



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**

SEPTEMBER 1, 2015 – 7:30 P.M.

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

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

-
1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE, ROLL CALL**
 3. **PUBLIC HEARING (ALL INDIVIDUALS TESTIFYING WILL BE SWORN IN)**
 1. **AN APPLICATION BY 1755 NBV, LLC CONCERNING PROPERTY LOCATED AT 1755 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A COMMERCIAL PARKING LOT IN THE LIMITED COMMERCIAL ZONING DISTRICT.**
 - 1.) **Board Action**
 4. **PROPOSED COMPREHENSIVE PLAN AMENDMENTS WORKSHOP**
 5. **ADJOURNMENT**

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Eddie Lim



Staff Report Special Use Exception

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

Applicant: 1755 NBV, LLC

*Request: Special Use Exception for
Commercial Parking Lot*



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	1755 NBV, LLC
Owner Address	1870 NW South River Drive Miami, FL 33125
Site Address	1755 Kennedy Causeway
Contact Person	Sebastian Barbagallo
Contact Phone Number	305-631-6660
Contact E-mail Address	sba@bdevelopments.com

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning District	CL (Limited Commercial)	CL (Limited Commercial)
Use of Property	Vacant	Commercial Parking
Acreage	1.34 acres	1.34 acres

Legal Description of Subject Property

THE EASTERLY 300.00 FEET OF THE WESTERLY 1,800.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT.
COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25 AT PAGE 70 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RUN NORTH 88°41'24" EAST 1,960.00 FEET; THENCE NORTH 1°37'08" WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED TRACT OF LAND:

THENCE CONTINUE NORTH 1°37'08" WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT;
THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90°18'32" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'24" EAST 2,169.970 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 40°32'45" AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°45'51" EAST 102.180 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID NORTHEAST SEVENTY-NINTH STREET CAUSEWAY; THENCE TO A SOUTHEASTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID EXISTING RIGHT-OF-WAY TO THE POINT OR PLACE OF BEGINNING.

Request

The applicant is requesting a special use exception pursuant to Section 152.098 of the North Bay Village Code of Ordinances to operate a limited commercial parking lot, on a temporary basis, at 1755 Kennedy Causeway.



Adjacent Land Use Map Classifications and Zoning District

North	Future Land Use	Water
	Zoning District	Water
	Existing Land Use	Biscayne Bay
East	Future Land Use	Mixed Use
	Zoning District	Commercial Limited
	Existing Land Use	Hotel/Restaurant
South	Future Land Use	Commercial
	Zoning District	Commercial General
	Existing Land Use	Multi-family/ Restaurant/Office
West	Future Land Use	Commercial
	Zoning District	Commercial General
	Existing Land Use	Vacant (currently proposed multi-family development)

General Description

At the April 8th, 2014 North Bay Village Commission meeting, a site plan was approved for the construction of mixed-use condo/hotel on this same parcel. Building permit plans have not yet been submitted for this project but the applicant has requested and received approval for a one-year extension of the variances and special use exceptions that accompanied the site plan approval. This gives the applicant until April of 2016 to submit for a building permit for the approved site plan.

During the interim period before building permits are issued, the applicant is requesting to lease parking spaces to neighboring properties.

If granted, the use exception will operate similar to a joint use facility parking area, as allowed by Section 152.041(B). The subject property is currently paved and there is already informal allowance of parking for nearby businesses.

Consistency with Comprehensive Plan

The request for a special use exception to operate a limited commercial parking lot is consistent with the Future Land Use Policy 2.1.1a of the Village's Comprehensive Plan, as a provider of parking for other uses in the Mixed Use and Commercial districts.



Consistency with Land Development Code (LDC)

Section 152.098 specifically provides for the Village Commission to approve, conditionally approve, or disapprove special use exception applications. Subsection (B)(9) of this section includes special uses enumerated in specific zoning districts.

152.098 - Use exceptions

- (A) *In order to provide for adjustment in the relative locations of uses and buildings of the same or of different classifications; to promote the usefulness of these regulations as instruments for fact-finding, interpretation, application, and adjustment; and to supply the necessary flexibility to their efficient operation, special use exceptions are permitted by these regulations.*
- (B) *The City Commission may permit the following buildings and uses as special exceptions, provided there are clear indications that such exceptions will not substantially affect adversely the uses permitted in these regulations of adjacent property.*
- (1) *Day nursery.*
 - (2) *Religious institution.*
 - (3) *Private or commercially operated swimming pools or tennis courts, when not a permitted accessory use, and commercial recreational facilities.*
 - (4) *Exposition center, civic center, art gallery.*
 - (5) *Golf course, marina.*
 - (6) *Public buildings and facilities.*
 - (7) *Public utilities or public service uses, and appurtenances thereto.*
 - (8) *Structural alterations to special uses, after these uses are approved by the City Commission.*
 - (9) *Other special uses as may be enumerated in specific zoning districts.*
 - (10) *Reserved.*

Though a commercial parking lot use is not specifically listed, it is consistent with the uses of the Commercial Limited zoning district. Furthermore, it is much less intense use than several of the other listed uses, and joint-use parking arrangements are currently allowed, according to Section 152.041(B), as follows:



Joint use of facilities:

- 1) *All parking spaces required herein shall be located on the same parcel with the building or use served, except that where an increase in the number of spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located and maintained not to exceed 300 feet from the use being served.*
- 2) *Up to 50 percent of the parking spaces required for theaters, auditoriums and nightclubs, and up to 100 percent of the parking spaces required for churches may be provided and used jointly by banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours as theaters, auditoriums, nightclubs or churches; however, a written agreement thereto shall be properly executed and filed as specified below.*
- 3) *In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes, approved as to form by the Village Attorney, shall be filed and recorded in the public records of Dade County, Florida.*

Additionally, commercial parking lot has been added to the list of use exceptions in the proposed LDR revisions that are scheduled to be reviewed by the Commission this fall.

Potential Impacts Upon Adjacent Properties

North Bay Village Land Development Code Section 152.098(B) (above) requires a finding that a special exception use will not substantially affect adversely the uses allowed on adjacent properties. Staff finds that the commercial parking lot use should not negatively impact the adjacent properties or their current and permitted uses. The surrounding uses are all fairly high intensity development, some of which will be seeking to use this parking lot for overflow parking.



Findings and Recommendations

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

Staff recommends **approval** of this request to operate a temporary commercial parking lot in the Commercial Limited zoning district at 1755 Kennedy Causeway with the following conditions:

1. This approval is only valid for 18 months. Commission may grant a renewal if requested by applicant.
2. This approval is no longer valid once a building permit is issued for construction of any structures on this property.
3. The patrons of this parking lot shall only be from businesses within 300 feet of the applicant's lot.
4. Applicant must stripe parking lot according to current North Bay Village required parking standards.
5. Applicant must request a Business Tax Receipt (BTR) for operation of the proposed commercial parking lot. BTR application shall meet applicable Village standards and written agreements shall be provided by applicant for the businesses to whom the parking is being provided. Written agreements must be approved, as to form, by the Village Attorney.
6. 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.
7. Approval of this special use exception 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 results in a violation of federal or state law.
8. All applicable state and federal permits must be obtained before commencement of construction.



Submitted by:

James L. LaRue

James L. LaRue, AICP
Planning Consultant

August 18, 2015

Hearing: Planning & Zoning Board, September 1, 2015





B&L Management Group, Corp

JUL 17 2:03PM

July 17, 2015

Frank Rollason, City Manager
North Bay Village
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141

JUL 17 2:03PM

**Re: 1755 Kennedy Causeway
North Bay Village, FL**

Dear Mr. Rollason:

On behalf of the applicant, 1755 NBV, LLC (the "Applicant"), enclosed herein please find an Application for variance, including extension of an unexpired variance and/or special exemption approval of the subject property, located at 1755 Kennedy Causeway (the "Property") in North Bay Village (the "Village"), Florida. We are hereby request a Special Use Exception for the temporary leasing of this vacant lot for parking use of the neighboring properties.

Miguel Angel Barbagallo
B&L Management Group Corp
Manager of 1755 NBV LLC



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

Page 1 of 3

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

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

Site Address 1755 Kennedy Causeway

Owner Name 1755 NBU LLC Owner Phone # 305-631-6660

Owner Mailing Address 1870 NW South River Drive Miami FL 33125

Applicant Name _____ Applicant Phone # _____

(if different from Owner)

Applicant Mailing Address _____

Contact Person Sebastian Bertoglio Contact Phone # 305-631-6660

Contact Email Address sba@bdevelopments.com

Legal Description of Property _____

Existing Zoning _____ Lot Size X Folio Number 23-3209-020-0001

Project Description _____

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

Variance Requested Special Use Exception

Reason for Request _____

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Eddie Lim

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

Page 2 of 3

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

- Plans depicting work to be completed (including property survey)
 Application fees

Optional Submittals:

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

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

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

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

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

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

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

Authorized Signature _____

Print Name Nigel Angel Barbajallo

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

Mayor Connie Leon-Kreps	Vice Mayor Jorge Gonzalez	Commissioner Dr. Richard Chervony	Commissioner Wendy Duvall	Commissioner Eddie Lim
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**APPLICATION FOR VARIANCE, INCLUDING EXTENSION OF AN UNEXPIRED
VARIANCE AND/OR SPECIAL EXCEPTION APPROVAL**

3 of 3

Office Use Only:

Date Submitted: 7/13/15

Fee Paid: \$ 1,500.75

Tentative Meeting Date: 9/1/15

Cash or Check # 1079

Date Paid: 7/13/15

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Eddie Lim

STATE OF FLORIDA
COUNTY OF Miami-Dade

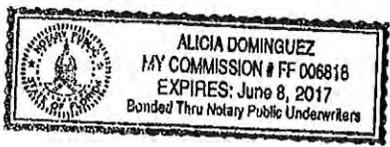
Sworn to and subscribed to before me this 16 day of June, 2011,

by Miguel Angel Barbajallo,

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

Notary Public Signature *Alicia Dominguez*

Commission Number/Expiration 6-8-2017



Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Eddie Lim



North Bay Village

Administrative Offices

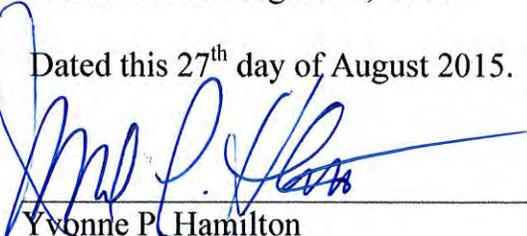
1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

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

RE. AN APPLICATION BY 1755 NBV, LLC CONCERNING PROPERTY LOCATED AT 1755 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A COMMERCIAL PARKING LOT IN THE LIMITED COMMERCIAL ZONING DISTRICT.

I, Yvonne P. Hamilton, Village Clerk, hereby certify that the attached Notice of Public Hearing was mailed to property owners and residents within 300 feet of the property of the subject request pursuant to Section 152.096(A)(2) of the North Bay Village Code of Ordinances on August 12, 2015.

Dated this 27th day of August 2015.



Yvonne P. Hamilton
Village Clerk

(September 1, 2015 Planning & Zoning Board Meeting)

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Eddie Lim



North Bay Village

Administrative Offices

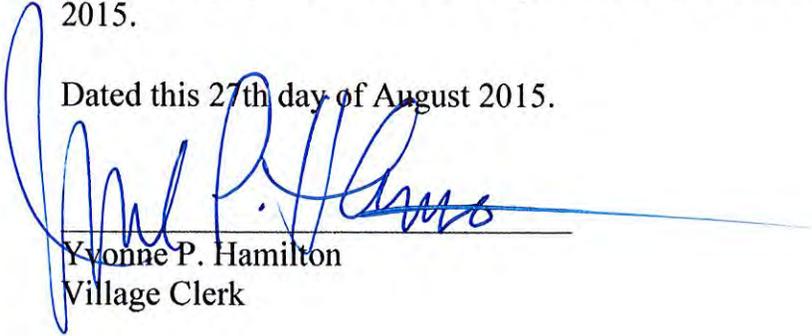
1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

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I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on September 1, 2015 was posted at the above-referenced property on August 19, 2015.

Dated this 27th day of August 2015.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-September 1, 2015)

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Eddie Lim



North Bay Village

Administrative Offices

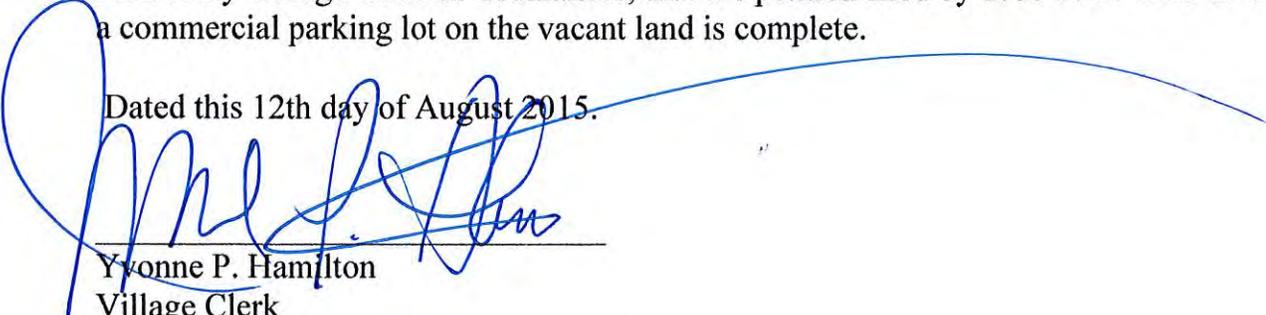
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RE: AN APPLICATION BY 1755 NBV, LLC CONCERNING PROPERTY LOCATED AT 1755 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A COMMERCIAL PARKING LOT IN THE LIMITED COMMERCIAL ZONING DISTRICT.

I, Yvonne P. Hamilton, Village Clerk hereby certify, as per Section 152.096(A)(2) of the North Bay Village Code of Ordinances, that the petition filed by 1755 NBV LLC to allow a commercial parking lot on the vacant land is complete.

Dated this 12th day of August 2015.



Yvonne P. Hamilton
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – September 1, 2015)

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Eddie Lim
Page 15



**NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN THAT THE FOLLOWING REQUEST WILL BE HEARD BEFORE THE NORTH BAY VILLAGE PLANNING & ZONING BOARD AND VILLAGE COMMISSION AT PUBLIC HEARINGS ON:

SEPTEMBER 1, 2015 AT 7:30 P.M.

REGULAR PLANNING & ZONING BOARD MEETING. THE BOARD WILL CONSIDER THE REQUEST AND MAKE A RECOMMENDATION TO THE VILLAGE COMMISSION.

SEPTEMBER 8, 2015 AT 7:30 P.M.

THE VILLAGE COMMISSION WILL MAKE A FINAL DECISION ON THE REQUEST.

AN APPLICATION BY 1755 NBV, LLC CONCERNING PROPERTY LOCATED AT 1755 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A COMMERCIAL PARKING LOT IN THE LIMITED COMMERCIAL ZONING DISTRICT.

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

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

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

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**YVONNE P. HAMILTON, CMC
VILLAGE CLERK**

CONCORD DEVELOPMENT
719 MERIDIAN AVE STE 2
MIAMI BEACH FL
33239

COLE BN NORTH BAY VILLAGE FL
1665 KENNEDY CAUSEWAY
NORTH BAY VILLAGE, FL 33141

ATLANTIC BROADBAND
1681 KENNEDY CAUSEWAY
NORTH BAY VILLAGE, FL
33141

THE INN ON THE BAY LTD
1819 KENNEDY CAUSEWAY
N. BAY VILLAGE, FL 33141

THE SHOPPES OF NORTH BAY
VILLAGE, LLC
1320 S. Dixie Highway, Suite 781
Miami, Florida 33146

THE LEXI CONDOMINIUM
7901 HISPANOLA AVENUE
N. BAY VILLAGE, FL 33141

THE WHITE HOUSE
CONDOMINIUM
1770 KENNEDY CAUSEWAY
N. BAY VILLAGE, FL 33141

BAYVIEW CONDOMINIUM
1625 KENNEDY CAUSEWAY
N. BAY VILLAGE, FL 33141

CAUSEWAY TOWER
1666 KENNEDY CSWY., #600
N. BAY VILLAGE, FL 33141

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

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

Owner / Occupant
1770 Kennedy Causeway, #D304
North Bay Village, FL 33141

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

Owner / Occupant
1770 Kennedy Causeway, #D306
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D307
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D308
North Bay Village, FL 33141

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

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

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

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

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

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

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

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

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

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

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

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

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

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

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

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

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

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North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D205
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D206
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D207
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D208
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D209
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D210
North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

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

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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Owner / Occupant
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Owner / Occupant
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Owner / Occupant
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North Bay Village, FL 33141

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

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

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner/Occupant
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North Bay Village, FL 33141

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North Bay Village, FL 33141

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

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

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

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

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

Owner / Occupant
1780 Kennedy Causeway, #C104
North Bay Village, FL 33141

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

Owner / Occupant
1780 Kennedy Causeway, #C106
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C107
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C108
North Bay Village, IL 33141

Owner / Occupant
1780 Kennedy Causeway, #C109
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C110
North Bay Village, FL 33141

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

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

Owner / Occupant
1780 Kennedy Causeway, #C201
North Bay Village, FL 33141



NORTH BAY VILLAGE MEETING

Table with meeting dates and times: TUESDAY, SEPTEMBER 1, 2015 7:00 P.M. REGULAR PLANNING & ZONING BOARD MEETING; TUESDAY, SEPTEMBER 8, 2015 5:30 P.M. FIRST BUDGET PUBLIC HEARING; TUESDAY, SEPTEMBER 8, 2015 7:30 P.M. REGULAR COMMISSION MEETING; TUESDAY, SEPTEMBER 17, 2015 6:30 P.M. COMMUNITY ENHANCEMENT BOARD MEETING; MONDAY, SEPTEMBER 21, 2015 7:00 P.M. YOUTH & EDUCATION SERVICES BOARD MEETING; TUESDAY, SEPTEMBER 24, 2015 6:30 P.M. FINAL BUDGET PUBLIC HEARING.

Any meeting may be opened and continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Village Clerk at (305) 756-7171 for information.



NORTH BAY VILLAGE NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON TUESDAY, SEPTEMBER 8, 2015 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FLORIDA.

- 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 152.093 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES...
B. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES...
2. AN APPLICATION BY 1755 NBV, LLC CONCERNING PROPERTY LOCATED AT 1755 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR A SPECIAL USE EXCEPTION...
3. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE NORTH BAY VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 152.003, DEFINITIONS, SECTION 152.0298, PLANNED RESIDENTIAL DEVELOPMENT ZONING OVERLAY, SECTION 152.047, DESIGN STANDARDS AND SECTION 155.17, OFF-STREET PARKING AND LOADING...

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 COMMISSION...

THE DOCUMENTS PERTAINING TO THIS PUBLIC HEARING MAY BE INSPECTED AT THE OFFICE OF THE VILLAGE CLERK DURING REGULAR BUSINESS 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 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 (Miami, FL 33141)

Service is open on Sunday, so you can get to work on Monday. SOUTHMOTORS

MARIJUANA

Key West likely to lessen penalty for pot

BY ANTHONY CAVE KeyWestInfo.net

In perhaps another step in the shift toward decriminalizing marijuana, the Key West City Commission is expected to vote Tuesday on whether to make possessing small amounts of pot a civil citation

as opposed to arrest. "I certainly support this change that would create a fine in lieu of taking someone to jail for small amounts of marijuana," Key West Police Chief Donnie Lee said Friday. "It gives our officers an option that can help relieve the

overburdened court system." According to the ordinance, which will be up for a first reading Tuesday, Key West police would have the discretion to issue a citation, resulting in a \$100 fine, for possessing 20 grams or less of marijuana.

The citation would only apply to marijuana cases not charged in conjunction with a felony, driving under the influence or domestic violence.

Commissioners seem to be on board with the idea. "I agree with it," Commissioner Jimmy Weekley said. "It'll help the issues with the courts."

Commissioner Billy Wardlow said minor drug-related arrests may prevent people from getting a job. "I don't have a problem with it. I think it'll free up the police department," Wardlow said. "Other municipalities have passed it, I'm sure we can handle it."

Monroe County is leaning toward the same thing, County Attorney Bob Shillinger said his office is in the process of drafting an ordinance approval that would make having small amounts of pot a civil citation.

Keys State Attorney Catherine Vogel has said she is OK with it since it will free up time for her prosecutors to work on other cases. It's also expected to save the court system lots of money. But she told the County Commission in July that civil citations for minor pot possession should not be an option for juveniles. The state attorney's office has a policy of dealing with juveniles in minor cases that includes supervision.

The Keys moves follows a similar one in Miami-Dade County after commissioners there approved the change by a 10-3 vote on June 30. It took effect in July. The commission meets at 6 p.m. Tuesday at Old City Hall on Greene Street.

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA Notice of Proposed Rulemaking

Policy/Rule No: 3121 (New) Policy/Rule Title: Disclosure Policies and Procedures Purpose and Effect: To set forth the procedures for compliance with disclosure requirements and anti-fraud rules under the Federal securities laws. As an issuer of public debt, The School Board of Broward County, Florida has the responsibility of providing investors and the trading markets with current and meaningful communication that can affect their investment decisions.

Summary of Statement of Economic Impact and Regulatory Costs: Compliance with the proposed Policy/Rule changes should not have an economic impact on The School Board of Broward County, Florida. Subject Area to be Addressed: The School Board of Broward County, Florida currently has processes and procedures in place and is complying with Federal Securities and Exchange Commission rules. The School Board of Broward County has initiated the process to formalize a policy for Disclosure Policies and Procedures. Please come and be part of this important process of revising School Board Policy.

Specific Authority: Rule 15c2-12 of the Securities and Exchange Commission under the Securities Exchange Act of 1934; Sections 1001.32(2); 1001.41(1); (2) and (3); 1001.42 and 01.43, Florida Statutes Law Implemented: Rule 15c2-12 of the Securities and Exchange Commission under the Securities Exchange Act of 1934; Sections 1001.32(2); 1001.41(1); (2) and (3); 1001.42 and 01.43, Florida Statutes

A HEARING WILL BE HELD AT THE DATE, TIME AND PLACE SHOWN BELOW.

DATE AND TIME: Tuesday, September 16, 2015 10:15 a.m. (Final Adoption)

PLACE: Kathleen C. Wright Administration Building, Board Room, 600 SE 3rd Avenue, Fort Lauderdale, FL

Two or more School Board Members may be present and participating during the Rule Development Workshop.

The School Board of Broward County, Florida prohibits any policy or procedure which results in discrimination on the basis of age, color, disability, genetic identity, gender expression, national origin, marital status, race, religion, sex or sexual orientation. Individuals who wish to file a discrimination and/or harassment complaint may call the Director, Equal Employment Opportunity/ADA Compliance Department at 754-271-2150 or TeleType Machine (TTY) 754-321-2158. Individuals with disabilities requesting accommodations under the Americans with Disabilities Act Amendments Act of 2008, (ADAAA) may call Equal Opportunity/ADA Compliance Department at 754-271-2150 or TeleType Machine (TTY) 754-321-2158. Telephone conferencing or other telecommunications technology may be used in the conduct of this public meeting to permit absent Board Members to participate in discussions, to be heard by the School Board members and the public, and to hear discussions taking place during the meeting.

THE PERSON TO BE CONTACTED REGARDING THE PROPOSED RULE DEVELOPMENT AND A COPY OF THE PRELIMINARY DRAFT AT NO CHARGE IS: Nicolaus C. Gattuso, Supervisor - Official School Board Records, 600 SE 3rd Ave - 2nd Floor, Ft. Lauderdale, FL 33301 at (754) 321-2150

If a person decides to appeal any decision made by the board, agency, or commission with respect to a matter considered at such meeting or hearing, he or she must file a record of the proceedings, and that, for each purpose, he or she may 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.



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 SEPTEMBER 1, 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 REQUESTS AND SUBMIT A RECOMMENDATION TO THE VILLAGE COMMISSION:

- 1. AN APPLICATION BY 1755 NBV, LLC CONCERNING PROPERTY LOCATED AT 1755 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A COMMERCIAL PARKING LOT IN THE LIMITED COMMERCIAL ZONING DISTRICT.

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

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

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

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YVONNE P. HAMILTON, CMC VILLAGE CLERK (August 10, 2015)



Memorandum

To: LPA Members
From: James G. LaRue, AICP
Date: August 25, 2015
Subject: Comprehensive Plan Amendments

This September 1st workshop session is a preview of various Comprehensive Plan Amendments that we will be proposing in October at an advertised public hearing. There is no homework or study required. Attached is an agenda listing the various subjects or topic areas that will be the major focus for the proposed Comprehensive Plan Amendments. We will explain the various items next week so there can be a thorough understanding of the Plan policy revisions at the next LPA meeting.

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

Comprehensive Plan
September 1, 2015 – Workshop Agenda

- I. Update to Introduction of Comprehensive Plan and Depiction of Major Issues
- II. MAP Amendments (remove Mixed-Use category) and Revise Text
- III. Lessen Restrictions for Commercial Residential Mixed-Use Redevelopment
- IV. Initiate a Strategic Plan with Corresponding Policies to Retain Existing Businesses and Attract New Ones
- V. Encourage the Use of the Bayview Overlay Zoning District for Redeveloping the Causeway
- VI. Water Supply Work Plan Update
- VII. Initiate CIE 5-Year (revisions)
- VIII. Miscellaneous Corrections, Deletions and Date Adjustments

