



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

REVISED

OFFICIAL AGENDA

NORTH BAY VILLAGE PLANNING & ZONING BOARD MEETING

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

MARCH 1, 2016 – 7:30 P.M.

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

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **OATH OF OFFICE – NEW BOARD MEMBER**
4. **ROLL CALL**
5. **PUBLIC HEARING ITEMS (ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN)**
 - A. **AN APPLICATION BY PAULA GUZMAN, ON BEHALF OF BAYSHORE, YACHT & TENNIS CLUB CONDOMINIUM ASSOCIATION, FOR THE FOLLOWING IN CONNECTION WITH THE CONSTRUCTION OF A PARKING LOT AT 7904 WEST DRIVE, TRACT C, BLOCK 4/6, HARBOR ISLAND, NORTH BAY VILLAGE, FLORIDA:**

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Andreana Jackson

Commissioner
Eddie Lim

1. **SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A PARKING LOT AT AN EXISTING MIXED USE CONDOMINIUM STRUCTURE.**

- 1.) **Board Recommendation**

- B. **AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING SUPPLEMENTAL REGULATIONS OF CHAPTER 152 – ZONING, OF THE CODE OF ORDINANCES OF NORTH BAY VILLAGE, FLORIDA, CREATING SECTION 152.112 ENTITLED “VACATION RENTAL LICENSE PROGRAM” TO INCLUDE BUT NOT BE LIMITED TO PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR A VACATION RENTAL LICENSE; PROVIDING FOR A VACATION RENTAL REPRESENTATIVE; PROVIDING FOR LOCAL PHONE SERVICE REQUIREMENT; PROVIDING FOR PARKING STANDARDS; PROVIDING FOR SOLID WASTE HANDLING AND CONTAINMENT; PROVIDING FOR THE POSTING OF VACATION RENTAL INFORMATION; PROVIDING FOR PENALTIES AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND AN EFFECTIVE DATE.**

- 1.) **Board Recommendation**

6. **ADJOURNMENT**

MIAMI BEACH

CITY OF MIAMI BEACH NOTICE TO THE PUBLIC

BOARD OF ADJUSTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the MIAMI BEACH BOARD OF ADJUSTMENT will hold a meeting on **FRIDAY, April 1, 2016**, at 9:00 A.M. in the City Commission Chambers, Third Floor, City Hall, 1700 Convention Center Drive, Miami Beach. During this meeting, the Board of Adjustment will, pursuant to Section 118-136, consider items continued from previous meetings and newly submitted applications.

BOARD OF ADJUSTMENT

File No. 3805: Seth Heller & Elishveva Levin, 4173 North Bay Road -
The applicants are requesting variances to reduce the minimum lot size area required, to exceed the maximum allowed lot coverage and to reduce the minimum landscaped open space required within the rear yard in order to construct a new two-story single family home on a vacant site.

File No. 3806: Raquel Libman, 3766 Prairie Avenue -
The applicant is requesting an after-the-fact variance to reduce the minimum required front setback for the construction of a porch in the front yard of the existing one-story single family home.

All persons are invited to appear or be represented by an agent at the public hearing and provide testimony before the Board. The applications and all documents related thereto are available for public inspection during normal business hours in the office of the Planning Department located at 1700 Convention Center Drive, 2nd Floor, City Hall, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550. Any of the above items may be continued to another meeting date and, under such circumstances, further advertised legal notice may not be provided.

Pursuant to Florida Statutes Section 286.0105, any person wishing to appeal Board decisions must ensure a verbatim record of the proceedings including testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by the law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Board's administrator at (305) 673-7550 no later than four (4) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.



REVISED NOTICE 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 **MARCH 1, 2016 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 A RECOMMENDATION TO THE VILLAGE COMMISSION:

1. AN APPLICATION BY PAULA GUZMAN, ON BEHALF OF BAYSHORE, YACHT & TENNIS CLUB CONDOMINIUM ASSOCIATION, FOR THE FOLLOWING IN CONNECTION WITH THE CONSTRUCTION OF A PARKING LOT AT 7904 WEST DRIVE, TRACT C, BLOCK 4/6, HARBOR ISLAND, NORTH BAY VILLAGE, FLORIDA:

- A. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A PARKING LOT AT AN EXISTING MIXED USE CONDOMINIUM STRUCTURE.

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 VILLAGE 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. 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 ACCESS FOR PERSONS WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

YVONNE P. HAMILTON, CMC
VILLAGE CLERK
(February 23, 2016)



Staff Report Site Plan

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

Applicant: Bayshore Yacht & Tennis

Site Address: 7904 West Drive

*Request: Site Plan Approval for Construction of a
Parking Lot*



Serving Florida Local Governments Since 1988

General Information

Owner/Applicant:	Bayshore Yacht & Tennis
Applicant Address:	7904 West Drive North Bay Village, FL 33141
Site Address:	7904 West Drive
Contact Person:	Paula Guzman
Contact Phone Number:	305-758-5311
E-mail Address:	manager@bayshoreyacht.com

Future Land Use:	Commercial and High Density Multi-family Residential
Zoning District:	CG and RM-70
Use of Property:	Mixed-use Commercial and Residential

Legal Description of Subject Property

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

Request

The applicant is requesting site plan approval pursuant to Section 152.105(C)(9) of the North Bay Village Code for construction of a parking lot.

General Description

The applicant is requesting approval to convert the existing tennis court area to a surface parking lot. The proposal includes a new vehicular access to be provided through existing commercial bays fronting on West Drive. A total of 58 new on-site parking spaces will be created on the property, to be used by the residents of the existing condominiums.



Consistency with Comprehensive Plan

Multifamily mixed-use is consistent with the description of the Commercial Future Land Use category under Policy 2.1.1a of the Future Land Use Element. The creation of additional parking spaces to support the multi-family use is also consistent with the goals, objectives and policies of the Comprehensive Plan

Adjacent Land Use Map Classifications and Zoning District

North	Future Land Use	High Density Multi-family Residential
	Zoning District	RM-70
	Existing Land Use	Multi-family Residential Condominiums
East	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Restaurant
South	Future Land Use	Right-of-Way, then Single Family Residential
	Zoning District	Right-of-Way, then RS-1
	Existing Land Use	Kennedy Causeway, then Single Family Residential
West	Future Land Use	Water
	Zoning District	Water
	Existing Land Use	Biscayne Bay



Comparison of Submitted Site Plan With Land Development Regulations

Section	Regulation	Required	Provided
North Bay Village LDC			
5.2.2(a)(1)	Minimum standard parking space dimensions	9 ft by 18 ft	Provided
5.2.2(a)(3)	Minimum handicap accessible parking space dimensions	Must comply with all applicable accessibility standards	Provided
152.042(D)	Minimum number of handicap accessible parking spaces	2% of total spaces. <u>2% of 58 = 2 handicap accessible parking spaces required</u>	Only 2 handicap accessible parking spaces provided
Florida ADA Req Section 208	Minimum number of handicap accessible parking spaces	3 handicap accessible parking spaces required for facilities with 51 - 75 total parking spaces	
152.042(K)	Minimum setback of ROW from parking spaces	20 ft	In compliance
152.042(M)	Minimum separation of parking from walkways and streets	Parking spaces shall be separated from walkways, sidewalks, streets, or alleys by an approved wall, fence, curbing, or other protective device	Provided
152.042(P)	Back-out parking prohibition	Parking spaces shall be designed so that no vehicle shall be required to back into a public ROW to obtain egress	Provided
155.17	Minimum width of maneuvering aisle	23 ft	Provided
155.17	Minimum width of 2-way access aisle	23 ft	Provided
155.22	Maximum height of light fixtures	20 ft	Height not depicted on plans



Section	Regulation	Required	Provided
Miami-Dade Landscaping Chapter 18A			
18A-4(D)	Irrigation plan	An Irrigation Plan shall be submitted. Where a landscape plan is required, an irrigation plan shall be submitted concurrently.	Not yet submitted
18A-6(C)(1)	Tree height	Except street trees, all trees shall be a minimum of 10 ft high with a minimum of 2 inch caliper, except that 30% of the tree requirement may be met by native species with a minimum height of 8 ft.	In compliance
18A-6(C)(2)	Street trees	Street trees shall be provided along all roadways at a maximum average spacing of 35 feet on center (25' for palms). <u>With 124 linear feet of frontage, either 4 trees or 5 palms are required.</u>	6 street trees provided
18A-6(C)(3)	Trees under power lines	Where overhead power lines require low growing trees, street trees shall have a minimum height of 8 feet and a maximum average spacing of 25 feet on center.	No power lines present
18A-6(C)(4)	Palms	Palms which are spaced no more than 25 feet on center and have a 14 foot minimum height or 4 inch minimum caliper diameter may count as a required tree.	



Section	Regulation	Required	Provided
18A-6(C)(11)	Limitations on required trees	<p>At least 30% shall be native species.</p> <p>At least 50% shall be low maintenance and drought tolerant.</p> <p>Of the required trees, no more than 30% shall be palms</p>	<p>In compliance</p> <p>In compliance</p> <p>In compliance</p>
18A-6(C)(12)	Limitations on required trees	80% of required trees shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan and/or the University of Florida's Low Maintenance Landscape Plants for South Florida list.	In compliance
18A-6(D)	Shrubs	<p>All shrubs must be a minimum of 18 inches at time of planting.</p> <p>10 shrubs are required for each required tree. <u>180 shrubs required</u></p> <p>30% shall be native species</p> <p>50% shall be low maintenance and drought tolerant</p> <p>80% of required shrubs shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan and/or the University of Florida's Low Maintenance Landscape Plants for South Florida list.</p>	<p>In compliance</p> <p>In compliance</p> <p>In compliance</p> <p>In compliance</p> <p>In compliance</p>



Section	Regulation	Required	Provided
18A-6(I)	Parking lot buffers	<p>All parking lots adjacent to a right of way shall be screened by a continuous planting with a 7 foot landscape strip incorporating said planting</p> <p>Shrubs shall be a minimum of 18 inches high and planted at a maximum of 30 inches on center; or if planted at a minimum height of 36 inches, shall have a maximum average spacing of 48 inches on center.</p>	<p>In compliance</p> <p>In compliance</p>
18A-6(J)	Parking lot landscaping	<p>10 square feet of landscaped area per parking space shall be provided within a parking lot.</p> <p>Trees shall be planted within the parking lot at a minimum density of one tree per 80 square feet of landscaped area, exclusive of parking lot buffers.</p>	<p>3,071 sq ft provided</p> <p>In compliance</p>



Staff Comments

The current parking situation at Bayshore Yacht and Tennis club is non-conforming to the current parking standards. According to the condominium documents, there were originally 163 residential dwelling units and 14 commercial units. At this time, according to documentation provided by the Village Code Enforcement Officer, there are a total of only 25 on-site parking spaces. The currently proposed plans depict the conversion of the existing tennis courts to a surface parking lot with 58 newly created parking spaces, and access to that parking lot to be provided through what is currently two commercial bays. These plans, if approved, would not bring the subject property into total compliance with the current parking standards but it would lessen the non-conformity.

The Applicant has worked diligently with Staff to provide a site plan which meets the current parking design requirements and landscape design requirements. Many design iterations had been presented and discussed. When the project was first submitted for site plan review, the plan was deficient in one aspect, which was the width of the landscape buffer adjacent to the right of way. However, due to the fact that the subject property is one of the first sights that visitors and residents will see when entering the Village from the Causeway, the applicant agreed to revise the site plan to provide the entirety of the required buffer, in an effort to ensure that this project would contribute to an attractive and aesthetically pleasing entry to North Bay Village. This is why a variance was advertised but is no longer needed for approval of this project.

The one remaining consideration for approval of this project is the ownership and permission aspects of creating a new vehicular access way through existing commercial bays. The President of the condominium association has provided a letter (see attached) stating that the owner is Sebarcar Inc., who has agreed to sell portions of the commercial space to facilitate the ingress and egress necessary for the proposed parking lot. The legality of this commitment should be further substantiated by the Village Attorney.



Staff Recommendations

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) Conversion of at least one standard parking space to a handicap accessible parking space.
- 2) Light poles shall be no taller than 20 feet, as per North Bay Village Code Section 155.22(3).
- 3) Submittal of an irrigation plan which meets Miami-Dade Chapter 18A requirements.
- 4) Parking spaces shall be made available only to residents of the Bayshore Yacht and Tennis Club and their guests.
- 5) Verification by Village Attorney that there are no remaining outstanding legal considerations regarding the proposed vehicular access way through the existing commercial bays.
- 6) Payment of any applicable impact fees.
- 7) 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.
- 8) Building permits and related approvals must be obtained from the Building Official prior to commencement of construction.
- 9) 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.
- 10) All applicable state and federal permits must be obtained before commencement of construction.



Submitted by:

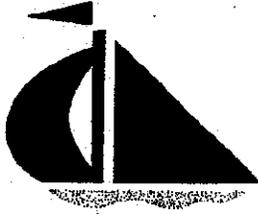
James G. LaRue
James G. LaRue, AICP
Planning Consultant

February 19, 2016

Hearing: North Bay Village Commission, March 1, 2016

Attachments: Aerial photograph
Zoning Map
Letter from Condominium Association President





Bayshore Yacht & Tennis Club
7904 West Drive, North Bay Village, Florida 33141
(305) 758-5311
manager@bayshorevacht.com

VIA HAND DELIVERY

North Bay Village
Attn: Ben Smith
1666 Kennedy Causeway, Suite 300
North Bay Village 33141

**RE: Bayshore Yacht and Tennis Club Condominium Association, Inc.
7904 West Drive • North Bay Village • Florida 33141**

Dear Mr. Smith:

Please be advised that the owners of CU 2 and CU 3, SEBARCAR, INC. intend to sell a portion of their commercial space to the Association facilitate the ingress and egress necessary for the proposed parking area.

Very truly yours,

**BAYSHORE YACHT & TENNIS CLUB CONDOMINIUM
ASSOCIATION, INC.**

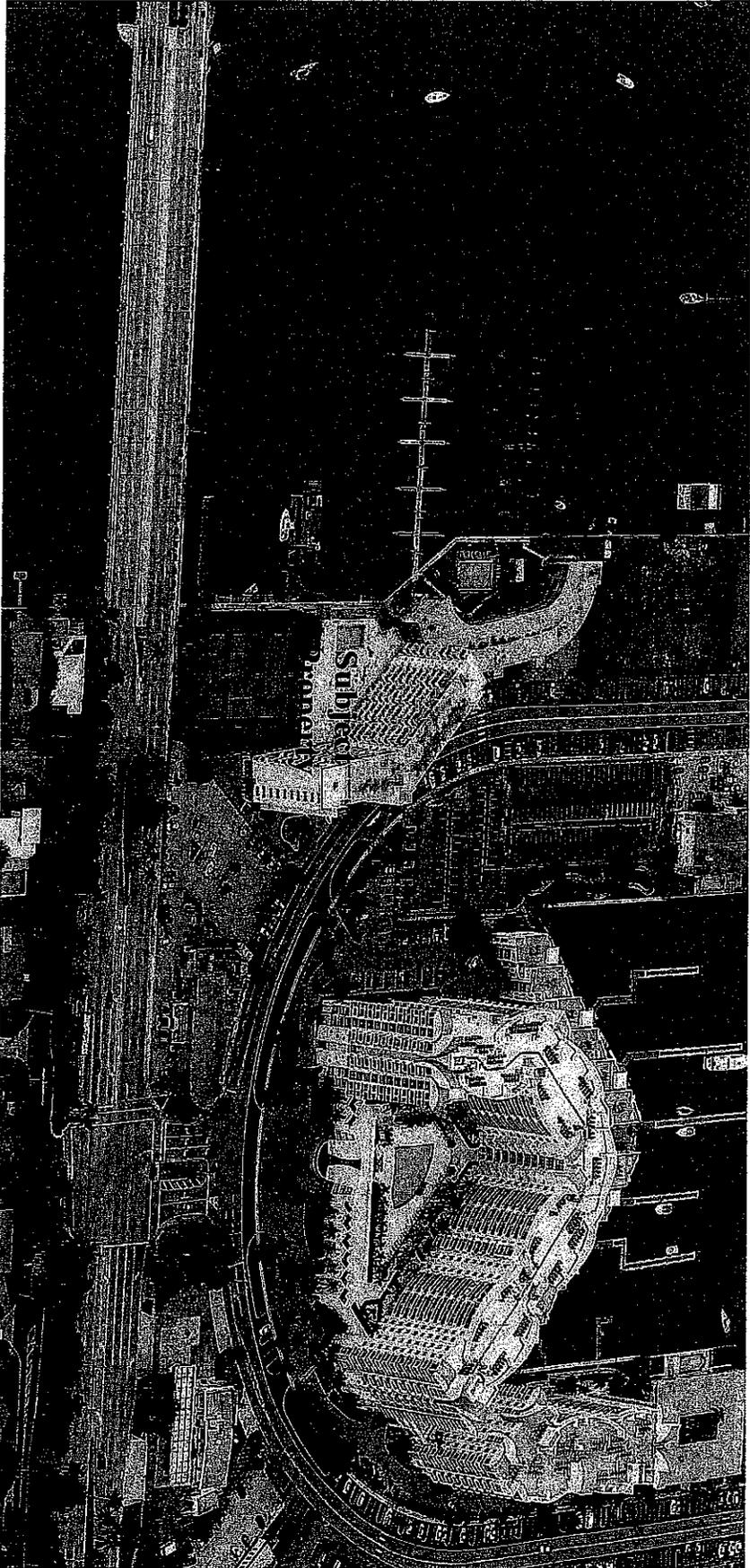

Michael Haeggstroem, as President

SEBARCAR, INC.

William Collazos, as Vice President



**AERIAL
SUBJECT SITE AND ENVIRONS**



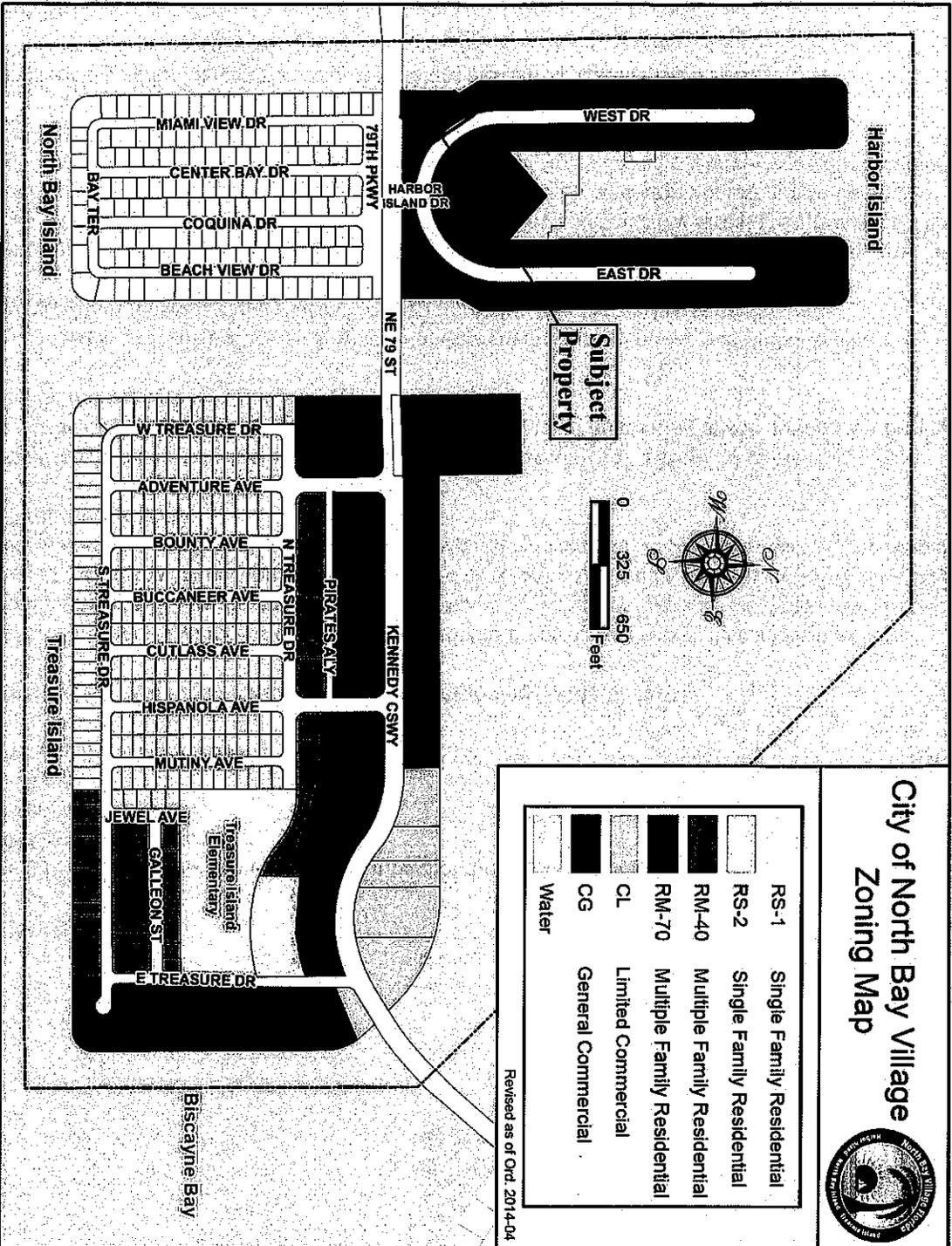
ZONING SUBJECT SITE AND ENVIRONS

City of North Bay Village Zoning Map



RS-1	Single Family Residential
RS-2	Single Family Residential
RM-40	Multiple Family Residential
RM-70	Multiple Family Residential
CL	Limited Commercial
CG	General Commercial
Water	Water

Revised as of Oct. 2014-04





February 18, 2016

VIA HAND DELIVERY

Honorable Mayor Connie Leon-Kreps & Members of the City Commission
City Of North Bay Village
1700 Kennedy Causeway
Suite 132
North Bay Village, Florida 33141

Re: Request for New Parking Facility for a Nonconforming Condominium

Our firm represents Bayshore Yacht and Tennis Club ("the Applicant"), The Applicant is an existing condominium with 171 studio units in a property that is 1.32+/- acres located at 7904 West Drive Tract C Block 4, in the northwest portion of Treasure Island next to the Kennedy Causeway in North Bay Village, Florida. The Applicant proposes to construct a new parking facility for 58 parking spaces on the Property (the "Proposed Project").

The Applicant is requesting site plan approval pursuant to section 152.105 (c) (9) of the North Bay Village Code of Ordinances for the development of parking lot at an existing mixed use nonconforming condominium structure.

The Proposed Project will reduce the impact and alleviate the current parking situation by safely providing 58 permanent parking spaces for a condominium that currently has no parking.

The Applicant is requesting this new parking facility in an effort to diminish the amount of cars that have been parking in the off-street village parking and in a leased parking facility across the street that is not part of the condominium. The Proposed Project will comply with landscape requirements, lighting, paving, drainage and signage requirements of the Village of North Bay and Miami-Dade County zoning and building ordinances.

If I can be of any additional assistance please do not hesitate to contact my office.

Attentively,

2640 SOUTH BAYSHORE DRIVE SUITE 301 MIAMI FLORIDA TEL 305 3104684 EMAIL juanbds@aol.com

ARCHITECTURE

INTERIORS

PLANNING

Juan E. Berry RA
Berry Design Studio Inc.
2640 South Bayshore Drive
Suite 301
Miami, Florida 33133
juanbds@aol.com

2640 SOUTH BAYSHORE DRIVE SUITE 301 MIAMI FLORIDA TEL 305 3104684 EMAIL juanbds@aol.com



FEEM 2:51PM

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

Mr. P. Hammit
NORTH BAY VILLAGE
1666 KENNEDY CAUSEWAY, STE 300
NORTH BAY VILLAGE, FL 33141

Page 1 of 4

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 7904 West Drive N. Bayvillage FL 33141

Owner Name Bayshore Yacht & Tennis Owner Phone # 305-758-5311

Owner Mailing Address 7904 West Drive N. Bayvillage FL 33141

Applicant Name Paula Guzman Applicant Phone # 305-758-5311
(if different from Owner)

Applicant Mailing Address _____

Contact Person Paula Guzman Contact Phone # 305-758-5311

Contact Email Address manager@bayshokeyacht.com

Legal Description of Property Lot 4 and Lot 6 of Harborland Plat Book 44, Page 72

Existing Zoning O200 Lot Size 6200 Folio Number 23-3209-020-001

Project Description Parking lot

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

Variance Requested To reduce parking lot landscape Buffer to 3.5 feet.

Reason for Request parking lot construction.

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Andreana Jackson

Commissioner
Eddie Lim

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

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.

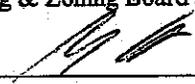
All requests for variances from the North Bay Village Code shall be considered at Public Hearings before the Village Commission. Notice of Hearing shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 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 () Michael Heggstrom

(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 Andreana Jackson	Commissioner Eddie Lim
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**APPLICATION FOR VARIANCE, INCLUDING EXTENSION OF AN UNEXPIRED
VARIANCE AND/OR SPECIAL EXCEPTION APPROVAL**

STATE OF FLORIDA
COUNTY OF Miami Dade

Sworn to and subscribed to before me this 8th day of February, 2016.

by Carl Johan Michael Haeggstrom,

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

Notary Public Signature Leilani Calzadilla

Commission Number/Expiration _____



Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Andreana Jackson

Commissioner
Eddie Lim

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

Office Use Only:

Date Submitted: 2/8/16

Fee Paid: \$ _____

Tentative Meeting Date: 3/1/16

Cash or Check # _____

Date Paid: _____

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Andreana Jackson

Commissioner
Eddie Lim



North Bay Village

Administrative Offices

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

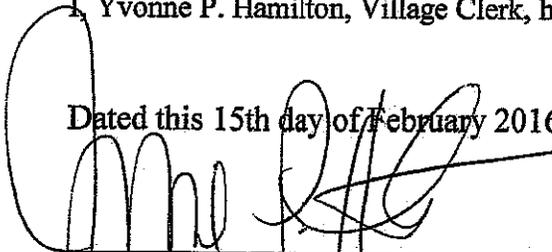
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

RE: AN APPLICATION BY PAULA GUZMAN, ON BEHALF OF BAYSHORE, YACHT & TENNIS CLUB CONDOMINIUM ASSOCIATION, FOR THE FOLLOWING IN CONNECTION WITH THE CONSTRUCTION OF A PARKING LOT AT 7904 WEST DRIVE, TRACT C, BLOCK 4, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA:

- A. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A PARKING LOT AT AN EXISTING MIXED USE CONDOMINIUM STRUCTURE.**
- B. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VLLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF MIAMI-DADE LANDSCAPING SECTION 18A-6(D) TO REDUCE THE PARKING LOT LANDSCAPE BUFFER TO 3.5 FEET, WHERE THE CODE REQUIRES A MINIMUM OF 7 FEET.**

I, Yvonne P. Hamilton, Village Clerk, hereby certify that that the petition filed hereto is correct.

Dated this 15th day of February 2016.


Yvonne P. Hamilton
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – 3/1/2016)

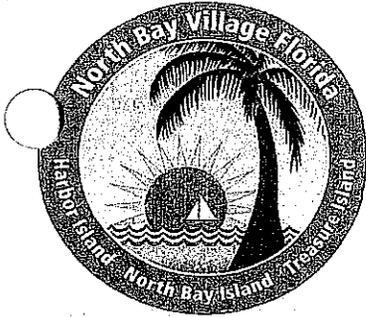
Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Andreana Jackson

Commissioner
Eddie Lim



North Bay Village

Administrative Offices

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

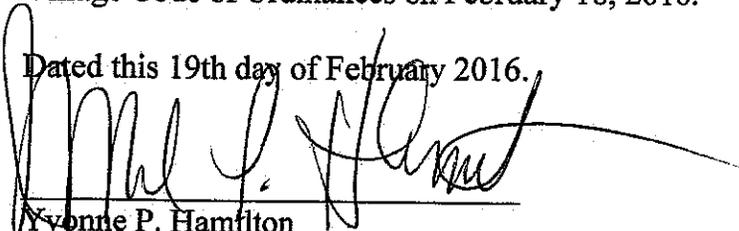
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

RE: AN APPLICATION BY PAULA GUZMAN, ON BEHALF OF BAYSHORE, YACHT & TENNIS CLUB CONDOMINIUM ASSOCIATION, FOR THE FOLLOWING IN CONNECTION WITH THE CONSTRUCTION OF A PARKING LOT AT 7904 WEST DRIVE, TRACT C, BLOCK 4, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA:

- A. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A PARKING LOT AT AN EXISTING MIXED USE CONDOMINIUM STRUCTURE.**
- B. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VLLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF MIAMI-DADE LANDSCAPING SECTION 18A-6(D) TO REDUCE THE PARKING LOT LANDSCAPE BUFFER TO 3.5 FEET, WHERE THE CODE REQUIRES A MINIMUM OF 7 FEET.**

I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on March 1, 2016 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 February 18, 2016.

Dated this 19th day of February 2016.


Yvonne P. Hamilton
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – March 1, 2016)

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Andreana Jackson

Commissioner
Eddie Lim



North Bay Village

Administrative Offices

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

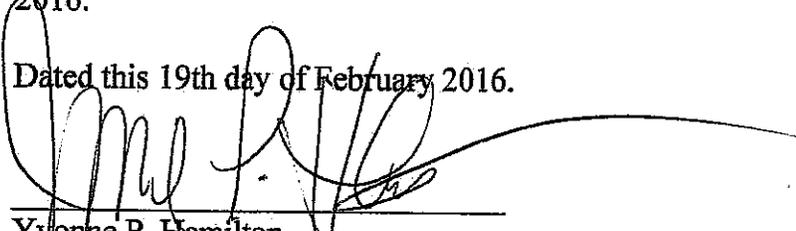
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

RE: AN APPLICATION BY PAULA GUZMAN, ON BEHALF OF BAYSHORE, YACHT & TENNIS CLUB CONDOMINIUM ASSOCIATION, FOR THE FOLLOWING IN CONNECTION WITH THE CONSTRUCTION OF A PARKING LOT AT 7904 WEST DRIVE, TRACT C, BLOCK 4, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA:

- A. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A PARKING LOT AT AN EXISTING MIXED USE CONDOMINIUM STRUCTURE.**
- B. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF MIAMI-DADE LANDSCAPING SECTION 18A-6(I) TO REDUCE THE PARKING LOT LANDSCAPE BUFFER TO 3.5 FEET, WHERE THE CODE REQUIRES A MINIMUM OF 7 FEET.**

I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on March 1, 2016 was posted at the above-referenced property on February 19, 2016.

Dated this 19th day of February 2016.



Yvonne P. Hamilton
Village Clerk

(North Bay Village Planning & Zoning Board Meeting - 3/1/2016)

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Andreana Jackson

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 MARCH 1, 2016 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. AN APPLICATION BY PAULA GUZMAN, ON BEHALF OF BAYSHORE, YACHT & TENNIS CLUB CONDOMINIUM ASSOCIATION, FOR THE FOLLOWING IN CONNECTION WITH THE CONSTRUCTION OF A PARKING LOT AT 7904 WEST DRIVE, TRACT C, BLOCK 4, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA:
 - A. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A PARKING LOT AT AN EXISTING MIXED USE CONDOMINIUM STRUCTURE.
 - B. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VLLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF MIAMI-DADE LANDSCAPING SECTION 18A-6(I) TO REDUCE THE PARKING LOT LANDSCAPE BUFFER TO 3.5 FEET, WHERE THE CODE REQUIRES A MINIMUM OF 7 FEET.

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 VILLAGE 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. 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
(February 18, 2016)

P&O Technologies
224 Commercial Blvd, #206
Ft. Lauderdale, FL 33308
(7914 West Drive)

Gator Harbor Investment
1595 N.E. 163rd Street
N. Bay Village, FL 33141
(7910 West Drive)

Bayshore Yacht & Tennis
Club Condo Association
7904 West Drive
N. Bay Village, FL 33141

360 Condominium Association
360 Harbor Island Drive, #1
North Bay Village, FL 33141

Nancy Y. Ansted & Douglas Wolfe
1696 N.E. Miami Gardens Drive
N. Miami Beach, FL 33179-4902
(1335 79th Street Causeway)

OWNER/OCCUPANT
7904 WEST DR., APT 608
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 609
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 610
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 611
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 612
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 614
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 615
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 616
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 617
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 701
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 702
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 703
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 704
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 705
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 706
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 707
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 708
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 709
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 710
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 711
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 712
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 714
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 715
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 716
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 717
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 801
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 802
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 803
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 804
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OWNER/OCCUPANT
7904 WEST DR., APT 805
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OWNER/OCCUPANT
7904 WEST DR., APT 1009
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 1010
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OWNER/OCCUPANT
7904 WEST DR., APT 1011
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OWNER/OCCUPANT
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OWNER/OCCUPANT
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OWNER/OCCUPANT
7904 WEST DR., APT 1015
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 1016
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 1017
N. BAY VILLAGE, FL 33141

Shell Gas Service
C/O NV FAA LC
1345 Kennedy Causeway
N. Bay Village, FL 33141

BAYSHORE YACHT &
TENNIS CLUB CONDO
7904 WEST DR., OFFICE
N. BAY VILLAGE, FL 33141

Sakura Japanese Rest. Buffet
C/O Xiang Chen
19101 S. Dixie Highway
Miami, FL 33157

Indigo Lofts Development Co.
LLC
C/O Scott Greenwald
7310 S.W. 57th Court, #565
Miami, FL 33143

Nancy Y. Ansted &
Douglas Wolfe
1696 N.E. Miami Gardens
N. Miami Beach, FL 33179

OWNER/OCCUPANT
7904 WEST DR., APT 106
N. BAY VILLAGE, FL
33141

OWNER/OCCUPANT
7904 WEST DR., APT 109
N. BAY VILLAGE, FL
33141



OWNER/OCCUPANT
7904 WEST DR., APT 806
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 807
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 808
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OWNER/OCCUPANT
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7904 WEST DR., APT 902
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7904 WEST DR., APT 911
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
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N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 1008
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OWNER/OCCUPANT
7904 WEST DR., APT 110
N. BAY VILLAGE, FL 33141

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N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
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N. BAY VILLAGE, FL 33141

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N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
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OWNER/OCCUPANT
7904 WEST DR., APT 406
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
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OWNER/OCCUPANT
7904 WEST DR., APT 501
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 315
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 503
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
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OWNER/OCCUPANT
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OWNER/OCCUPANT
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N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 603
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7904 WEST DR., APT 604
N. BAY VILLAGE, FL 33141



OWNER/OCCUPANT
7910 WEST DR., APT 316
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 100
N. BAY VILLAGE, FL
33141

OWNER/OCCUPANT
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OWNER/OCCUPANT
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OWNER/OCCUPANT
7910 WEST DR., APT 114
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 115
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 201
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OWNER/OCCUPANT
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OWNER/OCCUPANT
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OWNER/OCCUPANT
7910 WEST DR., APT 305
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 306
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 307
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 308
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 309
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 310
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 311
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 312
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 314
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT
7910 WEST DR., APT 315
N. BAY VILLAGE, FL 33141



Owner/Occupant
7914 Harbor Island Drive, 102
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, 104
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #302
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #304
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #105
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #106
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #204
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive,
#206
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #103
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #201
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #306
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #303
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #301
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #101
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #202
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #305
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #203
North Bay Village, FL 33141

Owner/Occupant
7914 Harbor Island Drive, #205
North Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#107
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#108
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#109
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#110
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#111
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#112
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#207
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#208
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#209
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#210
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#211
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#212
ESTIMONY AND
Haga-ET 33141

Owner/Occupant
7918 Harbor Island Drive
#307
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#308
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#309
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#310
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#311
N. Bay Village, FL 33141

Owner/Occupant
7918 Harbor Island Drive
#312
N. Bay Village, FL 33141



Owner/Occupant
360 Harbor Island Drive, #5
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #8
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #12
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #14
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #1
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #6
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #2
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #11
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #9
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #10
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #3
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #4
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #13
N. Bay Village, FL 33141

Owner/Occupant
360 Harbor Island Drive, #7
N. Bay Village, FL 33141

360 Condo Corp
360 Harbor Island Drive, #14
N. Bay Village, FL 33141

MIAMI BEACH

MIAMI-DADE COUNTY CANVASSING BOARD SCHEDULE PRESIDENTIAL PREFERENCE PRIMARY ELECTION & MIAMI BEACH SPECIAL ELECTION TO BE HELD ON MARCH 15, 2016

Pursuant to Florida Statute §101.5612, notice is hereby given of the time and location of the public pre-election test of the automatic tabulating equipment (Logic and Accuracy Test) for the March 15, 2016 Presidential Preference Primary Election and Miami Beach Special Election.
Pursuant to Florida Statute §102.141, notice is hereby given of the time and place during which the Miami-Dade County Canvassing Board will meet to canvass the absentee electors' ballots and provisional ballots for the March 15, 2016 Presidential Preference Primary Election and Miami Beach Special Election.

The Miami-Dade County Canvassing Board will convene at the Office of the Supervisor of Elections, 2700 NW 87th Avenue, Doral, Florida. The Canvassing Board is convening on these dates in preparation to conduct the Presidential Preference Primary and the Miami Beach Special Election to be held on March 15, 2016.

DATE/TIME	ACTIVITY
Wednesday, 2/24/16 10:00 a.m.	1. Logic and Accuracy Test of the touch screen and optical scan voting systems to be used for early voting, absentee, and precinct ballots
2:00 p.m.	2. Public inspection of absentee ballots
Monday, 2/29/16 10:00 a.m. through Tuesday, 3/15/16	1. Pre-count Logic and Accuracy Test of the optical scan system used for absentee and provisional ballots 2. Absentee ballots opening and processing (as needed) 3. Duplication of ballots (as needed)
Thursday, 3/3/16 Tuesday, 3/8/16 Thursday, 3/10/16 Monday, 3/14/16 Canvassing: 10:00 a.m. to completion (as needed)	1. Canvassing of presumed invalid absentee ballots (as needed)
Tuesday, 3/15/16 Canvassing: 3:00 p.m. through Friday, 3/18/16 to completion	1. Canvassing of presumed invalid absentee ballots (as needed) 2. Tabulation of results 3. Preliminary Election returns (Unofficial) to State
Friday, 3/18/16 Canvassing: 10:00 a.m. to completion	1. Provisional ballots processing (as needed) 2. Post-count Logic and Accuracy Test of the optical scan system used for absentee and provisional ballots 3. Certification of Unofficial Results, including provisionals
Friday, 3/25/16 Canvassing: 4:00 p.m. to completion	1. Pre-count Logic and Accuracy Test of the optical scan system for overseas absentee ballots 2. Canvassing of overseas absentee ballots to be counted for federal offices only 3. Post-count Logic and Accuracy Test of the optical scan system for overseas absentee ballots 4. Certification of Official Results 5. Race/question and precincts selection for manual post-election State audit
Monday, 3/28/16 Through Wednesday, 3/30/16 10:00 a.m. to completion	1. Audit process starts to completion

All proceedings will be open to the public. For a sign language interpreter or other accommodations, please call 305.499.8405 at least five days in advance. In accordance with §208.0105, Florida Statutes, a person who appears any decision by the Canvassing Board with respect to any matter considered at a meeting, he or she will need a record of the proceedings and therefore will need to ensure that a verbatim record of the proceedings is made.

Please note that the Canvassing Board Schedule is subject to change, if needed. Please contact the Miami-Dade Elections Department at 305.499.8405 if you have any questions.



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 **MARCH 1, 2016 AT 2:00 PM, OR AS SOON AS POSSIBLE THEREAFTER AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA**. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. AN APPLICATION BY PAULA GUZMAN, ON BEHALF OF BAYSHORE YACHT & TENNIS CLUB CONDOMINIUM ASSOCIATION, FOR THE FOLLOWING IN CONNECTION WITH THE CONSTRUCTION OF A PARKING LOT AT 7904 WEST DRIVE, TRACT C, BLOCK 4, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA:
 - A. SITE PLAN APPROVAL PURSUANT TO SECTION 152.06(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A PARKING LOT AT AN EXISTING MIXED USE CONDOMINIUM STRUCTURE.
 - B. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF MIAMI-DADE LANDSCAPING SECTION 18A-6D TO REDUCE THE PARKING LOT LANDSCAPE BUFFER TO 3.5 FEET, WHERE THE CODE REQUIRES A MINIMUM OF 7 FEET.
2. AN ORDINANCE OF THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 152, SECTION 152.083 ENTITLED "DISTRICT SIGN REGULATIONS" PERTAINING TO POLITICAL SIGNS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE VILLAGE CODE; AND PROVIDING AN EFFECTIVE DATE.
3. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING SUPPLEMENTAL REGULATIONS OF CHAPTER 157 - ZONING, OF THE CODE OF ORDINANCES OF NORTH BAY VILLAGE, FLORIDA, CREATING SECTION 152.112 ENTITLED "VACATION RENTAL LICENSE PROGRAM" TO INCLUDE BUT NOT BE LIMITED TO PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR A VACATION RENTAL LICENSE; PROVIDING FOR A VACATION RENTAL REPRESENTATIVE; PROVIDING FOR LOCAL PHONE SERVICE REQUIREMENT; PROVIDING FOR PARKING STANDARDS; PROVIDING FOR SOLID WASTE HANDLING AND CONTAINMENT; PROVIDING FOR THE POSTING OF VACATION RENTAL INFORMATION; PROVIDING FOR PENALTIES AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND AN EFFECTIVE DATE.

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

THE DOCUMENTS PERTAINING TO THIS PUBLIC HEARING MAY BE INSPECTED AT THE OFFICE OF THE VILLAGE CLERK DURING REGULAR WORKING HOURS AT 1666 KENNEDY CAUSEWAY, #300. INQUIRIES MAY BE DIRECTED TO THAT DEPARTMENT AT (305) 756-2171.

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

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

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-2171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

YONNE P. HAMILTON, CMC
VILLAGE CLERK
(February 11, 2016)