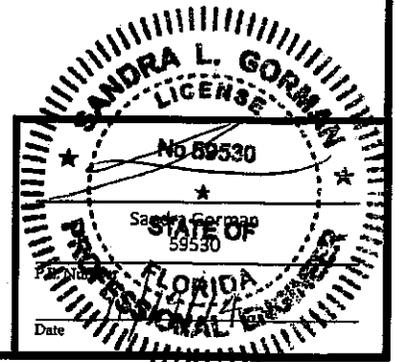


TABLE OF CONTENTS

Executive Summary.....	1
Introduction.....	2
Existing Conditions.....	5
Study Area Description.....	5
Existing Conditions Analysis.....	5
Project Impacts.....	7
Project Trip Generation.....	7
Trip Distribution and Assignment.....	7
Future Conditions Analysis.....	9
Site Access and Turn Lane Analysis.....	12
Conclusions.....	13

LIST OF TABLES

Table 1 – Existing Intersection Level of Service.....	5
Table 2 – ITE Trip Generation.....	7
Table 3 – Future Intersection Level of Service.....	9
Table 4a – AM Peak Hour Directional Roadway Level of Service.....	10
Table 4b – PM Peak Hour Directional Roadway Level of Service.....	11

LIST OF FIGURES

Figure 1 – Site Location Map.....	3
Figure 2 – Site Plan.....	4
Figure 3 – Existing Traffic Volumes.....	6
Figure 4 – Project Trip Assignment.....	8
Figure 5 – Future Traffic Volumes.....	11

LIST OF APPENDICES

- APPENDIX A METHODOLOGY
- APPENDIX B TURNING MOVEMENT COUNTS
- APPENDIX C EXISTING CONDITIONS ANALYSIS
- APPENDIX D TRIP GENERATION
- APPENDIX E TURNING MOVEMENT COUNT WORKSHEETS
- APPENDIX F FUTURE CONDITIONS ANALYSIS
- APPENDIX G ROADWAY LEVEL OF SERVICE INFORMATION
- APPENDIX H TURN LANE WARRANT ANALYSIS

Executive Summary

A new 16 unit apartment building is proposed at 7992 East Drive in North Bay Village, Florida. **Figure 1** illustrates the project location and **Figure 2** is a site plan of the proposed development. The project is anticipated to be completed in 2015. CPH has prepared a Traffic Impact Study for submittal to North Bay Village to address the impacts of the project.

Access to the site is proposed through a full driveway onto East Drive. The project is anticipated to generate approximately 8 trips during the AM Peak Hour and 10 trips during the PM Peak Hour.

Per the approved methodology, the intersections of SR 934 & Larry Paskow Way and SR 934 and Pelican Harbor Drive were evaluated to determine the impacts of the proposed project. Both study intersections, and the adjacent segment of SR 934 are currently operating at acceptable levels of service for both peak periods.

Based upon the analysis, the roadway segments in the study are anticipated to continue to operate at acceptable levels of service with the addition of the project. Based upon the intersection analysis conducted at the project driveway, no left or right turn lanes are warranted to accommodate project traffic at the access point.

Introduction

A new 16 unit apartment building is proposed at 7992 East Drive in North Bay Village, Florida. **Figure 1** illustrates the project location and **Figure 2** is a site plan of the proposed development. The project is anticipated to be completed in 2015. CPH has prepared a Traffic Impact Study for submittal to North Bay Village to address the impacts of the project.

Access to the site is proposed through a full driveway onto East Drive. The project is anticipated to generate approximately 8 trips during the AM Peak Hour and 10 trips during the PM Peak Hour.

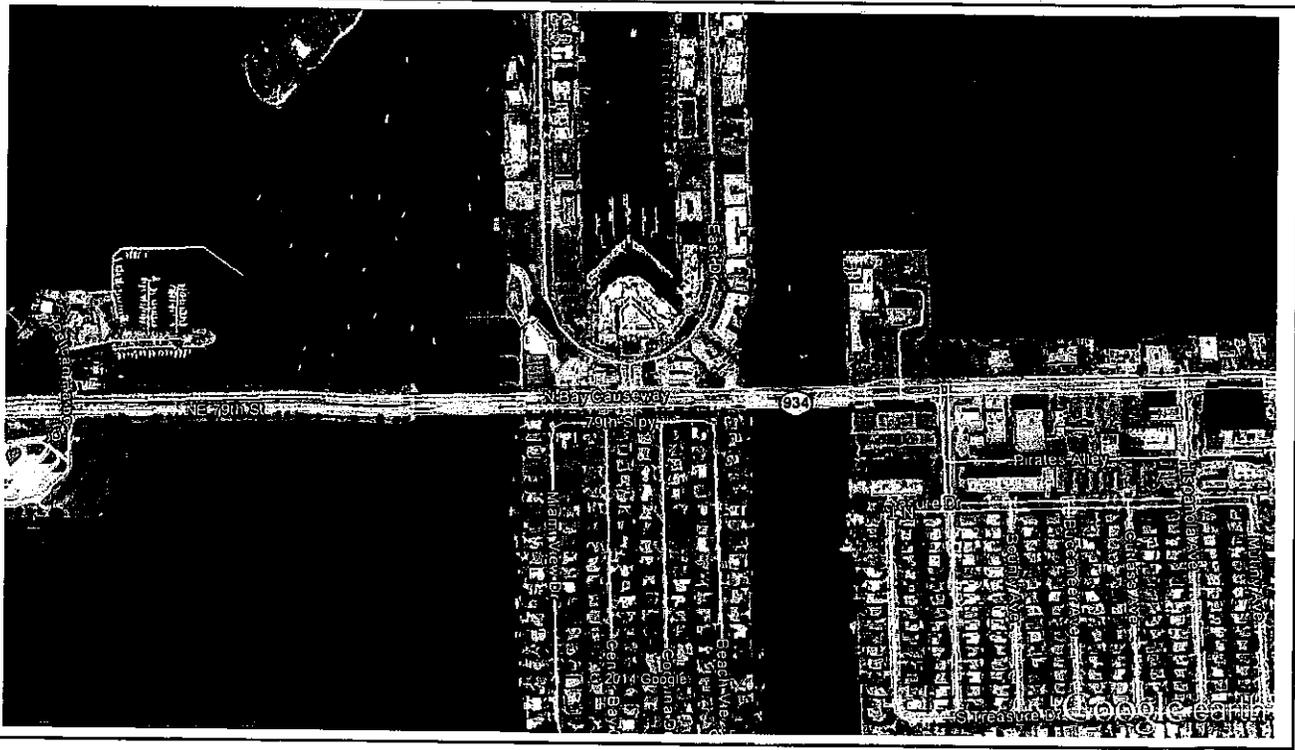
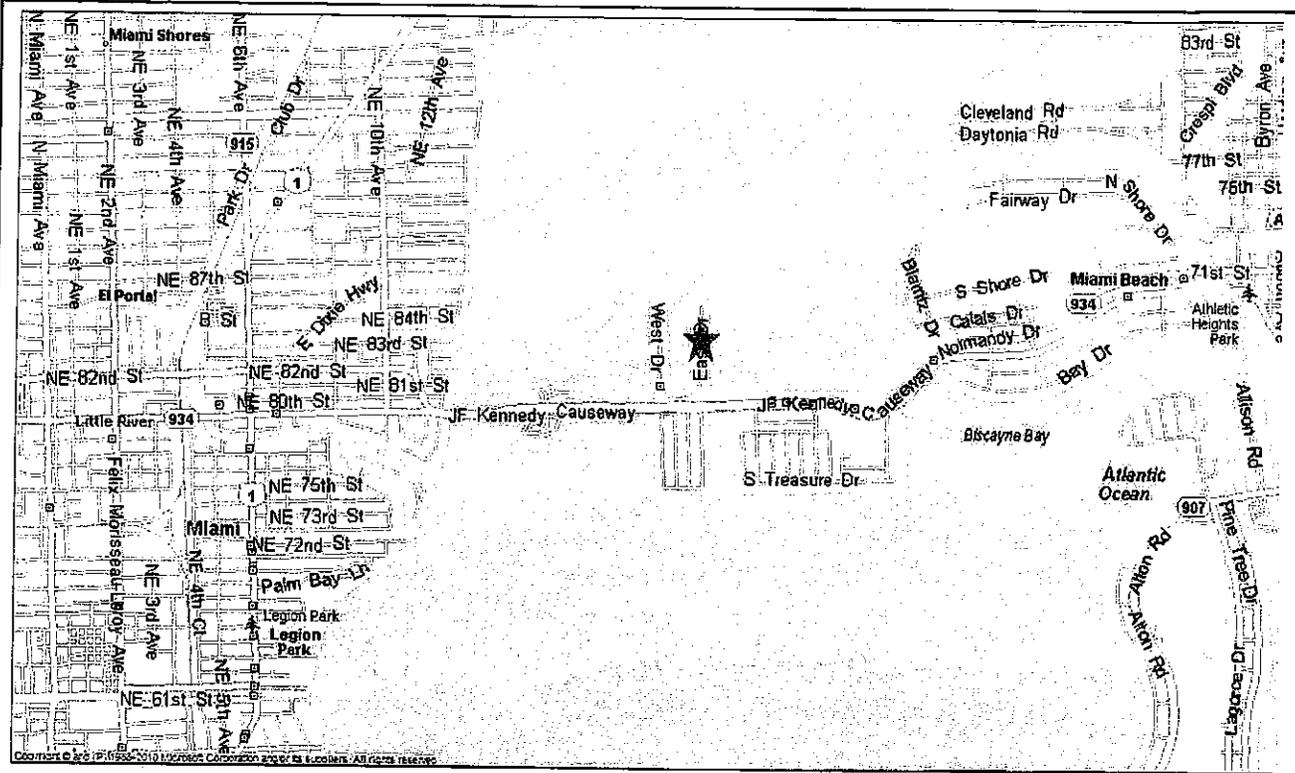


Figure 1
Site Location Map

7992 East Drive Apartments
North Bay Village, Florida



Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build
www.cphplanners.com

Existing Conditions**Study Area Description**

Based upon the approved methodology (included in the **Appendix**) the study area included the following:

Roadway Segments

- o SR 934 Causeway
- o East Drive

Intersections

- o SR 934 & Larry Paskow Way
- o SR 934 & Pelican Harbor Drive
- o Larry Paskow Way & East Drive

Existing Conditions Analysis

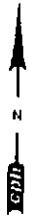
Intersection analysis was performed for the study intersections for the AM and PM Peak Period. Turning movement counts for the PM peak period were collected on November 5th, 2014 from 4:00 PM – 6:00 PM. AM peak period counts were collected on November 6th, 2014 from 7:00 AM to 9:00 AM. Raw data collection summary sheets are included in the **Appendix**.

The existing traffic counts were seasonally adjusted using the Peak Season Correction Factors (PSCF) published by the Florida Department of Transportation for Miami Dade County. **Figure 3** illustrates the existing traffic patterns in the area.

Intersection analysis was performed using the most recent version of the Highway Capacity Software for unsignalized intersections and Synchro 8.0 for signalized intersections. Analysis indicates that all intersections are currently operating acceptably during the both peak hours. **Table 1** summarizes the existing conditions analysis. HCS worksheets are included in the **Appendix**.

Table 1 - Existing Intersection Level of Service

Intersection	Control	AM Peak Hour					PM Peak Hour				
		EB	WB	NB	SB	Overall	EB	WB	NB	SB	Overall
SR 934 & Larry Paskow Way	Signal	C	C	D	C	C	C	D	C	C	C
SR 934 & Pelican Harbor Drive	Signal	A	A	C	C	A	A	A	B	A	A
Paskow Way & East Drive	All Way Stop	A	B	A	-	A	A	B	A	-	A



Not to Scale

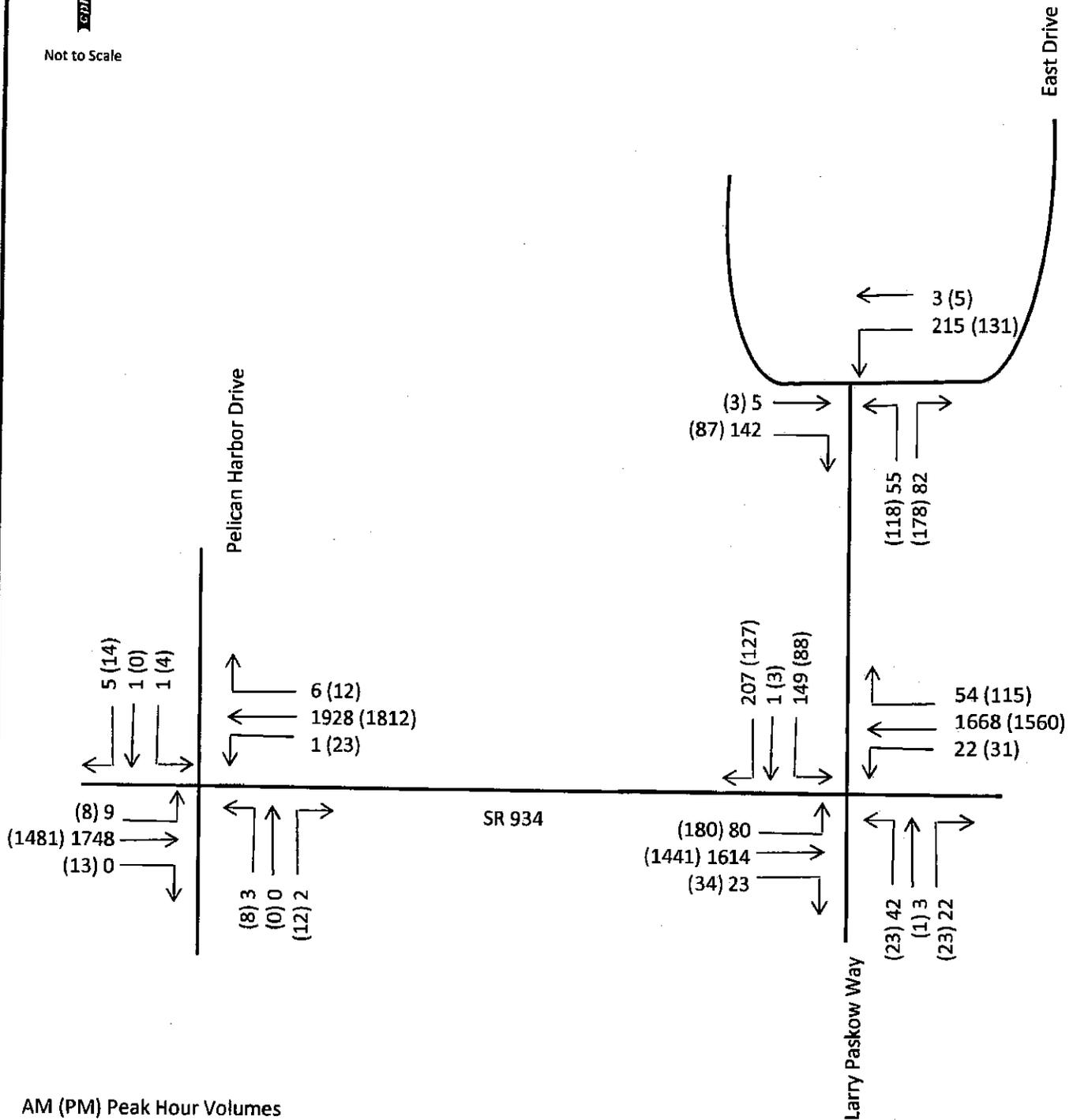


Figure 3
Existing Traffic Volumes

Bahia Tower
North Bay Village, Florida



Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build

Project Impacts

Project Trip Generation

The land use description used to determine trip generation potential for the project was based upon the *Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition*. ITE Land Use Codes 220 – Apartment was used in the analysis. Since the project is residential, pass-by capture and internal capture were not applicable.

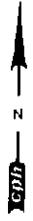
Table 2 summarizes the trip generation estimated for the project, and detailed worksheets from the OTISS Traffic Analysis Software are included in the **Appendix**.

Table 2 - ITE Trip Generation

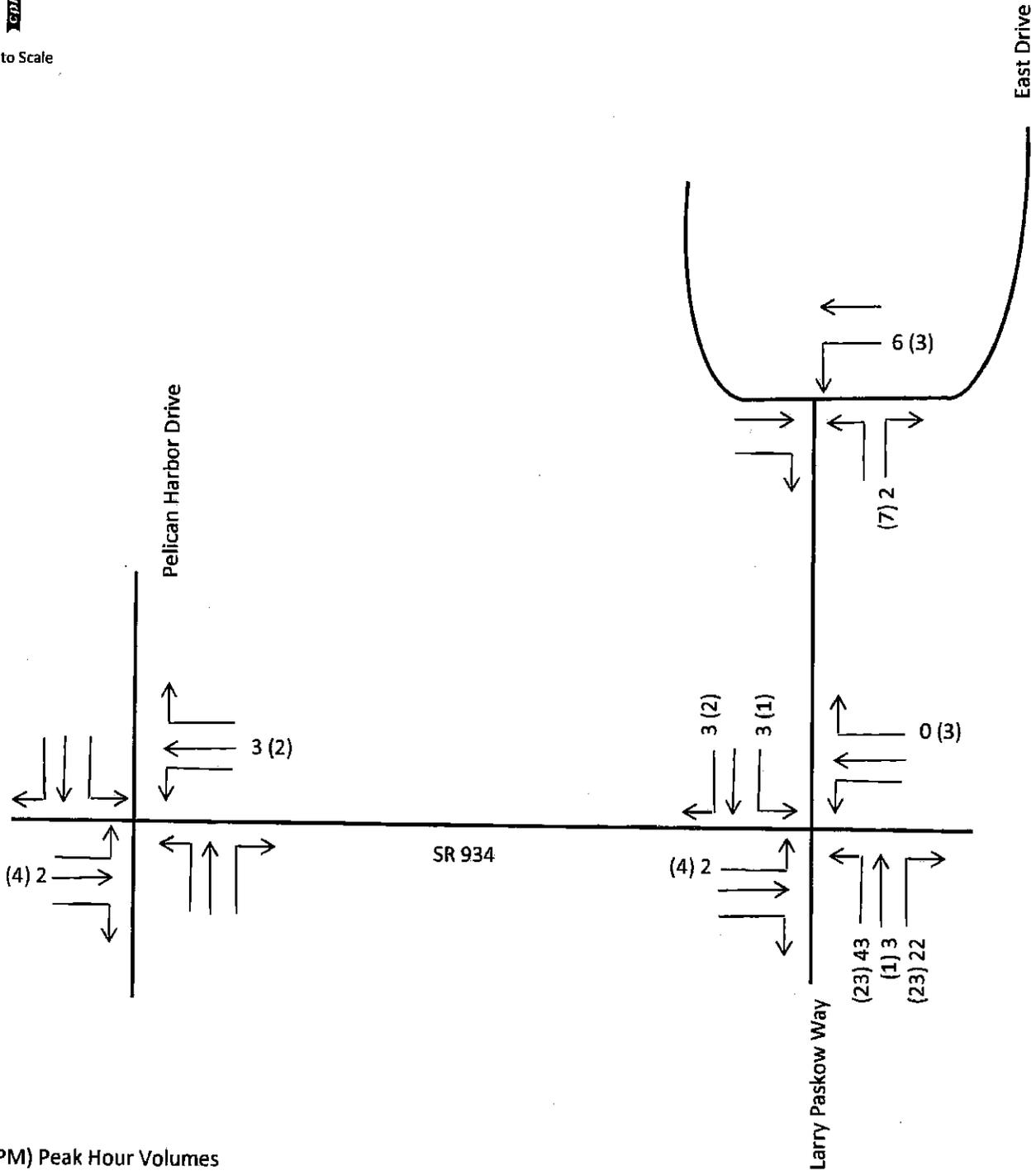
Land Use	Size	Weekday			AM Peak Hour of the Generator			PM Peak Hour of the Generator		
		Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total
220 Apartment	16 Dwelling Units	53	53	106	2	6	8	7	3	10

Trip Distribution and Assignment

Project traffic was distributed based on the observed traffic patterns in the area at the time of the data collection. **Figure 4** illustrates the distribution of the net new project trips and pass-by trips for both peak hours. Turning movement worksheets are including in the **Appendix**.



Not to Scale



AM (PM) Peak Hour Volumes

Figure 4
Project Trip Distribution
Bahia Tower
North Bay Village, Florida



Engineers
 Planners
 Landscape Architects
 Surveyors
 Construction Management
 Design/Build

Future Conditions Analysis

Intersection analysis was performed for study intersections for future conditions. The project is anticipated to be operational in 2015. Since the project is expected to be operational within a year and the overall area has seen a decrease in historical traffic volumes, a conservative 2% per year growth rate was applied to the existing turning movement counts.

Intersection analysis was performed using the same methods and assumptions used to perform the existing conditions analysis. Analysis indicates that all intersections are anticipated to continue operating acceptably during the AM and PM peak hours with the addition of project traffic. Table 3 summarizes the existing conditions analysis. Figure 5 illustrates the total future traffic volumes including project traffic. HCS worksheets are included in the Appendix.

Table 3 – Future Intersection Level of Service

Intersection	Control	AM Peak Hour					PM Peak Hour				
		EB	WB	NB	SB	Overall	EB	WB	NB	SB	Overall
SR 934 & Larry Paskow Way	Signal	C	C	D	C	C	C	D	C	C	C
SR 934 & Pelican Harbor Drive	Signal	A	A	C	C	A	A	A	B	A	A
Paskow Way & East Drive	All Way Stop	A	B	A	-	A	A	B	A	-	A
East Drive & Project Driveway	Two Way Stop	A	-	A	-	-	A	-	A	-	-

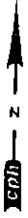
Roadway level of service was calculated using traffic counts obtained from the *FDOT Florida Traffic Information Database* for SR 934. For East Drive, the roadway volumes were obtained from the turning movement counts collected at the adjacent intersection. Roadway capacities were obtained from the *FDOT Quality Level of Service Handbook*. Table 4 summarizes the peak hour directional segment analysis.

Table 4a – AM Peak Direction Roadway Level of Service

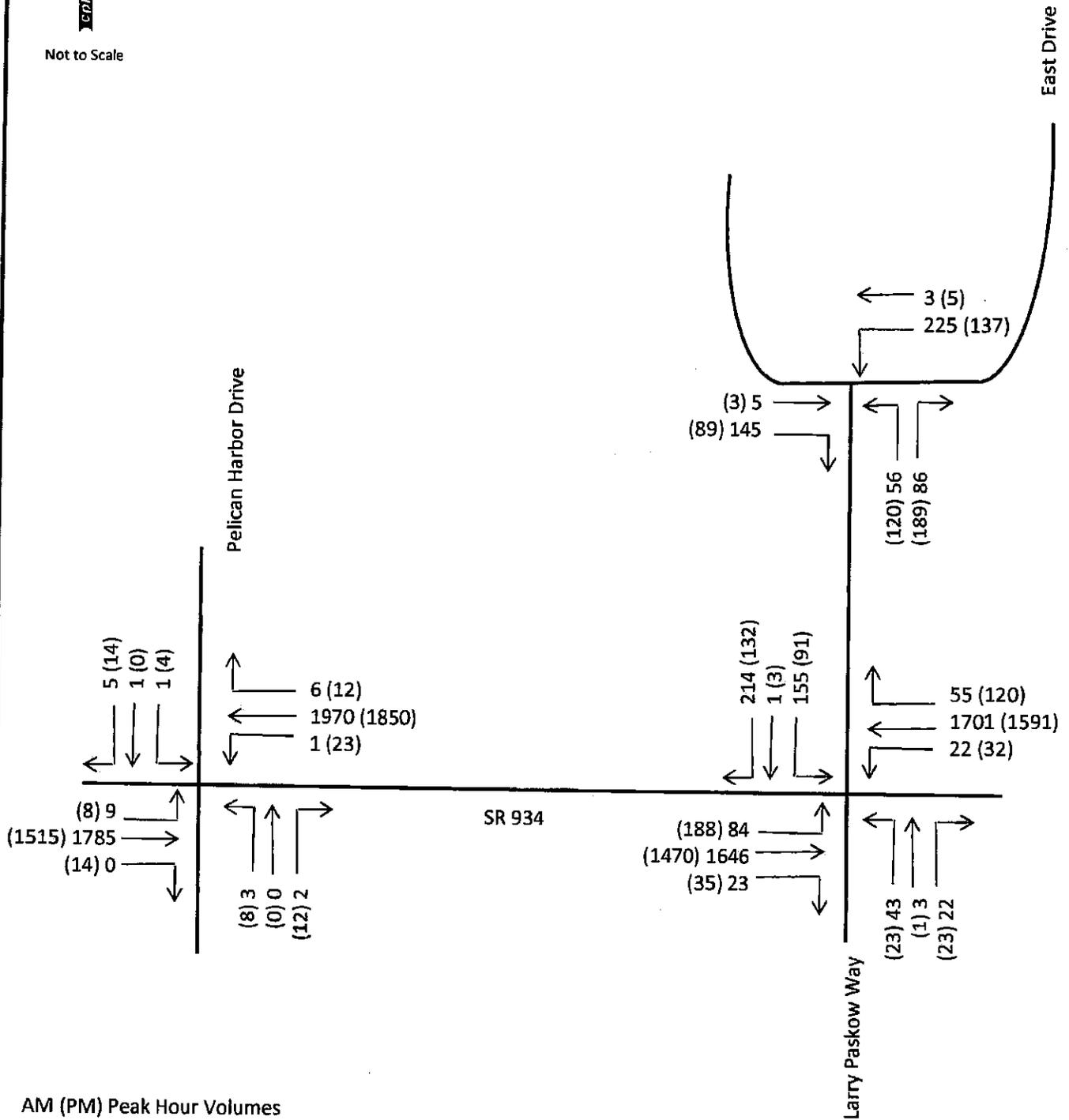
Roadway	Number of Lanes	LOS Standard	LOS Standard Service Volume	Existing		Future Background		Project Trips		Future Total	
				Volume	LOS	Volume	LOS	%	Trips	Volume	LOS
SR 934 East of Larry Paskow Way	6LD	D	3,020	1459	B	1488	B	60%	3	1491	B
SR 934 West of Larry Paskow Way	6LD	D	3,020	1413	B	1441	B	40%	3	1444	B
East Drive North of Larry Paskow Way	2LU	D	633	206	B	210	B	100%	6	216	B

Table 4a – PM Peak Direction Roadway Level of Service

Roadway	Number of Lanes	LOS Standard	LOS Standard Service Volume	Existing		Future Background		Project Trips		Future Total	
				Volume	LOS	Volume	LOS	%	Trips	Volume	LOS
SR 934 East of Larry Paskow Way	6LD	D	3,020	1549	B	1580	B	60%	4	1584	B
SR 934 West of Larry Paskow Way	6LD	D	3,020	1514	B	1544	B	40%	3	1547	B
East Drive North of Larry Paskow Way	2LU	D	633	181	B	185	B	100%	7	192	B



Not to Scale



**Figure 5
Future Traffic Volumes**

**Bahia Tower
North Bay Village, Florida**



Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build

Site Access and Turn Lane Analysis

Turn lane warrant analysis for the project driveway was also conducted using the methods presented in *NCHRP Report 457* from the Transportation Research Board. Based upon the turn lane warrant analysis, left and right turn lanes were not warranted at the project driveway. NCHRP worksheets are included in the **Appendix**.

Conclusion

CPH Engineers has conducted a traffic impact analysis for the proposed 16 unit apartment project on East Drive in North Bay Village, Florida. Capacity analysis conducted for the study area intersections and roadway segments indicate that the intersections and roadways in the study area are operating at acceptable levels of service from existing through future total traffic conditions with the addition of the project traffic

Turn lane warrants conducted for the project do not indicate the need for left or right turn lanes at the project driveway.

APPENDIX

LIST OF APPENDICES

- APPENDIX A METHODOLOGY
- APPENDIX B TURNING MOVEMENT COUNTS
- APPENDIX C EXISTING CONDITIONS ANALYSIS
- APPENDIX D TRIP GENERATION
- APPENDIX E TURNING MOVEMENT COUNT WORKSHEETS
- APPENDIX F FUTURE CONDITIONS ANALYSIS
- APPENDIX G ROADWAY LEVEL OF SERVICE INFORMATION
- APPENDIX H TURN LANE WARRANT ANALYSIS

APPENDIX A METHODOLOGY



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

Traffic Study Methodology
Revised: October 14, 2014
Proposed Apartment Development
7922 East Drive
North Bay Village, Florida

Introduction:

A 16 unit apartment building is proposed at 7922 East Drive in North Bay Village, Florida. The project will take access via a driveway onto East Drive. Figure 1 attached shows the project location. A site plan of the proposed project is also attached.

Traffic Analysis

A traffic analysis is anticipated to be required per the City of North Bay Village Land Development Regulations.

Trip Generation

Trip generation for the proposed project will be calculated using the most recent rates and equations presented in the Institute of Transportation Engineer's Trip Generation 9th Edition. Since the project is a single use residential project, pass-by and internal capture are not applicable. Land Use Code 220 – Apartment will be used in the analysis. Table 1 attached summarizes the trip generation calculations for the proposed project.

Study Area

Based upon the minimal trip generation, it is anticipated that the study area will be limited to the adjacent segments of SR 934/JF Kennedy Causeway as well as the intersection of SR 934/J.F. Kennedy Causeway and Larry Paskow Way. As requested by North Bay Village Staff, the next signalized intersection to the west be included in the study area; Pelican Harbor Drive and SR934/J.F.Kennedy Causeway. Analysis of East Drive adjacent to the project will be conducted as part of the access analysis.

Data Collection

Turning movement counts will be performed at the study intersection for the AM (7-9 AM) and PM (4-6 PM) peak periods. Counts will be collected on a typical weekday of a non-holiday week. Segment counts for the adjacent roadway segment will be obtained from the Florida Department of Transportation Florida Traffic Information Online Database.

Trip Distribution and Assignment

Project traffic will be assigned based upon existing travel patterns in the area. Background traffic (non-project growth) in the area will be provided by Staff. If no background traffic is anticipated, a minimum 1% growth rate per year will be applied to the existing traffic volumes.

Analysis

A generalized arterial analysis will be conducted for the adjacent roadway segment for the AM and PM Peak Period using the methodology and tables presented in the most recent edition of the FDOT QLOS Handbook.



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

Intersection analysis will be performed for both the AM and PM Peak Period using Synchro 7 for signalized intersections. Signal timings at the study intersection will be provided by City Staff. The project driveway will be analyzed using the Highway Capacity Software for unsignalized intersections.

Report

A Traffic Impact Study will be prepared for submittal to North Bay Village as required by the Land Development Code. The Study will include the following information:

- Summary of Methodology
- Existing Conditions
- Trip Generation and Distribution
- Future Conditions
- Access Analysis
- Conclusions

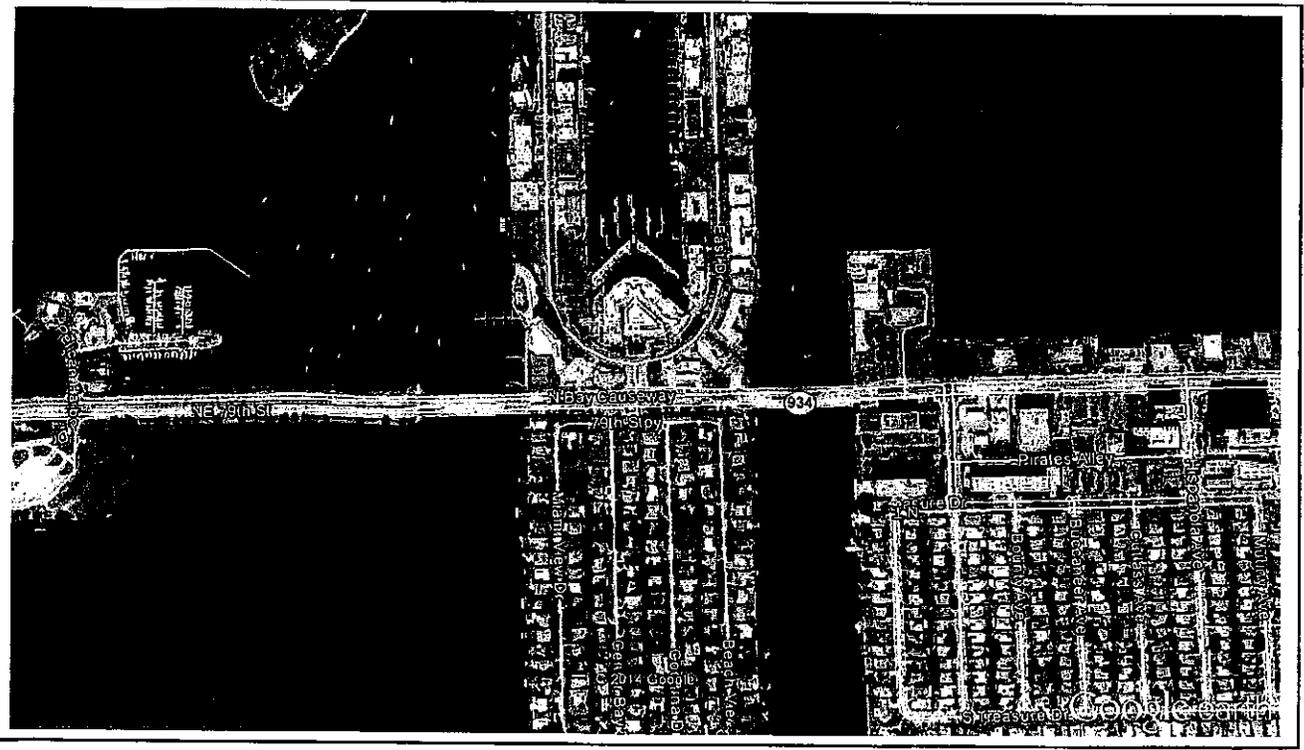
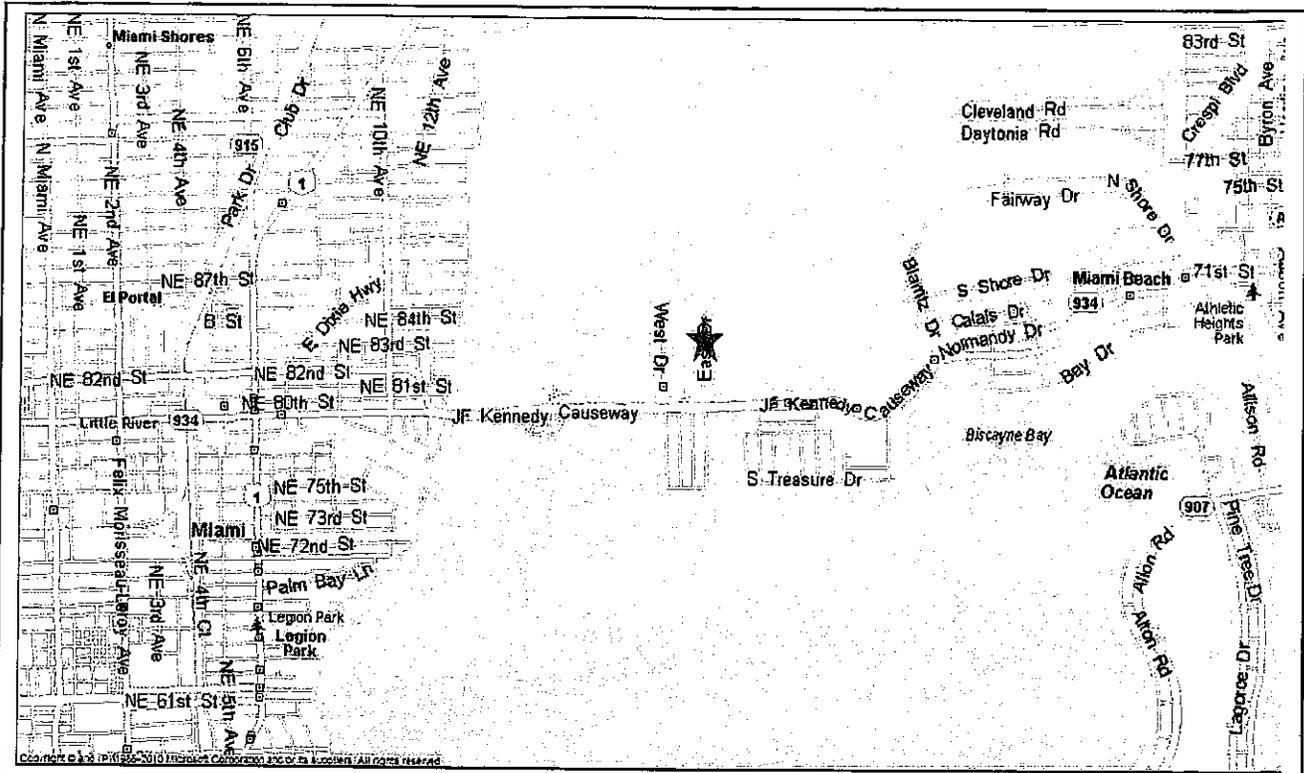


Figure 1
Site Location Map

7992 East Drive Apartments
North Bay Village, Florida



Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build
and other professional services

OTISS Traffic Analysis Software
 Table 1
 Trip Generation Summary

Project Information	
Project Name:	7922 East Drive Apartments
No:	10/7/2014
Date:	
City:	North Bay Village
State/Province:	FL
Country:	US
Analyst's Name:	SLG
Edition:	ITE-TGM 9th Edition

Land Use	Size	Weekday a.m.		Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 p.m.		Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	
		Entry	Exit	Entry	Exit	Entry	Exit
220 - Apartment Reduction Internal Pass-by Non-pass-by Total	16 Dwelling Units	53 0 0 0 53 53	53 0 0 0 53 53	2 0 0 0 2 2	6 0 0 0 6 6	7 0 0 0 7 7	3 0 0 0 3 3

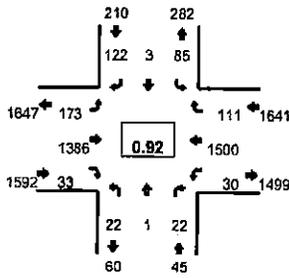
APPENDIX B TRAFFIC COUNTS

Type of peak hour being reported: Intersection Peak

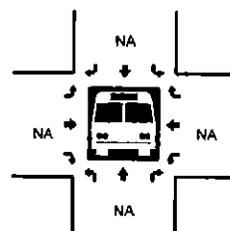
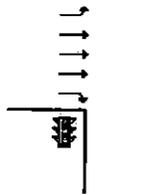
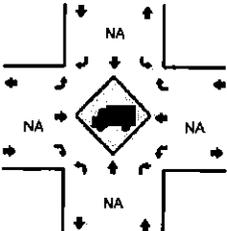
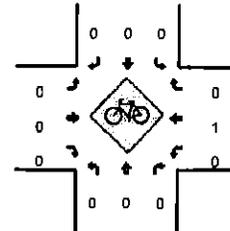
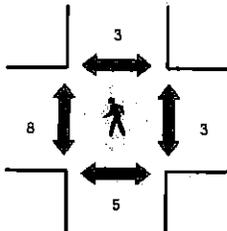
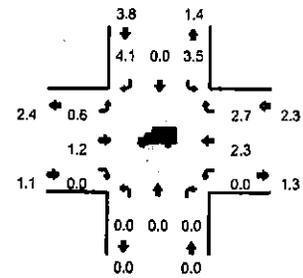
Method for determining peak hour: Total Entering Volume

LOCATION: Larry Paskow Way -- SR 934
CITY/STATE: North Bay Village, FL

QC JOB #: 13136204
DATE: Wed, Nov 05 2014



Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:15 PM -- 5:30 PM



15-Min Count Period Beginning At	Larry Paskow Way (Northbound)				Larry Paskow Way (Southbound)				SR 934 (Eastbound)				SR 934 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	3	2	1	0	19	0	36	0	32	269	3	1	4	358	20	2	750	
4:15 PM	8	0	2	0	16	0	34	0	29	338	12	0	2	380	24	2	845	
4:30 PM	6	1	3	0	31	3	36	0	42	317	6	0	3	407	22	2	879	
4:45 PM	2	0	4	0	20	0	27	0	35	306	4	2	8	436	26	0	870	3344
5:00 PM	10	0	4	0	20	0	35	0	32	190	1	0	11	422	24	1	750	3344
5:15 PM	2	0	11	0	8	3	40	0	39	454	14	1	2	346	31	2	953	3452
5:30 PM	5	1	1	0	32	0	25	0	46	369	6	1	7	373	20	1	887	3460
5:45 PM	5	0	6	0	25	0	22	0	53	373	12	1	4	359	36	2	898	3488
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
All Vehicles	8	0	44	0	32	12	160	0	156	1816	56	4	8	1384	124	8	3812	
Heavy Trucks	0	0	0	0	0	0	0	0	4	20	0	0	0	32	4	0	60	
Pedestrians	0	4	0	0	0	4	0	0	0	0	0	0	0	8	0	0	16	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																	0	
Stopped Buses																		

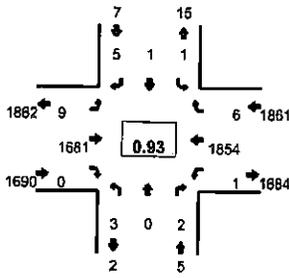
Comments:

Type of peak hour being reported: Intersection Peak

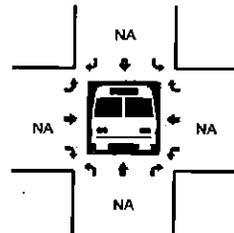
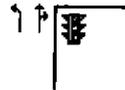
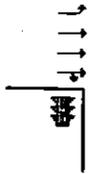
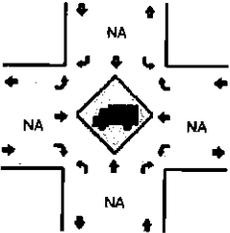
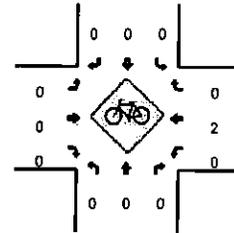
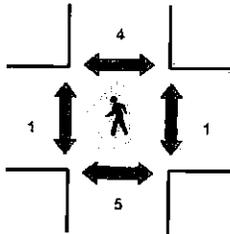
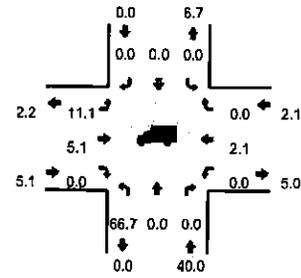
Method for determining peak hour: Total Entering Volume

LOCATION: Pelican Harbor Dr -- SR 934
 CITY/STATE: North Bay Village, FL

QC JOB #: 13136201
 DATE: Thu, Nov 06 2014



Peak-Hour: 7:45 AM -- 8:45 AM
 Peak 15-Min: 7:45 AM -- 8:00 AM



15-Min Count Period Beginning At	Pelican Harbor Dr (Northbound)				Pelican Harbor Dr (Southbound)				SR 934 (Eastbound)				SR 934 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	5	0	2	0	0	265	1	0	0	332	0	0	605	
7:15 AM	0	0	0	0	1	0	2	0	0	315	0	1	1	354	2	0	676	
7:30 AM	0	0	0	0	1	1	3	0	3	313	1	0	1	466	2	0	791	
7:45 AM	1	0	1	0	0	1	1	0	1	444	0	0	1	509	0	0	959	3031
8:00 AM	0	0	0	0	1	0	1	0	1	384	0	0	0	424	1	0	812	3238
8:15 AM	1	0	0	0	0	0	2	0	4	431	0	0	0	486	1	0	925	3467
8:30 AM	1	0	1	0	0	0	1	0	3	422	0	0	0	435	4	0	867	3563
8:45 AM	2	3	0	0	0	0	3	0	11	376	1	0	2	449	5	1	852	3456
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
All Vehicles	4	0	4	0	0	4	4	0	4	1776	0	0	4	2036	0	0	3836	
Heavy Trucks	0	0	0	0	0	0	0	0	0	80	0	0	0	24	0	0	104	
Pedestrians	0	4	0	0	0	12	0	0	0	0	0	0	0	0	0	0	16	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																	0	
Stopped Buses																		

Comments:

Report generated on 11/18/2014 3:51 PM

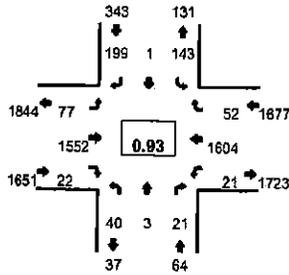
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

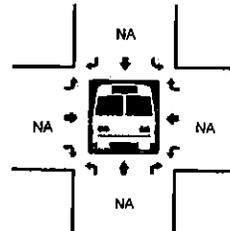
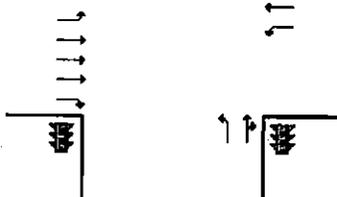
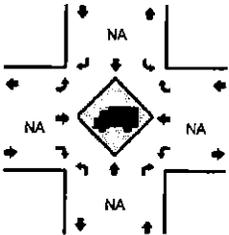
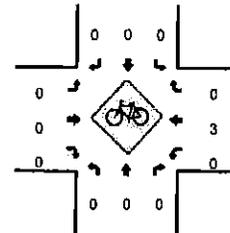
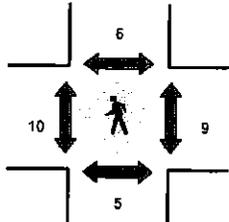
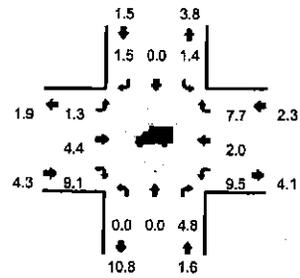
Method for determining peak hour: Total Entering Volume

LOCATION: Larry Paskow Way -- SR 934
CITY/STATE: North Bay Village, FL

QC JOB #: 13136203
DATE: Thu, Nov 06 2014



Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 8:15 AM -- 8:30 AM



15-Min Count Period Beginning At	Larry Paskow Way (Northbound)				Larry Paskow Way (Southbound)				SR 934 (Eastbound)				SR 934 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	9	0	5	0	14	0	36	0	26	251	3	0	1	306	2	1	654	
7:15 AM	12	0	5	0	28	0	48	0	26	259	4	0	1	310	11	1	703	
7:30 AM	16	1	3	0	21	1	75	0	17	292	5	0	1	424	10	1	867	
7:45 AM	13	1	9	0	38	0	49	0	18	397	5	0	2	390	9	0	929	3153
8:00 AM	6	1	5	0	47	0	52	0	22	349	5	0	2	389	9	3	890	3389
8:15 AM	9	1	5	0	37	1	40	0	23	408	5	0	4	447	18	4	1002	3688
8:30 AM	12	0	2	0	21	0	58	0	15	398	7	1	6	378	16	0	914	3735
8:45 AM	4	1	4	0	24	0	59	0	22	335	4	2	6	368	14	2	845	3851

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	36	4	20	0	148	4	160	0	92	1632	20	0	16	1788	72	16	4008
Heavy Trucks	0	0	0	0	4	0	0	0	0	72	4	0	8	48	12	0	148
Pedestrians	0	4	0	0	0	4	0	0	0	4	0	0	8	0	0	0	20
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Railroad																	
Stopped Buses																	

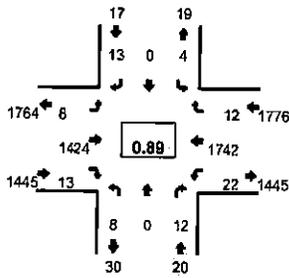
Comments:

Type of peak hour being reported: Intersection Peak

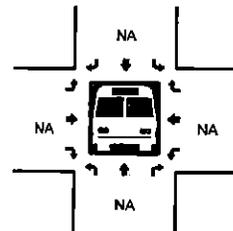
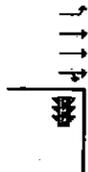
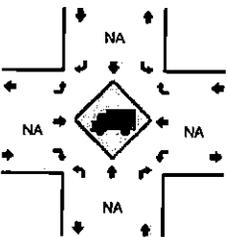
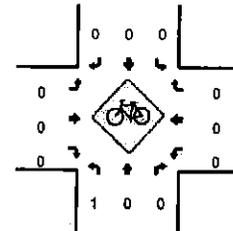
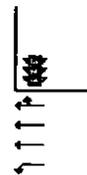
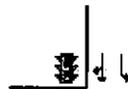
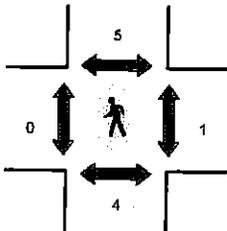
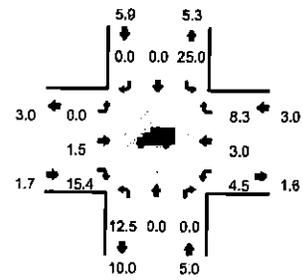
Method for determining peak hour: Total Entering Volume

LOCATION: Pelican Harbor Dr -- SR 934
CITY/STATE: North Bay Village, FL

QC JOB #: 13136202
DATE: Wed, Nov 05 2014



Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:15 PM -- 5:30 PM



15-Min Count Period Beginning At	Pelican Harbor Dr (Northbound)				Pelican Harbor Dr (Southbound)				SR 934 (Eastbound)				SR 934 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	1	0	1	0	3	0	3	309	1	0	1	378	1	1	697	
4:15 PM	0	0	3	0	2	1	5	0	0	366	2	0	1	406	0	1	787	
4:30 PM	1	0	2	0	2	0	6	0	0	359	3	0	1	479	5	1	859	
4:45 PM	2	0	1	0	2	0	2	0	3	353	6	1	5	445	3	3	826	3169
5:00 PM	2	0	4	0	0	0	4	0	1	238	1	0	5	400	1	0	656	3128
5:15 PM	3	0	5	0	0	0	1	0	3	474	3	0	6	418	3	1	917	3258
5:30 PM	2	0	5	0	3	0	7	0	0	419	6	1	3	361	2	0	809	3208
5:45 PM	4	0	6	0	0	0	3	0	2	417	7	0	9	409	0	0	857	3239
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
All Vehicles	12	0	20	0	0	0	4	0	12	1896	12	0	24	1672	12	4		3668
Heavy Trucks	4	0	0	0	0	0	0	0	0	24	0	0	0	44	0	0		72
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Stopped Buses																	0	

Comments:

APPENDIX C EXISTING CONDITIONS ANALYSIS

Lanes, Volumes, Timings
3: Larry Paskow Way & SR 934

11/19/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔	↔↔↔		↔	↔↔↔		↔	↔		↔↔	↔	
Volume (vph)	80	1614	23	22	1688	54	42	3	22	149	1	207
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	240		0	240		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	2		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	0.97	1.00	1.00
Frt		0.998			0.995			0.867			0.851	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5075	0	1770	5060	0	1770	1615	0	3433	1585	0
Flt Permitted	0.070			0.076			0.950			0.950		
Satd. Flow (perm)	130	5075	0	142	5060	0	1770	1615	0	3433	1585	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			5			24			223	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		2651			1085			115			140	
Travel Time (s)		60.3			24.7			2.6			3.2	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	86	1735	25	24	1815	58	45	3	24	160	1	223
Shared Lane Traffic (%)												
Lane Group Flow (vph)	86	1760	0	24	1873	0	45	27	0	160	224	0
Enter Blocked Intersection	No											
Lane Alignment	Left	Left	Right									
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Wldth(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru										
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex										
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Split	NA		Split	NA	
Protected Phases	7	4		3	8		2	2		6	6	
Permitted Phases	4			8								
Detector Phase	7	4		3	8		2	2		6	6	

AM Peak Hour 11/19/2014 Existing Conditions
SLG

Synchro 8 Report
Page 1

Lanes, Volumes, Timings
 3: Larry Paskow Way & SR 934

11/19/2014

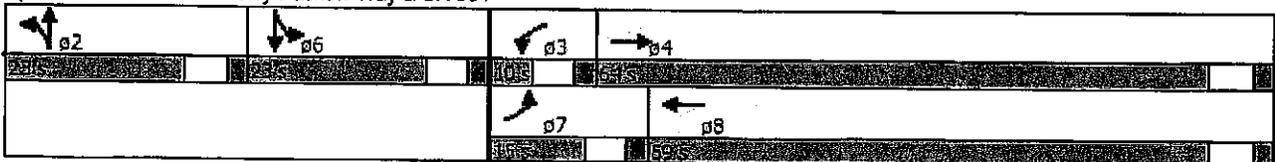


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	10.0	22.0		10.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	15.0	64.0		10.0	59.0		23.0	23.0		23.0	23.0	
Total Split (%)	12.5%	53.3%		8.3%	49.2%		19.2%	19.2%		19.2%	19.2%	
Maximum Green (s)	9.0	58.0		4.0	53.0		17.0	17.0		17.0	17.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	
Walk Time (s)		5.0			5.0		5.0	5.0		5.0	5.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	61.8	56.8		54.5	51.4		17.1	17.1		17.1	17.1	
Actuated g/C Ratio	0.54	0.49		0.47	0.45		0.15	0.15		0.15	0.15	
v/c Ratio	0.47	0.70		0.19	0.83		0.17	0.10		0.31	0.53	
Control Delay	22.9	24.7		15.7	32.1		47.3	19.6		47.3	11.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	22.9	24.7		15.7	32.1		47.3	19.6		47.3	11.1	
LOS	C	C		B	C		D	B		D	B	
Approach Delay		24.6			31.9			36.9			26.1	
Approach LOS		C			C			D			C	
Queue Length 50th (ft)	29	383		8	453		31	2		58	1	
Queue Length 95th (ft)	65	441		20	527		68	30		92	73	
Internal Link Dist (ft)		2571			1005			35			60	
Turn Bay Length (ft)	240			240								
Base Capacity (vph)	199	2657		124	2361		263	261		511	425	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.43	0.66		0.19	0.79		0.17	0.10		0.31	0.53	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 115
 Natural Cycle: 90
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.83
 Intersection Signal Delay: 28.3
 Intersection Capacity Utilization 74.4%
 Analysis Period (min) 15
 Intersection LOS: C
 ICU Level of Service D

Splits and Phases: 3: Larry Paskow Way & SR 934



Lanes, Volumes, Timings
8: SR 934 & Pelican Harbor Drive

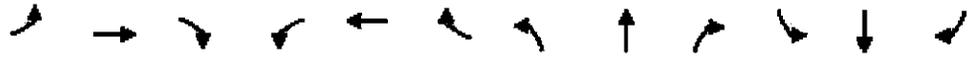
11/19/2014



Lane/Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↖↖↖		↖	↖↖↖		↖	↖		↖	↖	
Volume (vph)	9	1748	0	1	1928	6	3	0	2	1	1	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	280		0	280		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt								0.850			0.875	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	0	1770	5085	0	1770	1583	0	1770	1630	0
Flt Permitted	0.068			0.079			0.754			0.757		
Satd. Flow (perm)	127	5085	0	147	5085	0	1405	1583	0	1410	1630	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					1			82			5	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		369			2651			288			217	
Travel Time (s)		8.4			60.3			6.5			4.9	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	10	1880	0	1	2073	6	3	0	2	1	1	5
Shared Lane Traffic (%)												
Lane Group Flow (vph)	10	1880	0	1	2079	0	3	2	0	1	6	0
Enter Blocked Intersection	No											
Lane Alignment	Left	Left	Right									
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru										
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex										
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	7	4		3	8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		2	2		6	6	

Lanes, Volumes, Timings
8: SR 934 & Pelican Harbor Drive

11/19/2014



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	10.0	22.0		10.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	10.0	88.0		10.0	88.0		22.0	22.0		22.0	22.0	
Total Split (%)	8.3%	73.3%		8.3%	73.3%		18.3%	18.3%		18.3%	18.3%	
Maximum Green (s)	4.0	82.0		4.0	82.0		16.0	16.0		16.0	16.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	
Walk Time (s)		5.0			5.0		5.0	5.0		5.0	5.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	59.4	58.8		59.4	58.8		16.6	16.6		16.6	16.6	
Actuated g/C Ratio	0.67	0.66		0.67	0.66		0.19	0.19		0.19	0.19	
v/c Ratio	0.06	0.56		0.01	0.62		0.01	0.01		0.00	0.02	
Control Delay	4.7	8.8		4.0	9.6		39.7	0.0		40.0	26.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	4.7	8.8		4.0	9.6		39.7	0.0		40.0	26.7	
LOS	A	A		A	A		D	A		D	C	
Approach Delay		8.8			9.6			23.8			28.6	
Approach LOS		A			A			C			C	
Queue Length 50th (ft)	2	167		0	197		1	0		0	0	
Queue Length 95th (ft)	5	278		1	326		12	0		6	14	
Internal Link Dist (ft)		289			2571			208			137	
Turn Bay Length (ft)	280			280								
Base Capacity (vph)	160	4583		173	4583		260	361		261	306	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.06	0.41		0.01	0.45		0.01	0.01		0.00	0.02	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 89.3
 Natural Cycle: 65
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.62
 Intersection Signal Delay: 9.3
 Intersection Capacity Utilization 50.7%
 Analysis Period (min) 15
 Intersection LOS: A
 ICU Level of Service A

Splits and Phases: 8: SR 934 & Pelican Harbor Drive

↑ φ2	↙ φ3	→ φ4
↓ φ6	↘ φ7	← φ8

ALL-WAY STOP CONTROL ANALYSIS

General Information				Site Information				
Analyst	SLG			Intersection	East Drive & Larry Paskow Way			
Agency/Co.	CPH			Jurisdiction	North Bay Village			
Date Performed	11/19/2014			Analysis Year	Existing Conditions			
Analysis Time Period	AM Peak Period							
Project ID <i>Bahia Tower</i>								
East/West Street: <i>East Drive</i>				North/South Street: <i>Larry Paskow Way</i>				
Volume Adjustments and Site Characteristics								
Approach	Eastbound			Westbound				
Movement	L	T	R	L	T	R		
Volume (veh/h)	0	5	142	215	3	0		
%Thrus Left Lane								
Approach	Northbound			Southbound				
Movement	L	T	R	L	T	R		
Volume (veh/h)	55	0	82	0	0	0		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	TR		L	T	L	R		
PHF	0.92		0.92	0.92	0.92	0.92		
Flow Rate (veh/h)	159		233	3	59	89		
% Heavy Vehicles	0		0	0	0	0		
No. Lanes	1		2		2		0	
Geometry Group	3b		5		1			
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.0		1.0	0.0	1.0	0.0		
Prop. Right-Turns	1.0		0.0	0.0	0.0	1.0		
Prop. Heavy Vehicle	0.0		0.0	0.0	0.0	0.0		
hLT-adj	0.2	0.2	0.5	0.5	0.2	0.2		
hRT-adj	-0.6	-0.6	-0.7	-0.7	-0.6	-0.6		
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7		
hadj, computed	-0.6		0.5	0.0	0.2	-0.6		
Departure Headway and Service Time								
hd, initial value (s)	3.20		3.20	3.20	3.20	3.20		
x, initial	0.14		0.21	0.00	0.05	0.08		
hd, final value (s)	4.38		5.48	4.98	5.09	4.29		
x, final value	0.19		0.35	0.00	0.08	0.11		
Move-up time, m (s)	2.0		2.3		2.0			
Service Time, t _s (s)	2.4		3.2	2.7	3.1	2.3		
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	409		483	253	309	339		
Delay (s/veh)	8.43		11.17	7.70	8.55	7.80		
LOS	A		B	A	A	A		
Approach: Delay (s/veh)	8.43		11.12		8.10			
LOS	A		B		A			
Intersection Delay (s/veh)	9.51							
Intersection LOS	A							

Lanes, Volumes, Timings
3: Larry Paskow Way & SR 934

11/19/2014



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↖↖↖		↖	↖↖↖		↖	↖		↖↖	↖	
Volume (vph)	180	1441	34	31	1560	115	23	1	23	88	3	127
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	240		0	240		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	2		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	0.97	1.00	1.00
Frt		0.997			0.990			0.856			0.853	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5070	0	1770	5034	0	1770	1595	0	3433	1589	0
Flt Permitted	0.071			0.107			0.950			0.950		
Satd. Flow (perm)	132	5070	0	199	5034	0	1770	1595	0	3433	1589	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			12			25			138	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		2651			1085			115			140	
Travel Time (s)		60.3			24.7			2.6			3.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	196	1566	37	34	1696	125	25	1	25	96	3	138
Shared Lane Traffic (%)												
Lane Group Flow (vph)	196	1603	0	34	1821	0	25	26	0	96	141	0
Enter Blocked Intersection	No											
Lane Alignment	Left	Left	Right									
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru										
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex										
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Split	NA		Split	NA	
Protected Phases	7	4		3	8		2	2		6	6	
Permitted Phases	4			8								
Detector Phase	7	4		3	8		2	2		6	6	

Lanes, Volumes, Timings
3: Larry Paskow Way & SR 934

11/19/2014



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	10.0	22.0		10.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	20.0	63.0		11.0	54.0		24.0	24.0		22.0	22.0	
Total Split (%)	16.7%	52.5%		9.2%	45.0%		20.0%	20.0%		18.3%	18.3%	
Maximum Green (s)	14.0	57.0		5.0	48.0		18.0	18.0		16.0	16.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	
Walk Time (s)		5.0			5.0		5.0	5.0		5.0	5.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	67.3	60.7		53.0	48.0		18.0	18.0		16.0	16.0	
Actuated g/C Ratio	0.56	0.51		0.44	0.40		0.15	0.15		0.13	0.13	
v/c Ratio	0.77	0.62		0.22	0.90		0.09	0.10		0.21	0.42	
Control Delay	46.8	23.0		16.2	40.2		45.1	17.8		47.6	12.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	46.8	23.0		16.2	40.2		45.1	17.8		47.6	12.4	
LOS	D	C		B	D		D	B		D	B	
Approach Delay		25.6			39.8			31.2			26.7	
Approach LOS		C			D			C			C	
Queue Length 50th (ft)	97	338		11	475		17	1		34	2	
Queue Length 95th (ft)	#204	392		26	546		44	27		61	61	
Internal Link Dist (ft)		2571			1005			35			60	
Turn Bay Length (ft)	240			240								
Base Capacity (vph)	266	2583		154	2032		267	261		460	332	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.74	0.62		0.22	0.90		0.09	0.10		0.21	0.42	

Intersection Summary

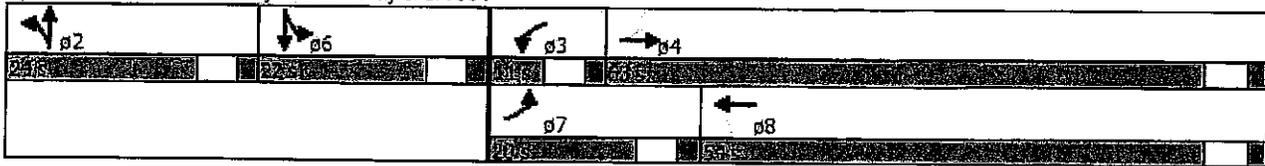
Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 119.3
 Natural Cycle: 90
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.90
 Intersection Signal Delay: 32.4
 Intersection Capacity Utilization 74.0%
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Intersection LOS: C
 ICU Level of Service D

Lanes, Volumes, Timings
3: Larry Paskow Way & SR 934

11/19/2014

Splits and Phases: 3: Larry Paskow Way & SR 934



Lanes, Volumes, Timings
8: SR 934 & Pelican Harbor Drive

11/19/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↙	↕	↘	↙	↕	↘	↙	↕	↘	↙	↕	↘
Volume (vph)	8	1481	14	23	1812	12	8	0	12	4	0	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	280		0	280		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.999			0.850			0.850	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5080	0	1770	5080	0	1770	1583	0	1770	1583	0
Flt Permitted	0.071			0.103			0.747			0.749		
Satd. Flow (perm)	132	5080	0	192	5080	0	1391	1583	0	1395	1583	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			2			90			82	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		369			2651			288			217	
Travel Time (s)		8.4			60.3			6.5			4.9	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	9	1664	16	26	2036	13	9	0	13	4	0	16
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	1680	0	26	2049	0	9	13	0	4	16	0
Enter Blocked Intersection	No											
Lane Alignment	Left	Left	Right									
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru										
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex										
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	7	4		3	8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		2	2		6	6	

PM Peak Hour 11/19/2014 Existing Conditions
SLG

Synchro 8 Report
Page 5

Lanes, Volumes, Timings
8: SR 934 & Pelican Harbor Drive

11/19/2014



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	10.0	22.0		10.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	10.0	88.0		10.0	88.0		22.0	22.0		22.0	22.0	
Total Split (%)	8.3%	73.3%		8.3%	73.3%		18.3%	18.3%		18.3%	18.3%	
Maximum Green (s)	4.0	82.0		4.0	82.0		16.0	16.0		16.0	16.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	
Walk Time (s)		5.0			5.0		5.0	5.0		5.0	5.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	56.8	55.4		57.9	57.3		16.6	16.6		16.6	16.6	
Actuated g/C Ratio	0.65	0.63		0.66	0.65		0.19	0.19		0.19	0.19	
v/c Ratio	0.06	0.52		0.13	0.62		0.03	0.03		0.02	0.04	
Control Delay	4.6	9.6		5.5	9.6		38.8	0.2		39.0	0.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	4.6	9.6		5.5	9.6		38.8	0.2		39.0	0.2	
LOS	A	A		A	A		D	A		D	A	
Approach Delay		9.6			9.6			16.0			8.0	
Approach LOS		A			A			B			A	
Queue Length 50th (ft)	1	140		4	192		4	0		2	0	
Queue Length 95th (ft)	5	231		10	312		22	0		14	0	
Internal Link Dist (ft)		289			2571			208			137	
Turn Bay Length (ft)	280			280								
Base Capacity (vph)	162	4621		201	4621		263	372		264	366	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.06	0.36		0.13	0.44		0.03	0.03		0.02	0.04	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 87.9
 Natural Cycle: 65
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.62
 Intersection Signal Delay: 9.6
 Intersection Capacity Utilization 51.9%
 Analysis Period (min) 15
 Intersection LOS: A
 ICU Level of Service A

Splits and Phases: 8: SR 934 & Pelican Harbor Drive

↑ p2	↙ p3	→ p4
↓ p6	↘ p7	← p8

ALL-WAY STOP CONTROL ANALYSIS								
General Information				Site Information				
Analyst	SLG			Intersection	East Drive & Larry Paskow Way			
Agency/Co.	CPH			Jurisdiction	North Bay Village			
Date Performed	11/19/2014			Analysis Year	Existing Conditions			
Analysis Time Period	PM Peak Period							
Project ID Bahia Tower								
East/West Street: East Drive				North/South Street: Larry Paskow Way				
Volume Adjustments and Site Characteristics								
Approach	Eastbound				Westbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	0	3	87	131	5	0		
%Thrus Left Lane								
Approach	Northbound				Southbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	118	0	178	0	0	0		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	TR		L	T	L	R		
PHF	0.92		0.92	0.92	0.92	0.92		
Flow Rate (veh/h)	97		142	5	128	193		
% Heavy Vehicles	0		0	0	0	0		
No. Lanes	1		2		2		0	
Geometry Group	3b		5		1			
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.0		1.0	0.0	1.0	0.0		
Prop. Right-Turns	1.0		0.0	0.0	0.0	1.0		
Prop. Heavy Vehicle	0.0		0.0	0.0	0.0	0.0		
hLT-adj	0.2	0.2	0.5	0.5	0.2	0.2		
hRT-adj	-0.6	-0.6	-0.7	-0.7	-0.6	-0.6		
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7		
hadj _i , computed	-0.6		0.5	0.0	0.2	-0.6		
Departure Headway and Service Time								
hd, initial value (s)	3.20		3.20	3.20	3.20	3.20		
x, initial	0.09		0.13	0.00	0.11	0.17		
hd, final value (s)	4.61		5.79	5.28	4.75	3.95		
x, final value	0.12		0.23	0.01	0.17	0.21		
Move-up time, m (s)	2.0		2.3		2.0			
Service Time, t _s (s)	2.6		3.5	3.0	2.8	2.0		
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	347		392	255	378	443		
Delay (s/veh)	8.26		10.19	8.02	8.71	8.01		
LOS	A		B	A	A	A		
Approach: Delay (s/veh)	8.26		10.11		8.29			
LOS	A		B		A			
Intersection Delay (s/veh)	8.76							
Intersection LOS	A							

APPENDIX D TRIP GENERATION

OTISS Traffic Analysis Software
 Table 1
 Trip Generation Summary

Project Information	
Project Name:	7922 East Drive Apartments
Date:	10/7/2014
City:	North Bay Village
State/Province:	FL
Country:	US
Analyst's Name:	SLG
Edition:	ITE-TGM 9th Edition

Land Use	Size	Weekday a.m.		Weekday p.m.		Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6	
		Entry	Exit	Entry	Exit	Entry	Exit
220 - Apartment	16 Dwelling Units	53	53	6	7	3	3
Reduction Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		53	53	6	7	3	3
Total		53	53	6	7	3	3

 Export to Excel

Select Your Period Analysis

Select one or more Period Analyses that you wish to include into the Summary Report. To export the selected Period Analyses to a Microsoft Excel (.xls) file, click Export to Excel above.

- Weekday
- Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
- Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Project Name: 7922 East Drive Apartments		No:	
Date: 10/7/2014		City: North Bay Village	
State/Province: FL		Zip/Postal Code:	
Country: US		Client Name:	
Analyst's Name: SLG		Edition: ITE-TGM 9th Edition	

Land Use	Size	Weekday		Weekday, Peak Hour of Adjacent Street.		Weekday, Peak Hour of Adjacent Street.	
		Entry	Exit	Entry	Exit	Entry	Exit
220 - Apartment	16 ⁽¹⁾	53	53	2	6	7	3
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		53	53	2	6	7	3
Total		53	53	2	6	7	3
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		53	53	2	6	7	3

(1) Dwelling Units

APPENDIX E TURNING MOVEMENT COUNT WORKSHEETS

2013 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8700 MIAMI-DADE NORTH

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2013 - 01/05/2013	1.03	1.06
2	01/06/2013 - 01/12/2013	1.03	1.06
3	01/13/2013 - 01/19/2013	1.03	1.06
4	01/20/2013 - 01/26/2013	1.01	1.04
5	01/27/2013 - 02/02/2013	1.00	1.03
6	02/03/2013 - 02/09/2013	0.99	1.02
* 7	02/10/2013 - 02/16/2013	0.97	1.00
* 8	02/17/2013 - 02/23/2013	0.96	0.99
* 9	02/24/2013 - 03/02/2013	0.96	0.99
*10	03/03/2013 - 03/09/2013	0.96	0.99
*11	03/10/2013 - 03/16/2013	0.96	0.99
*12	03/17/2013 - 03/23/2013	0.97	1.00
*13	03/24/2013 - 03/30/2013	0.97	1.00
*14	03/31/2013 - 04/06/2013	0.97	1.00
*15	04/07/2013 - 04/13/2013	0.98	1.01
*16	04/14/2013 - 04/20/2013	0.98	1.01
*17	04/21/2013 - 04/27/2013	0.98	1.01
*18	04/28/2013 - 05/04/2013	0.99	1.02
*19	05/05/2013 - 05/11/2013	0.99	1.02
20	05/12/2013 - 05/18/2013	1.00	1.03
21	05/19/2013 - 05/25/2013	1.00	1.03
22	05/26/2013 - 06/01/2013	1.00	1.03
23	06/02/2013 - 06/08/2013	1.01	1.04
24	06/09/2013 - 06/15/2013	1.01	1.04
25	06/16/2013 - 06/22/2013	1.02	1.05
26	06/23/2013 - 06/29/2013	1.02	1.05
27	06/30/2013 - 07/06/2013	1.03	1.06
28	07/07/2013 - 07/13/2013	1.04	1.07
29	07/14/2013 - 07/20/2013	1.05	1.08
30	07/21/2013 - 07/27/2013	1.04	1.07
31	07/28/2013 - 08/03/2013	1.03	1.06
32	08/04/2013 - 08/10/2013	1.03	1.06
33	08/11/2013 - 08/17/2013	1.02	1.05
34	08/18/2013 - 08/24/2013	1.02	1.05
35	08/25/2013 - 08/31/2013	1.02	1.05
36	09/01/2013 - 09/07/2013	1.02	1.05
37	09/08/2013 - 09/14/2013	1.02	1.05
38	09/15/2013 - 09/21/2013	1.02	1.05
39	09/22/2013 - 09/28/2013	1.02	1.05
40	09/29/2013 - 10/05/2013	1.01	1.04
41	10/06/2013 - 10/12/2013	1.01	1.04
42	10/13/2013 - 10/19/2013	1.01	1.04
43	10/20/2013 - 10/26/2013	1.01	1.04
44	10/27/2013 - 11/02/2013	1.01	1.04
45	11/03/2013 - 11/09/2013	1.01	1.04
46	11/10/2013 - 11/16/2013	1.01	1.04
47	11/17/2013 - 11/23/2013	1.02	1.05
48	11/24/2013 - 11/30/2013	1.02	1.05
49	12/01/2013 - 12/07/2013	1.02	1.05
50	12/08/2013 - 12/14/2013	1.02	1.05
51	12/15/2013 - 12/21/2013	1.03	1.06
52	12/22/2013 - 12/28/2013	1.03	1.06
53	12/29/2013 - 12/31/2013	1.03	1.06

* PEAK SEASON

18-FEB-2014 08:46:31

830UPD

6_8700_PKSEASON.TXT

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: SR 934 & Larry Paskow Way
 COUNT DATE: 11/6/2014
 TIME PERIOD: 7:45 AM - 8:45 AM
 PEAK HOUR FACTOR: 0.930

"EXISTING TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements	77	1552	22	21	1604	52	40	3	21	143	1	199
100th Highest Hour Factor	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040
EXISTING PEAK SEASON	80	1614	23	22	1668	54	42	3	22	149	1	207

"BACKGROUND TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH	2	32	0	0	33	1	1	0	0	3	0	4
2002 NON-PROJECT TRAFFIC	82	1646	23	22	1701	55	43	3	22	152	1	211

"PROJECT TRAFFIC"														
LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	Pass - By													
	New	2									3			3
TOTAL PROJECT TRAFFIC		2	0	0	0	0	0	0	0	0	3	0	3	8
TOTAL TRAFFIC		84	1646	23	22	1701	55	43	3	22	155	1	214	

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: SR 934 & Pelican Harbor Drive
 COUNT DATE: 11/6/2014
 TIME PERIOD: 7:45 AM - 8:45 AM
 PEAK HOUR FACTOR: 0.930

"EXISTING TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements	9	1681	0	1	1854	6	3	0	2	1	1	5
100th Highest Hour Factor	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040
EXISTING PEAK SEASON	9	1748	0	1	1928	6	3	0	2	1	1	5

"BACKGROUND TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH	0	35	0	0	39	0	0	0	0	0	0	0
2002 NON-PROJECT TRAFFIC	9	1783	0	1	1967	6	3	0	2	1	1	5

"PROJECT TRAFFIC"														
LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	Pass - By													
	New		2			3								5
TOTAL PROJECT TRAFFIC		0	2	0	0	3	0	0	0	0	0	0	0	5
TOTAL TRAFFIC		9	1785	0	1	1970	6	3	0	2	1	1	5	

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: East Drive & Larry Paskow Way
COUNT DATE: 11/6/2014
TIME PERIOD: 7:45 AM - 8:45 AM
PEAK HOUR FACTOR: 0.920

"EXISTING TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements		5	137	207	3		53		79			
100th Highest Hour Factor	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040

EXISTING PEAK SEASON	5	142	215	3	55		82					
----------------------	---	-----	-----	---	----	--	----	--	--	--	--	--

"BACKGROUND TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH	0	3	4	0	0	1	2					

2002 NON-PROJECT TRAFFIC	5	145	219	3	56		84					
--------------------------	---	-----	-----	---	----	--	----	--	--	--	--	--

"PROJECT TRAFFIC"														
LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	Pass - By													
	New				6					2				8
TOTAL PROJECT TRAFFIC		0	0	0	6	0	0	0	2	2				8

TOTAL TRAFFIC	5	145	225	3	56		86					
---------------	---	-----	-----	---	----	--	----	--	--	--	--	--

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: East Drive & Project Driveway
COUNT DATE: 11/6/2014
TIME PERIOD: 7:45 AM - 8:45 AM
PEAK HOUR FACTOR: 0.920

"EXISTING TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements								84			198	
100th Highest Hour Factor	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040

EXISTING PEAK SEASON								87			206	
----------------------	--	--	--	--	--	--	--	----	--	--	-----	--

"BACKGROUND TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH								2			4	

2002 NON-PROJECT TRAFFIC								89			210	
--------------------------	--	--	--	--	--	--	--	----	--	--	-----	--

"PROJECT TRAFFIC"													
LAND USE	TRIP TYPE												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project			6				2						8
TOTAL PROJECT TRAFFIC			6				2	0			0		8

TOTAL TRAFFIC			6				2	89			210	
---------------	--	--	---	--	--	--	---	----	--	--	-----	--

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: SR 934 & Larry Paskow Way
 COUNT DATE: 11/5/2014
 TIME PERIOD: 5:00 - 6:00 PM
 PEAK HOUR FACTOR: 0.920

"EXISTING TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements	173	1388	33	30	1500	111	22	1	22	85	3	122
100th Highest Hour Factor	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040
EXISTING PEAK SEASON	180	1441	34	31	1560	115	23	1	23	88	3	127

"BACKGROUND TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH	4	29	1	1	31	2	0	0	0	2	0	3
2002 NON-PROJECT TRAFFIC	184	1470	35	32	1591	117	23	1	23	90	3	130

"PROJECT TRAFFIC"															
LAND USE	TRIP TYPE		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	Pass - By														
	New		4				3					1			10
TOTAL PROJECT TRAFFIC			4	0	0	0	3	0	0	0	0	1	0	2	10
TOTAL TRAFFIC			188	1470	35	32	1591	120	23	1	23	91	3	132	

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: SR 934 & Pelican Harbor Drive
 COUNT DATE: 11/5/2014
 TIME PERIOD: 4:30 PM - 5:30 PM
 PEAK HOUR FACTOR: 0.890

"EXISTING TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements	8	1424	13	22	1742	12	8	0	12	4	0	13
100th Highest Hour Factor	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040
EXISTING PEAK SEASON	8	1481	14	23	1812	12	8	0	12	4	0	14

"BACKGROUND TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH	0	30	0	0	36	0	0	0	0	0	0	0
2002 NON-PROJECT TRAFFIC	8	1511	14	23	1848	12	8	0	12	4	0	14

"PROJECT TRAFFIC"														
LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	Pass - By													
	New	4			2									6
TOTAL PROJECT TRAFFIC		0	4	0	0	2	0	0	0	0	0	0	0	6
TOTAL TRAFFIC		8	1515	14	23	1850	12	8	0	12	4	0	14	

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: East Drive & Larry Paskow Way
COUNT DATE: 11/5/2014
TIME PERIOD: 4:30 PM - 5:30 PM
PEAK HOUR FACTOR: 0.920

"EXISTING TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements		3	84	126	5		113		171			
100th Highest Hour Factor	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040
EXISTING PEAK SEASON		3	87	131	5		118		178			

"BACKGROUND TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH		0	2	3	0		2		4			
2002 NON-PROJECT TRAFFIC		3	89	134	5		120		182			

"PROJECT TRAFFIC"														
LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	Pass - By													
	New				3					7				10
TOTAL PROJECT TRAFFIC			0	0	3	0		0		7				10
TOTAL TRAFFIC			3	89	137	5		120		189				

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: East Drive & Project Driveway
 COUNT DATE: 11/5/2014
 TIME PERIOD: 4:30 PM - 5:30 PM
 PEAK HOUR FACTOR: 0.920

"EXISTING TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements								174			131	
100th Highest Hour Factor	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040	1.040
EXISTING PEAK SEASON								181				136

"BACKGROUND TRAFFIC"												
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH							4				3	
2002 NON-PROJECT TRAFFIC								185				139

"PROJECT TRAFFIC"														
LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed	Pass - By													
	New			3				7						10
TOTAL PROJECT TRAFFIC				3				7	0			0		10
TOTAL TRAFFIC				3				7	185					139

APPENDIX F FUTURE CONDITIONS ANALYSIS

Lanes, Volumes, Timings
3: Larry Paskow Way & SR 934

11/19/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↖↖↖		↖	↖↖↖		↖	↖		↖↖	↖	
Volume (vph)	84	1646	23	22	1701	55	43	3	22	155	1	214
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	240		0	240		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	2		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	0.97	1.00	1.00
Frt		0.998			0.995			0.867			0.851	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5075	0	1770	5060	0	1770	1615	0	3433	1585	0
Flt Permitted	0.066			0.073			0.950			0.950		
Satd. Flow (perm)	123	5075	0	136	5060	0	1770	1615	0	3433	1585	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			5			24			227	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		2651			1085			115			140	
Travel Time (s)		60.3			24.7			2.6			3.2	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	90	1770	25	24	1829	59	46	3	24	167	1	230
Shared Lane Traffic (%)												
Lane Group Flow (vph)	90	1795	0	24	1888	0	46	27	0	167	231	0
Enter Blocked Intersection	No											
Lane Alignment	Left	Left	Right									
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru										
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex										
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Split	NA		Split	NA	
Protected Phases	7	4		3	8		2	2		6	6	
Permitted Phases	4			8								
Detector Phase	7	4		3	8		2	2		6	6	

AM Peak Hour 11/19/2014 Buildout Conditions
SLG

Synchro 8 Report
Page 1

Lanes, Volumes, Timings
 3: Larry Paskow Way & SR 934

11/19/2014



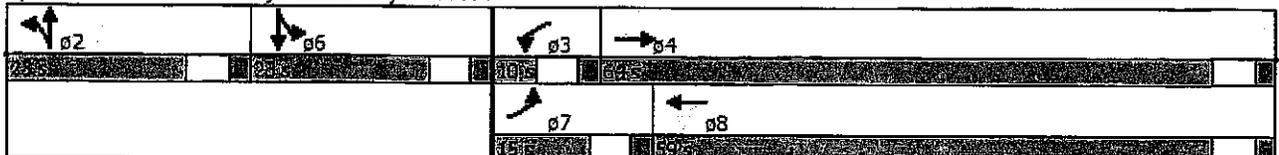
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	10.0	22.0		10.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	15.0	64.0		10.0	59.0		23.0	23.0		23.0	23.0	
Total Split (%)	12.5%	53.3%		8.3%	49.2%		19.2%	19.2%		19.2%	19.2%	
Maximum Green (s)	9.0	58.0		4.0	53.0		17.0	17.0		17.0	17.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	
Walk Time (s)		5.0			5.0		5.0	5.0		5.0	5.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	65.8	60.7		56.5	52.5		17.0	17.0		17.0	17.0	
Actuated g/C Ratio	0.55	0.51		0.48	0.44		0.14	0.14		0.14	0.14	
v/c Ratio	0.50	0.69		0.20	0.84		0.18	0.11		0.34	0.55	
Control Delay	25.1	24.3		16.0	33.7		47.5	19.6		48.3	11.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	25.1	24.3		16.0	33.7		47.5	19.6		48.3	11.7	
LOS	C	C		B	C		D	B		D	B	
Approach Delay		24.3			33.5			37.2			27.1	
Approach LOS		C			C			D			C	
Queue Length 50th (ft)	30	394		8	459		32	2		60	3	
Queue Length 95th (ft)	72	454		20	533		68	30		95	77	
Internal Link Dist (ft)		2571			1005			35			60	
Turn Bay Length (ft)	240			240								
Base Capacity (vph)	193	2596		120	2271		253	252		492	421	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.47	0.69		0.20	0.83		0.18	0.11		0.34	0.55	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 118.6
 Natural Cycle: 90
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.84
 Intersection Signal Delay: 28.9
 Intersection Capacity Utilization 75.4%
 Analysis Period (min) 15

Intersection LOS: C
 ICU Level of Service D

Splits and Phases: 3: Larry Paskow Way & SR 934



Lanes, Volumes, Timings
8: SR 934 & Pelican Harbor Drive

11/19/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↵	↗↘		↵	↗↘		↵	↗		↵	↗	
Volume (vph)	9	1785	0	1	1970	6	3	0	2	1	1	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	280		0	280		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt								0.850			0.875	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	0	1770	5085	0	1770	1583	0	1770	1630	0
Flt Permitted	0.066			0.075			0.754			0.757		
Satd. Flow (perm)	123	5085	0	140	5085	0	1405	1583	0	1410	1630	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					1			82			5	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		369			2651			288			217	
Travel Time (s)		8.4			60.3			6.5			4.9	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	10	1919	0	1	2118	6	3	0	2	1	1	5
Shared Lane Traffic (%)												
Lane Group Flow (vph)	10	1919	0	1	2124	0	3	2	0	1	6	0
Enter Blocked Intersection	No											
Lane Alignment	Left	Left	Right									
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru										
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex										
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	7	4		3	8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		2	2		6	6	

AM Peak Hour 11/19/2014 Buildout Conditions
SLG

Synchro 8 Report
Page 4

Lanes, Volumes, Timings
 8: SR 934 & Pelican Harbor Drive

11/19/2014



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	10.0	22.0		10.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	10.0	88.0		10.0	88.0		22.0	22.0		22.0	22.0	
Total Split (%)	8.3%	73.3%		8.3%	73.3%		18.3%	18.3%		18.3%	18.3%	
Maximum Green (s)	4.0	82.0		4.0	82.0		16.0	16.0		16.0	16.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	
Walk Time (s)		5.0			5.0		5.0	5.0		5.0	5.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effect Green (s)	61.6	61.0		61.6	61.0		16.5	16.5		16.5	16.5	
Actuated g/C Ratio	0.67	0.67		0.67	0.67		0.18	0.18		0.18	0.18	
v/c Ratio	0.06	0.57		0.01	0.63		0.01	0.01		0.00	0.02	
Control Delay	4.7	8.8		4.0	9.5		40.7	0.0		41.0	27.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	4.7	8.8		4.0	9.5		40.7	0.0		41.0	27.2	
LOS	A	A		A	A		D	A		D	C	
Approach Delay		8.7			9.5			24.4			29.1	
Approach LOS		A			A			C			C	
Queue Length 50th (ft)	2	172		0	204		1	0		0	0	
Queue Length 95th (ft)	5	287		1	337		12	0		6	14	
Internal Link Dist (ft)		289			2571			208			137	
Turn Bay Length (ft)	280			280								
Base Capacity (vph)	157	4517		168	4517		254	353		255	298	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.06	0.42		0.01	0.47		0.01	0.01		0.00	0.02	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 91.5
 Natural Cycle: 65
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.63
 Intersection Signal Delay: 9.2
 Intersection Capacity Utilization 51.5%
 Analysis Period (min) 15

Intersection LOS: A
 ICU Level of Service A

Splits and Phases: 8: SR 934 & Pelican Harbor Drive

↑ p2	↙ p3	→ p4
↓ p6	↘ p7	← p8

ALL-WAY STOP CONTROL ANALYSIS										
General Information					Site Information					
Analyst	SLG				Intersection	East Drive & Larry Paskow Way				
Agency/Co.	CPH				Jurisdiction	North Bay Village				
Date Performed	11/19/2014				Analysis Year	Buildout 2016				
Analysis Time Period	AM Peak Period									
Project ID Bahia Tower										
East/West Street: East Drive					North/South Street: Larry Paskow Way					
Volume Adjustments and Site Characteristics										
Approach	Eastbound					Westbound				
Movement	L	T	R	L	T	R				
Volume (veh/h)	0	5	145	225	3	0				
%Thrus Left Lane										
Approach	Northbound					Southbound				
Movement	L	T	R	L	T	R				
Volume (veh/h)	56	0	86	0	0	0				
%Thrus Left Lane										
	Eastbound		Westbound		Northbound		Southbound			
	L1	L2	L1	L2	L1	L2	L1	L2		
Configuration	TR		L	T	L	R				
PHF	0.92		0.92	0.92	0.92	0.92				
Flow Rate (veh/h)	162		244	3	60	93				
% Heavy Vehicles	0		0	0	0	0				
No. Lanes	1		2		2		0			
Geometry Group	3b		5		1					
Duration, T	0.25									
Saturation Headway Adjustment Worksheet										
Prop. Left-Turns	0.0		1.0	0.0	1.0	0.0				
Prop. Right-Turns	1.0		0.0	0.0	0.0	1.0				
Prop. Heavy Vehicle	0.0		0.0	0.0	0.0	0.0				
hLT-adj	0.2	0.2	0.5	0.5	0.2	0.2				
hRT-adj	-0.6	-0.6	-0.7	-0.7	-0.6	-0.6				
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7				
hadj, computed	-0.6		0.5	0.0	0.2	-0.6				
Departure Headway and Service Time										
hd, initial value (s)	3.20		3.20	3.20	3.20	3.20				
x, initial	0.14		0.22	0.00	0.05	0.08				
hd, final value (s)	4.41		5.50	5.00	5.13	4.33				
x, final value	0.20		0.37	0.00	0.09	0.11				
Move-up time, m (s)	2.0		2.3		2.0					
Service Time, t _s (s)	2.4		3.2	2.7	3.1	2.3				
Capacity and Level of Service										
	Eastbound		Westbound		Northbound		Southbound			
	L1	L2	L1	L2	L1	L2	L1	L2		
Capacity (veh/h)	412		494	253	310	343				
Delay (s/veh)	8.50		11.43	7.72	8.61	7.87				
LOS	A		B	A	A	A				
Approach: Delay (s/veh)	8.50		11.39		8.16					
LOS	A		B		A					
Intersection Delay (s/veh)	9.68									
Intersection LOS	A									

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	SLG			Intersection	East Drive & Project Driveway		
Agency/Co.	CPH			Jurisdiction	North Bay Village		
Date Performed	11/19/2014			Analysis Year	Buildout 2015		
Analysis Time Period							
Project Description <i>Bahia Tower</i>							
East/West Street: <i>Project Driveway</i>				North/South Street: <i>East Drive</i>			
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street	Northbound			Southbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	2	89			210	0	
Peak-Hour Factor, PHF	0.92	0.92	1.00	1.00	0.92	0.92	
Hourly Flow Rate, HFR (veh/h)	2	96	0	0	228	0	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Undivided						
RT Channelized			0			0	
Lanes	0	1	0	0	1	0	
Configuration	LT					TR	
Upstream Signal		0			0		
Minor Street	Eastbound			Westbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	0		6				
Peak-Hour Factor, PHF	0.92	1.00	0.92	1.00	1.00	1.00	
Hourly Flow Rate, HFR (veh/h)	0	0	6	0	0	0	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	0	
Configuration		LR					
Delay, Queue Length, and Level of Service							
Approach	Northbound	Southbound	Westbound			Eastbound	
Movement	1	4	7	8	9	10	11 12
Lane Configuration	LT						LR
v (veh/h)	2						6
C (m) (veh/h)	1352						816
v/c	0.00						0.01
95% queue length	0.00						0.02
Control Delay (s/veh)	7.7						9.4
LOS	A						A
Approach Delay (s/veh)	--	--					9.4
Approach LOS	--	--					A

Lanes, Volumes, Timings
 3: Larry Paskow Way & SR 934

11/19/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↵	↕↕↕		↵	↕↕↕		↵	↕		↕↕	↕	
Volume (vph)	188	1470	35	32	1591	120	23	1	23	91	3	132
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	240		0	240		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	2		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	0.97	1.00	1.00
Frt		0.997			0.990			0.856			0.853	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5070	0	1770	5034	0	1770	1595	0	3433	1589	0
Flt Permitted	0.071			0.101			0.950			0.950		
Satd. Flow (perm)	132	5070	0	188	5034	0	1770	1595	0	3433	1589	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			12			25			143	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		2651			1085			115			140	
Travel Time (s)		60.3			24.7			2.6			3.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	204	1598	38	35	1729	130	25	1	25	99	3	143
Shared Lane Traffic (%)												
Lane Group Flow (vph)	204	1636	0	35	1859	0	25	26	0	99	146	0
Enter Blocked Intersection	No											
Lane Alignment	Left	Left	Right									
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru										
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex										
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Split	NA		Split	NA	
Protected Phases	7	4		3	8		2	2		6	6	
Permitted Phases	4			8								
Detector Phase	7	4		3	8		2	2		6	6	

Lanes, Volumes, Timings
 3: Larry Paskow Way & SR 934

11/19/2014



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	10.0	22.0		10.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	20.0	63.0		11.0	54.0		24.0	24.0		22.0	22.0	
Total Split (%)	16.7%	52.5%		9.2%	45.0%		20.0%	20.0%		18.3%	18.3%	
Maximum Green (s)	14.0	57.0		5.0	48.0		18.0	18.0		16.0	16.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	
Walk Time (s)		5.0			5.0		5.0	5.0		5.0	5.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	67.4	60.8		53.0	48.0		18.0	18.0		16.0	16.0	
Actuated g/C Ratio	0.56	0.51		0.44	0.40		0.15	0.15		0.13	0.13	
v/c Ratio	0.79	0.63		0.23	0.92		0.09	0.10		0.22	0.43	
Control Delay	49.9	23.2		16.7	42.0		45.1	17.8		47.7	12.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	49.9	23.2		16.7	42.0		45.1	17.8		47.7	12.4	
LOS	D	C		B	D		D	B		D	B	
Approach Delay		26.2			41.5			31.2			26.7	
Approach LOS		C			D			C			C	
Queue Length 50th (ft)	104	349		11	491		17	1		35	2	
Queue Length 95th (ft)	#221	404		26	#564		44	27		62	63	
Internal Link Dist (ft)		2571			1005			35			60	
Turn Bay Length (ft)	240			240								
Base Capacity (vph)	266	2585		149	2030		266	261		459	336	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.77	0.63		0.23	0.92		0.09	0.10		0.22	0.43	

Intersection Summary

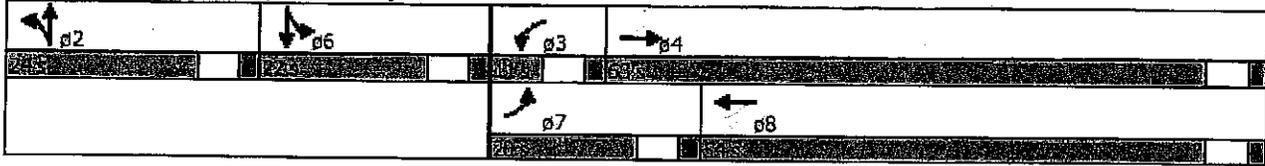
Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 119.4
 Natural Cycle: 100
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.92
 Intersection Signal Delay: 33.5
 Intersection Capacity Utilization 75.5%
 Analysis Period (min) 15
 Intersection LOS: C
 ICU Level of Service D

95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Lanes, Volumes, Timings
3: Larry Paskow Way & SR 934

11/19/2014

Splits and Phases: 3: Larry Paskow Way & SR 934



Lanes, Volumes, Timings
8: SR 934 & Pelican Harbor Drive

11/19/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔	↔↔↔		↔	↔↔↔		↔	↔		↔	↔	
Volume (vph)	8	1515	14	23	1850	12	8	0	12	4	0	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	280		0	280		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.999			0.850			0.850	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5080	0	1770	5080	0	1770	1583	0	1770	1583	0
Flt Permitted	0.068			0.098			0.747			0.749		
Satd. Flow (perm)	127	5080	0	183	5080	0	1391	1583	0	1395	1583	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			2			87			82	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		369			2651			288			217	
Travel Time (s)		8.4			60.3			6.5			4.9	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	9	1702	16	26	2079	13	9	0	13	4	0	16
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	1718	0	26	2092	0	9	13	0	4	16	0
Enter Blocked Intersection	No											
Lane Alignment	Left	Left	Right									
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru										
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex										
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	7	4		3	8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		2	2		6	6	

PM Peak Hour 11/19/2014 Buildout Conditions
SLG

Synchro 8 Report
Page 5

Lanes, Volumes, Timings
8: SR 934 & Pelican Harbor Drive

11/19/2014



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	10.0	22.0		10.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	10.0	88.0		10.0	88.0		22.0	22.0		22.0	22.0	
Total Split (%)	8.3%	73.3%		8.3%	73.3%		18.3%	18.3%		18.3%	18.3%	
Maximum Green (s)	4.0	82.0		4.0	82.0		16.0	16.0		16.0	16.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	
Walk Time (s)		5.0			5.0		5.0	5.0		5.0	5.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	59.1	57.7		60.2	59.6		16.6	16.6		16.6	16.6	
Actuated g/C Ratio	0.66	0.64		0.67	0.66		0.18	0.18		0.18	0.18	
v/c Ratio	0.06	0.53		0.13	0.62		0.04	0.04		0.02	0.04	
Control Delay	4.6	9.5		5.5	9.5		39.6	0.2		40.0	0.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	4.6	9.5		5.5	9.5		39.6	0.2		40.0	0.2	
LOS	A	A		A	A		D	A		D	A	
Approach Delay		9.4			9.5			16.3			8.2	
Approach LOS		A			A			B			A	
Queue Length 50th (ft)	1	145		4	198		4	0		2	0	
Queue Length 95th (ft)	5	239		10	323		22	0		14	0	
Internal Link Dist (ft)		289			2571			208			137	
Turn Bay Length (ft)	280			280								
Base Capacity (vph)	158	4552		195	4552		256	362		256	358	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.06	0.38		0.13	0.46		0.04	0.04		0.02	0.04	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 90.1
 Natural Cycle: 65
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.62
 Intersection Signal Delay: 9.5
 Intersection Capacity Utilization 52.7%
 Analysis Period (min) 15
 Intersection LOS: A
 ICU Level of Service A

Splits and Phases: 8: SR 934 & Pelican Harbor Drive

↑ p2	↙ p3	→ p4
↓ p6	↘ p7	← p8

ALL-WAY STOP CONTROL ANALYSIS									
General Information					Site Information				
Analyst	SLG				Intersection	East Drive & Larry Paskow Way			
Agency/Co.	CPH				Jurisdiction	North Bay Village			
Date Performed	11/19/2014				Analysis Year	Buildout 2015			
Analysis Time Period	PM Peak Period								
Project ID Bahia Tower									
East/West Street: East Drive					North/South Street: Larry Paskow Way				
Volume Adjustments and Site Characteristics									
Approach	Eastbound					Westbound			
Movement	L	T	R	L	T	R			
Volume (veh/h)	0	3	89	137	5	0			
%Thrus Left Lane									
Approach	Northbound					Southbound			
Movement	L	T	R	L	T	R			
Volume (veh/h)	120	0	189	0	0	0			
%Thrus Left Lane									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Configuration	TR		L	T	L	R			
PHF	0.92		0.92	0.92	0.92	0.92			
Flow Rate (veh/h)	99		148	5	130	205			
% Heavy Vehicles	0		0	0	0	0			
No. Lanes	1		2		2		0		
Geometry Group	3b		5		1				
Duration, T	0.25								
Saturation Headway Adjustment Worksheet									
Prop. Left-Turns	0.0		1.0	0.0	1.0	0.0			
Prop. Right-Turns	1.0		0.0	0.0	0.0	1.0			
Prop. Heavy Vehicle	0.0		0.0	0.0	0.0	0.0			
hLT-adj	0.2	0.2	0.5	0.5	0.2	0.2			
hRT-adj	-0.6	-0.6	-0.7	-0.7	-0.6	-0.6			
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7			
hadj, computed	-0.6		0.5	0.0	0.2	-0.6			
Departure Headway and Service Time									
hd, initial value (s)	3.20		3.20	3.20	3.20	3.20			
x, initial	0.09		0.13	0.00	0.12	0.18			
hd, final value (s)	4.65		5.82	5.32	4.78	3.98			
x, final value	0.13		0.24	0.01	0.17	0.23			
Move-up time, m (s)	2.0		2.3		2.0				
Service Time, t _s (s)	2.6		3.5	3.0	2.8	2.0			
Capacity and Level of Service									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Capacity (veh/h)	349		398	255	380	455			
Delay (s/veh)	8.33		10.34	8.06	8.77	8.14			
LOS	A		B	A	A	A			
Approach: Delay (s/veh)	8.33		10.27		8.38				
LOS	A		B		A				
Intersection Delay (s/veh)	8.87								
Intersection LOS	A								

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	SLG			Intersection	East Drive & Project Driveway			
Agency/Co.	CPH			Jurisdiction	North Bay Village			
Date Performed	11/19/2014			Analysis Year	Buildout 2015			
Analysis Time Period	PM Peak Hour							
Project Description <i>Bahia Tower</i>								
East/West Street: <i>Project Driveway</i>				North/South Street: <i>East Drive</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	7	185			139	0		
Peak-Hour Factor, PHF	0.92	0.92	1.00	1.00	0.92	0.92		
Hourly Flow Rate, HFR (veh/h)	7	201	0	0	151	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LT					TR		
Upstream Signal		0			0			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	0		3					
Peak-Hour Factor, PHF	0.92	1.00	0.92	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	0	0	3	0	0	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration		LR						
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	7						3	
C (m) (veh/h)	1442						901	
v/c	0.00						0.00	
95% queue length	0.01						0.01	
Control Delay (s/veh)	7.5						9.0	
LOS	A						A	
Approach Delay (s/veh)	--	--					9.0	
Approach LOS	--	--					A	

**APPENDIX G
ROADWAY LEVEL OF SERVICE
INFORMATION**

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**¹

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES						
STATE SIGNALIZED ARTERIALS						FREEWAYS						
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E		
Lanes	Median	B	C	D	E	2	2,260	3,020	3,660	3,940		
1	Undivided	*	830	880	**	3	3,360	4,580	5,500	6,080		
2	Divided	*	1,910	2,000	**	4	4,500	6,080	7,320	8,220		
3	Divided	*	2,940	3,020	**	5	5,660	7,680	9,220	10,360		
4	Divided	*	3,970	4,040	**	6	7,900	10,320	12,060	12,500		
Class II (35 mph or slower posted speed limit)						Freeway Adjustments						
Lanes	Median	B	C	D	E	Auxiliary Lane		Ramp Metering				
1	Undivided	*	370	750	800	+ 1,000		+ 5%				
2	Divided	*	730	1,630	1,700							
3	Divided	*	1,170	2,520	2,560							
4	Divided	*	1,610	3,390	3,420							
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)												
Non-State Signalized Roadways - 10%												
Median & Turn Lane Adjustments												
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors								
1	Divided	Yes	No	+5%								
1	Undivided	No	No	-20%								
Multi	Undivided	Yes	No	-5%								
Multi	Undivided	No	No	-25%								
-	-	-	Yes	+ 5%								
One-Way Facility Adjustment Multiply the corresponding directional volumes in this table by 1.2												
BICYCLE MODE ² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)												
Paved Shoulder/Bicycle												
Lane Coverage	B	C	D	E								
0-49%	*	150	390	1,000								
50-84%	110	340	1,000	>1,000								
85-100%	470	1,000	>1,000	**								
PEDESTRIAN MODE ² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)												
Sidewalk Coverage												
0-49%	*	*	140	480								
50-84%	*	80	440	800								
85-100%	200	540	880	>1,000								
BUS MODE (Scheduled Fixed Route) ³ (Buses in peak hour in peak direction)												
Sidewalk Coverage												
0-84%	> 5	≥ 4	≥ 3	≥ 2								
85-100%	> 4	≥ 3	≥ 2	≥ 1								
						UNINTERRUPTED FLOW HIGHWAYS						
						Lanes	Median	B	C	D	E	
						1	Undivided	420	840	1,190	1,640	
						2	Divided	1,810	2,560	3,240	3,590	
						3	Divided	2,720	3,840	4,860	5,380	
						Uninterrupted Flow Highway Adjustments						
						Lanes	Median	Exclusive left lanes		Adjustment factors		
						1	Divided	Yes		+5%		
						Multi	Undivided	Yes		-5%		
						Multi	Undivided	No		-25%		
						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.						
						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.						
						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.						
						* Cannot be achieved using table input value defaults.						
						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.						
						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sir/los/default.shtm						

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2013 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 0142 - SR 934/NW/NE 79 ST, 200' E N BAYSHORE CT

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2013	39000 C	E 20500	W 18500	9.00	52.40	4.00
2012	43000 C	E 21500	W 21500	9.00	55.70	4.10
2011	39500 C	E 19500	W 20000	9.00	55.10	4.30
2010	39500 C	E 20500	W 19000	8.98	54.08	4.30
2009	35500 C	E 16500	W 19000	8.99	53.24	3.90
2008	37000 C	E 17500	W 19500	9.09	55.75	3.80
2007	38500 F	E 19000	W 19500	8.01	54.34	4.00
2006	38500 C	E 19000	W 19500	7.97	54.22	4.00
2005	39000 C	E 19000	W 20000	8.80	53.80	7.50
2004	48000 C	E 23000	W 25000	9.00	53.30	7.50
2003	40000 C	E 20000	W 20000	8.80	53.40	4.80
2002	40500 C	E 20000	W 20500	9.80	52.30	6.10
2001	40500 C	E 20000	W 20500	8.20	53.50	4.50
2000	39000 F	E 19000	W 20000	8.20	53.10	6.10
1999	37500 C	E 18500	W 19000	9.10	52.70	2.70
1998	33000 C	E 17500	W 15500	7.30	52.70	3.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 87
 STATION: 0142
 DESCRIPTION: SR 934/NW/NE 79 ST, 200' E N BAYSHORE CT
 START DATE: 07/24/2013
 START TIME: 0000

TIME	DIRECTION: E				TOTAL	DIRECTION: W				COMBINED TOTAL	
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH		
0000	92	87	73	64	316	86	78	62	319	635	
0100	59	56	56	28	199	48	42	36	179	378	
0200	39	36	38	16	129	41	30	32	137	266	
0300	22	18	31	35	106	26	22	25	103	209	
0400	21	25	27	26	99	31	19	35	114	213	
0500	34	24	52	76	186	44	57	76	239	425	
0600	54	91	137	154	436	111	164	157	517	953	
0700	179	230	270	251	930	185	299	292	1014	1944	
0800	257	262	341	325	1185	314	388	339	1407	2592	
0900	298	290	260	218	1066	304	314	265	1148	2314	
1000	265	240	225	261	991	231	260	214	921	1912	
1100	250	245	280	251	1026	228	242	219	901	1927	
1200	274	233	213	255	975	274	220	200	947	1922	
1300	240	192	299	294	1025	241	221	244	941	1966	
1400	293	291	305	327	1216	250	258	240	1039	2255	
1500	259	282	297	284	1122	238	294	276	1129	2251	
1600	299	297	329	328	1253	208	308	321	1147	2400	
1700	328	363	354	342	1387	323	334	289	1239	2626	
1800	381	421	377	403	1582	317	292	303	1179	2761	
1900	452	350	316	277	1395	262	256	251	987	2382	
2000	269	227	252	255	1003	213	225	204	865	1868	
2100	219	252	227	233	931	184	186	159	666	1597	
2200	194	195	223	161	773	126	139	151	533	1306	
2300	144	153	143	121	561	117	122	98	470	1031	
24-HOUR TOTALS:					19892					18141	38033

PEAK VOLUME INFORMATION

DIRECTION: E	DIRECTION: W	
	COMBINED DIRECTIONS	COMBINED DIRECTIONS
TRUCK PERCENTAGE	3.28	3.70
4.16		

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	246	16229	2764	25	372	61	7	153	29	3	0	0	3	0	0	653	19892
W	205	14107	3075	50	368	87	11	187	25	3	0	0	3	0	0	754	18141

GENERATED BY SPS 5.0.44P

COUNTY: 87
 STATION: 0142
 DESCRIPTION: SR 934/NW/NE 79 ST, 200' E N BAYSHORE CT
 START DATE: 07/23/2013
 START TIME: 0000

TIME	DIRECTION: E				DIRECTION: W				COMBINED TOTAL		
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD		4TH	TOTAL
0000	94	95	78	57	324	89	85	80	41	295	
0100	71	43	51	48	213	48	53	42	44	187	
0200	40	42	39	26	147	41	31	24	28	124	
0300	19	25	15	25	84	21	22	17	25	85	
0400	28	20	42	24	114	34	24	33	25	116	
0500	33	23	51	71	178	36	59	67	74	236	
0600	59	80	135	146	420	72	124	168	170	534	
0700	173	223	266	281	943	223	276	298	336	1133	
0800	206	338	305	333	1182	351	395	389	376	1511	
0900	287	337	264	285	1173	307	319	298	282	1206	
1000	222	212	277	248	959	252	280	260	267	1059	
1100	234	230	245	230	939	257	263	250	270	1040	
1200	270	268	226	247	1011	235	289	251	281	1056	
1300	260	301	275	175	1011	253	276	278	247	1054	
1400	350	196	285	287	1118	273	231	249	269	1022	
1500	305	275	305	325	1210	270	342	342	335	1289	
1600	297	291	295	337	1220	363	282	308	285	1238	
1700	318	368	362	343	1391	369	361	318	291	1339	
1800	362	407	398	349	1516	285	284	262	251	1082	
1900	423	376	343	259	1401	192	281	194	214	881	
2000	291	260	229	248	1028	236	212	206	197	851	
2100	233	265	232	195	925	174	171	161	149	655	
2200	206	175	226	167	774	149	147	129	150	575	
2300	152	145	128	101	526	131	120	122	101	474	
24-HOUR TOTALS:					19807					19042	38849

PEAK VOLUME INFORMATION

DIRECTION:	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	TRUCK PERCENTAGE	VOLUME	TRUCK PERCENTAGE	VOLUME	TRUCK PERCENTAGE	VOLUME
A.M.	3.47	1263	4.32	1511	3.88	2730
P.M.		1516		1382		2730
DAILY		1577		1511		2730

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	251	16166	2703	27	369	89	16	166	17	2	0	0	1	0	0	687	19807
W	228	14515	3477	55	459	80	14	187	18	2	0	0	7	0	0	822	19042

GENERATED BY SPS 5.0.44P

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2013 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 0533 - SR 934/N BAY CSWY, 200' E E TREASURE DR

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2013	36500 C	E 17500	W 19000	9.00	52.40	9.00
2012	36500 C	E 18000	W 18500	9.00	55.70	10.50
2011	38000 C	E 17500	W 20500	9.00	55.10	10.50
2010	35500 C	E 17500	W 18000	8.98	54.08	9.50
2009	29500 C	E 15000	W 14500	8.99	53.24	8.40
2008	30500 C	E 15500	W 15000	9.09	55.75	9.60
2007	31500 C	E 16000	W 15500	8.01	54.34	6.60
2006	40500 C	E 19500	W 21000	7.97	54.22	8.80
2005	31500 C	E 15000	W 16500	8.80	53.80	5.50
2004	34500 C	E 17500	W 17000	9.00	53.30	12.00
2003	36500 C	E 18000	W 18500	8.80	53.40	7.50
2002	36000 C	E 17500	W 18500	9.80	52.30	7.10
2001	35500 C	E 18500	W 17000	8.20	53.50	8.20
2000	34000 C	E 17500	W 16500	8.20	53.10	7.80
1999	33000 C	E 16500	W 16500	9.10	52.70	8.30
1998	32000 C	E 15500	W 16500	7.30	52.70	6.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 87
 STATION: 0533
 DESCRIPTION: SR 934/N BAY CSWY, 200' E E TREASURE DR
 START DATE: 05/14/2013
 START TIME: 0000

TIME	DIRECTION: E				TOTAL	DIRECTION: W				COMBINED TOTAL	
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH		
0000	82	77	49	37	245	93	94	71	61	319	564
0100	45	39	29	42	155	61	54	37	39	191	346
0200	32	36	19	17	104	38	31	25	23	117	221
0300	19	14	12	20	65	20	20	25	15	80	145
0400	18	24	27	21	95	21	23	23	29	96	191
0500	24	30	47	77	178	37	35	49	48	169	347
0600	58	106	146	171	481	80	117	148	159	504	985
0700	172	229	282	312	995	180	279	297	287	1043	2038
0800	301	347	396	365	1409	360	368	339	323	1390	2799
0900	259	318	243	246	1066	287	273	281	262	1103	2169
1000	222	241	259	196	918	266	267	229	252	1014	1932
1100	236	215	195	243	889	243	244	250	245	982	1871
1200	208	246	202	219	875	281	266	266	254	1067	1942
1300	192	293	233	243	961	247	253	302	311	1113	2074
1400	281	226	221	237	965	278	307	286	299	1170	2135
1500	373	263	282	214	1132	287	313	319	339	1258	2390
1600	333	287	312	303	1235	344	374	444	327	1489	2724
1700	315	304	306	320	1245	402	394	392	396	1584	2829
1800	275	328	335	302	1240	389	313	318	278	1298	2538
1900	323	224	260	202	1009	280	249	242	238	1009	2018
2000	211	231	201	179	822	192	227	185	224	828	1650
2100	163	176	165	175	679	163	145	149	132	589	1268
2200	171	151	151	185	658	160	185	148	116	609	1267
2300	127	117	102	81	427	139	132	130	90	491	918
24-HOUR TOTALS:					17848					19513	37361

PEAK VOLUME INFORMATION

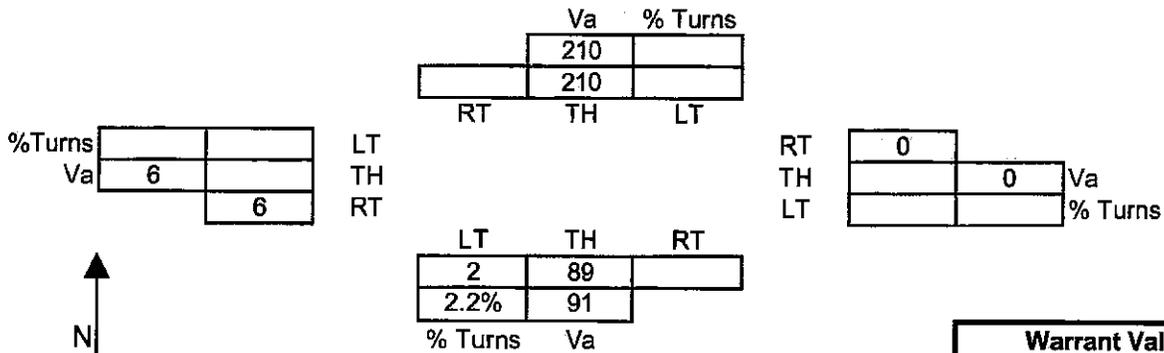
DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
HOURLY	VOLUME	HOURLY	VOLUME	HOURLY	VOLUME
A.M.	800	1409	1390	800	2799
P.M.	1745	1258	1584	1700	2829
DAILY	800	1409	1584	1700	2829

GENERATED BY SPS 5.0.44P

APPENDIX H TURN LANE WARRANT ANALYSIS

Intersection: **East Drive & Project DW**
 Scenario: **2015 Buildout Cond AM**
 Analyst: **SLG**
 Date: **11/19/2014**

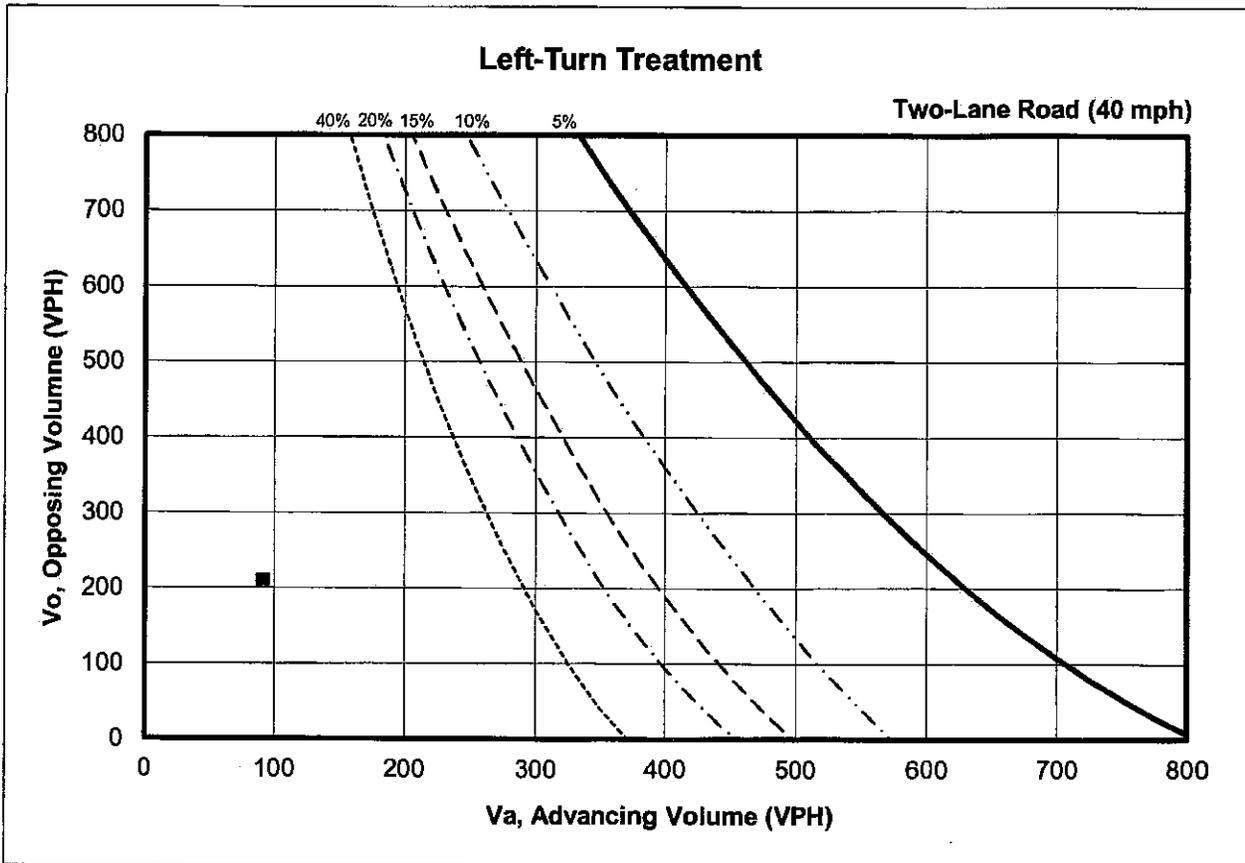
Direction (NB,SB, EB, WB): **NB**
 Speed (40, 50, 60 mph): **25**
 Number of Lanes: **2**
 (L)eft/(R)ight: **L**



NORTH

Notes: If VI is greater than 40%, then analysis based upon VI = 40%.
 If VI is less than 5%, then analysis based upon VI = 5%.

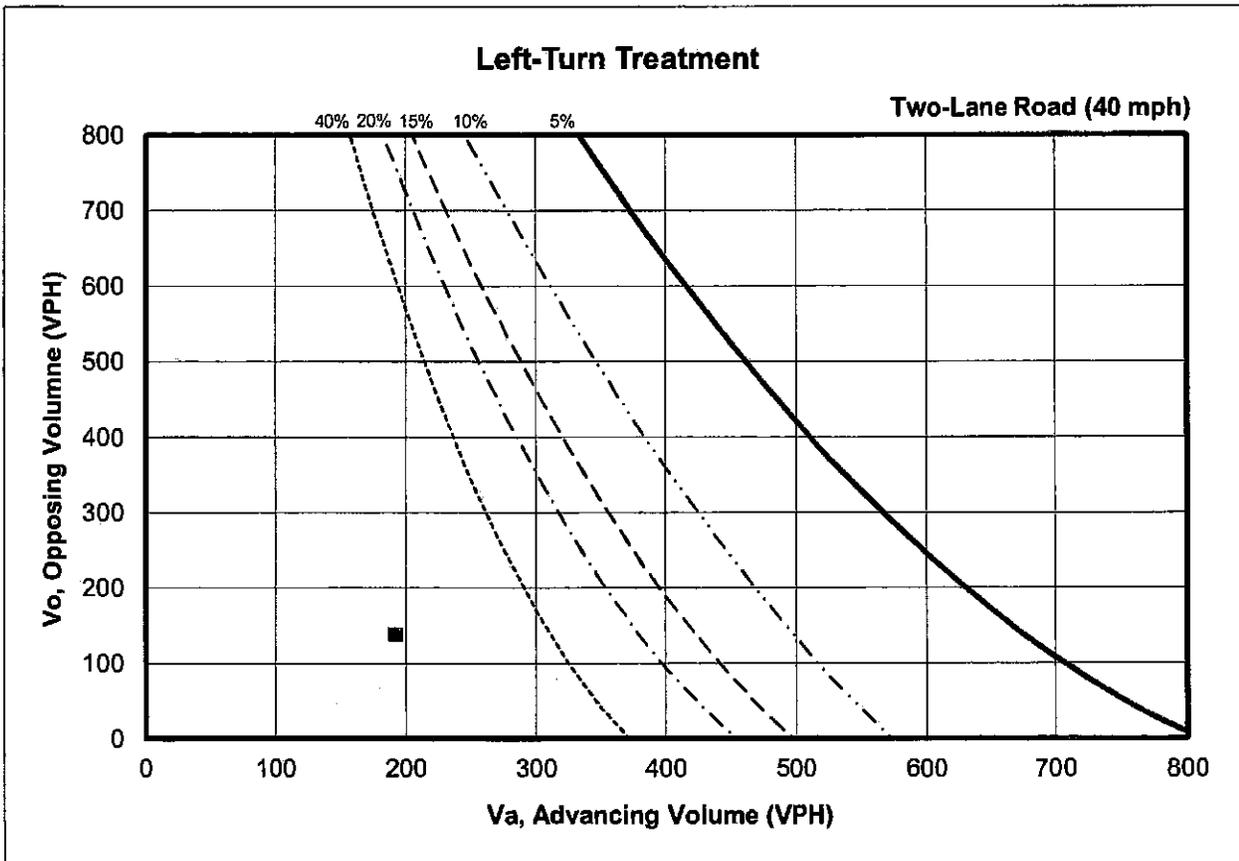
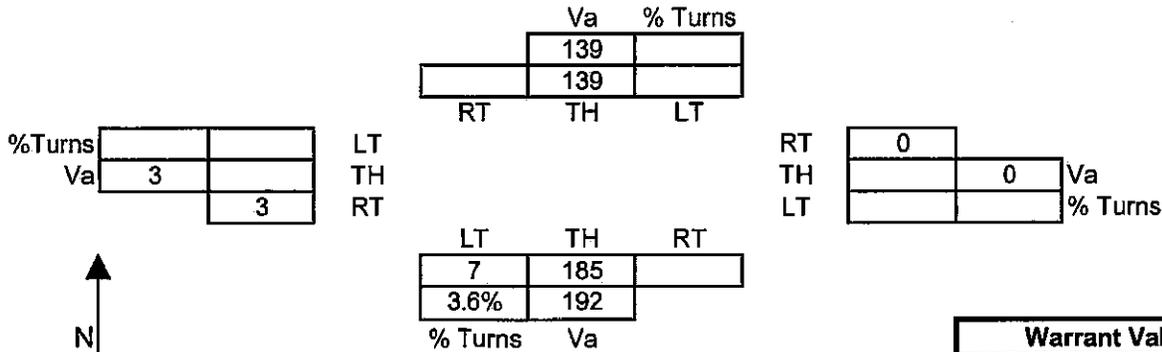
Warrant Values	
VI:	2
Va:	91
Vo:	210
% Left Turns:	2.2%



Warrant Treatment: Left-Turn Lane Not Warranted

Intersection: **East Drive & Project DW**
 Scenario: **2015 Buildout Cond PM**
 Analyst: **SLG**
 Date: **11/19/2014**

Direction (NB,SB, EB, WB): **NB**
 Speed (40, 50, 60 mph): **25**
 Number of Lanes: **2**
 (L)eft/(R)ight: **L**





North Bay Village

Administrative Offices

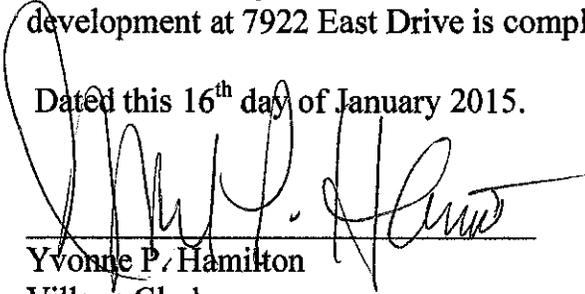
1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

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

1. **AN APPLICATION BY CEDAR ISLAND L.P. CONCERNING PROPERTY LOCATED AT 7922 EAST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
 - A. **A LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTIONS 152.0296, 152.042 AND 152.003 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES IN ORDER TO PERMIT THE USE OF MECHANICAL PARKING LIFTS TO PROVIDE 2 PARKING SPACES PER LIFT AND TO ALLOW DRIVE AISLES NARROWER THAN 22 FEET IN THE PRD ZONING OVERLAY; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**
 - B. **SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 16-UNIT, 13-STORY MIXED USE 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 Cedar Island L.P. for development at 7922 East Drive is complete.

Dated this 16th day of January 2015.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-2/3/2015)

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Eddie Lim



North Bay Village

Administrative Offices

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

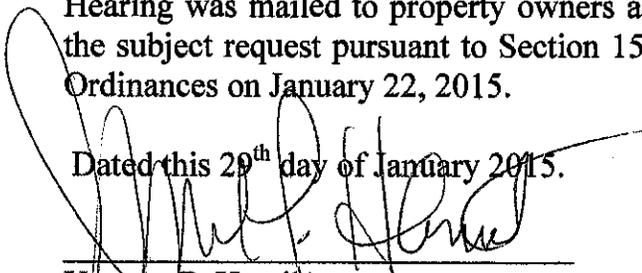
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

RE. AN APPLICATION BY CEDAR ISLAND L.P. CONCERNING PROPERTY LOCATED AT 7922 EAST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

- A. A LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTIONS 152.0296, 152.042 AND 152.003 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES IN ORDER TO PERMIT THE USE OF MECHANICAL PARKING LIFTS TO PROVIDE 2 PARKING SPACES PER LIFT AND TO ALLOW DRIVE AISLES NARROWER THAN 22 FEET IN THE PRD ZONING OVERLAY; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**
- B. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 16-UNIT, 13-STORY MIXED USE 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 January 22, 2015.

Dated this 29th day of January 2015.



Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-2/3/2015)



North Bay Village

Administrative Offices

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

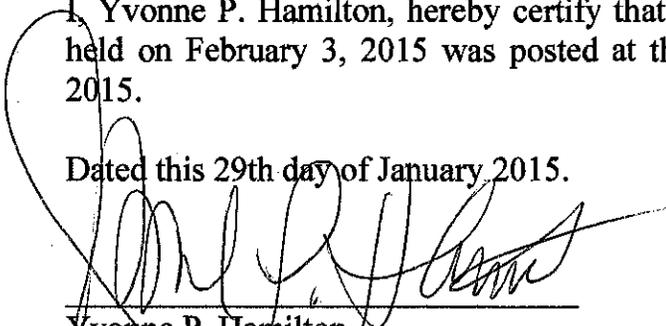
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

RE. AN APPLICATION BY CEDAR ISLAND L.P. CONCERNING PROPERTY LOCATED AT 7922 EAST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

- A. A LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTIONS 152.0296, 152.042 AND 152.003 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES IN ORDER TO PERMIT THE USE OF MECHANICAL PARKING LIFTS TO PROVIDE 2 PARKING SPACES PER LIFT AND TO ALLOW DRIVE AISLES NARROWER THAN 22 FEET IN THE PRD ZONING OVERLAY; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**
- B. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 16-UNIT, 13-STORY MIXED USE CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on February 3, 2015 was posted at the above-referenced property on January 16, 2015.

Dated this 29th day of January 2015.



Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-February 3, 2015)

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 **FEBRUARY 3, 2015 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101,** NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUEST AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. **AN APPLICATION BY CEDAR ISLAND L.P. CONCERNING PROPERTY LOCATED AT 7922 EAST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
 - A. **A LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTIONS 152.0296, 152.042 AND 152.003 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES IN ORDER TO PERMIT THE USE OF MECHANICAL PARKING LIFTS TO PROVIDE 2 PARKING SPACES PER LIFT AND TO ALLOW DRIVE AISLES NARROWER THAN 22 FEET IN THE PRD ZONING OVERLAY; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**
 - B. **SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 16-UNIT, 13-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
(January 22, 2015)

Owner/Occupant
7915 East Drive, #1A
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #1B
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #1E
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #1F
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #1G
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #1H
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #1K
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #1L
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #1M
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #1P
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #1R
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2A
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2B
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2C
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2D
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2E
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #F
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2G
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2H
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #J
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2K
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2L
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2M
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2N
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2P
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #2R
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3R
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3A
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3B
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3C
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3D
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3E
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3F
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3G
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3H
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3J
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3K
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3L
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3M
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3N
N. Bay Village, FL 33141

Owner/Occupant
7915 East Drive, #3P
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #1
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #10
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #11
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #12
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #14
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #15
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #16
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #17
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #18
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #19
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #20
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #21
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #22
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #23
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #24
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #25
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #3
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #4
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #5
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #6
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #7
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #8
N. Bay Village, FL 33141

Owner/Occupant
7920 East Drive, #9
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #1
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #3
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #4
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #5
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #6
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #7
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #8
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #9
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #10
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #11
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #12
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #12A
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #14
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #15
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #16
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #17
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #18
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #19
N. Bay Village, FL 33141

Owner/Occupant
7921 East Drive, #20
N. Bay Village, FL 33141

OWNER/OCCUPANT
7926 EAST DR., APT 101
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7926 EAST DR., APT 102
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7926 EAST DR., APT 103
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7926 EAST DR., APT 104
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7926 EAST DR., APT 105
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7926 EAST DR., APT 106
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7926 EAST DR., APT 107
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7926 EAST DR., APT 108
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 201
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 202
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 203
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 204
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 205
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 206
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 301
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 302
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 303
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 304
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 305
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 306
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 401
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 402
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 403
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 404
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 405
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., APT 406
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7924 EAST DR., PH
N. BAY VILLAGE, FL 33141

Owner/Occupant
7928 East Drive, #101
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #102
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #103
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #301
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #302
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #401
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #402
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #501
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #502
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #601
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #602
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #701
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #702
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #801
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #802
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #901
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #902
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #302
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1001
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1002
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1101
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1102
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1201
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1202
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1401
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1402
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1501
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1502
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1601
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1602
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1801
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #1802
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #2001
N. Bay Village, FL 33141

Owner/Occupant
7928 East Drive, #2002
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #260
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #261
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #262
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #263
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #264
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #265
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #266
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #267
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #268
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #269
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #270
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #271
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #272
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #273
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #273
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #274
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #275
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #276
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #277
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #278
N. Bay Village, FL 33141

Owner/Occupant
7927 East Drive, #279
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 **FEBRUARY 3, 2015 AT 7:30 PM OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101, NORTH BAY VILLAGE, FLORIDA.** DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUEST AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. AN APPLICATION BY CEDAR ISLAND L.P. CONCERNING PROPERTY LOCATED AT 7922 EAST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

A. A LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTIONS 152.0296, 152.042 AND 152.003 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES IN ORDER TO PERMIT THE USE OF MECHANICAL PARKING LIFTS TO PROVIDE 2 PARKING SPACES PER LIFT AND TO ALLOW DRIVE AISLES NARROWER THAN 22 FEET IN THE PRD ZONING OVERLAY; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

B. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C) (9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 16-UNIT, 13-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 AT THE BUILDING & ZONING CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141.

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

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

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

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

YVONNE P. HAMILTON, CMC
VILLAGE CLERK
(January 16, 2015)

KEEPING KIDS FIT

What to do to help your child through a tragedy

BY DANIEL ARMSTRONG
UHealthSystem.com



repiles that he or she can understand. • If the child indicates that he or she is frightened

by the tragedy, acknowledge that most people feel worried when things like this happen, and it is OK to have those feelings. • Provide simple assurance that these kinds of tragedies are rare and are the kinds of things for which the adults in their lives will be responsible.

• Reduce the amount of exposure your child has to the media. Constant exposure to a tragedy will often increase otherwise manageable stress. For most kids, these five steps will be effective in addressing the concerns they will have.

Some tragedies are unanticipated, but some can be predicted. Living in South Florida, we annually face increased media coverage of a hurricane, sometimes even when the threat is low. Engaging children in preparations well before a hurricane becomes a reality can have major benefits in the run-up to a storm, during the storm and following the storm. Participating in planning gives children a concrete understanding that things are being done, provides reassurance that things can be done and helps them feel important as part of the solution.

There are some children who will have a more intense response to a tragedy. They will express this anxiety by crying or verbally stating their concerns, but most are likely to show signs of stress that include withdrawal, reduced appetite or difficulty falling asleep or staying asleep. In these cases, giving children a chance to talk directly, draw pictures or tell stories may be very helpful. In some cases, consulting with a child mental health professional or pediatrician might be worthwhile.

Another group of children may require special attention. Children with developmental disabilities may not have the ability to fully understand the context of events, but may nonetheless be affected by the emotional tone related to the event. If these children also have difficulty with verbal communication, their ability to express their concerns and obtain reassurance may be challenged.

At the Maiman Center for Child Development at the University of Miami Miller School of Medicine, we are working to find better ways to help parents and teachers communicate with children with disabilities by using assistive technologies like apps on tablets for both education and emotional support.

While we cannot isolate children from these events and news about them, we can trust that taking some simple steps to address their concerns, engage them and provide meaningful reassurance will be enough to let them move forward without harm. For those for whom that isn't enough, help is available.

Daniel Armstrong, Ph.D., is professor of pediatrics and psychology and Director of the Maiman Center for Child Development at the University of Miami Miller School of Medicine.



North Bay Village

Administrative Offices

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

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

OFFICIAL MINUTES

REGULAR PLANNING & ZONING BOARD MEETING

NORTH BAY VILLAGE
1666 KENNEDY CAUSEWAY, #300
NORTH BAY VILLAGE, FL 33141

OCTOBER 21, 2014

7:30 P.M.

1. CALL TO ORDER.

The meeting was called to order by the Chair Reinaldo Trujillo at 7:33 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present were the following:

Reinaldo Trujillo, Chair
Bud Farrey, Vice Chair
Michael Tannhauser
Marvin Wilmoth

Member Dr. Douglas Hornsby was absent.

Village Manager Frank K. Rollason
Village Clerk Yvonne P. Hamilton
Deputy Village Clerk Jenorgen Guillen
Village Planner Ben Smith
Village Attorney Robert L. Switkes

Village Attorney Robert L. Switkes swore in those individuals who indicated that they would be providing testimony. He further advised on the process for conducting the quasi judicial proceeding pursuant to law.

3. (PUBLIC HEARINGS) ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN.

A. 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. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A STRUCTURE TO BE 26.5 FEET FROM THE WEST SIDE PROPERTY LINE WHERE SECTION 152.029(C)(2) REQUIRES A 30 FOOT SIDE SETBACK.**

7. 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.

The Deputy Village Clerk read the requests into the record.

Village Planner Ben Smith gave a brief explanation of the requests and recommended approval with the exception of the variance for the side setback. He explained that the request is not justified based on the fact that a hardship was not present, as the additional encroachment was needed to provide parking spaces on the west side of the building. He advised if the Board recommended approval, conditions in his Staff Report are to be considered with the Site Plan approval.

Counsel for the applicant, Brian Adler, 1450 Brickell Avenue, Miami, FL 33131 and Architect Jean Francois addressed the Board on behalf of the project.

The Chair opened the Public Hearing

Doris Acosta, of 1790 South Treasure Drive, Jose Saal, developer of the project, Sam Zamacona, 7901 Hispanola Avenue, Kevin Vericker, 7520 Hispanola Avenue, Robert Akras, 7901 Hispanola Avenue, Mario Garcia, of 7540 Cutlass Avenue, Gonzalo Negrete, 1861 N.W. S. River Drive, Miami, FL 33134, Resident Jorge Brito, Ann Baskt, of 1865 Kennedy Causeway, Federico Faceto, 7901 Hispanola Avenue, Bunny Hart, of 7901 Hispanola Avenue, Brian Adler (explained concerns from public (development blocking view), and Jean Francois (explained changes to the plans) addressed the Board.

The Chair closed the Public Hearing.

The Chair asked the Planner to keep track of the density available for sale from the Village.

Following discussion, Marvin Wilmoth made a motion to defer the requests for development at 1725 Kennedy Causeway under Item 3A(1-7) to allow the developer to make amendments and present alternative plans. Bud Farrey seconded the motion, which was adopted by a 4-0 roll call vote. The vote was as follows: Michael Tannhauser, Bud Farrey, Reinaldo Trujillo, and Marvin Wilmoth all voting Yes.

- B. AN APPLICATION BY 7940 WEST DRIVE, LLC CONCERNING PROPERTY LOCATED AT 7938 AND 7940 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
- 1. 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.**
 - 2. BONUS DENSITY APPROVAL, PURSUANT TO SECTION 152.029(C)(8)H OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**
 - 3. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 54-UNIT, 15-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

The Deputy Village Clerk read the requests into the record.

Javier Lluch, Executive Director, Element Development, LLC, 60 S.W. 13th Street, 3rd Floor, Miami, FL 33131 presented the project to the Board.

Village Planner Ben Smith made a brief presentation on the requests discussing the Special Use Exception for compact parking spaces, the bonus density, and utilization of the PRD regulations for the development. He noted a minor issue with the landscaping concerning the tree size that can be worked out prior to the Commission Meeting. He recommended approval of the Site Plan with the conditions outlined in the Staff Report.

Hernan Santarcangelo, Architect for the project, addressed the Board regarding the parking spaces being provided.

The Chair opened the Public Hearing. There being no speakers, he closed the Public Hearing.

The applicant accepted the conditions set forth by Staff.

Marvin Wilmoth made a motion to recommend approval of the requests with the conditions recommended by Staff as follow:

- 1) Applicant shall revise plans to preserve as many right-of-way street parking spaces as possible.
- 2) Submittal of a vegetative survey, irrigation plan, and landscape plan which meets Miami-Dade Chapter 18A requirements.
- 3) Submittal of a Unity of Title, as per Section 152.0296(D)(3).
- 4) 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.
- 5) Site plan approval from Miami-Dade Shoreline Review Committee.
- 6) Meeting Miami-Dade County School Concurrency requirements as determined by School Board Staff.
- 7) Payment of any applicable impact fees.
- 8) Payment of bonus density fees, as required under Section 152.029(C)8F.
- 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. Additionally, residents and guests of residents are prohibited from using existing street parking on West Drive.
- 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.

Bud Farrey seconded the motion, which was adopted by a 4-0 roll call vote. The vote was as follows: Michael Tannhauser, Bud Farrey, Reinaldo Trujillo, and Marvin Wilmoth all voting Yes.

4. WORKSHOP

A. DRAFT LAND DEVELOPMENT CODE REVISIONS

Village Planner Ben Smith made a presentation to the Board on proposed revisions to the Village's Zoning Code.

5. ADJOURNMENT

The meeting adjourned at 10:09 p.m.

Prepared: Yvonne P. Hamilton, CMC

Adopted by the Planning & Zoning Board on_____

Reinaldo Trujillo
Chair

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



North Bay Village

Administrative Offices

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

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

OFFICIAL MINUTES

REGULAR PLANNING & ZONING BOARD MEETING

**NORTH BAY VILLAGE
1666 KENNEDY CAUSEWAY, #300
NORTH BAY VILLAGE, FL 33141**

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

1. **CALL TO ORDER.**

The meeting was called to order by the Chair Reinaldo Trujillo at 7:37 p.m.

PLEDGE OF ALLEGIANCE

Village Planner Jim LaRue led the Pledge of Allegiance.

ROLL CALL

Present were the following:

Reinaldo Trujillo, Chair
Bud Farrey, Vice Chair
Dr. Douglas Hornsby
Michael Tannhauser
Marvin Wilmoth

Village Manager Frank K. Rollason
Village Clerk Yvonne P. Hamilton
Deputy Village Clerk Jenorgen Guillen
Village Planners Jim LaRue/Ben Smith
Village Attorney Robert L. Switkes

Village Attorney Robert L. Switkes swore in those individuals who indicated that they would be providing testimony. He further advised on the process for conducting the quasi judicial proceeding pursuant to law.

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.

The Deputy Village Clerk read the request into the record.

Ben Smith, Village Planner, gave a brief explanation of the request, and directed the Board Members to certain issues outlined in his Staff Report that needed to be approved in order for the waiver to be granted:

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:

Additionally:

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

Staff Recommendations:

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.

Amidia Frey, Representative for the applicant, Satokao Umeda, Chateau Isle Co-op Treasurer, and unit owner Robert Breiner addressed the Board on behalf of the request.

The Chair opened the Public Hearing.

Brian Oppenheim, of 7939 West Drive, addressed the Board in opposition to the request.

Satokao Umeda, Allan Weiner, of 7941 West Drive, Samantha Bradice, of 7939 West Drive, and Mario Garcia, of 7540 Cutlass Avenue addressed the Board in favor of the request.

There being no further speakers, the Chair closed the Public Hearing.

The applicant accepted the conditions outlined herein.

Following discussion, Marvin Wilmoth moved to recommend approval of the request subject to the six conditions and four recommended items outlined herein by the Village Planner, as well as a seventh condition that the Site Plan submitted for the Building Permit must be in compliance with ADA regulations.

Dr. Douglas Hornsby seconded the motion, which was adopted by a 5-0 roll call vote. The vote was as follows: Reinaldo Trujillo, Bud Farrey, Dr. Douglas Hornsby, Michael Tannhauser, and Marvin Wilmoth all voting Yes.

The applicant will continue to work on the plans regarding encroachment into the public right-of-way.

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.**

The Deputy Village Clerk read the requests into the record.

Ben Smith, Village Planner, recommended approval of the project with 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 the boardwalk shall be open to the public daily during hours to be determined by the Village; and boardwalk lighting shall remain on while boardwalk is open 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 for four two-bedroom units, 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.

Jerry Proctor, counsel for the applicant and Architect Jean Francois addressed the Board on behalf of the project.

The Chair opened the Public Hearing.

Bunny Hart and Brian Meeks, of 7901 Hispanola Avenue addressed the Board in favor of the requests.

There being no further speakers, the Chair closed the Public Hearing.

The applicant accepted the amended conditions as well as those proposed by Staff.

Jose Saal, developer for the project, addressed the Board.

Marvin Wilmoth moved to recommend approval of the requests with the conditions set forth by Staff as outlined herein, including the revised conditions. Bud Farrey seconded the motion, which was adopted by a 5-0 roll call vote. The vote was as follows: Michael Tannhauser, Dr. Douglas Hornsby, Bud Farrey, Reinaldo Trujillo, and Marvin Wilmoth all voting Yes.

The Chair recessed the meeting at 9:02 p.m.

The meeting reconvened at 9:08 p.m.

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.**

The Deputy Village Clerk read the requests into the record.

Village Planner Ben Smith made a brief presentation on the item and recommended approval with the following conditions:

Geraldo Carballo and Architect Kobi Karp addressed the Board on behalf of the requests.

The Chair opened the Public Hearing. There being no speakers, he closed the Public Hearing.

The conditions were accepted by the applicant.

Following discussion, Dr. Douglas Hornsby moved to recommend approval of the requests with the following conditions.

- 1) Submittal of a site plan which complies with the 2012 Florida Accessibility Code.
- 2) Submittal of a landscape plan and irrigation plan which is in compliance with the Miami-Dade Landscape Code.
- 3) The public access easement and boardwalk must be dedicated and recorded. Applicant shall agree, in writing, that the boardwalk shall be open to the public daily during hours to be determined by the Village; and boardwalk lighting shall remain on while boardwalk is open to the public.

- 4) Site plan approval from Miami-Dade Shoreline Review Committee.
- 5) Meeting School Board Concurrency requirements as determined by School Board Staff.
- 6) Payment of any applicable impact fees.
- 7) Payment of bonus height fees for nine three-bedroom units, as required under Section 152.029(C)8.
- 8) 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.
- 9) 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.
- 10) Building permits and related approvals must be obtained from the Building Official prior to commencement of construction.
- 11) 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.
- 12) All applicable state and federal permits must be obtained before commencement of construction.

Marvin Wilmoth seconded the motion, which was adopted by a 5-0 roll call vote. The vote was as follows: Bud Farrey, Reinaldo Trujillo, Marvin Wilmoth, Michael Tannhauser, and Dr. Douglas Hornsby all voting Yes.

5. WORKSHOP

A. DRAFT LAND DEVELOPMENT CODE REVISIONS

Village Planner Jim LaRue made a presentation to the Board on proposed revisions to the Village's Zoning Code.

6. **ADJOURNMENT**

The meeting adjourned at 9:45 p.m.

Prepared: Yvonne P. Hamilton, CMC

*Adopted by the Planning & Zoning Board on*_____

Reinaldo Trujillo
Chair

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



Memorandum

To: Planning & Zoning Board Members
From: James G. LaRue, AICP
Date: January 20, 2015
Subject: Land Development Code (LDC) Revisions

We are enclosing the latest draft of the LDC revisions for your review at our February 3rd Planning & Zoning Board meeting. While we have discussed some of the changes in the regulations in prior meetings we will concentrate on the changes to the Zoning Districts at this meeting. Some of the highlights are listed below:

- Page 46: Elimination of the CL (Commercial Limited) Zoning District
- Page 54: Modification of the Limited Lot commitment in the RM-70 Zoning District
- Page 58: Changes to the Planned Residential Development District
- Page 65-72 Modification to CG Zoning District

cc: Frank Rollason, Village Manager
Yvonne Hamilton, Village Clerk
Jenorgen Guillen, Deputy Village Clerk
Robert Switkes, Village Attorney

CHAPTER I, GENERAL

§ 1.1 - Title.

This code shall be entitled the North Bay Village Land Development Code and ~~shall~~ may also be herein referred to as the "~~code~~ LDC."

§ 1.2 - Authority.

The North Bay Village Land Development Code is enacted pursuant to F.S. ch. 163, Part II, and F.S. ch. 125.

§ 1.3 - Findings.

- A. According to Chapter 163, Florida Statutes, each local government in Florida must enact a unified land development code which is consistent with the Comprehensive Plan and implements the same.
- B. The ~~code~~ Land Development Code must contain all of the village's land development regulations.
- C. All proposed developments within North Bay Village must be reviewed to ensure compliance with the village's Comprehensive Plan and requirements of this ~~code~~ Land Development Code.

§ 1.4 - Intent.

The primary intent of this code is to achieve the following:

- A. Guiding and accomplishing coordinated, adjusted, and harmonious development in accordance with the village's existing and future needs.
- B. Protecting, promoting, and improving the public health, safety, comfort, order, convenience, and general welfare.
- C. Protecting the character and maintaining the stability of the residential areas.
- D. Directing and controlling through the establishment of performance standards, the type, density, intensity, and distribution of development.

§ 1.5 – Interpretation and conflict.

A. Interpretation.

In interpreting and applying the provisions of these regulations, they shall be held to be the minimum requirements for the promotion of the health, safety, morals, order, convenience, and general welfare of the village.

B. Conflict.

It is not intended by these regulations to interfere with, abrogate, or annul any easements, covenants, or other agreement between parties; however, where these regulations impose a greater restriction upon the use of buildings or premises or upon the height of buildings, or require larger open spaces, yards, lot areas than are imposed or required by other ordinances, rules, regulations, easements, covenants, or agreements, the provisions of these regulations shall govern.

§ 1.6 - Validity.

If any section, paragraph, subdivision, clause, phrase, or provision of these regulations are adjudged invalid or held unconstitutional, this shall not affect the validity of these regulations as a whole, or any part or provisions thereof, other than the part so decided to be invalid or unconstitutional.

§ 1.7 - Repeal clause.

All county ordinances, resolutions, or special laws applying only to the village; any general laws which the Village Commission is authorized by the Charter to supersede, nullify, modify, or amend; or any part of any such ordinance, resolution, or law in conflict with any provision of this ~~chapter~~ LDC is hereby repealed.

CHAPTER II, RELATIONSHIP TO THE COMPREHENSIVE PLAN

§ 2.1 - Purpose and intent.

The Future Land Use Element of the ~~1987~~ adopted Comprehensive Plan for North Bay Village describes the future land use categories within districts for the village. These land use districts categories are illustrated on the future land use map in the Comprehensive Plan. All future development or redevelopment of property within North Bay Village must be consistent with the goals, objectives, and policies expressed in the adopted Comprehensive Plan and with the future land use map. The Land Development Code is intended to implement the Comprehensive Plan. In the event of a conflict between the Comprehensive Plan and the Land Development Code, or any other village regulation, the provisions of the Comprehensive Plan shall take precedence. ~~The following section contains a description of the district regulations incorporating the provisions of the future land use element with the applicable parts of chapter 152 of the North Bay Village Code of Ordinances. The result becomes a single, integrated description of the city's land use districts and the uses and criteria permitted within these districts. Thus, all future development or redevelopment of property within the city shall be accomplished in compliance with the goals, objectives, and policies expressed in the adopted Comprehensive Plan.~~

§ 2.2 – Relationship between future land use categories and zoning districts.

The future land use categories districts and classifications defined in the future land use element and delineated on the future land use map ~~1993 and 1998 land use plans~~ in said element shall be the determinants of permissible activities on any parcel of land within the village. ~~(See figures 3.1 and 3.2.)~~ They are established to regulate and restrict the location of commercial, public, and semi-public uses, and residences, and the location of buildings erected or altered for specific uses to regulate or limit population density, and intensity of use of lot areas. The zoning districts and associated regulatory provisions identified in the Land Development Code are intended to implement the goals, objectives and policies and Future Land Use Map in the Comprehensive Plan. In the event of a conflict between a provision in the Comprehensive Plan and any provision regulating development within a zoning district, the provisions of the Comprehensive Plan shall take precedence

A. *Residential ~~district~~ future land use categories.*

There are three residential future land use categories in the Village's Comprehensive Plan that are applied to lands throughout the village. Lands located within these categories are to be devoted to ~~This district encompasses all areas with dwelling units used or intended to be used for permanent housing. The residential land use category is further subdivided into three subdistricts based on density.~~

1. The single-family residential category ~~or low density district~~ allows a density of up to six dwelling units per acre. Zoning districts RS-1 and RS-2 fall under this land use category.
2. The medium density multi-family residential category ~~district~~ allows for residential density from seven (7) up to 40 dwelling units per acre. ~~(Zoning district RM-40)~~ RM 40 is the only zoning district consistent with this future land use category.
3. The high density multi-family residential category allows from 41 up to 70 dwelling units per acre. ~~(Zoning district RM-70)~~ RM-70 is the only zoning district consistent with this future land use category.

B. Commercial district future land use category.

This category district designates those areas in the village suitable for commercial development. Uses permitted include a broad range of general and professional office, retail, banking, hotel, and service establishments and high density residential development.

C. Mixed-use district future land use category.

~~The mixed use category district permits a combination of retail, office, hotel, and/or residential, uses.~~

Note: This category is no longer relevant.

D. Institutional district future land use category.

The purpose of this category district is to provide an area for either nonprofit or for profit institutional facilities such as religious facilities, nursing homes, and community centers or quasi-public uses, including, but not limited to religious facilities, nursing homes, community centers, public or private schools or colleges, and hospitals or clinics.

Note: There is no zoning district that specifically implements this category. But, only non-profit or quasi-public uses similar to the above should be permitted. Some of these types of uses are listed under the current Sec. 152.098 Use Exceptions.

E. Public buildings/grounds district future land use category.

This category district provides sites for public/semi-public uses such as village hall, police station, public works building, post office, and other agency facilities primarily serving the public.

Note: There is no zoning district that specifically implements this category. But, only uses similar to those above should be permitted. Some of these types of uses are listed under Sec. 152.098 Use Exceptions.

F. Educational district future land use category.

This category provides sites for public schools, associated facilities, and grounds are included in this district.

Note: There is no zoning district that specifically implements this category. But, only uses similar to those above should be permitted. Some of these types of uses are listed under the current Sec. 152.098 Use Exceptions

G. Recreation and open space district future land use category.

This category district includes all areas designated for public parks within the city is intended to provide for permanent public parks and open spaces for recreational use, protection of natural resources, and urban buffers.

Note: There is no zoning district that specifically implements this category. But, only uses similar to those above should be permitted. Some of these types of uses are listed under the current Sec. 152.098 Use Exceptions. Do we want a recreational zoning district?

H. ~~Marina district.~~

~~This district provides sites for the location of marinas as defined in chapter 1 of this code.~~

Note: *There are no marina designations on the Future Land Use Map and dry storage is prohibited in CG. zoning district.*

CHAPTER III, DEFINITIONS

CHAPTER IV, ADMINISTRATION AND ENFORCEMENT

DIVISION 1, GENERALLY

§ 4.1 - Purpose and intent.

This chapter sets forth the general application and review procedures for obtaining development orders and certain types of permits. It also specifies the requirements for appeal and legislative actions such as code and Comprehensive Plan amendments. The purpose and intent of this chapter is to establish general petition procedures, the process for obtaining an official interpretation of a regulation in the Land Development Code, public hearing and notice requirements, procedures for appealing decisions, enforcement of the code, penalties and remedies for violations, establish appropriate commissions, boards and administrative official, and amending the Land Development Code and Comprehensive Plan, for the effective and equitable implementation and enforcement of the Land Development Code.

§ 4.2 – General petition procedure.

A petition for an amendment, variance, special use exception, or supplement to these regulations, or for an amendment, change, or supplement to the Comprehensive Plan or district boundaries of the Zoning District Map shall be submitted to the Village Clerk by any person who owns the subject property or who has written permission of the present owner, public official, the Planning and Zoning Board, or by the Village Commission's own motion.

§ 4.3 – Procedure for obtaining an official interpretation of the Land Development Code.

Note: [This is an entirely new section]

When an individual wants an official interpretation of a regulation contained within the Land Development Code as defined in Chapter I, §1.4, or wants to determine how a regulation may be applicable to specific property within the village, the following procedures and provisions shall apply.

Written request. The individual shall submit, in writing, a completed preapplication conference request (available from the City Clerk's department), the request shall be accompanied by payment of the fee as established and set forth in Appendix F, and shall include the following information:

1. Identification of the section or sections of the Land Development Code for which an interpretation is desired.
2. An explanation of what it is that the individual finds unclear and an explanation of what, if anything, the applicant believes the section in question means.
3. If the applicant is interested in determining how the section or sections apply to or affect specific property, the following information shall be provided:
 - a. A clear representation of the specific property(ies) that is/are the subject of the inquiry including the property address.
 - b. The land area encompassed by the property and the specific dimensions of the property including a description, map or survey showing existing improvements on the property.
 - c. If the question involves whether or not a certain improvement or use is allowed on the property, or the extent, size, or number of units that may be allowed on the property, the applicant shall include a plot plan or detailed description of what he/she wishes to do on the property sufficient to allow the Building Official to make a reasoned determination as to how

the LDC affects that specific property. It shall be the building official's decision as to what constitutes adequate information for him to make a decision or interpretation.

- d. The Planning and Zoning Official shall accept the written request or inform the applicant of any additional information that may be necessary for him to issue a reasoned interpretation. The Planning and Zoning Official may subsequently request additional information from the applicant, or provide the option of meeting with the applicant

If a meeting is scheduled requiring consultation with, or attendance by, an attorney or professional consultant (e.g., planner or engineer), a deposit in the amount set forth in Appendix F (?), shall be paid at least five days prior to said meeting. The final cost of the meeting, calculated as set forth in Appendix F (?), shall be the responsibility of the applicant and shall be paid in full prior to the issuance of the written opinion.

- e. Within two weeks of accepting the completed request, or having received any additional information requested of the applicant, the Planning and Zoning Official shall issue, in writing, his opinion, supported by citations of the pertinent sections of the Land Development Code, and shall forward said opinion by U. S. Mail to the applicant.
- f. The time for the Planning and Zoning Official's response may be extended to 30 days if, in the opinion of the Planning and Zoning Official, it is necessary for him to confer with the village attorney, other village staff, or outside consultant before rendering a decision. All applicable fees shall be paid by the applicant before the Planning and Zoning Official issues his written opinion.
- g. The Planning and Zoning Official's written opinion shall be considered an official interpretation of the subject provisions of the Land Development Code.
- h. Verbal statements, interpretations, or comments made by the Planning and Zoning Official or any other representative of the village with regard to any interpretation of the Land Development Code shall not be considered official interpretations of the Land Development Code. Interested parties who make development decisions or proceed with development activity based upon such verbal information shall do so at their own risk.

§ 4.4 – Public hearing, public notice, and adoption requirements and procedures.

Note: [LDC §2.7.5(1) & (2) refer to §152.096, therefore that text is used herein.]

A. Hearings and notices.

1. Table 4.4.A.1 describes the number and type of meetings each application will require. The information in the table is presented for the purpose of assisting the village, applicants and the public in identifying public meeting and hearing requirements. In the case of conflict between the information presented in the table and the legal requirements of ~~these land development regulations~~ the Land Development Code, the Village Code of Ordinances or Florida Statutes (collectively referred to as legal requirements), the legal requirements and not the table shall control.
2. All applications involving the following shall be considered at public hearings before the Planning and Zoning Board and the Village Commission:
 - a. Amendment, change, or supplement to the Comprehensive Plan;
 - b. Amendments to the ~~LDRs~~ Land Development Code;
 - c. Amendments to boundaries of the Zoning District Map;

- d. Variances;
 - e. Special use exceptions and other applications for development approval;
 - f. Appeals of an administrative decision
3. Amendments to the Future Land Use Map, Zoning Map, or which change the actual list of permitted uses, conditional uses, special use exceptions, or prohibited uses in a zoning district or future land use category shall be adopted by ordinance, and the notice and hearing requirements shall be as required by F.S. §166.041(3)(a) and (c).
 4. Amendments to the Future Land Use Map or Zoning Map which change the actual map designation for a parcel or parcels of land containing ten contiguous acres or less notice shall be provided in the following manner:
 - a. Notice of the public hearing on the proposed change shall be given to property owners at least thirty (30) days prior to the date set for the public hearing as required by F.S. 166.041(3)(c)1.
 - b. As a courtesy notice, a written announcement of a public hearing shall be mailed at least ten (10) days prior to the date of the hearing to all property owners and residents abutting the subject property or within 300 feet of the perimeter of the property. Failure to mail this courtesy notice shall not affect the validity of the final action.
 - c. The list of property owners shall be certified by the Village Clerk. The Village Clerk shall certify that the petition file is complete before the hearing is legally advertised.
 5. All public hearings held before the Planning and Zoning Board and/or Village Commission shall be noticed by publishing, at least ten (10) days prior to the hearing, an advertisement showing the date, time, place, and nature of the hearing.
 6. Notice of the date, time, place and nature of the hearing shall also be posted conspicuously at least ten (10) days prior to the hearing on any property for which a petition for a variance, special use exception, zoning district or future land use boundary change has been submitted.
 7. For amendments that require two (2) public hearings by the Village Commission, the second public hearing shall be advertised at least ten (10) days before the public hearing.

**Table 4.4.A.1
Public Hearings**

Development approval	Planning and Zoning Board	Village Commission
Amendments to Comprehensive Plan		
Small scale development map amendment	H	H
All other amendments		
Transmittal stage	H	H
Adoption stage		2H
Amendments to the Land Development Code Regulations		
Zoning district map	H	2H
Text amendment	H	2H
Others		
Minor Development ⁽¹⁾		
Major Development ⁽²⁾	H	H
Variances	H	H
Nonuse exceptions (LDC Tbl. 2-1)/Non-use variances(152.0074) Non-hardship variance for single-family properties	H	H
Special use exceptions	H	H
Appeals of an administrative decision	H	H
H = Public hearing ⁽¹⁾ Three through six dwelling units or from 300 to 10,000 square feet of commercial use ⁽²⁾ Seven or more dwelling units or more than 10,000 square feet of commercial use.		

B. Method of adoption.

1. The following shall be adopted by ordinance:
 - a. Amendment, change, or supplement to the Comprehensive Plan;
 - b. Amendments to the Land Development Code LDRs;
 - c. Amendments to the Zoning Map and to the actual list of permitted, conditions, or prohibited uses within a zoning category.
2. The following shall be adopted by resolution:
 - a. Variances;
 - b. Special use exceptions and other applications for development approval;
 - c. Appeals of an administrative decision.

C. Testimony.

Witnesses desiring to make a statement of fact at a public hearing shall be sworn and give testimony under oath; otherwise, statements shall be considered a matter of opinion only. The Planning and Zoning Board or Village Commission may require attendance of witnesses at a public hearing.

§ 4.5 Procedure for appealing an administrative decision.

- A. Any person aggrieved by an order, requirement, decision, or determination relative to these regulations by an administrative official may petition the Planning and Zoning Board for relief. The petition shall be in a form approved by the Village Attorney, and all properties described in one application must be contiguous.
- B. A grant of relief on appeals of administration decisions shall avoid spot zoning.
- C. The Village Commission may, after a public hearing, grant relief on appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the interpretation of any portion of these regulations.

§ 4.6 Exhaustion of remedies; court review.

- A. No person aggrieved by any zoning resolution order, requirement, decision, or determination of an administrative official or by any decision of the Planning and Zoning Board may apply to the court for relief unless he has first exhausted the remedies provided for herein and taken all available steps provided in this subchapter. It is the intention of the Village Commission that all steps provided by this subchapter shall be taken before any application is made to the court for relief; and no application shall be made to the court for relief except from resolution adopted by the Village Commission pursuant to this subchapter.
- B. Zoning resolutions of the Village Commission shall be reviewed by the filing of a petition for writ of certiorari in the Circuit Court of the Eleventh Judicial Circuit in and for Dade County, Florida, in accordance with the procedure and within the time provided by the Florida Appellate Rules for the review of the rulings of any commission or board. Such time shall commence to run from the date the zoning resolution sought to be reviewed is transmitted to the Village Clerk. For the purposes of a certiorari the Village Clerk shall make available for public inspection and copying, the record upon which each final decision of the Village Commission is based; however, the Village Clerk shall make

a reasonable charge commensurate with the cost in the event the village is able to and does furnish copies of all or any portion of the record. Prior to certifying a copy of any record or portion thereof, the Village Clerk or her designee shall make all necessary corrections in order that the copy is a true and correct copy of the record, or those portions requested, and shall make a charge as provided.

§ 4.7 Enforcement.

- A. It shall be the duty of the Building Official, Plan Examiner, and Code Enforcement Officer to enforce the provisions of these regulations, and to refuse to issue any permit for any building or for the use of any premises, which would violate any of the provisions of these regulations. It shall also be the duty of all officers and employees of the village and especially all members of the Police Department, to assist by reporting to the Village Manager any apparent violation in new construction, reconstruction, or land use.
- B. For the purpose of inspection, the Building Official and Code Enforcement Officer or their authorized representatives shall have free access to materials and work at all times and shall have the power to stop work pending investigation as to materials, work, grades, use, and other provisions of these regulations.
- C. The Building Official, Plan Examiner, and Code Enforcement Officer are authorized, where deemed necessary for enforcement of these regulations, to request the execution of an agreement for recording.
- D. In case any building is erected, constructed, reconstructed, altered, repaired, or converted, or any building or land is used in violation of these regulations, the Building Official and Code Enforcement Officer is authorized and directed to institute any appropriate legal action to put an end to such violation.

§ 4.8 Penalties and remedies for violations.

Any person or corporation who violates any of the provisions of these regulations or fails to comply therewith or with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder, shall be guilty of a misdemeanor and may be punished by the maximum penalty permitted under §10.99. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises, or part thereof, where anything in violation of these regulations shall be placed or shall exist, and any architect, builder, contractor, agent, person, or corporation employed in connection therewith who has assisted in the commission of any such violation shall be guilty of a separate offense, and upon conviction shall be fined as hereinbefore provided and according to a schedule adopted by the Village Commission.

DIVISION 2, COMMISSIONS, BOARDS, AND ADMINISTRATIVE OFFICIALS

§ 4.9 Village Commission.

A. Powers and duties.

In addition to any authority granted to the Village Commissioners by state law or village ordinance, the Village Commissioners shall have the following powers and duties:

1. Enter into development agreements, as provided by state law.
2. Approve final plats prior to recording.
3. Adopt and/or amend the North Bay Village Comprehensive Plan.
4. Initiate, review, and adopt amendments to the ~~Consolidated Land Development Regulations~~ Land Development Code of North Bay Village and the North Bay Village Code of Ordinances.
5. Approve variances to Land Development Code of North Bay Village.
6. Take such other action as the Commissioners may deem necessary to implement the provisions of the ~~LDRs~~ Land Development Code and the Comprehensive Plan.

B. Action by Village Commission.

1. Before action is taken by the Village Commission on any petition the Commission shall consider the recommendations and reports of the Planning and Zoning Board and of the Building Official and Plan Examiner.
2. If an application is before the Village Commission pursuant to this ~~subchapter~~ section, accompanied by a Planning and Zoning Board recommendation, the Commission shall have authority to consider and take final action upon any and all matters and requests contained in the application, ~~any other provisions in this subchapter to the contrary notwithstanding.~~
3. If a written protest against an amendment, supplement, change, variance, or special use exception is filed with the Village Clerk, signed by the owners of 50% or more within 500 feet of the perimeter of the property being considered; or, if the Planning and Zoning Board recommends, after a public hearing as described above, that the proposed amendment, supplement, change, variance, or special use exception be disapproved by a unanimous vote of the full Planning and Zoning Board, such amendment, supplement, change, variance, or special use exception shall not become effective except by a favorable vote of at least 4/5 of all of the members of the Village Commission.
4. In making any final decision, the Commission shall be guided by these regulations and the purposes thereof stated in ~~§ 152.107 of this subchapter~~ § 1.5, and by sound comprehensive planning and zoning principles, and may take any action within the confines of such guides and standards.
5. The action of the Commission may impose conditions or be more restrictive than any petition being considered.
6. No further variances may be granted without prior notice and hearing before the Planning and Zoning Board.

7. When any final action has been taken by the Village Commission, its record together with a certified copy of its minutes and the motion pertaining to such action shall be transmitted to the Building Official and Plan Examiner, and shall be open to the public for inspection during the normal hours of business for Village Hall.

C. *Quorum.*

A majority of the members of the Village Commission constitutes a quorum. Except in the case of an emergency ordinance, which requires four affirmative votes, an affirmative vote of a majority of a quorum present shall be necessary to enact the ordinance.

§ 4.10 Planning and Zoning Board.

A. *Establishment and purpose.*

The Planning and Zoning Board has been created to recommend to the Village Commission on all matters within the general purview of planning, zoning and development. This authority and duty includes the following:

1. Consider and recommend to the Village Commission as to all petitions for amendments, changes, or supplements to this code, ~~the zoning code~~, special exceptions, or variances thereto.
2. Consider and recommend to the Village Commission as to all petitions for changes in the district boundaries of the land use maps in the Comprehensive Plan.
3. Prepare, or recommend, special studies on the location, adequacy, and conditions of specific facilities in North Bay Village, including, for example, studies on recreational facilities, historic buildings, etc.
4. Review and recommend to the Village Commission upon all petitions for development orders. In reviewing site plans for development, the Planning and Zoning Board must consider and abide by the provisions of Chapter 155 of the North Bay Village Code of Ordinances currently in effect.
5. Review and recommend whether specified proposed development conforms to the objectives and policies of the North Bay Village Comprehensive Plan.
6. Conduct such hearings as may be required to gather information to render decisions or make recommendations to the Village Commission.
7. At maximum intervals of five years, review the provisions of the land development code, the Comprehensive Plan and land use maps and the Zoning District Map, and forward the results of the review to the Village Commission at a public meeting.

B. *Officers.*

1. The members of the board shall elect annually, by majority vote, a chair and vice-chair from among its members. The chair shall be the presiding officer, the vice-chair shall preside in the absence or disqualification of the chair.
2. The Village Manager will provide secretarial staff to the board as needed. Professional service advisors may be utilized as determined by the Village Commission.

3. The Mayor and Village Manager shall serve as ex-officio members; however, their participation shall be limited to discussion only. They may not vote or otherwise participate in making recommendations to the Village Commission.

C. *Board membership.*

1. General requirements for membership and election of office for the Planning and Zoning Board are described below.
2. Membership of the board will consist of five members to be appointed by the Village Commission. Members shall be appointed for a term of two years, coinciding with the term of office of Village Commissioners.
3. The members shall be qualified electors of the village as defined in the Village Charter.
4. The members shall be, and shall remain during their respective terms of office, residents of the village. When a seat becomes vacant on the board, a successor shall be appointed by the Commission to fill the unexpired term.
5. The Village Commission can remove any member from the Planning and Zoning Board by majority vote of the Commission.

D. *Meetings.*

The Planning and Zoning Board shall hold regular monthly meetings and may hold special meetings at any other time. Special meetings shall be held on written request of the chairman and notices shall be mailed three days prior to the special meeting. In the event the chairman fails to call a special meeting, upon request of any board member, a special meeting shall be held upon written call of two other members of the board, notices shall be mailed three days prior to the called meeting.

E. *Quorum and voting.*

The presence of three members constitutes a quorum. A majority vote of the board shall be required on all decisions and recommendations to be made to the Village Commission.

F. *Authority, duties and decisions.*

1. The Planning and Zoning Board as established in § 32.30 through § 32.34 shall have the authority and duty to consider, act upon, and recommend to the Village Commission as to all petitions for amendments, changes, or supplements to these regulations; variances or special exceptions thereto; changes in the district boundaries of the Zoning District Map; petitions appealing an administrative decision and amendments to the Comprehensive Plan. The board shall also have the power to study and recommend to the Village Commission on all matters within the general purview of Comprehensive Planning and zoning.
2. Periodic review.

It shall also be the duty of the Planning and Zoning Board, in cooperation with the Village Attorney, to continuously review the provisions of these regulations, the Comprehensive master Plan, and the Zoning District Map to offer recommendations for the improvement thereof to the Village Commission. At maximum intervals of five years, these regulations, the Comprehensive master Plan, and the Zoning District Map shall also be subject to a comprehensive review and a

report thereof, with recommendations submitted jointly by the Planning and Zoning Board and the Village Attorney, and shall be presented to the Village Commission at a public meeting.

3. Decisions.

- a. All recommendations of the Planning and Zoning Board shall be made by motion at a public hearing of the board. Any member who has a special financial interest, direct or indirect, shall make that interest known and shall abstain from participation therein in any manner. Willful violation of this provision shall constitute malfeasance in office and shall render the action voidable by the Village Commission. No action shall be taken without a quorum, and majority vote of those present shall prevail.
- b. The Village Clerk shall forward copies of all petitions to the Planning and Zoning Board, at least two weeks prior to the public hearing called for any such petition. The Planning and Zoning Board, or any of its members, may inspect the premises and area under consideration. Prior to making its recommendation the board shall consider the written recommendations thereon of the Building Official and Plan Examiner.
- c. After the public hearing, the report and recommendation of the Planning and Zoning Board shall be transmitted in writing to the Village Commission as a part of the record. The report of the Planning and Zoning Board shall include a recommendation on each and every request by the petitioner, but shall not be necessarily limited by the scope of the petition.

§ 4.11 Code Enforcement. [REFER TO CHAPTER 153]

§ 4.12 Village Manager.

The Village Manager is designated as the appointing manager of each of the village's departments and serves as an ex-officio member of the Planning and Zoning Board.

§ 4.13 Building Official.

The Building Official shall serve as head of the building department. As such, his duties shall include the following:

1. Oversee the appropriate application of the provisions of this code and county and state laws as they pertain to this code.
2. Receive all applications for development orders and development permits, review them for completeness, and initiate processing procedures.
3. Ensure that a concurrency evaluation, when necessary, is conducted as part of the processing of each request for development permit and that the results of the evaluation are made a part of the application.
4. Assist the Village Commission and Planning and Zoning Board through staff reports and recommendations regarding applications for development orders and permits.
5. Ensure appropriate interdepartmental coordination regarding the review and approval of tentative and final plats, final development orders, and final development permits.

DIVISION 3, AMENDMENTS AND CHANGES TO ~~LAND DEVELOPMENT REGULATIONS~~ LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN

Note: [LDR Sec. 2.6 limiting the number of Comp Plan Amendments to two per year is no longer applicable per HB 7207.]

§ 4.14 Amendments in general.

A. General.

The Village Commission may, from time to time, after a public hearings before the Planning and Zoning Board and the Village Commission, amend or change the Comprehensive Plan, the district boundaries of the Zoning District Map, or the regulations established herein. Such amendments or changes shall be in general accord with sound principles of planning and zoning and with the purpose of these regulations.

B. Process.

1. Any person may apply to the village to amend the Comprehensive Plan or ~~these Land Development Regulations~~ this Land Development Code.
2. When an application for an amendment is received, it shall be forwarded to the Planning and Zoning Board for its recommendation at least ten days prior to the public hearing at which it will be heard.
3. The Planning and Zoning Official will forward his comments to the Planning and Zoning Board prior to the hearing.
4. The hearing by the Planning and Zoning Board on an amendment to the Comprehensive Plan shall be held as provided in ~~§152.006~~ § 4.15.B or § 4.15.C as applicable and § 4.15.D
5. After the hearing, the report and recommendation of the Planning and Zoning Board will be transmitted to the Village Commission.

~~Amendment to the Comprehensive Plan or the land development regulations shall be by ordinance. The city commission shall hold two public hearings on the proposed amendment as required by section 163.3184(15)(b), Florida Statutes; provided, however, that only one hearing by the city commission shall be required for small scale development amendments as authorized by section 163.3187((1)(c)3., Florida Statutes. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second public hearing shall be held as provided in § 152.006 of the city code.~~

Note: [The above text is incorporated in the references to applicable Florida Statutes.]

§ 4.15 Amendments to the Comprehensive Plan.

A. Generally.

Amendments to the Village's Comprehensive Plan shall be undertaken only in accordance with the provisions for such amendments as set forth in F.S. § 163.3184 of the Community Planning Act.

B. Village initiated changes.

1. The Village Commission may initiate amendments to the Comprehensive Plan pursuant to the provisions of F.S. § 163.3184.
2. Approval of any change to the Comprehensive Plan shall require the affirmative vote of a majority of the members of the Village Commission present.

C. Property owner-initiated changes.

1. Changes involving land use boundaries or categories.

- a. A request, by a duly certified property owner or his agent, for a change in land use category or boundaries shall be considered only if owners of at least 51 percent of the property involved in the requested change submit to the village clerk a duly signed and notarized petition accompanied by the proper fee.
- b. The Planning and Zoning Official will review the application for the requested change in land use boundary or category and make a determination whether or not the requested change qualifies as a small scale development activity plan amendment under the provisions set forth in F.S. § 163.3187(1).
 - (1) If the requested change qualifies as a small scale development activity plan amendment under the provisions of F.S. § 163.3187(1), the Village Clerk will schedule the first required public hearing before the Planning and Zoning Board, acting as the Local Planning Agency, to be held not more than 60 days after the application submission is found to be complete. The Local Planning Agency shall make a recommendation to the Village Commission. Thereafter, the village shall conduct the amendment process as provided for under the provisions of the Community Planning Act.
 - (2) If the requested change does not qualify as a small scale development activity plan amendment under the provisions of F.S. § 163.3187(1), the Planning and Zoning Official will so notify the applicant and the Village Clerk will schedule the first required public hearing before the Planning and Zoning Board, acting as the Local Planning Agency, to be held not more than 60 days after the application submission is found to be complete. Thereafter, the village shall conduct the amendment process as provided for under the provisions of the Community Planning Act governing the Expedited State Review Process.
- c. Approval of any change in a land use category or boundary shall require the affirmative vote of a majority of the members of the Village Commission present.
- d. Reapplication.

No property owner application for amendment to the Comprehensive Plan involving changes of land use boundaries or categories shall be filed less than one year after the date of disapproval by the Village Commission or conclusion of an appeal, whichever is later, of an application involving the same land or any portion thereof.

2. Changes to the Comprehensive Plan not involving land use categories or boundaries.

- a. Any resident of the village may request an amendment, not involving land use categories or boundaries, to the Comprehensive Plan.
- b. Such requests shall be submitted, in writing, to the Village Clerk, accompanied by the reasoning and benefits expected to accrue to the village as a result of the proposed change.
- c. The Village Clerk shall forward the request to the Village Commission for its consideration.
- d. If the Village Commission determines that the proposal warrants further consideration, it will schedule the proposal for consideration.
- e. Approval of any change to the Comprehensive Plan shall require the affirmative vote of a majority of the members of the Village Commission present.

D. Public hearings.

Public hearings conducted to consider amendments to the Comprehensive Plan shall, at a minimum:

1. Comply with the requirements of state law.
2. Permit any person to submit written recommendations and comments before or during the hearing.
3. Permit a reasonable opportunity for interested persons to make oral statements.

E. Expiration of application.

A property owner initiated application to amend the Comprehensive Plan shall expire 180 days after written notice has been served by the Planning and Zoning Official to the applicant requesting that the applicant provide additional information or that the applicant needs to undertake a specific action(s) before the application can be further considered; provided that the applicant has not supplied the village with the requested information, has not provided evidence to the village that he/she has undertaken the specific action(s) set forth in the written notice, or has not requested, in writing, an extension.

§ 4.16 ~~Land development regulations - amendments~~ Amendments to the Land Development Code.

A. Spot zoning.

1. Prohibited.

Spot zoning shall be prohibited with regard to all amendments or changes in the district boundaries of the Zoning District Map or these regulations.

2. Defined.

Spot zoning, for the purposes of these regulations, is defined as having one or more of the following characteristics set forth in subsections a – d c.

- a. Individuals seeking to have property rezoned for their private use, with the application showing little or no evidence of one or more of the following:
 - (1) consideration of the general welfare of the public;
 - (2) the effect on the surrounding property (including adequate buffers);
 - (3) whether all uses permitted in the classification sought are appropriate to the location proposed;
 - (4) ~~or conformity to the comprehensive master plan~~ or conformity to generally accepted Comprehensive Planning and zoning principles (including alterations to the population density patterns and increase of load on utilities, schools, and traffic);
- b. ~~The amount of land involved is small.~~ The proposed change is not in conformity with the Comprehensive Plan.
- c. The proposed rezoning would grant privileges not generally extended to property similarly located in the area.

B. Amendments rezoning property or substantially changing the uses permitted in zoning districts.

1. Conditions for approval. No proposed zoning amendment shall be approved unless:
 - a. The proposed amendment will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
 - b. There is a convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest, and not merely in the interest of an individual or small group of people.
 - c. There is a convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which an applicant states he intends to make of the property involved).
 - d. There is convincing evidence that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
 - e. The proposed change is in accord with the Comprehensive ~~master~~ Plan and sound Comprehensive Planning and zoning principles.
2. Reconsideration of district boundary changes. When a proposed change in district boundaries has been acted upon by the Village Commission and disapproved or failed of passage, such proposed change, in the same or substantially similar form, shall not be reconsidered by the Village Commission for a period of at least six months following the date of such action.

C. Amendments that do not rezone property or substantially change uses permitted in zoning districts.

Amendments to the Land Development Code that do not rezone property or substantially change uses permitted in zoning districts shall be in general accord with sound comprehensive planning and zoning principles and consistent with the adopted Comprehensive Plan.

CHAPTER V, PERMITS AND DEVELOPMENT APPROVALS

§ 5.1 - Purpose and intent.

The purpose of this chapter is to set forth the application and review procedures required to obtain development orders and certain types of permits; to establish regulations, procedures and standards for review and approval of all proposed development in the village and to adopt a development review process that is efficient in terms of time and expense; effective in addressing the natural resource and public facility implications of proposed development; and, equitable with regard to established regulations and procedures, respect the rights of property owners and consideration of the interest of the citizens of the village.

§ 5.2 - Development permit required.

No development allowed by this Code, as more fully referred to in § 5.3, including accessory and temporary uses, shall be established or changed, no structure shall be erected, constructed, reconstructed, altered, or moved and no building used, occupied, or altered with respect to its use after the effective date of adoption of this Land Development Code until there is on file in the village an approved development order for said action. Nothing herein shall relieve any applicant of the additional responsibility of obtaining any permit(s) required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this Land Development Code or any other applicable laws.

DIVISION I, PROCEDURES FOR OBTAINING DEVELOPMENT ORDERS

§ 5.3 – Application required.

Application for any development order shall be made in writing on the appropriate form obtained from the ~~building and zoning department~~ Village Clerk and shall be made by the owner(s) of the property for which the action is being requested or by his authorized agent.

§ 5.4 – Designation as minor or major development.

At the time the owner or his agent requests an application for development order, the department shall determine whether the proposed project constitutes a minor development 1, minor development 2, or major development.

~~A. Major development. A development shall be designated as a major development if it satisfies one of the following criteria:~~

- ~~1. The development is a residential project of over six dwelling units per acre.~~
- ~~2. The development involves more than 10,000 square feet of nonresidential floor space.~~

~~B. Minor development. A development shall be designated as a minor development if it falls beneath the thresholds appearing in § 2.7(1). Minor developments are further subdivided into minor development I and minor development II. A development which contains more than two dwelling units or more than 299 square feet of commercial space shall be a minor development II. All those falling below these thresholds shall be designated minor development I.~~

Note: [The following text is has been editorially changed but is substantively the same as the above text from the Sec. 2.71 of the Land Development Regulations]

A. *Minor development 1.*

1. A development will be designated a minor development 1 if it contains two (2) or fewer dwelling units or not more than 299 square feet of commercial use.
2. Minor development 1 projects will be reviewed and approved administratively by the Building Official.

B. *Minor development 2.*

1. A development will be designated a minor development 2 if it contains from three (3) to six (6) dwelling units or from 300 to 10,000 square feet of commercial use.
2. Minor development 2 projects will be heard at public hearings before the Planning and Zoning Board and the Village Commission.

C. *Major development.*

1. A development shall be designated as a major development if it contains seven (7) or more dwelling units or more than 10,000 square feet of commercial use.
2. Major development projects will be heard at public hearings before the Planning and Zoning Board and the Village Commission.

§ 5.5 – Basic application requirements for all developments.

Fifteen copies (perhaps fewer paper copies and allow for electronic copies?) of the following basic materials shall be submitted before any application for a development order shall be considered complete.

- A. The village's standard application forms, completed, signed by all property owners or their designated agents, and notarized. 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.
- B. A survey at a scale of not less than one inch equals 40 feet, prepared by a registered land surveyor and not more than one year old and including the legal description of the property, all easements, and rights-of-way.
- C. Except for a single-family residence, a site plan to include physical features in or adjoining the site, proposed driveways, alleys, off street parking and loading areas, storm drainage, sanitary sewer facilities, and lighting systems.
- D. Preliminary floor plans and elevations of proposed buildings at not less than 1/16 inch scale.
- E. Location, height, and type of all proposed buildings, walls, signs, landscaping, and open space. Tabular project summary including total acreage, project density and FAR floor area ratio (FAR) lot coverage, open space, and number of parking spaces. If variances are being requested, the extent of these variances from requirements shall be noted.
- F. Level of service assessment (See Division 2, §5.17 through 5.20).
- G. Filing fees. See Appendix F § ??? for copy of fee schedule.

§ 5.6 – Major development application requirements.

In addition to the ~~materials listed above~~ basic application requirements of § 5.5, fifteen (15) copies (perhaps fewer paper copies and allow for electronic copies?) of the following may be required to accompany an application for a major development permit:

- A. Development impact study which shall demonstrate whether the impact of the proposed development is favorable, adverse, or neutral on the economy, public services, environment, and housing supply of the village.
- B. Description of the relationship of the proposed project to surrounding, existing, and proposed future land uses, and to existing zoning, and the village's Comprehensive Plan.
- C. Listing of any special permits, variance, or exemptions ~~from the zoning ordinance~~ or any other village ordinance that may be required.

§ 5.7 – Review of development plan.

- A. Within fifteen (15) working days of receipt of a petition for development plan approval the building official shall:
 - 1. ~~Determine that whether or not~~ the information is complete and if incomplete ~~and~~ inform the applicant in writing of the deficiencies. The applicant may submit an amended plan within ten days without payment of a reapplication fee.
 - 2. Determine that the petition is complete.
 - a. If the petition is for a minor development, approve or disapprove the application.
 - b. If for a major development ~~or minor development~~, proceed with the following procedures.
- B. Prepare a written report setting forth the factual conclusions and:
 - 1. Recommend that the petition be approved.
 - 2. Recommend that the proposed development permit be denied; or
 - 3. Recommend that the petition be denied unless specific modifications are made. The modifications shall be described in sufficient detail and exactness to allow the Applicant to amend his request accordingly.

§ 5.8 – Site plan review, site plan and model required.

A. *Site plan and model required.*

For any proposed development or redevelopment within the village other than a single-family residence, a site plan and a computer model, or an architectural model built to scale, shall be ~~required and furnished~~ to the Village Manager, or his/her designee. Within ten (10) days prior to the Planning and Zoning Board public hearing, the applicant shall make available for viewing a computer model or an architectural model and photographs depicting same. If an architectural model is provided, said model shall be retrieved by the developer within thirty (30) days following the final public hearing before the Village Commission. The photographs depicting the model and any computer model shall become part of the public records. ~~Said~~ Any computer or architectural

model shall demonstrate the proposed structure as well as existing structures on either side. The applicant shall affirmatively demonstrate that ~~all setbacks~~ no setback for the new structure shall not conflict with the existing or approved structure on either side of the proposed structure.

B. Site plan requirements.

Approval of the site plan shall meet the requirements of ~~§ 152.095~~ § 8.10.D.4. The site plan shall include but not be necessarily limited to the following material, including conformance with all State laws and those of Dade County and state laws.

1. The title of the proposed project and the name of the site planner, engineer, architect, landscape architect, developer, and owner.
2. The north point, scale (1/16 inch to the foot, or larger), and date of preparation of the site plan.
3. Existing and proposed zoning district boundaries.
4. Existing easements (with the ownerships thereof noted on the plan), property lines, streets, buildings, and other physical features in or adjoining the project.
5. Proposed streets, alleys, driveways, walkways, curb cuts, off-street parking spaces, loading areas, outdoor lighting systems, storm drainage, and sanitary sewer facilities.
6. Preliminary floor plans of typical floors and elevations of any proposed building according to a 1/16 inch scale.
7. Location, height, and type of all proposed buildings, structures, uses, signs, fences, walls, landscaping, and open space.
8. Tabular project summary, indicating the total acreage, plot area density, lot coverage, open space, and off-street parking spaces. If variances are being sought, the extent of those variances from the requirements of this chapter shall be included within the tabular summary.
9. Review by Planning and Zoning Board and Village Commission.
 - a. Site plans for a building or buildings which contain more than two (2) dwelling units, or more than 299 square feet of commercial or office space shall be reviewed by the Planning and Zoning Board and the Village Commission.
 - b. In reviewing site plans for development, the Planning and Zoning Board and the Village Commission must consider and abide by the provisions of chapter 155 of the North Bay Village Code of Ordinances currently in effect.
 - c. The review by the Planning and Zoning Board and Village Commission shall attempt to establish that the proposed development or redevelopment conforms to all applicable provisions of the building and zoning regulations of the village and the Florida Building Code; and that the proposed development or redevelopment has a design and arrangement which:
 - (1) Protects against and minimizes any undesirable effects upon contiguous and nearby property.
 - (2) Provides sufficient off-street parking and loading facilities so that it will not be necessary to use the streets in the vicinity for this purpose.
 - (3) Provides a sufficient setbacks, open space, and landscaping in order to protect and enhance the appearance and character of the neighborhood.
 - (4) Can be accommodated by existing community roads, services, and utilities, or the necessary additions are provided by the developer.

- d. The review of a site plan does not indicate or imply approval of the working drawings (plans) and specifications required for the building permit.
- e. Requests for variances shall require a separate public hearing.

§ 5.9 – Administrative site plan modification.

- A. An amendment to a site plan that has been approved by the Planning and Zoning Board and the Village Commission pursuant to ~~§ 152.095 and § 152.105(C)~~ § 4.2 and § 5.8 may be approved by the Village Manager upon recommendation of the Village Planner Planning and Zoning Official without further review or approval by any such body, as follows:
 - 1. Any modification to the overall combination of unit types within the building(s) shown on the approved site plan or any increase in the total number of units, provided that the additional total number of units does not exceed five percent of the total number of dwelling units of the approved site plan and the resulting total number of units does not exceed the allowable density under the ~~Village of North Bay Village's Code of Ordinances~~ Land Development Code.
 - 2. Any modification to increase the size of any units shown on the approved site plan provided that the modification is consistent and is not in violation of the ~~Village of North Bay Village's Code of Ordinances~~ Land Development Code. Further, the total floor area for the site plan modification shall not exceed ten percent of the approved site plan after deducting any increase in total floor area directly attributed to bringing unit sizes into compliance with the current minimum unit size set forth in the ~~Village of North Bay Village's Code of Ordinances~~ Land Development Code. Any increase in the number or in the size of units will be subject to review in order to determine if concurrency requirements are met.
 - 3. Any modification to increase or decrease the floor-to-ceiling dimensions of any individual floor within the approved site plan, provided that the modification complies with the ~~Village of North Bay Village's Code of Ordinances~~ Land Development Code and does not result in a modification of the number of floors for the approved site plan.
 - 4. Any modification to increase or decrease the number of parking spaces within the approved site plan made in order to conform off-street parking of the approved site plan to any modification of a nature described in subparagraphs ~~§ 152.105(e)(10)(a)(1) or (a)(2)~~ A.1 or A.2, preceding, provided that the modification shall be substantially consistent with the approved site plan and not in violation of the ~~Village of North Bay Village's Code of Ordinances~~ Land Development Code or any applicable state or federal law.
 - 5. Any modification to the footprint of any building shown on the approved site plan provided that the modification does not change the generalized location of the building(s) shown on the approved site plan nor conflict with buffering requirements and is not in violation of the ~~Village of North Bay Village's Code of Ordinances~~.
- B. Any modifications approved by the Village Manager upon recommendation of the Village Planner Planning and Zoning Official pursuant to ~~this Section 152.105(C)(10)~~ § 5.9 shall be subject to the following limitations:
 - 1. Any modification to an approved site plan not expressly authorized in ~~this subsection 152.105(C)(10)~~ under § 5.9 shall require review and approval in accordance with the requirements and procedures for review and approval of a new site plan, as set forth in ~~Sections 152.095 and 152.105(C)~~ § 5.8.

2. Modifications to an approved site plan approved pursuant to ~~this subsection 152.105(C)(10)~~ § 5.9 shall take effect upon approval by the Village Manager, upon recommendation of the Village ~~Planner~~ Planning and Zoning Official.
- C. Courtesy notification of approved site plan modification review will be given to property owners subject to the requirements of ~~subsection 152.006(A)(2)~~ §4.4.A, hearing and notices, of the Village of North Bay Village's Code or Ordinances Land Development Code.

§ 5.10 – Expiration of site plan approval.

Site plans approved in accordance with these regulations shall expire two (2) years following final approval by the Village Commission unless otherwise approved by development order. Such site plans may be granted no more than two (2) one-year renewals subject to approval by the Village Commission. Site plans already approved, but for which a building permit has not been issued, shall expire four (4) years following final adoption of this ordinance. To avoid expiration of the site plans the applicant must apply for a full building permit within the time frames set forth above.

§ 5.11 – Building permits.

While both development permits and development orders are considered development orders by state law, building permits are distinguished in this Code as approvals for actual construction or installation. ~~Appendix B contains a copy of a North Bay Village building permit application.~~

A. Authority.

The South Florida Building Code has been adopted by the Village of North Bay Village as the "Building Code of North Bay Village." All applications for building permits shall be submitted to and processed by the Building Official.

B. Requirements and conditions.

The following requirements shall be met prior to the processing of any application for a building permit.

1. All petitions must be accompanied by two sets of plans and specifications prepared in accordance with the requirements of the South Florida Building Code. The plans must include a survey prepared by a registered land surveyor.
2. Petitions must include a level of service assessment (~~see section 4.2~~ see § 5.18).
3. Petitions for development or redevelopment other than for a single-family residence must contain a site plan which contains:
 - a. Existing and proposed future land use and zoning district boundaries.
 - b. Existing easements and all physical features in or adjoining the project.
 - c. Proposed streets, alleys, curb cuts, off-street parking spaces, loading areas, outdoor lighting, storm drainage, and sanitary sewer facilities.
 - d. Tabular project summary indicating lot area, building area, density, and off-street parking spaces.
 - e. Location, type, height of all proposed buildings, signs, fences, landscaping, and open space.
 - f. Petitions must be accompanied by the appropriate filing fee as ~~described in chapter 152 of the North Bay Village Zoning Code~~ set forth in § 5.12.

§ 5.12 – Filing fees, charges for consultant services, and escrow account.

A. Collection.

All required fees pursuant to this chapter shall be collected by the Building Department.

B. Payment in advance.

1. All persons, firms, or corporations petitioning the Planning and Zoning Board, the Village Commission, and the Village Administration to process special requests shall be required to pay in advance all fees and expenses necessitating the public notification a in the newspaper, and notices to property owners. The fees are set forth in Appendix A ~~following this chapter~~. [See Ord. 2012-02]
2. All persons, firms, or corporations applying for permits under the provisions of these regulations or amendments thereto, variances from these regulations, special use exceptions as required by these regulations in certain instances, or a change in the classification of a district or a portion thereof shall be required to pay in advance for all expenses relative thereto, in accordance with fee schedules adopted by the Village Commission. Permits for signs and other fees shall be in accordance with fee schedules established by the Village Manager.
3. The payment of such money in advance to the Village Clerk shall be a condition precedent to the consideration of such petition, permit, or amendment.

C. Charges for consultant services established.

1. The Village Manager and/or his/her designee in the review of any building and zoning application presented to the village, may refer any such application to such engineering, planning, legal, technical, environmental, or other professional(s) employed by the village as the manager shall deem reasonably necessary to enable him/her to review such application as required by law. Charges made by such consultant shall be made in accord with the charges customarily made for such services in Miami-Dade County, and pursuant to an existing contractual agreement by and between the village and such consultant. Charges made by the village shall be in accord with the hourly rates charged by such consultants or hourly rates of employed professionals and shall be paid upon submission of a village voucher.
2. The applicant shall reimburse the village for the cost of such consultant or employed professional services within thirty (30) days of receipt of a voucher from the village upon submission by the consultant. Such reimbursement shall be a condition of the zoning resolution. These fees shall be in addition to any and all other fees required by law, rule, or regulation of the Village Code.

D. Escrow account.

1. At the time of submission of any application or thereafter, the applicant shall pay the minimum fee outlined in the recovery cost schedule for planning and zoning services set forth herein, which funds shall be deposited into an escrow account established for this purpose. Withdrawals shall be made to reimburse the village for the cost of professional review services.

2. The applicant shall be provided with copies of any village voucher for such services as they are submitted to the village. When the balance in such escrow is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to bring its balance up to the amount of the initial deposit. If such amount is not replenished within thirty (30) days after the applicant is notified, in writing, of the requirement of such additional deposit, the village may suspend its review of the application.
3. An application shall be deemed incomplete if any amount shall be outstanding. A building permit or certificate of occupancy shall not be issued unless all professional review fees charged in connection with the applicant's project have been reimbursed to the village. Once all pertinent charges have been paid, the village shall refund to the applicant any funds remaining on deposit.
 - a. Recovery costs of administrative review and processing for each category of application.
 - b. Land Use Plan Amendment\$15,000.00
 - c. Rezoning10,000.00
 - d. Site Plan Review (conditional uses, variances10,000.00
 - e. Site Plan Modification (no Commission review)4,000.00
 - f. Unusual and New Uses10,000.00
 - g. Special Use Exception10,000.00
 - h. Request for encroachments, variances, etc. single-family2,500.00
 - i. Plat10,000.00
 - j. Waiver of Plat3,000.00
 - k. Appeals of Administrative Decisions3,000.00
 - l. Temporary Uses (except garage sales) bond required2,500.00
 - m. The Village shall be reimbursed for Planning and Zoning services not categorized herein under this schedule in accordance with Appendix A. of the Village Code.

§ 5.13 – Fees for copies of records.

The Village Clerk shall charge and collect fees for furnishing copies of plans, permits, and other records to the public, in accordance with a fee schedule established by the Village Manager.

§ 5.14 – Errors, violations, and permits erroneously issued. [permits erroneously issued is NEW]

- A. The issuance or granting of a permit or approval of plans or specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this ~~chapter~~ LDC. No permit presuming to give the authority to violate or cancel the provisions of this ~~chapter~~ LDC shall be valid except insofar as the work or use which it authorizes is lawful.
- B. The issuance of a permit upon plans and specifications shall not prevent the Building Official from thereafter requiring the correction of errors in the plans and specifications or from preventing building operations being carried on there under when in violation of this ~~chapter~~ LDC, or any ordinance of the Village.

- C. When permits are issued through administrative error, the error shall be called to the attention of the permit holder as soon as it is discovered. If the error is not voluntarily corrected, the matter shall be immediately referred to the Village Commission who shall take such lawful action as is appropriate and necessary.

§ 5.15 – Certificates of occupancy.

- A. No premises shall be used and no building hereafter erected or structurally altered shall be used, occupied, or changed in use until a certificate of occupancy and compliance has been issued by the Building Official stating that the building or premises complies with the South Florida Building Code and the provisions of these regulations. In the event there is a question as to the nature or legality of a use, the Building Official shall require affidavits and such other information as he may deem appropriate or necessary to establish the nature and legality of the use before issuance of a certificate of occupancy.
- B. No permanent electrical service will be permitted until a final certificate of occupancy has been issued.
- C. Whenever a request has been made to the Building Official for the issuance of a certificate of occupancy, it shall be accompanied by a certificate of compliance consisting of affidavits from the building contractor (or owner-builder) responsible for the building and the architect or engineer whose seal appeared on the original and all supplementary plans filed in support of the application. The affidavits by the architect or engineer and the building contractor (or owner-builder), respectively, shall state affirmatively that the plans and specifications and all changes thereto are in compliance with, and that the buildings or structures have been substantially completed in accordance with, the South Florida Building Code and this chapter or any variance thereto lawfully granted by the Village Commission.
- D. Temporary certificates of occupancy may be issued for commercial or multi-family structures for purposes of testing. No temporary certificate of occupancy may be issued for a single-family residence. No occupancy shall be permitted until a final certificate of occupancy has been issued.
- E. The Building Official shall not issue any certificate of occupancy for any new or remodeled or otherwise structurally altered building without first receiving the certificate of compliance as set forth in ~~division (C)~~ subparagraph C, above. Upon the receipt of the certificate of compliance, it shall be examined by the Building Official.
- F. Following a physical examination by the Building Official, determination of compliance with all applicable codes and ordinances, and conditioned upon his written certification of the accuracy of the information contained in the affidavit supporting the certificate of compliance, the Building Official shall issue a certificate of occupancy.
- G. Any person submitting false information by affidavit in support of a certificate of compliance may receive the maximum punishment as provided by the Village Charter. Any certificate of occupancy issued upon information supplied therein shall be subject to revocation.
- H. No final inspection shall be made nor shall any certificate of occupancy be issued until all fees and charges due to the village pertaining to the property are fully paid.

§ 5.16 –VACATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC RIGHTS-OF-WAY.[NEW]

A. Policy declaration.

The village declares the following to be its general policy regarding vacation of streets, alleys, easements, and public rights-of-way. The vacation of streets, alleys, easements, and public rights-of-way shall be considered based primarily, but not exclusively, on the effect on utilities located in said right-of-ways, emergency services access, feasibility of road construction, access to lots abutting the vacation, area traffic patterns and adjacent landowners' input.

B. Vesting of title upon vacation.

Whenever any property has been conveyed to, or acquired by, the village for use as a street, alley, easement, or public right-of-way, and thereafter is vacated, title to the lands included within such street, alley, easement, or public right-of-way, or so much thereof as may be vacated, shall vest, subject to the same encumbrances, liens, limitations, restrictions, and estates as the land to which it accrues, as follows:

1. In the event that a street, alley, easement, or public right-of-way, which constitutes the exterior boundary of a subdivision or other tract of land, is vacated, title to vacated property shall vest in the owners of the land abutting the vacated property at the time said property was acquired for public use, was a part of the subdivided land, or was a part of the adjacent land.
2. In the event that less than the entire width of a street, alley, easement, or public right-of-way is vacated, title to the vacated portion shall vest in the owners of the land abutting such vacated portion.
3. In the event that a street, alley, easement, or public right-of-way bounded by straight lines is vacated, title to vacated property shall vest in the owners of the abutting land, with each owner taking to the center of the street, alley, easement or public right-of-way, except as provided in subsections A. and B. of this section. In the event that the boundary lines of abutting lands do not intersect the roadway at a right angle, the land included within such roadway shall vest as provided in subsection D. herein.
4. In all instances not specifically provided for, title to the vacated property shall vest in the owners of the abutting land, with each owner taking that portion of the vacated property to which his land or any part thereof is nearest in proximity.
5. No portion of a roadway, upon vacation, shall accrue to an abutting roadway.

C. Reservation of land for utility uses.

In the event of vacation, easements may be reserved for the continued use of existing sewer, gas, water or similar pipelines and appurtenances, for ditches, or drainage and appurtenances, and for electric, telephone, cable and similar lines and appurtenances.

D. Vacation to be accomplished by ordinance.

If the Village Commission approves an application for a vacation, the actual vacation of any property within a street, alley, easement, or public right-of-way within the village shall be accomplished by ordinance.

E. Recordation of vacation ordinance.

Any ordinance for vacation of any street, alley, easement or public right-of-way, once duly passed and effective, shall be recorded or caused to be recorded by the village in the official records of Miami-Dade County. The vacation shall not be effective until such recording has been completed and the applicant who initially requested the vacation has reimbursed the village for its recording costs and fees. No permits shall be issued until such time as the recordation of the vacation has been completed.

F. Reapplication.

No application for a vacation of streets, alleys, easements, or public rights-of-way shall be filed less than one year after the date of disapproval by the Village Commission or conclusion of an appeal, whichever is later, of an application for vacation involving the same land, easement or right-of-way or any portion thereof.

G. Expiration of application.

An application for the vacation of a street, alley, easement or public right-of-way shall expire 180 days after written notice has been served by the Building Official to the applicant requesting that the applicant provide additional information or that the applicant needs to undertake a specific action(s) before the application can be further considered; provided that the applicant has not supplied the village with the requested information; has not provided evidence to the village that he/she has undertaken the specific action(s) set forth in the written notice; or has not requested, in writing, an extension.

DIVISION 2, CONSISTENCY AND CONCURRENCY DETERMINATIONS

§ 5.17 – Consistency with North Bay Village Comprehensive Plan.

- A. No development activity may be approved unless it is found that the development is consistent with the density and intensity requirements in the Village's Comprehensive Plan; meets the criteria contained in the ~~land use plans~~ in the Comprehensive Plan; and that those public services and facilities addressed in the Comprehensive Plan will be available at the prescribed levels of service (LOS) concurrent with the impact of the development on those services and facilities.

- B. If a development proposal is found to meet all the requirements of ~~this code~~ the LDC it shall be presumed to be consistent with the Comprehensive Plan. If a question of consistency is raised, the Building Official shall make a determination of consistency or inconsistency and support the determination with written findings.

§ 5.18 – Level of service compliance requirements.

All applications for development orders shall be required to demonstrate that the proposed development does not degrade adopted levels of service in North Bay Village. A level of service assessment demonstrating that the proposed development will not degrade the adopted level of service by meeting one of the following general tests, shall accompany each request for development order or development permit approval:

- A. Capacity exists at the time of application to meet the service needs of the proposed development based upon the scheduled completion and occupancy, and based upon the standards described below.

- B. Capacity does not exist at the time of application, but shall exist at the time of completion and occupancy of the proposed development. Existence of capacity shall be ensured through one of the following:
 - 1. Construction is underway to provide additional capacity and is scheduled for completion by or before scheduled occupancy of the development.
 - 2. Contracts are signed for construction to provide additional capacity on a schedule which provides capacity at the time of occupancy of the development.

§ 5.19 – Determining existing capacity.

For the purposes of these regulations, the available capacity of a facility shall be determined by:

A. Adding together:

1. The total capacity of existing facilities operating at the required level of service; and
2. The total capacity of new facilities that will come available concurrent with the impact of the development. The capacity of new facilities may be counted only if one or more of the following is shown:
 - a. Construction of the new facilities is under way at the time of application.
 - b. The new facilities are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued.
 - c. The new facilities have been included in the appropriate capital improvement program annual budget.
 - d. The new facilities are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to F.S. § 163.3220, or an agreement or development order pursuant to F.S. ch. 380.

B. Subtracting from that number the sum of:

1. The demand for the service created by existing development; and
2. The new demand for the service that will be created concurrent with the impacts of the proposed development by the anticipated completion of other presently approved developments.

§ 5.20 - Burden of showing compliance.

The burden of showing compliance with level of service requirements shall be upon the developer. In order to be approvable, applications for development approval shall provide sufficient information showing compliance with these standards.

A. *Potable water.*

New development shall not be approved unless there is sufficient available capacity to sustain the following levels of service for potable water as established in the potable water sub-element of the North Bay Village Comprehensive Plan.

1. Minimum design flow: 120 gpd per capita criteria
2. Pressure: To meet Dade County fire flow ordinance

B. *Wastewater.*

New development shall not be approved unless there is sufficient available capacity to sustain the following levels of service for wastewater treatment as established in the Capital Improvements Element of the North Bay Village Comprehensive Plan:

Minimum design flow: 110 gpd per capita

C. *Transportation system.*

1. Level of service.

New development shall not be approved unless there is sufficient available capacity to sustain the following level of service for transportation systems as established in the Transportation Circulation Element of the North Bay Village Comprehensive Plan:

Type of Facility	Peak Hour Level of Service
Arterial <u>roadways</u>	D
Collector <u>roadways</u>	D
Limited <u>access roadways</u>	D

2. Determination of impact.

The projected level of service for arterials and collectors within the traffic shed shall be calculated based upon estimated trips to be generated by the project, or where applicable, the first phase of the project, and taking into consideration the impact of other approved but not completed developments within the projected area of impact. Information on committed development within the traffic shed shall be provided by the village/~~county~~ and/or county.

D. *Drainage system.*

~~New development shall not~~ No new development shall be approved unless there is sufficient available capacity to sustain ~~the following levels of service for the drainage system~~ a five year frequency storm event including retention or detention with filtration of the first inch of runoff, as established in the drainage subelement of the North Bay Village Comprehensive Plan.

E. *Solid waste.*

~~New development shall not~~ No new development shall be approved unless there is sufficient available capacity to sustain ~~the following~~ a level of service for solid waste of seven (7) pounds per capita per day as established in the solid waste subelement of the North Bay Village Comprehensive Plan

~~F. *Recreation.*~~

~~Not applicable. See Appendix C for Florida Department of Community Affairs communication dated June 4, 1990.~~

DIVISION 3, SUBDIVISION REGULATIONS

§ 5.21 –Purpose and intent.

The public health, safety, comfort, and welfare require the harmonious, orderly, and progressive development of land within the village. To this end, all lands within the village must be subdivided and platted before any development approval can be obtained.

§ 5.22 –Preliminary and final plats.

A. Purpose and intent.

The purpose of requiring and regulating the platting of land within the village is to ensure compliance with the procedural and substantive requirements of the North Bay Village Comprehensive Plan, the Dade County Subdivision Ordinance, chapter 28 of the Dade County Code of Ordinances, and the requirements of F.S. ch.177.

B. Procedures.

1. Fifteen copies (? perhaps less paper copies and electronic copies) of the tentative plat, prepared in accordance with requirements of chapter 28 and prepared by a licensed surveyor, application for tentative plat approval and accompanied by an opinion of title no older than 30 days, a level of service assessment, and a certified survey of the site shall be submitted to the Building Official.
2. The Building Official shall review the tentative plat as to its compliance with objectives of the Village's Comprehensive Plan, including level of service standards.
3. The Building Official shall place the tentative plat on the Planning and Zoning Board's agenda and submit his recommendations to the board.
4. The Planning and Zoning Board votes to approve or disapprove the tentative plat.
5. The Village Manager places the tentative plat on the agenda of the Village Commission and forwards a copy of the Planning and Zoning Board's recommendations and a copy of the Building Official's report.
6. The Village Commission votes to approve or disapprove the tentative plat. If approved, two copies are signed by the Mayor. One signed copy is returned to the surveyor or subdivider; one copy is filed in the public works department.
7. The surveyor or subdivider delivers the signed tentative plat and 14 copies(? perhaps less paper copies and electronic copies) to Miami-Dade County Subdivision Control for processing.
8. Miami-Dade County shall notify the subdivider or surveyor and the village of its action (approve, approve with conditions, or disapprove).
9. After the surveyor prepares the final plat in accordance with chapter 20 and incorporates all conditions, if any, into the plat, he submits the final plat accompanied by a paving, grading, and drainage plan to the Building Official who then shall review it for consistency with the recommendations made by the Village Commission and Miami-Dade Subdivision Control before placing it with an accompanying report and resolution on the Village Commission's agenda.
10. The Village Commission receives the final plat and concurrency evaluation report from the Building Official at its first public hearing to discuss the proposed plat.
11. The Village Commission holds the second public hearing approximately two weeks later and votes to approve or disapprove the final plat. If the commission votes to approve the plat, the mayor signs the ~~final~~ final plat as well as the Resolution accepting the (re)subdivision.

CHAPTER VI, NONCONFORMITIES

§ 6.1 – Defined.

For purposes of this ~~section~~ chapter, a nonconforming lot, structure, use, or characteristic of use, is defined as a platted lot, structure, or use, or combination thereof that does not comply with the use or site development standards of the zoning district in which the lot, structure, use, or characteristic of use, or combination thereof is located, but which was legally established and in existence before the effective date of this ~~section~~ chapter [Jan. 22, 2002 insert new date].

6.2. Purpose and intent.

- A. It is the purpose and intent of this ~~section~~ chapter to permit the continuation of those lots, structures, uses, characteristics of use or combination thereof, which were lawful prior to the passage of this ~~section~~ chapter or future amendment thereto.
- B. This ~~section~~ chapter is designed to provide reasonable and equitable standards and guidelines for the control of nonconforming lots, structures, uses, and characteristics of uses in the regulation of change of use, change in kind or quality of use, change in volume or intensity of use, change in location of use, change of ownership or tenancy of use, accessory or incidental uses to nonconforming lots, structures, uses, or characteristics of uses, enlargement of use, replacement of use, addition or expansion of facilities, new activities, products or services connected with the nonconforming lot, structure, repair of a nonconforming structure, restoration of a nonconforming structure, and abandonment or discontinuance of a nonconforming structure or use, or any combination thereof.
- C. It is the further purpose and intent of this ~~section~~ chapter allow lawful nonconforming lots, structures, uses, and characteristics of use and combinations thereof to continue, subject to specific conditions, in order to not interfere with the existing circumstances surrounding land development within ~~the Village of North Bay Village~~, prior to the effective date of this ~~section~~ chapter any more than is necessary for the proper exercise of police powers relating to the general public welfare of the residents of ~~the Village of North Bay Village~~.

§ 6.3 – Nonconforming classifications.

- A. Within the zoning districts established by this Code, or amendments that may be later adopted to this Code, there may exist:
 - 1. Nonconforming lots
 - 2. Nonconforming structures;
 - 3. Nonconforming uses;
 - 4. Nonconforming characteristics of use;
 - 5. Combinations of nonconforming lots, nonconforming structures, nonconforming uses and nonconforming characteristics of use.

- B. These nonconforming classifications are declared by this ~~section~~ chapter to be incompatible with present permitted uses and all or part of the site development standards regulating permitted uses in the district where the nonconforming classifications are located and, therefore, are the proper subject regulations as provided for herein.

§ 6.4 – Scope.

- A. In order to avoid undue hardship, nothing in this ~~section~~ chapter shall be deemed to require any change in the plans, construction or designated use of any structure on which actual construction was lawfully done prior to the effective date of adoption of this ~~section~~ chapter and upon which actual building construction has been carried on diligently.
- B. For the purposes of this ~~section~~ chapter, the term "actual construction" is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner according to approved plans for the specific improvement. Where evacuation or demolition or removal of an existing structure has been substantially begun, preparatory to building, such evacuation or demolition or removal shall be deemed to be actual construction; provided, however, that work has been and shall be carried on diligently pursuant to a valid building permit.

§ 6.5 – Nonconforming lots of record.

A. Construction of one single-family dwelling unit.

In any district in which single-family dwellings are permitted, ~~a one (1) single-family dwelling and customary accessory building(s) may be erected on a single lot, tract, or parcel of land of record that is nonconforming with respect to minimum lot area or frontage at the effective date of adoption of this section chapter, notwithstanding limitations imposed by other provisions of this section provided, however:~~

1. Such lots must be in separate ownership and not be of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for ~~area, width or depth or frontage~~ that are applicable in the zoning district in which the lot, parcel, or tract is located.
2. ~~Required yard or area dimensions and requirements other than those site development standards applying to area, width, or depth shall conform to the regulations for the zoning district in which such lot is located. The construction otherwise conforms to all other applicable laws and ordinances including, but not limited to, required minimum setbacks, minimum floor area, maximum building height and FEMA requirements, unless a variance is granted to such other regulations pursuant to Chapter VII of this Land Development Code.~~
3. If two or more lots, or combination of lots, or portions of lots with continuous frontage and single ownership are of record at the time of the passage of this ~~section~~ chapter, and if all or part of the lots do not meet the requirements established for lot ~~area, width or depth or frontage~~, the lands involved shall be considered to be an undivided parcel and no portion of such parcel shall be used or sold in a manner which diminishes the degree of compliance with established lot ~~width, area and depth~~ area or frontage requirements
4. It shall be the burden of the property owner to demonstrate that the lot is a legal nonconforming lot of record.

B. Construction of other than one single-family dwelling unit.

Notwithstanding limitations imposed by other provisions of this Land Development Code, any lot of record which is nonconforming as to the required minimum frontage requirement the zoning district in which it is located may be used as permitted by the district regulations of the zoning district in which the lot is located, provided:

1. The density or intensity of such use shall not exceed the maximum density or intensity allowable within the zoning district in which the lot of record is located;
2. The construction otherwise conforms to all other applicable laws and ordinances including, but not limited to, required minimum setbacks, minimum pervious area, maximum building height, FEMA requirements, and concurrency requirements, unless a variance is granted to such other regulations pursuant to Chapter VII of this Land Development Code.
3. It shall be the burden of the property owner to demonstrate that the lot is a legal nonconforming lot of record. *[NOTE] This section has been added because there is no section of the code addressing construction of other than a single-family dwelling unit. For example, there are four lots in the CG District that are nonconforming as to required lot frontage and this new subsection would apply to these lots.*

§ 6.6 – Nonconforming uses of land.

A. Defined.

A use of any land or structure, other than a sign, is a nonconforming use if:

1. The use is not listed as a permitted use in the zoning district in which it is located; or
2. The use is not a special use, use exception, or unusual or new use, which was specifically approved by the Village Commission; or
3. The use exists at a density or intensity in excess of that allowable for the zoning district in which it is located.

B. Continuation.

The lawful use of land existing at the time of the passage of this ~~section~~ chapter or an amendment thereto, although such uses do not conform to provisions of ~~this Code~~ the Land Development Code may be continued subject to the following limitations and restrictions:

1. Change in location of use.

A nonconforming use shall not be moved in whole or in part to any other portion of the lot parcel occupied by such use at the effective date of adoption of this ~~section~~ chapter.

2. Change in ownership or tenancy.

All rights and obligations associated with a nonconforming use of land run with the land and are not personal to the present owner or tenant of the nonconforming use of land and are not affected by a change in ownership or tenancy, except if abandoned.

3. Accessory uses.

Uses accessory to a nonconforming use not in existence at the time of the effective date of adoption of this ~~section~~ chapter are not permitted.

4. ~~Change to a more restrictive category of use.~~

~~A nonconforming use may be changed to a more restrictive category of nonconforming use as the resulting change reduces the degree of the nonconformity with applicable site development standards and use regulations. For the purpose of this section, a more restrictive category shall be a use or site development standard contained within a more restrictive zoning district.~~

Note: This appears to be a confusing statement and would probably be fraught with difficulties of interpretation. We would suggest changing this section to read as follows:

Change of use.

a. A nonconforming use shall not be changed to another nonconforming use.

b. A nonconforming use may be changed to a permitted use for the zoning district in which the property is located upon the obtainment of all necessary permits and approvals and may not thereafter be permitted to revert to a nonconforming use.

5. Expansion or extension of use.

No nonconforming use shall be enlarged, increased, expanded or intensified beyond what existed at the time it became nonconforming.

6. Replacement of use.

a. *Destruction of more than fifty percent (50%).*

In the event that any existing nonconforming use is destroyed by more than fifty percent (50%) of its assessed value at the time of destruction as determined by the official records of the Miami-Dade County Property Appraiser by any means, including fire, flood, wind, explosion, demolition, act of God, or act of a public enemy, such use shall not be replaced.

b. *Destruction of fifty percent (50%) or less.*

(1) If such nonconforming use is destroyed to a level of ~~less than fifty percent (50%) or less~~ of its total assessed value at the time of destruction as determined by the official records of the Miami-Dade County Property Appraiser, it may be replaced, except that replacement ~~can~~ shall only occur in compliance with those building, plumbing, electrical, gas, fire, and other construction and safety related regulations in effect at the time of application for a permit to allow replacement.

(2) In no event shall the destroyed nonconforming use be replaced ~~to a degree or level more restrictive than the original use as to height, lot coverage, total floor area, bulk, or yard setback requirements.~~ *Note: This is very confusing, particularly the reference to "more restrictive". We suggest changing the stricken language to read as follows.*

such that the replacement structure is higher, contains greater lot coverage or floor area, has greater bulk, or lesser setbacks, than the original structure in which the nonconforming use was located.

7. Abandonment or discontinuance of use.

The abandonment or discontinuance of a nonconforming use for a period of 180 consecutive days or six (6) months shall render the nonconforming use status of the specific nonconforming use null and void. In the factual determination of whether a nonconforming use has been abandoned or discontinued, the following factors shall be used, but not be limited to:

- a. An intent to discontinue the nonconforming use through removal of stock in trade or removal of operating equipment.
- b. Some overt act or failure to act which carries with it a sufficient implication that the owner neither claims nor retains any interest in the use of the abandoned property as it stood before the abandonment occurred. The mere renewal and maintenance of an active occupational license, without further positive action, shall not constitute continuance of a nonconforming use.
- c. Inactive water, sewer, or electrical services at the existing facility.
- d. Attempt to continue use shall include but not be limited to an active listing of the property with a realtor or through posting of a for rent sign.

§ 6.7 – Nonconforming structures.

A. Defined

For the purposes of this chapter, a structure or building, other than a sign, is a nonconforming structure if the structure, or any physical characteristic thereof, is not in full compliance with all regulations of the zoning district in which it is located.

B. Continuation.

Where a lawful structure exists at the effective date of adoption or amendment of this ~~section~~ chapter, and it could not be built under the terms of ~~this Code~~ the Land Development Code by reason of restrictions on area, lot coverage, height, yards, location of the lot, or other site development standards concerning the structure, such structure, except as otherwise specifically provided, may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. Alteration, enlargement, or expansion of nonconforming structure.
 - a. No such alteration, enlargement, or expansion of a nonconforming structure shall be permitted in a way which increases its noncompliance with present property development and use standards of the zoning district in which it is located.
 - b. ~~but any~~ Any nonconforming structure or portion thereof may be altered to decrease its noncompliance with present site development and use standards of the zoning district in which it is located. Nothing herein shall prohibit the Village Manager's designee from ordering the compliance with all applicable building construction and safety related codes.

2. Replacement, restoration and reconstruction of nonconforming structure.

a. Destruction of more than fifty percent (50%).

In the event any existing nonconforming structure is destroyed by more than fifty percent (50%) of its assessed value at the time of destruction as determined by the official records of the Miami-Dade County Property Appraiser by any means, including fire, flood, wind, explosion, demolition, act of God, or act of a public enemy, such structure shall not be restored, reconstructed or replaced except in compliance with all applicable provisions of the Land Development Code in effect at the time of its restoration, reconstruction or replacement.

b. Destruction of fifty percent (50%) or less.

In the event that any existing nonconforming structure is destroyed by any means, including fire, flood, wind, explosion, act of God, or act of a public enemy by ~~less than 50~~ fifty percent (50%) or less of its total appraised value according to the latest records of the Miami-Dade County Property Appraiser, such structure shall be permitted to be replaced, restored, or reconstructed according to the site development standards in effect at the time of its original construction except that:

- (1) Replacement, restoration and reconstruction ~~can~~ shall occur only in compliance with all other applicable building, plumbing, electrical, gas, fire and other construction and safety related regulations in effect at the time of application for permit to allow replacement, restoration, or reconstruction, and
- (2) ~~In no event shall the destroyed nonconforming structure be replaced to a degree or level more restrictive than the original structure as to height, lot coverage, floor area, yard setbacks or other applicable site development standards at the time of its original construction.~~

Note: This paragraph is unclear. We believe the following is what was intended.

In no event shall the replacement structure have a greater density or intensity, height, or floor area; or, lesser minimum dwelling unit sizes, yard setback, or pervious area than the destroyed nonconforming structure.

c. *Repairs and maintenance of nonconforming structures.*

Routine repairs and maintenance of nonconforming structures on fixtures, wiring or plumbing or on the repair or replacement of walls shall be permitted.

d. Change in location of nonconforming structure.

Should any nonconforming structure be moved for any reason to any distance whatever from its original permitted location, it shall then conform to the regulations for the zoning district in which it is located after it is moved.

e. Accessory structure.

Structures normally accessory or incidental to a permitted structure or use in the zoning district in which the nonconforming structure is located may be permitted as accessory structures to the nonconforming structure.

f. Abandonment or discontinuance of nonconforming structure.

The abandonment or discontinuance of a nonconforming structure for a period of 180 consecutive days ~~or six months~~ shall render the nonconforming structure status of the specific nonconforming structure null and void.

§ 6.8 – Nonconforming characteristics of use.

~~Characteristics of use, such as off-street parking, off-street loading, and landscaping requirements, shall be interpreted to be synonymous with a part of the nonconforming classification of uses and structures legally permitted and existing at the time of the passage of this section or an amendment thereto, although such characteristics of use do not conform to the provisions of this Code.~~

A. Defined.

For the purposes of this chapter, characteristics of use are defined as requirements for off-street parking, off-street loading, and landscaping and buffering.

B. Continuation.

Where a characteristic of use lawfully exists at the effective date of adoption or amendment of this chapter, and does not conform to the requirements of the Land Development Code such nonconforming characteristic of use may be continued so long as it remains otherwise lawful, provided that, when a use or structure is modified in such a way that the use or structure requires a greater amount of parking, landscaping, or buffering than exists prior to the change, the characteristic(s) of use must be brought into conformance with the requirements associated with the changed use or structure.

§ 6.9 – Nonconforming lots, uses, structures, and characteristics of use in combination.

~~If on the effective date of this section chapter, a lot of record, structure, use or characteristics of use of land, in any combination thereof, exists that would not be permitted under the terms of this section chapter, but was lawful at the time of its original existence, that use may be continued unless otherwise deemed abandoned or terminated or required to be eliminated or brought into conformance by other applicable provisions of this section chapter. ~~Subsections (E) and (F)~~ Sections 6.6 through 6.9 shall apply to all nonconforming lots or record, structures, uses and characteristics of use, and combinations of any or all of them any combination thereof.~~

CHAPTER VII, VARIANCES

§ 7.1 – Purpose and intent.

The purpose and intent of this chapter is to provide flexibility in the administration of the Land Development Code when the strict enforcement of the provisions of the Land Development Code would result in an unnecessary hardship.

§ 7.2 – Variance prohibited.

Under no circumstances shall the Village Commission grant a variance to:

- A. Permit a use not generally permitted, or permitted by special exception or special use exception, in the district involved, or any use expressly or by implication prohibited by the terms of ~~this Chapter~~ the Land Development Code in that district, or
- B. Any condition, criteria or site development standard set forth in § 8.10.D.4, pertaining to special exceptions in the high density multiple family residential district, or any condition associated with the approval by the Village Commission of any unusual or new use, special exception, or special use exception.

§ 7.3 – Procedure for consideration of a hardship variance.

A. Planning and Zoning Board public hearing.

The Planning and Zoning Board shall hold a public hearing to consider a request for a hardship variance and shall recommend to the Village Commission, approval, approval with conditions, or denial of the variance.

B. Village Commission public hearing.

The City Village Commission shall have the power, after a public hearing, to vary or adopt the strict application of the requirements of this chapter, and to prescribe appropriate conditions and safeguards associated with the granting of a variance

C. Required findings.

~~In order to recommend approval of a variance, or grant a variance, the Planning and Zoning Board, or the City Commission, as the case may be, must make an affirmative finding with respect to the criteria contained in division (B) above.~~

In order for the Planning and Zoning Board to recommend approval, and for the Village Commission to grant approval, of a variance request, both must make an affirmative finding with respect to all seven (7) of the following criteria:

1. That there are ~~(or are not)~~ special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.
2. That the special circumstances and conditions were not ~~(or were)~~ self-created by any person having an interest in the property.

3. 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.
 4. That granting the variance requested will not ~~(or will)~~ confer on the applicant any special privilege that is denied by ~~this chapter~~ the Land Development Code to other land, structures, or buildings in the same zoning district.
 5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.
 6. 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.
 7. The variance request is not based exclusively upon a desire to reduce the cost of development.
- D. These required findings may be made by one (1) motion addressed to all ~~three (3)~~ seven (7) findings or, at the request of any member of the Board or Commission as the case may be, a finding or findings shall be considered separately.
- E. The findings shall be made prior to the vote on the application.
- F. The variance application shall be considered as a whole unless any member of the Planning and Zoning Board, or City Commission, as the case may be, shall request that the application be considered in parts, in which event the application shall be considered in such parts as requested.
- G. In light of the particular circumstances involved with each separate variance request, the grant of any variance shall not constitute or be deemed a precedent for the grant of any other variance.

§ 7.4 – Non-hardship variances for single-family properties.

- A. Notwithstanding any other provision of this chapter, ~~in residential districts,~~ upon application duly made upon an application form to be provided by the Department, the Planning and Zoning Board will hold a public hearing to consider requests by single-family property owners for a non-hardship variance to setback lines, lot size, restrictions and yard requirements for the location and construction of fences, nonpermanent carports, screen enclosures, sheds, awnings and air conditioning compressors, swimming pool pumps and pool heating equipment, and make its recommendation to the Village Commission. After receiving the recommendation from the Planning and Zoning Board, the City Village Commission will hold a public hearing may to consider the request for the non-hardship variance. ~~requests for non-use variances restrictions and yard requirements for the location and construction of fences, nonpermanent carports, screen enclosures, sheds, awnings and air conditioning compressors, swimming pool pumps and pool heating equipment.~~

- B. The Planning and Zoning Board may make a recommendation for approval to the Village Commission if the Board finds:
1. The variance will be in harmony with the general appearance and character of the community;
 2. The variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
 3. The improvement is designed and arranged on the site in a manner that minimizes aerial and visual impact on the adjacent residences.
- C. The Commission may grant such variance requests if the Commission finds:
1. The variance will be in harmony with the general appearance and character of the community;
 2. The variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
 3. The improvement is designed and arranged on the site in a manner that minimizes aerial and visual impact on the adjacent residences.
- ~~C. As a courtesy, notice of the meeting at which the non-use non-hardship variance request is to be considered shall be provided in writing by regular mail posted at least seven (7) days prior to the meeting to all property owners and residents of property abutting the subject property and immediately across the street.~~

§ 7.5 – ~~Lapse of special or variance~~ Expiration of hardship and non-hardship variance.

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

CHAPTER VIII, ZONING

DIVISION 1, ZONING DISTRICTS ESTABLISHED; ZONING MAP

§ 8.1 – Title.

This chapter shall be known as the “Zoning Regulations for the ~~City~~ Village of North Bay Village, Florida; ~~1983~~ 2014 Revision.”

§ 8.2 – Purpose and ~~objectives~~ intent.

The purpose of this chapter is to encourage and promote, in accordance with present and future needs, the safety, morals, health, order, conveniences, prosperity and general welfare of the citizens of the ~~City~~ Village, and to provide for efficiency and economy in the process of development, for the appropriate and best use of land, for preservation, protection, development and conservation of the natural resources of land, water and air, for convenience of traffic and circulation of people and goods, for the use and occupancy of buildings, for healthful and convenient distribution of population, for adequate public utilities and facilities, for promotion and the civic amenities of beauty and visual interest, for promotion of large-scale developments as a means of achieving unified civic design, and for development in accord with the ~~City's~~ Village's adopted comprehensive plan, by establishing zoning districts and by regulating the location and use of buildings, signs and other structures, and land and water for trade and residence by regulating and limiting or determining the height, bulk and access to light and air of buildings and structures, the area of yards and other open spaces, and the density of use. To accomplish ~~these objectives~~ this intent, the regulations and districts and ~~accompanying maps~~ have been designed with reasonable consideration, among other things, to the character of the districts and their suitability for particular uses.

§ 8.3 – Establishment of zoning districts.

In order to regulate and restrict the location of commercial, public and semi-public uses, and residences, and the location of buildings erected or altered for specific uses, to regulate or limit population density and the intensity of the use of lot areas, and to regulate and determine the areas of yards, courts, and other open spaces within and surrounding such buildings, the following zoning districts are hereby established:

A. *Single-Family Residential Districts.*

1. RS-1 Low Density Single-Family Residential District (See § ~~152-026~~ 8.10.A).
2. RS-2 Medium Density Single-Family Residential District (See § ~~152-027~~ 8.10.B)

B. *Multiple Family Residential Districts.*

1. RM-40 Medium Density Multiple Family Residential District (See § ~~152-028~~ 8.10.C).
2. RM-70 High Density Multiple Family Residential District (See § ~~152-029~~ 8.10.D).

C. ~~Commercial District, 1.~~ *CG General Commercial District* (See § ~~152-030~~ 8.10.E).

~~2. CL Limited Commercial District (See § 152-031).~~ *We are recommending to eliminate the CL District; rezone all CL properties to CG and include in the CG District uses now allowed in the CL District but not presently allowed in the CG District. This means that hotels would be allowed on all properties fronting along Kennedy Cswy. on Treasure Island and those on the north side of Kennedy Cswy. on Harbor Island*

§ 8.4 – Reference to district names.

For the purpose of reference hereafter in these regulations, unless specifically provided to the contrary, the term *Residential* shall include both single-family and multi-family districts.

§ 8.5 – Identification of district maps.

Such land and the zoning district classification thereof shall be shown on a map designated as the Zoning District Map of the City Village, dated and certified by the city Village upon adoption. This Zoning District Map and all notations, dimensions, references, and symbols shown thereon pertaining to such districts, shall be as much a part of these regulations as if fully described herein, and shall be filed as part of these regulations. The map and any later alterations shall be available for public inspection in the offices of the City Village Manager or his designate designee. These regulations shall be similarly dated, filed, and made available for public reference.

§ 8.6 – Publication of district maps.

- A. The City Village Manager or his designate designee shall cause to be published, or prints made available, no later than March 31 of the year following adoption of these regulations, the Official Zoning District Map, clearly showing the zoning district boundaries and zoning district names and designations for the incorporated area of the City Village. In each calendar year thereafter, if there have been any changes in the zoning district boundaries or in reorganization of districts and district classifications in the preceding year, such amended map shall be published no later than March 31, and shall reflect all changes as of December 31 of the preceding year.
- B. Any person desiring a copy of the Official Zoning District Map shall pay a fee for each copy, as set by ordinance.

§ 8.7 – Interpretation of district boundaries

- A. *Map symbols.* A district name or letter-number combination shown on the Zoning District Map indicates that the regulations pertaining to the district designated by that name or letter-number combination extend throughout the whole incorporated area of the City Village, bounded by the district boundary lines within which the name or letter-number combination is shown or indicated, except as otherwise provided by this section.
- B. *Interpretation.* Where uncertainty exists with respect to the boundaries of the various districts as shown on the map accompanying and made a part of these regulations, the following rules shall apply:
 - 1. In cases where a boundary line is given a position within a street, alley, or easement, it shall be deemed to be in the center of the right-of-way of the street, alley, or easement. If the actual location of the street, alley, or easement varies slightly from the location as shown on the Zoning District Map, then the actual location shall control.
 - 2. In cases where a boundary line is shown as being located a specific distance from a street line or other physical feature, this distance shall control.

3. Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where bounded approximately by lot lines, said lines shall be construed to be the boundary of such districts unless the boundaries are otherwise indicated on the map or by ordinance.
4. In unsubdivided property, unless otherwise indicated, the district boundary line shall be determined by the use of the scale contained on the Zoning District Map.
5. All water areas within the zoning jurisdiction are considered to be within a zoning district and controlled by applicable district regulations. District boundaries over water areas are located by noted or scaled dimensions, by relation to physical features, by coincidence with City Village limit lines, or by a straight line projection of the centerlines of streets as indicated on the Zoning District Map. Straight line district boundaries over water areas shall be assumed to continue as straight lines until they intersect with each other, with City Village limit lines or county limit lines.

§ 8.8 – New land area.

Any land hereafter created within or annexed to the corporate area of the City Village shall take the classification of "RS-1" - Low Density Single-Family Residential. This shall include the extension of existing bulkhead lines or the creation of islands not contiguous to existing islands.

DIVISION 2, APPLICATION OF DISTRICT REGULATIONS

§ 8.9 – General regulations.

A. Compliance with regulations.

1. No land or water area may be used except for a purpose permitted in the district in which it is located.
2. No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered, nor shall any building or part thereof be used except for a use permitted in the district in which the building is located.
3. No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered to exceed the height limit herein established for the district in which the building is located.
4. No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered except in conformity with the area regulations of the district in which the building is located.
5. No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered except in conformity with the off-street parking and loading regulations of the district in which the building is located.
6. No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered except in conformity with the floor area, floor area ratio, or open space ratio regulations of the district in which it is located.

B. Encroachment reduction of lot area.

The minimum yards, parking space, and open spaces, including lot area per family, required by these regulations for each and every building existing at the time of the passage of these regulations or for any building hereafter erected, shall not be encroached upon or considered as required yard or open space for any other building, except as hereinafter provided, nor shall any lot area be reduced below the requirements of these regulations.

C. Accessory buildings; prior construction. No accessory building, structure, or dock shall be constructed upon a lot until the construction of the main use building has actually commenced. No accessory building shall be used unless the main use building on the lot is also being used.

D. Location on a lot required. Every building or structure hereafter erected, moved, or structurally altered shall be located on a lot as herein defined, and except as hereinafter provided, in no case shall there be more than one main principal building on one lot.

§ 8.10 – District regulations.

A. RS-1 Low Density Single-Family Residential District.

1. Purpose and intent.

The purpose of this District is to provide for low-density single-family residential development in a spacious setting, together with other principal uses as may be approved as use exceptions and such accessory uses as may be necessary and compatible.

2. Uses permitted.

Single-family residential dwellings including duly licensed home occupation.

3. Use exceptions as may be approved under § 8.11

4. Site development standards.

a. Minimum lot size:

Area—7,000 square feet
Frontage—70 feet

b. Minimum yard setbacks:

Setback	Distance (Feet)
Front	20
Side (corner)	20
Side (interior)	10
Rear	15
Waterfront	25

The foregoing is applicable except for Lots 1 through 7 of Block 1 and 1 through 4 of Block 2, respectively, of the subdivision known as North Bay Island, which shall have a minimum waterfront setback of 20 feet.

c. Maximum building height:

~~Three stories, or 25 feet plus the required FEMA base flood elevation, neither to exceed a cumulative total of 35 feet.~~

Three stories, not to exceed 35 feet above grade.

d. Minimum floor area:

One story—2,000 square feet

Two story—2,600 square feet

B. *RS-2 Medium Density Single-Family Residential District.*

1. Purpose and intent.

The purpose of this District is to provide for medium-density single-family residential development in a relatively spacious setting, together with other principal uses as may be approved as use exceptions and such accessory uses as may be necessary and compatible.

2. Uses permitted.

Single-family residential dwellings including duly licensed home occupation.

3. Use exceptions as may be approved under § 8.11

4. *Site development standards.*

a. Minimum lot size:

Area—6,000 square feet

Frontage—60 feet

b. Minimum yard setbacks:

Setback	Distance (Feet)
Front	20
Side (corner)	15
Side (interior)	7½
Rear	15
Waterfront	25

c. Maximum building height:

~~Three stories, or 25 feet plus the required FEMA base flood elevation, neither to exceed a cumulative total of 35 feet.~~

Three stories, not to exceed 35 feet above grade.

d. Minimum floor area:

One story—1,500 square feet

Two story—2,000 square feet

C. *RM-40 Medium Density Multiple Family Residential District.*

1. Purpose and intent.

The purpose of this District is to provide for medium density multi-family residential development, together with other principal uses as may be approved as use exceptions and such accessory uses as may be necessary and compatible. This district is intended to be utilized as a transitional buffer between single-family residences and high density apartments or commercial uses.

2. Uses permitted.

- a. Multi-family residential dwellings.
- b. Management offices within structures containing eight or more dwelling units.
- c. Duly licensed home occupation.

3. Site development standards.

a. Minimum lot size.

Area—10,000 square feet

Frontage—100 feet

b. Minimum yard setbacks.

Setback	Distance (Feet)
Front	25
Side (corner)	25
Side (interior)	20
Rear	15
Waterfront	25
Adjacent single-family structure	100

c. Maximum density.

Forty (40) efficiency or one-bedroom dwelling units per net acre. The following required amount of lot area per unit shall determine the number of other type dwelling unit types permitted.

Unit Type	Required Lot Area (Sq. Ft./Unit)	Density (Units/Acre)
Efficiency	1,085	40.1
One-bedroom	1,085	40.1
Two-bedroom	1,200	36.3
Three-bedroom or larger	1320	33.0

d. Maximum building height.

45 feet or four (4) stories, whichever is less

e. Exclusion of grade level parking from height limitation.

- (1) However, a A grade level of parking, not exceeding ten (10) feet in height, shall not be included in this height limitation.
- (2) The grade level parking floor may include other nonresidential uses, including laundry rooms, recreational rooms, storage rooms, and an office for building management.

f. Minimum pervious area: 25 percent of the total lot area shall be retained as pervious area and shall be landscaped and maintained.

g. Minimum floor area.

Unit Type	Floor Area (Sq. Ft.)
Efficiency	400
One-bedroom	750
Two-bedroom	1,000
Three-bedroom or larger	1,150

4. Single-family homes approved under the provisions of § 8.11 consistent with the setback provisions of the RS-1 (Low Density Single-Family Residential District).
5. ~~Special uses permitted upon approval of the City Commission in accordance with the provisions pertaining to use exceptions:~~ Use exceptions as may be approved under § 8.11.

D. *RM-70 High Density Multiple Family Residential District.*

1. Purpose and intent.

The purpose of this district is to provide for high-density multi-family residential structures together with other principal uses as may be approved as use exceptions and such accessory uses as may be necessary and compatible.

2. Use permitted.

- a. Multi-family residential dwellings.
- b. Management offices within structures containing eight (8) or more dwellings units or guest rooms.
- c. Office retail and service commercial facilities of an ancillary nature within structures containing 100 or more dwelling units or guest rooms subject to the following conditions:
 - (1) Access to such nonresidential facilities shall be only inside the building.
 - (2) There shall be no external advertising signs, display windows or entrances, provided, however, that
 - (3) Within a building containing 400 or more dwelling units, entrances, external signs and display windows are permitted under the following conditions which:
 - (a) The signs do not abut or face a public right-of-way and cannot be read from the public right-of-way; shall be permitted provided further that
 - (b) Such external signs shall be affixed flat against the facade or awning canopy of the commercial facility;
 - (c) Such external signs shall not exceed in area ten percent of the area of the facade of the facility;
 - (d) Such external signs shall be compatible as to materials, background and style with all adjacent and contiguous commercial facilities, and
 - (e) Such external signs shall not be self-illuminated, "activated", "animated", "flashing", or "beacon light" signs as defined in ~~§ 152.076~~ §11.2 of the LDC Code.

3. Site development standards.

a. Minimum lot size.

Area—27,000 square feet; Frontage—75 feet

b. Minimum yard setbacks.

Location	Distance (Feet)
Kennedy Causeway (north side)	40
Kennedy Causeway (south side)	60
Other street frontages	25
Rear	25
Adjacent single-family district	100
One side (interior)	15
Second side (interior)	20% of the lot width
Total side setback area free of structures at ground level	60

~~The total side setback area free of structures at the ground level shall be at least 60 feet.~~

e. Maximum density.

Seventy (70) efficiency or one (1) bedroom dwelling units per net acre. The following required amount of lot area per unit shall determine the number of other dwelling unit types permitted.

Unit Type	Required Lot Area (Sq. Ft./Unit)	Density (Units/Acre)
Efficiency	620-623	70.3 70.0
One-bedroom	620-623	70.3 70.0
Two-bedroom	685	63.6
Three-bedroom or larger	750	58.1

d. Maximum building height: 150 feet or 15 stories, whichever is less.

~~e. A maximum of four stories may be utilized for a parking structure. (See subsection 7 below.)~~

e. Minimum pervious area: Twenty percent (20%) of the total parcel. The lot area at grade level shall be retained as pervious area and shall be landscaped.

f. Minimum floor area:

Unit Type	Floor area (Sq. Ft.)
Efficiency or hotel room	600
One-bedroom	900
Two-bedroom	1,200
Three-bedroom or larger	1,350

g. Minimum boardwalk/baywalk accessibility criteria.

(1) Properties contiguous to Biscayne Bay and its natural tributaries shall provide a public access boardwalk/baywalk in the riparian right-of-way or an upland shoreline access easement adjacent to and parallel to the riparian right-of-way.

(2) These properties shall also provide a connective public easement connecting contiguous properties and the public right-of-way to these ~~building~~ shoreline access areas.

4. Height bonus.

a. The following maximum building height bonuses are permitted in the RM-70 District when any of the design bonus alternatives listed in ~~8(A)~~ § 4.c.(1) through ~~8(H)~~ §(4).c.(6) are incorporated into proposed project and the incorporated alternatives are subsequently approved by the City Village Commission upon recommendation of the Planning and Zoning Board.

b. Bonus approval shall ~~be done at the time of Site Plan Review as required by § 5.8.B.9 152.105(C)(9).~~ Each bonus alternative may be claimed once for a development and multiple awards for the same bonus feature shall not be permitted.

c. The City Village Commission may grant bonuses subsequent to a public hearing when it is determined by the Commission that the proposed bonus amenities are substantive in nature, contribute to an overall project design which takes into account the public's critical interests in new development and where the proposed plan is otherwise in substantial conformity with the City's Village's Comprehensive Plan.

(1) Twenty-foot height bonus.

An additional impact fee of \$1,500.00 per unit in the building shall be paid to the City of North Bay Village for beautification of the John F. Kennedy Causeway (State Road 934). This fee shall be set towards a Causeway Beautification Fund and/or

(2) Twenty-foot height bonus.

A developer shall pay a fee of \$1,500.00 per unit in the building, which shall be utilized for the construction of a City-wide boardwalk. This fee shall be set towards a Boardwalk Fund and/or

(3) Twenty-foot height bonus.

A developer shall pay a fee of \$1,500.00 per unit in the building, which shall be utilized for the remodeling of the entrances to the islands. This fee shall be set towards an island entrance Remodeling Fund and/or

(4) Ten-foot height bonus.

A developer shall pay a fee of \$750.00 per unit in the building, which shall be utilized for providing art in public places. This bonus is applicable only in conjunction with one of the above three-mentioned bonuses. This fee shall be set towards an Art in Public Places Fund and/or

(5) Ten-foot height bonus.

A developer shall pay a fee of \$750.00 per unit in the building, which shall be utilized for the planting of trees for the interior island streets. This fee shall be set towards a tree fund for the interior island streets and/or

(6) Ten-foot height bonus.

A developer shall be required to pay a fee of \$750.00 per unit in the building, which shall be utilized for sidewalk enhancement, as well as the replacement of walkway areas from plain concrete to brick pavers. This fee shall be set towards a sidewalk enhancement fund

5. Density bonus.

- a. Each parcel shall have the ability to purchase additional buildable units from the City of North Bay Village for a price of \$40,000.00 per unit.
- b. These units shall be derived from land currently owned by the City village, which will not be developed into residential buildings in the future.
- c. The money from these units shall be utilized for future City village parks and for the purchase of land for additional open green space.
- d. These units are to come from the development rights of City Village Hall as well as the public works property on Treasure Island.
- e. The total buildable units are: 129 Efficiencies; 129 1-Bedroom Units; 117 2-Bedroom Units; 106 3-Bedroom Units.
- f. Monies due from development under the bonus participation program shall be paid to the City of North Bay Village within 90 days of site plan approval by the City Village Commission. Thereafter, the appropriate number of units will be included in the maximum number of units buildable on ~~deemed to~~ the property. This fee shall be set towards a City Village Park Fund.

6. Allocation of funds.

Funds paid to ~~the City~~ of North Bay Village as a result of the bonus participation program shall be transferred between all accounts created for the purposes listed herein.

~~*Whichever is less.~~

7. Additional required features and requirements.

All properties developed under the RM-70 Zoning requirements shall provide the following:

- a. Public access boardwalk as required by the Miami-Dade County Shoreline Review Committee. (Developer shall dedicate an easement to the City village conveying the boardwalk and a public access corridor).
- b. All exterior paving surfaces, except for covered parking garages, shall be constructed of brick pavers.
- c. A water feature shall be provided in the front of each development.
- d. Developments shall comply with existing landscaping requirements, as well as changes implemented in the future to conform to contiguous developments and landscaping plans implemented for the causeway and interior island areas.
- e. Developments shall provide streetscape benches along the boardwalk areas.
- f. All parking garages shall be constructed with architectural features that hide them from public view (glass, screening, greenery etc.).
- g. Lighting shall be provided in all areas in the front of development where trees are planted.

8. Special exceptions in high density multiple family residential district for certain undersized parcels.

a. Purpose and intent.

This section recognizes that certain parcels exist in the RM-70 District which do not meet the minimum lot size requirements set forth in ~~§ 152.029 § 8.10.~~ to permit a building to be erected, converted, enlarged, reconstructed, moved or structurally altered (~~undersized parcels~~). Some of said parcels are improved and some unimproved. The purpose of this section is to establish criteria whereby undersized parcels may be put to reasonable use, consistent with the City's Comprehensive Master Plan for development and in furtherance of a policy which discourages overdevelopment and urban congestion.

b. Uses permitted.

Uses permitted shall be the same as permitted in ~~§ 152.029(B)(1) § 8.10.D.2~~

c. Site development standards:

- (1) Minimum lot size: ~~shall be 40 percent of the area prescribed and 40 percent of the front footage requirement of § 152.029(C)(1) (minimum undersized parcels).~~

Area — 10,800 square feet

Frontage — 30 feet

- (2) Minimum yard setbacks shall be the same as specified in ~~§ 152.029(C)(2) § 8.10.D.3.b~~ provided that existing buildings, which were completed prior to April 1, 1983, (existing structures) and were lawfully constructed so that any existing setback encroaches into the setback area prescribed by current law but not in excess of 33 1/3 percent of the current setback requirements (nonconforming setback) shall be subject to the provisions of subsection ~~(C)(4) c.(4)~~ hereafter.

- (3) Maximum density shall be as prescribed in ~~§ 152.029(C)(3)~~ § 8.10.D.3.c except that
- (a) on minimum undersized parcels of 10,800 square feet in area and frontage of 30 feet, there shall be a maximum of six (6) residential units;
 - (b) ~~in case of undersized parcels which exceed the minimum area and frontage prescribed in subsection (C)(1) above, in addition to six units there shall be allowed one unit for each whole 750 square feet of land area in excess of the minimum area prescribed in subsection (C)(1).~~
in the case of undersized parcels which exceed the minimum required lot area of 10,800 square feet and the minimum required frontage of 30 feet, in addition to six (6) units there shall be allowed one (1) unit for each whole 750 square feet of land area in excess of the minimum required lot area of 10,800 square feet
- (4) Maximum building height on undersized parcels.
- (a) The maximum building height on minimum undersized parcels shall be three (3) stories or 36 feet above code-approved grade, whichever is less.

However ~~Except~~, in the event an existing structure is the subject of a nonconforming setback, the new covered or roofed area of the third floor (if there is one) shall be reduced in area on the basis of one and five-tenths percent (1.5%) of the area of the second floor for each foot of nonconforming encroachment into the setback area.
 - (b) ~~The maximum building height on undersized parcels which exceed the minimum areas and frontage provided in § 152.029(C)(1) shall be one floor for each whole 1,750 square feet of land area in excess of the minimum area prescribed in subsection (C)(1) not to exceed six stories or 72 feet above code approved grade, whichever is less.~~

The maximum building height on undersized parcels which exceed the minimum required lot area of 10,800 square feet and minimum frontage of 30 feet shall be one (1) floor for each whole 1,750 square feet of land area in excess of the minimum required lot area of 10,800 square feet, not to exceed six (6) stories or 72 feet above code approved grade, whichever is less.
 - (c) Provided further, as to buildings newly constructed under the provisions of this Code ~~LDC~~, grade level beneath the building parking not exceeding ten (10) feet in height shall not be included in the height limitation herein imposed.
- (5) Minimum pervious area: ~~The provisions of § 152.028(C)(5) are adopted and shall apply to buildings under this section. 25 percent of the total lot area shall be retained as pervious area and shall be landscaped and maintained.~~
- (6) Minimum floor area shall be as prescribed in § 8.10.D.3.g ~~The provisions of § 152.029(C)(6) are adopted and shall apply to buildings under this section~~
- (7) Offstreet parking: The offstreet parking requirements as set forth in ~~§§ 152.040 through 152.044~~ §9.1 through §9.3 shall apply to buildings under this section except that every dwelling unit, regardless of size, shall require two (2) parking spaces.
- (8) All Village and County landscaping requirements ~~of landscaping of the City and county codes~~ shall be fully applicable to buildings under this section.

9. Planned Residential Development (PRD) Zoning Overlay.

a. Purpose and intent.

The purpose and intent of the Planned Residential Development (PRD) Overlay Zoning District to create a living environment that is responsive to the needs of its residents; to provide flexibility in planning, design, and development consistent with the Village's Comprehensive Plan; to encourage innovative approaches for the design of community environments; to provide for an efficient use of land, to provide an environment compatible with surrounding land use; to adapt the zoning process to changes in development and construction technology; to encourage infill and the redevelopment of the Village's multi-family areas; and to promote the public health, safety and general welfare of North Bay Village. The PRD Ordinance shall be deemed an Overlay Zoning District and shall be approved only after public hearings for a specific site.

b. Compatibility with existing zoning and existing development.

When applying the terms and conditions imposed by this section, the Planning and Zoning Board and the Village Commission shall determine compatibility with already existing zoning for the property subject to the application and shall require applicants for PRD approval to demonstrate compatibility with already existing or approved developments adjacent to the application property for which the PRD approval is being sought.

c. Ownership requirements.

The applicant ~~An application~~ for approval of a PRD shall be either the owner(s) or the contract purchaser or lessee of the entire property encompassed by the PRD application. If the applicant is the contract purchaser or a lessee, then the owner of the entire property shall execute a notarized consent to the filing of the application. The application for approval of a PRD shall not be assignable or transferable to other parties.

d. Development parameters.

All applications for PRD shall comply with the following applicable development parameters:

- (1) The subject property shall be zoned for RM-70 multi-family use;
- (2) The subject property shall contain a minimum of one legally platted lot for the construction of no less than ten (10) residential units and twenty (20) off-street parking spaces, ~~(off-street)~~, or two (2), but not more than three (3), platted lots contiguous, as of the effective date of this section [Jan. 22, 2002];
- (3) The subject property shall be deemed one (1) parcel of land and in the event that two (2) or more platted lots shall constitute a PRD, the applicant shall submit a Unity of Title in a form acceptable to the Village Attorney;
- (4) The following definitions shall apply to this section:
 - (a) *Floor area ratio (FAR)*. Total gross area of a building or buildings, excluding parking garage structure, on any lot divided by the area of the lots. ~~No structure shall contain a FAR of greater than 3.0 for one lot; 3.75 for two lots; and 4.00 for three lots.~~
 - (b) *Gross floor area*. Total area of all floors of a building that are enclosed including common areas such as elevators (area of shafts at ground floor only), stairs (except open stairways and enclosed stairways which are means of egress required by the fire department), corridors, interior recreation areas, storage, cabana, lobby, restrooms, etc. All these items are excluded: The garage structure with any required

means of egress, and any open but covered walkways, exterior balconies, open decks, and terraces at the recreational area.

~~(c) Restricted use of floor area. No more than one-half of a floor area used for amenities can be allocated for dwelling units.~~

~~(d) Building height. No structure shall exceed 170 feet in overall height above base flood elevation (BFE) including all structures for stairways, storage, mechanical, elevator, recreational uses, et cetera. The total area of these uses shall not exceed 30 percent of the footprint of the last residential floor. Moreover, an elevator shaft may exceed 160 feet in height based on evidence of necessity as a result of requirements for elevator construction. The roof of any residential dwelling unit shall not be higher than 150 feet from BFE. Note paragraphs (c) and (d), above, have been relocated to the Building Height subsection on the next page.~~

(c) Pedestal. Portion of a building that contains the parking level entry lobby, office, manager's unit, storage, mechanical room, recreational facilities, and parking structures.

(d) Tower. Portion of the building that contains residential units, parking structures, and may also include recreational facilities.

(5) Restrictions on floor area.

(a) No structure shall contain a FAR of greater than 3.0 for one lot; 3.75 for two lots; and 4.00 for three lots.

(b) No more than one-half of a floor area used for amenities can be allocated for dwelling units.

e. Permitted uses. The following uses are permitted in the PRD: Multifamily residential and recreational facilities ancillary thereof thereto.

f. Site development standards.

(1) Standard Building Setbacks ~~Setbacks.~~

(a) ~~Setbacks for a new building without pedestal and tower design shall follow setback requirements outlined in the RM 70 Multi-family High Density Residential Zoning District: shall be as set forth in the following table: Note: These are RM 70 setbacks.~~

<u>Location</u>	<u>Distance (Feet)</u>
Kennedy Causeway (north side)	40
Kennedy Causeway (south side)	60
Other street frontages	25
Rear	25
Adjacent single-family district	100
One side (interior)	15
Second side (interior)	20% of the lot width
<u>Total side setback area free of structures at ground level</u>	<u>60</u>

(b) For buildings with pedestal and tower design, the following setbacks shall apply:

- i. Front pedestal—20 feet
- ii. Front tower—25 feet
- iii. Rear pedestal/tower—25 feet
- iv. Sides pedestal—Ten feet
 - Tower—One side—15 feet
 - Tower—Other side—20 percent of frontage

(2) *Flex setback.*

- (a) Designer has the option to offer creative design solutions to the building configurations and the Village will allow the tower (and pedestal for ~~one lot sites only~~ sites involving only one lot) to encroach into the setbacks as per the following "flex box" criteria.
- (b) i. ~~The total floor area of encroachment (which shall exclude a maximum of 25 percent of the total square footage of all the balconies on the plan), into the setbacks must be adjusted by deducting it from the buildable "box" allowed under the standard setback regulations provided below.~~
- The aggregate square footage of the floor area encroaching into the setback must be adjusted by deducting it from the buildable "box" allowed under the preceding standard setback regulations
- ii. Up to 25 percent (25%) of the square footage of all balconies shown on the plan as encroaching into the setback may be excluded from the calculation of the total square footage of the encroachment.
- iii. ~~and~~ In no instance is the designer allowed to build more area per floor than what is permitted under ~~this~~ the standard buildable "box".
- iv. ~~and in no instance may any wall length which encroaches into any side yard setback be longer than one third of the length of a wall (which shall not include balconies with railings or other physical containment which do not exceed 42 inches in height) which is permitted under the buildable box and the standard setback regulations provided below.~~
- In no instance may any wall length, which encroaches into any side yard setback, be longer than one-third of the length of a wall which is permitted under the buildable "box" and the standard setback regulations. Balconies with railings or other physical containment, which do not exceed 42 inches in height are not included in the measurement of the wall length.
- v. The length of wall measurement shall be made at the point of maximum encroachment into the flex setback area.

(3) *Building height.*

- (a) No structure shall exceed 170 feet in overall height above base flood elevation (BFE) including all structures for stairways, storage, mechanical, elevator, recreational uses, et cetera.
- i. ~~The total area of these uses~~ stairways, storage, mechanical, elevator, recreational uses, et cetera shall not exceed 30 percent of the footprint of the last residential floor.
- (b) No structure shall exceed 150 feet from base flood elevation to the roof of the last residential floor and 160 feet for the overall height of the structure except that an elevator shaft may exceed 160 feet in height based on evidence of necessity as a result of requirements for elevator construction.
- (c) No Pedestal shall exceed 30 feet in height from grade.

(4) *Off-street parking.*

- (a) ~~Off-street parking shall be required on a basis of two spaces per residential unit, and such other requirements as defined in section 152.042 except as defined herein, as set forth for residential uses under Section 9.3.C.~~
- (b) All parking spaces must be screened from ground level view.
- (c) ~~Design. A standard space shall be a minimum of nine feet by 18 feet zero inches long, except for parallel parking in which the space shall be nine feet six inches wide by 21 feet zero inches long. All parking spaces must be designed to meet the requirements of Section 9.3.E.~~
- (d) ~~The driveway required in 90-degree parking shall be a minimum of 22 feet zero inches wide. Not less than two percent of required parking spaces shall be allocated for handicapped usage. The parking design for handicapped spaces shall be consistent with applicable state standards.~~

(5) *Entrance feature/porte cochere.*

- (a) A covered/sheltered entrance feature with a vertical clearance of at least fourteen (14) feet shall be permitted to be located up to the front property line. ~~Fourteen feet of vertical clearance shall be provided.~~
- (b) If loading spaces are provided at this location, 14½ feet of vertical clearance shall be provided.
- (c) Columns may be provided to support a porte cochere.

(6) *Balconies.*

- (a) Exterior balconies/terraces and covered walkways, excluding rooftops and other non-covered areas, may extend into setbacks a maximum of 25 percent of the allowable setback measurement but may not extend beyond the pedestal setback.
- (b) Balconies projecting into setbacks shall be deemed as encroachments herein, but shall not be calculated as part of the floor area ratio.
- (c) Notwithstanding anything herein to the contrary, in no event shall the total square footage of balconies exceed more than 25 percent of the total square footage of the buildable box.

(7) *Landscape requirements. (Refer also to Ch. 18, Miami-Dade Landscape Code.)*

- (a) A minimum of 30 percent of the exposed roof deck of the pedestal and any open areas with amenities shall be landscaped,
- (b) And in addition "hardscape" (pavers, fountains, awnings, etc.) may be permitted if approved by the Village.
- (c) An applicant shall be required to submit a detailed landscape plan to the Village. The landscape plan shall be sensitive to surrounding properties and shall be utilized to enhance the subject property.

(8) Minimum Unit size. All units shall comply with the minimum size requirements as follows:

Unit Type	Floor Area (Sq. Ft.)
Efficiency	600
One-bedroom	900
Two-bedroom	1,200
Three-bedroom or larger	1,350

g. Application procedure. The applicant shall submit an application to the Village Manager, or his/her designee, on a form(s) prescribed by the Village Manager. The Village Manager shall require at least the following information which shall be considered the PRD application:

- (1) *Letter of intent*;
- (2) *Payment of \$5,000.00 development review application fee for each application submitted. Fees incurred by the Village for special planning and/or legal consultant services during the development plan approval process shall be reimbursed to the Village by the applicant*;
- (3) A detailed site plan showing dimensions of building(s), structure(s), setback(s), open space(s), landscaping and off-street parking. The landscaping plan shall provide buffering and/or masking of all parking facilities;
- (4) Proposed floor plans and elevations (including signage) for all buildings and structures encompassing the size, placement and number of units;
- (5) A complete list of uses and the square footage for each use;
- (6) A certified copy of a land survey;
- (7) Detailed calculations of water consumption increase and calculation of wastewater;
- (8) Any other documentation as the Village Manager, or his/her designee, reasonably determines is necessary to properly review the proposed project; and
- (9) Within ten days prior to the Planning and Zoning Board public hearing, the applicant shall furnish to the Village Manager, or his/her designee to make available for viewing
 - (a) an architectural model built to scale and photographs depicting same or a
 - (b) digital model on DVD depicting the proposed lot and structure including elevations all in relation to adjoining properties and structures thereon.
 - (c) Said model shall be retrieved by the developer within thirty (30) calendar days following the final public hearing before the Village Commission, and the DVD and photographs depicting the model shall become a part of the public records.
 - (d) Said model shall demonstrate the proposed structure as well as existing structures on either side. The applicant shall affirmatively demonstrate that all setbacks for the new structure shall not conflict with the existing or approved structure on either side of the proposed structure.

- h. Public hearing procedure. At a public hearing, the applicant shall have the burden of proof in demonstrating that the PRD application complies with the purpose and intent of the PRD ordinance. In determining whether to grant approval of the PRD application, with or without appropriate and necessary conditions and safeguards, the Planning and Zoning Board and Village Commission shall determine whether the application complies with the purpose and intent of this section and shall make the following findings:
 - (1) Whether the application is consistent with the Village's Comprehensive Plan.
 - (2) Whether the proposed development will have a favorable effect on the economy of the Village.
 - (3) Whether the proposed development application will generate or result in excessive noise or traffic.
 - (4) Whether the proposed development will cause an undue or excessive burden on public facilities and services, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities, which have been constructed, or which are planned or budgeted for construction.
 - (5) Whether the proposed development will tend to create a fire hazard or other dangerous conditions.
 - (6) Whether the proposed development will cause excessive overcrowding or concentration of people or population that would create evacuation concerns.
 - (7) Whether the proposed development will be compatible with the surrounding area and its development, and will demonstrate innovative design in order to minimize impact on surrounding properties.
 - (8) Whether the proposed development is a reasonable use of the property and results in a public benefit including, but not limited to, the enhancement of the subject real property and/or the redevelopment of structures in deteriorated or poor condition.
- i. Legal effect of PRD.
 - (1) Notwithstanding anything in the Code to the contrary, the approval of a PRD application shall be deemed an Overlay Zoning District to the existing zoning of the property.
 - (2) The approved PRD application shall encompass the approved development and the development regulations applicable to the property, and shall not be subject to any variances as may be required by other sections of this Code.
 - (3) However, the Village Commission shall be prohibited from approving a PRD application that would increase the intensity, density or height above that which is permitted in these PRD regulations.
 - (4) In the event that the owner wishes to modify an approved PRD application in any fashion which would increase the amount of square footage of the building(s) or lessen landscaping or open space, or create an undue burden on any public facilities, a new PRD application shall be filed and shall be subject to the terms and conditions of this section.
 - (5) In the further event that the owner shall not begin development pursuant to the approved PRD application for a period exceeding 12 months, the PRD designation shall lapse and the Overlay Zoning District for the subject property shall terminate.

- (6) The Village Commission shall have full authority to approve, approve with modifications, or deny a PRD application based upon its legislative determination that the application, as proposed or modified, serves and protects or does not serve and protect the public health, safety and welfare to at least an equivalent degree as the underlying zoning. Likewise, the Village Commission shall have authority to impose reasonable conditions and safeguards necessary to protect the public health, safety and welfare upon the approval of any PRD application.
- (7) Nothing contained in this section shall supersede or abrogate the express provisions of the Village's Comprehensive Plan, and all development orders issued by the Village shall not exceed the density limitations imposed by the Village's Comprehensive Plan. It shall be the duty of the Village Manager, or his/her designee, to advise the Village Commission whether any individual application will cause the density to exceed any density restrictions imposed by the Village's Comprehensive Plan.

E. **CG General Commercial District** [The CG and CL zoning districts are being merged. The following regulations are intended to apply to all areas now zoned CG or CL. The existing CG regulations form the basis for the regulations of this zoning district. Underlined text is new text that has been added. Highlighting identifies text from the CL District that has been transferred to the regulations currently in the CG District.

1. **Purpose and intent.** The purpose of this district is to encourage the development of general office, retail, service commercial, tourist accommodations, and commercial-residential mixed use.
2. **Uses permitted:**
 - (a) Bank or financial institution.
 - (b) Clinic or hospital.
 - (c) Dry cleaning substation.
 - (d) Lounge or nightclub (subject to the provisions of Chapter 111 of the Village Code).
 - (e) Medical or dental laboratory.
 - (f) Personal services establishments, including but not limited to shoe repair, barber and beauty shop, stock brokerage, employment agency, travel bureau, and messenger service.
 - (g) Post office.
 - (h) Professional offices, including but not limited to architecture, accounting, engineering, investigative, investment and tax counseling law, medicine, and real estate.
 - (i) Multi-family residential dwellings.
 - (j) Tourist accommodations including hotels, motels, vacation rentals, and time sharing units.
 - (k) Restaurants, coffee shops, or delicatessens; but not to include a fast order food establishment (See subsection E.3.a.)
 - (l) Outdoor seating/dining shall be permitted as follows subject to the following requirements and conditions:
 - (1) An application must be filed with the Village Manager, or his/her designee, for administrative review and approval, which shall include layout of all tables, chairs, benches, and other furniture; pedestrian ingress and egress; location of refuse containers; and other elements necessary to illustrate the proposed outdoor seating/dining use and area (all drawings must be titled, indicate orientation, and be at an acceptable scale).
 - (2) Outdoor seating/dining areas and uses of the public right-of-way and/or any private property may be approved, denied, or approved with conditions, modifications, safeguards, or stipulations appropriately and reasonably related to the intent, purposes, standards, and requirements of the related regulations by the Village Manager. Such permit shall not be transferable in any manner and is strictly a conditional use permit, issued for a period of one year, renewable annually via payment of the annual occupational license fee for such outdoor seating/dining uses.
 - (3) The fee for outdoor dining/seating use and area will be charged annually in the amount of \$250.00; the permit fee shall be added to the occupational license fee for the main business.

- (4) The applicant shall provide an indemnity agreement that is acceptable to the Village Manager. This agreement will include specification of liability insurance provided.
- (5) The conditional use permitting of outdoor seating/dining use and area may be revoked by the Village Manager or his/her designee, upon finding that one or more conditions of these regulations have been violated, or that the outdoor seating/dining area and use are being operated in a manner that constitutes a public nuisance, or in any way that constitutes a reasonable risk of potential liability to the Village.
- (6) Outdoor seating/dining use and area may be temporarily suspended by the Village for public use/purpose, utility, sidewalk or road repairs, emergency situations, or violations of provisions contained herein. The length of suspension shall be determined by the Village Manager as necessary. Removal of all street furniture and related obstructions shall be the responsibility of the owner/operator of the outdoor seating/dining.
- (7) Outdoor seating/dining area shall be kept in a neat and orderly appearance and shall be kept free from refuse and debris. The applicant shall be responsible for daily cleaning and sweeping of the outdoor seating/dining area and for the cleanliness and maintenance of any outdoor planters immediately adjacent to the outdoor seating/dining area. Use of Village sidewalks for trash and garbage removal shall be prohibited.
- (8) Outdoor seating/dining use and area shall not interfere with the free and unobstructed pedestrian or vehicular circulation of traffic, public access to any street intersections, crosswalks, public seating areas and conveniences, bus stops, alleys, service easements, handicap facilities, or access to any other commercial establishments. The width and location of the sidewalk pedestrian passage shall be as follows:

If there is seating on one side of the sidewalk, a minimum of five feet of sidewalk must remain clear and unobstructed for pedestrian passage;
- (9) Outdoor seating/dining area on the public rights-of-way shall be open and unenclosed. No building structures of any kind shall be allowed in and over any portion of the outdoor seating/dining area located on public property.
- (10) Tables, chairs and all other furniture used in the operation of an outdoor seating/dining area shall not be anchored or restrained in any manner. Individual table umbrellas, planters, or other such non-stationary elements may be permitted within the outdoor seating/dining area and where applicable, shall have a minimum clearance height of seven feet above grade.
- (11) Outdoor seating/dining use and area shall be restricted to the length of the sidewalk or public right-of-way immediately fronting the cafe or other establishment
- (12) Outdoor seating/dining area shall be at the same elevation as the adjoining sidewalk or public right-of-way.
- (13) Carts and trays for serving food are permitted in the outdoor seating/dining area.
- (14) Outdoor seating/dining use and area shall not be provided with amplified sound of any kind.
- (15) Outdoor seating/dining areas may serve alcoholic beverages where such service is strictly incidental to the service of food and from a service bar only; provided no entertainment of any kind is furnished. No sign of any type or character shall be exhibited or displayed to the outside denoting that alcoholic beverages are obtainable within.

- (16) Any administrative decision may be appealed to the Village Commission in accordance with the requirements of this Code.
 - (17) The hours of operation shall coincide with that of the primary restaurant.
 - (m) Retail sales establishments, including but not limited to the sale of appliances, books, stationery, drugs, hardware, liquor, groceries, meats, produce and fish; however, such retail sales shall be restricted to merchandise stored and displayed within the main structure.
 - (n) Radio and television transmitting station and studio.
 - (o) Storage facilities in connection with permitted uses or non-industrial mini-storage facilities in conjunction with other retail, commercial or mixed uses, including the rental of motor vehicles and trailers consistent with off-street parking restrictions (§ 152.041(C)(3)(a)) for self-hauling purposes and the storage of said vehicles on premises, subject to site plan approval by the Village Commission; provided, however, that all such material, including waste and cooling systems and the above described motor vehicles and trailers shall be stored or erected entirely within the walls of a building. Such rental vehicles shall not be over 30 feet in length. Parking shall be provided for the storage facility portion of any mixed use facility at the rate of one space for every 8,000 square feet of storage area.
 - (p) Studios for artists, photographers, sculptors, or musicians, including: the teaching of art, music, dancing, or artistic instruction.
3. *Special uses permitted.* Uses permitted upon approval of the Village Commission in accordance with the provisions pertaining to use exceptions.
- a. Fast order food establishments.
 - b. Marinas, provided that the following provisions are adhered to:
 - (1) No docks or piers, including mooring piles, catwalks, and other appurtenances, shall be constructed closer than ten feet to any adjacent property line.
 - (2) In no case shall a dock or pier project more than ten percent into the width of any waterway.
 - (3) Where a marina is constructed separately from any other use, 50 square feet of landscaped open space shall be required per boat slip, 50 percent of which shall be pervious area.
 - (4) Fire prevention and fire control equipment shall be provided as required by Chapter 3805.5 through 3807.26 of the South Florida Building Code.
 - (5) In conjunction with the dockage of moorage of vessels, the following water-related activities, vessels and structures are prohibited:
 - (a) Commercial vessels.
 - (b) Haul-out facilities for major boat repair or overhaul work.
 - (c) Unscreened storage of boating supplies or accessories in the required front yard setback area.
 - (d) Permanent live-aboard vessels except as required for work or security purposes.
 - (6) All the requirements, standards, and regulations of §§ 150.01 through 150.03, 150.10 through 150.12 and 150.15 through 15.21 of the Village Code shall be complied with.

- c. Mixed-use commercial and multifamily structures, provided they conform with all site development standards as set forth under § 152.029(C). Commercial uses located in mixed-use developments shall not be subject to the requirements of § 152.029(B)(3). the following requirements and standards:

- (1) Minimum lot size of 27,000 square feet.
 (2) Minimum setbacks:

Location	Distance (Feet)
Kennedy Causeway (north side)	40
Kennedy Causeway (south side)	60
Other street frontages	25
Rear	25
Side, (each)	15, plus five feet for each story over three
Second side	20% of lot width
<u>Adjacent to single-family district</u>	<u>100</u>
Total side setback area free structure at the ground level shall be at least 60 feet.	

- (3) Maximum building height: 150 feet or 15 stories, whichever is less, a maximum of four stories may be utilized for a parking structure.
 (4) Minimum pervious area: 20 percent of the total parcel. The lot area at grade level shall be retained as pervious area and shall be landscaped.
 (5) Maximum density: 70 efficiency or one bedroom dwelling units per net acre. The following required amount of lot area per unit shall determine the number of other dwelling unit types permitted.

Unit Type	Required Lot Area (sf/unit)	Density (Units/Acre)
<u>Hotel or motel room with or without kitchen facilities</u>	<u>440</u>	<u>99.0</u>
Efficiency	620 <u>622</u>	70.3 <u>70.0</u>
One-bedroom	620 <u>622</u>	70.3 <u>70.0</u>
Two-bedroom	685	63.6
Three or more bedrooms	750	58.1

- (6) Minimum floor area.

Unit type	Floor area (sf)
Efficiency or hotel room	600 <u>400</u>
One-bedroom	900 <u>750</u>
Two-bedroom	1,200 <u>1,000</u>
Three or more bedrooms	1,350 <u>1,150</u>

(7) Minimum boardwalk/baywalk accessibility criteria: Properties contiguous to Biscayne Bay and its natural tributaries shall provide a public access boardwalk/baywalk in the riparian right-of-way or an upland shoreline access easement adjacent to and parallel to the riparian right-of-way. These properties shall also provide a connective public easement connecting contiguous properties and the public right-of-way to these building shoreline access areas.

(8) Height bonus. The following maximum building height bonuses are permitted in the RM-70 District when any of the design bonus alternatives listed in 8(A) through 8(H) are incorporated into proposed project and the incorporated alternatives are subsequently approved by the Village Commission upon recommendation of the Planning & Zoning Board. Bonus approval shall be done at the time of Site Plan Review as required by 152.105(C)(9). Each bonus alternative may be claimed once for a development and multiple awards for the same bonus feature shall not be permitted.

The Village Commission may grant bonuses subsequent to a public hearing when it is determined by the Commission that the proposed bonus amenities are substantive in nature, contribute to an overall project design which takes into account the public's critical interests in new development and where the proposed plan is otherwise in substantial conformity with the Village's Comprehensive Plan.

- (a) *Twenty-foot height bonus.* An additional impact fee of \$1,500.00 per unit in the building shall be paid to North Bay Village for beautification of the John F. Kennedy Causeway (State Road 934). {This fee shall be set towards a Causeway Beautification Fund} and/or
- (b) *Twenty-foot height bonus.* A developer shall pay a fee of \$1,500.00 per unit in the building; which shall be utilized for the construction of a Village-wide boardwalk. {This fee shall be set towards a Boardwalk Fund} and/or
- (c) *Twenty-foot height bonus.* A developer shall pay a fee of \$1,500.00 per unit in the building, which shall be utilized for the remodeling of the entrances to the islands. {This fee shall be set towards an island entrance Remodeling Fund} and/or
- (d) *Ten-foot height bonus.* A developer shall pay a fee of \$750.00 per unit in the building, which shall be utilized for providing art in public places. This bonus is applicable only in conjunction with one of the above three-mentioned bonuses. {This fee shall be set towards an Art in Public Places Fund} and/or
- (e) *Ten-foot height bonus.* A developer shall pay a fee of \$750.00 per unit in the building, which shall be utilized for the planting of trees for the interior island streets. {This fee shall be set towards a tree fund for the interior island streets} and/or
- (f) *Ten-foot height bonus.* A developer shall be required to pay a fee of \$750.00 per unit in the building, which shall be utilized for sidewalk enhancement, as well as the replacement of walkway areas from plain concrete to brick pavers. {This fee shall be set towards a sidewalk enhancement fund}
- (g) *Reserved*

- (9) *Density bonus*. Each parcel shall have the ability to purchase additional buildable units from North Bay Village for a price of \$40,000.00 per unit. These units shall be derived from land currently owned by the Village, which will not be developed into residential buildings in the future. The money from these units shall be utilized for future Village parks and for the purchase of land for additional open green space. These units are to come from the development rights of Village Hall as well as the public works property on Treasure Island. The total buildable units are: 129 Efficiencies; 129 1-Bedroom Units; 117 2-Bedroom Units; 106 3-Bedroom Units. Monies due from development under the bonus participation program shall be paid to North Bay Village within 90 days of site plan approval by the Village Commission. Thereafter, the appropriate number of units will be deemed to the property. {This fee shall be set towards a Village Park Fund}.
- (10) Other requirements:
- (a) A Public access boardwalk as required by the Miami Dade County Shoreline Review Committee. (Developer shall dedicate an easement to the Village conveying the boardwalk and a public access corridor).
 - (b) All exterior paving surfaces, except for covered parking garages, shall be constructed of brick pavers.
 - (c) A water feature shall be provided in the front of each development.
 - (d) Developments shall comply with existing landscaping requirements, as well as changes implemented in the future to conform to contiguous developments and landscaping plans implemented for the causeway and interior island areas.
 - (e) Developments shall provide streetscape benches along the boardwalk areas.
 - (f) All parking garages shall be constructed with architectural features that hide them from public view. (glass, screening, greenery etc.).
 - (g) Lighting shall be provided in all areas in the front of development where trees are planted.
- (11) Funds paid to North Bay Village as a result of the any bonus participation program shall be transferred between all accounts created for the purposes listed herein.
- (d) Printing and publishing establishments, including blueprinting and photostating, provided that no such use shall occupy more than 1,500 square feet of gross floor area.
- (e) Service stations, provided that the following provisions are adhered to:
- (1) All structures shall be designed in a manner that is compatible with the overall environmental and architectural design goals of the community.
 - (2) All properties shall have at least 150 feet of frontage.
 - (3) All new and used merchandise shall be stored and displayed within the main structure except tires, accessories, and lubrication items, which may be maintained in movable or enclosed cabinets.
 - (4) No used or discarded automotive parts or equipment or permanently disabled or wrecked vehicles shall be located outside the main structure except within an enclosed trash storage area.
 - (5) Major repairs or engine overhauling or transmission repair, painting, body and fender repair, and tire recapping is not permitted.

- (6) The rental of heavy equipment and the sale or rental of merchandise not related to the motoring public, other than as specified herein, is excluded.
- (7) The storage of up to ten rental trailers or automobiles is permitted, provided that the trailers or automobiles are backed up against a six-foot high wall, and located not less than 20 feet from any sidewalk, street, or driveway.
- (8) Car washes are permitted as an ancillary use subject to being located 200 feet from residential uses and subject to hours of operation.
- (9) Trash shall be stored in areas shielded from public view. Storage trash containers shall be enclosed and covered.
- (10) Any lights provided to illuminate or advertise the service station, shall be installed and maintained in a manner so as not to create an undue glare on adjacent properties.
- (11) Structures shall not occupy more than 30 percent of the total lot area.
- (12) Driveways shall be permitted at the intersections of primary and secondary arterials, provided the construction of driveway entrances is within the curb return, but shall be at least five feet beyond the end of the curb return. At all intersections, whenever possible, combine driveways servicing both service station and adjacent uses, shall be designated and provided.
- (13) Planter areas and tree wells shall be constructed and equipped with irrigation and drainage facilities and landscaped prior to final building inspection.
- (14) Whenever the use abuts a residential district, a wall shall be erected along the property line eight feet in height.
- (15) Service stations shall not be permitted within 300 feet of the property line of any church, synagogue, hospital, and school.
- (16) No more than four service stations shall be permitted within the Village at any one time.

(f) Theaters for the showing of motion pictures shall provide no less than 400 fixed seats. When the theater is to be used solely for activities of a performing art, or an event of a cultural or civic nature, a lesser number of seats may be required by the Commission.

(g) Yacht clubs, provided they have a minimum of 150 feet of water frontage and no main building is less than 4,000 square feet in gross floor area.

4. *Prohibited uses.* Boat storage facilities utilized for the purpose of storing boats shall be prohibited in the CG (General Commercial) District.

5. *Site development standards.*

<p>a. Minimum lot size: Area—10,000 sf Frontage—75 feet</p>													
<p>b. Minimum yard setbacks:</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Distance (Feet)</th> </tr> </thead> <tbody> <tr> <td>Kennedy Causeway (north side)</td> <td>40</td> </tr> <tr> <td>Kennedy Causeway (south side)</td> <td>60</td> </tr> <tr> <td>Other street frontages</td> <td>25</td> </tr> <tr> <td>Rear</td> <td>25</td> </tr> <tr> <td>Side, (each)</td> <td>15, plus five feet for each story over three</td> </tr> </tbody> </table>		Location	Distance (Feet)	Kennedy Causeway (north side)	40	Kennedy Causeway (south side)	60	Other street frontages	25	Rear	25	Side, (each)	15, plus five feet for each story over three
Location	Distance (Feet)												
Kennedy Causeway (north side)	40												
Kennedy Causeway (south side)	60												
Other street frontages	25												
Rear	25												
Side, (each)	15, plus five feet for each story over three												
<p>c. Maximum building height: 130 feet or 12 stories, whichever is less, two stories of which may be utilized for a parking structure.</p>													
<p>d. Minimum pervious area: 20 percent of the total parcel. The lot area at grade level shall be retained as pervious area and shall be landscaped.</p>													
<p>e. <u>Refer also to Miami-Dade Landscaping requirements.</u></p>													