



## 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

TREASURE ISLAND ELEMENTARY SCHOOL  
7540 EAST TREASURE DRIVE  
NORTH BAY VILLAGE, FL 33141

THURSDAY  
SEPTEMBER 19, 2013 – 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, PLEDGE OF ALLEGIANCE, ROLL CALL
  2. (PUBLIC HEARING) ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN.
    - A. A REQUEST FOR A SPECIAL USE EXCEPTION BY THE PROPERTY OWNERS OF 1860 SOUTH TREASURE DRIVE, LOT 17, BLOCK 8, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA, PURSUANT TO SECTIONS 152.028(D) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO DEVELOP A SINGLE-FAMILY RESIDENCE IN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT (RM-40).

#### 1.) Board Recommendation

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

3. **APPROVAL OF MINUTES**

A. **Regular Planning & Zoning Board Meeting – JUNE 18, 2013**

1.) **Board Action**

4. **ADJOURNMENT**

Mayor  
**Connie Leon-Kreps**

Vice Mayor  
**Eddie Lim**

Commissioner  
**Dr. Richard Chervony**

Commissioner  
**Wendy Duvall**

Commissioner  
**Jorge Gonzalez**



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

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

*Applicant: Royal Flagg Jonas, Barbara Jonas,  
Stanley Jonas and Dolores Jonas*

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



Serving Florida Local Governments Since 1988

2A(1)

**General Information**

<b>Owner/Applicant:</b>	Royal Flagg Jonas, Barbara Jonas, Stanley Jonas and Dolores Jonas
<b>Applicant Address:</b>	1560 South Treasure Drive, North Bay Village
<b>Contract Buyer:</b>	Gail Westgate and Stuart Chase
<b>Site Address:</b>	1860 South Treasure Drive
<b>Site Folio Number:</b>	23-3209-014-0090
<b>Contact Person:</b>	Graham Penn
<b>Contact Person Phone Number:</b>	305-377-6229
<b>E-mail Address</b>	gpenn@brzoninglaw.com

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

**Legal Description of Subject Property**

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

**Item Before the Planning & Zoning Board**

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



2A(2)

**Description of the Situation**

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

The subject lot has a Future Land Use designation of Residential/Medium Density Multi-family Residential and a zoning classification of RM-40, but does not meet the minimum frontage requirements of the RM-40 regulations. The property is 80 ft wide, rather than the required 100 ft. However, according to North Bay Village Section 152.004(D) (Nonconforming Uses), because this is a legally non-conforming lot, the single family use is allowed by right and a variance is not required.

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

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



**Consistency with the Comprehensive Plan**

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

**Consistency with Land Development Code (LDC)**

Section 152.028(D):

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

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

According to Section 152.028 (above), the single family home is a specially permitted use; and must adhere to the RS-1 setback provisions of Section 152.026(C)(2):

<i>Setback</i>	<i>Distance (Feet)</i>
<i>Front</i>	<i>20</i>
<i>Side (corner)</i>	<i>20</i>
<i>Side (interior)</i>	<i>10</i>
<i>Rear</i>	<i>15</i>
<i>Waterfront</i>	<i>25</i>

Additionally, the lot has a frontage of 80 ft. The site development standards of Section 152.028 set the minimum frontage at 100 ft. However, in this case, a variance is not required because this is a legally non-conforming lot; and Section 152.004(D) guarantees the right to build a single family home in any district which permits the building of a single family home:

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

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



---

*required yard or area dimensions and requirements other than those site development standards applying to area, width, or depth shall conform to the regulations for the zoning district in which such lot is located.*

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

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

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

152.098 - Use exceptions

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



- (8) *Structural alterations to special uses, after these uses are approved by the City Commission.*
- (9) *Other special uses as may be enumerated in specific zoning districts.*
- (10) *Reserved.*

### Potential Impacts Upon Adjacent Properties

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

Staff has also reviewed the plans submitted by the applicant (attached) and find that they appear to meet the applicable North Bay Village and Miami-Dade regulations. Additionally, it does not appear that the proposed plans will negatively impact adjacent properties.

### Recommendation:

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

1. Building permits and related approvals for the single family home must be obtained from the Building Official prior to commencement of construction.
2. Cost Recovery changes must be paid pursuant to Section 152.110. Specifically, no new development application shall be accepted and no building permit 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.



3. Authorization or issue of a special exception use or a building permit by the Village does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Village for issuance of a special exception use or a building permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of federal or state law.
4. All applicable state and federal permits must be obtained before commencement of construction.

Submitted by:

*James L. LaRue*

James L. LaRue, AICP  
Planning Consultant

September 9, 2013

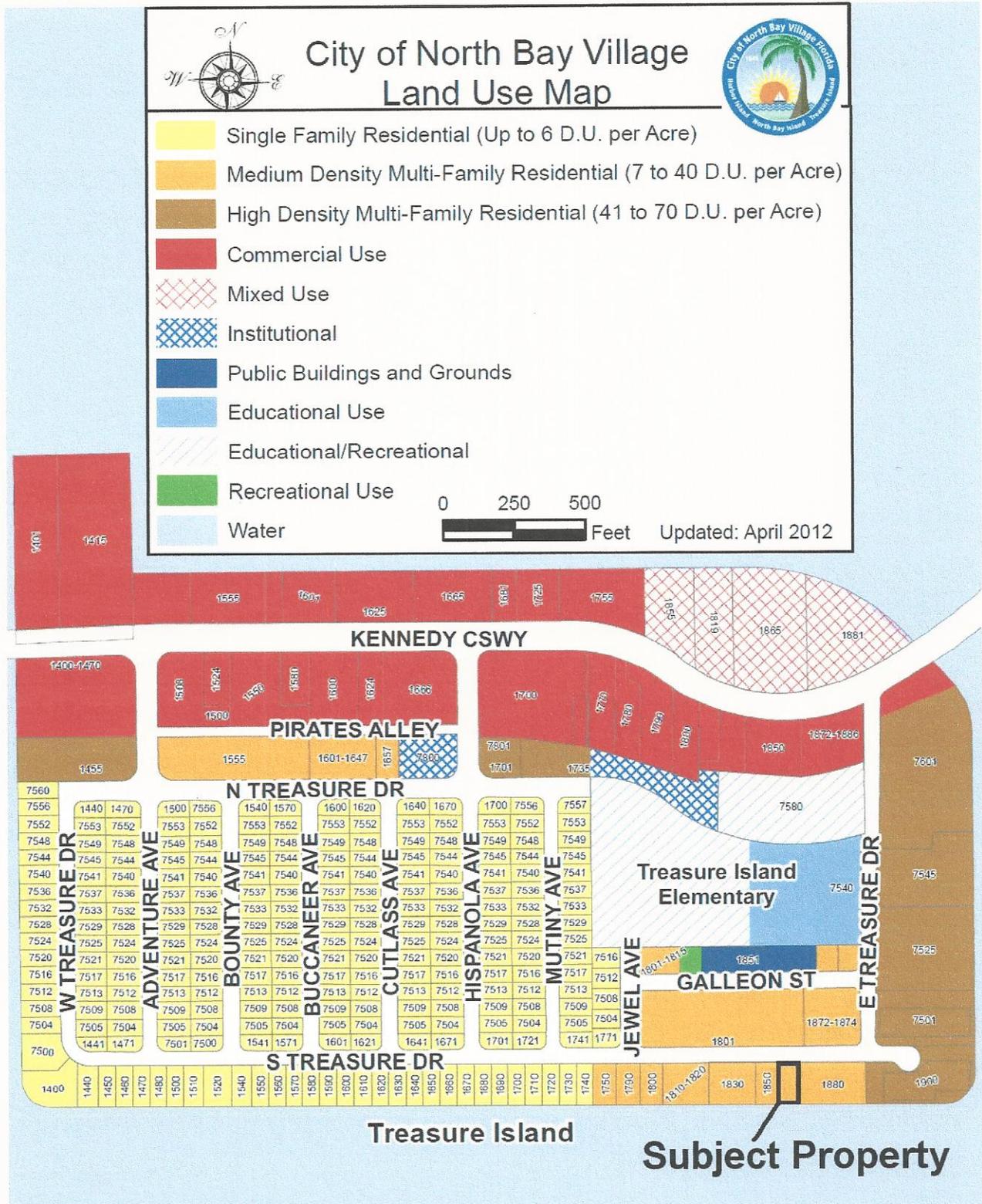
Hearing: Planning & Zoning Board, September 19, 2013

Attachments: Future Land Use Map  
Zoning Map  
Aerial Photograph  
Street View Photograph  
Applicant Submitted Plans



LaRue

**FUTURE LAND USE  
SUBJECT SITE AND ENVIRONS**



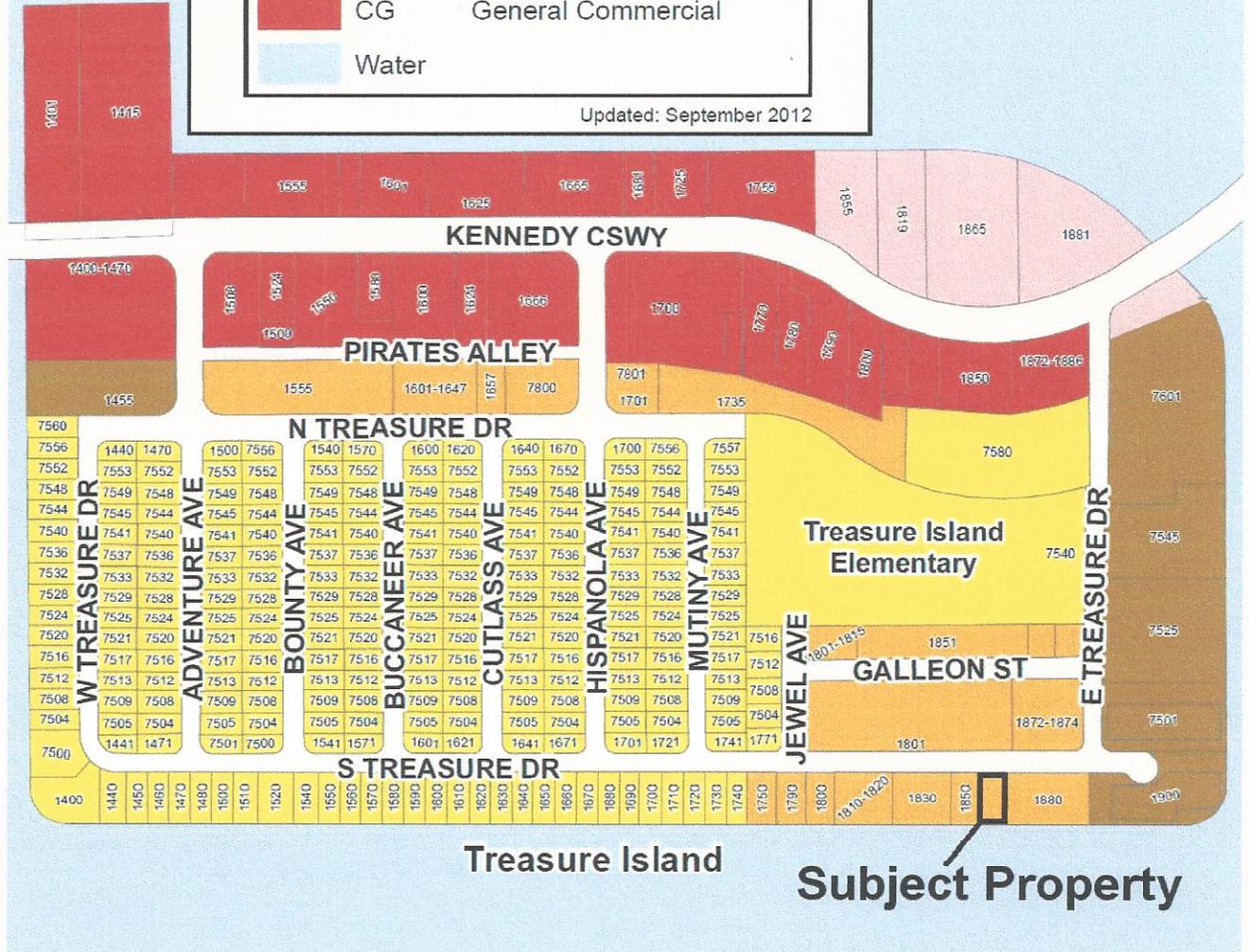
**ZONING**  
**SUBJECT SITE AND ENVIRONS**

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	

Updated: September 2012



**AERIAL PHOTOGRAPH  
SUBJECT SITE AND ENVIRONS**



2A(10)



Staff Report  
Special Use Exception

Applicant's Name: Royal Flagg Jonas  
Single Family Home in the RM-40

**STREET VIEW PHOTOGRAPH  
SUBJECT SITE AND ENVIRONS**



2A(11)



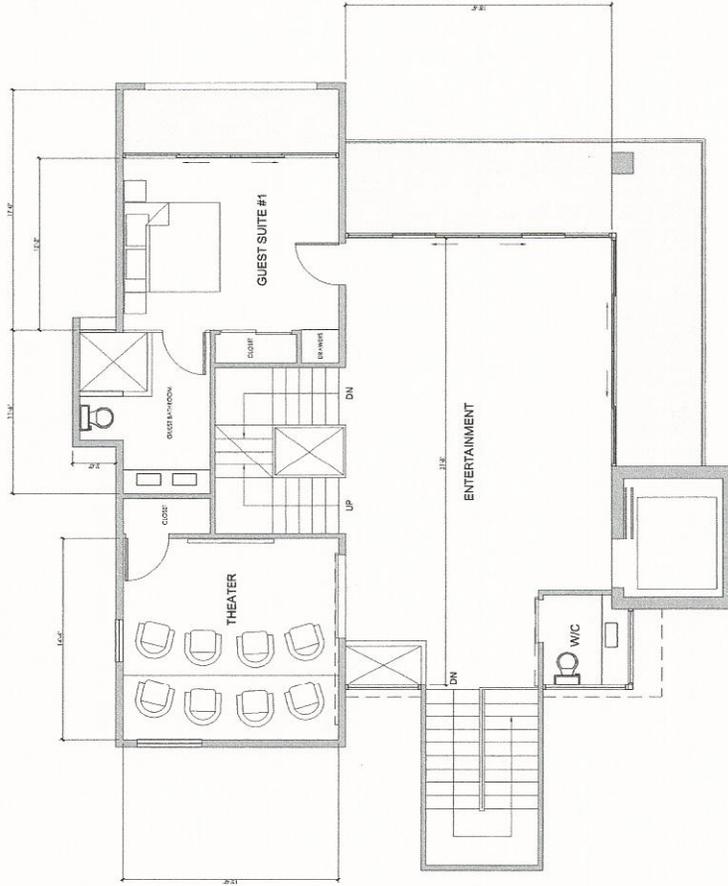
Serving Florida Local Governments Since 1988







**SECOND FLOOR PLAN**  
 1/4" = 1'-0"



2A(15)











PLANNING & ZONING BOARD  
DATE SUBMITTED: 8/12/13  
MEETING DATE: to be scheduled

**APPLICATION FOR HEARINGS AND NOTICE BEFORE  
THE PLANNING & ZONING BOARD**

**Hearings and Notices:** - All petitions for amendments, changes or supplements to these regulations for variances or special use exceptions thereto, for Height Bonus Approval, or for an amendment, change or supplement to the Comprehensive Plan or district boundaries of the district zoning map, or petitions appealing an administrative decision shall be considered at Public Hearings before the Planning & Zoning Board and the City Commission. Witnesses desiring to make a statement of fact at a Public Hearing shall be considered as a matter of opinion. Notice of Public Hearings before the Planning & Zoning Board and the City Commission shall be given by publishing the time, the place and the nature of the hearing at least 10 days before the hearing. The City Clerk shall certify that the petition is complete before the hearing is legally advertised.

**APPLICANT'S NAME:** Royal Flagg Jonas and Barbara Jonas, Husband and Wife and Stanley Jonas and Dolores Jonas, Husband and Wife, Owners

**PHONE:** c/o Graham Penn 305 377 6229

**ADDRESS:** c/o Graham Penn, 200 S Biscayne Blvd., Suite 850 Miami FL 33131

**PURPOSE OF REQUEST:** (Zoning Amendment, Change, Supplement, Variance, Special Use Exception, Height Bonus Approval, Administrative Appeal, etc.)

Special use exception to permit a single family residential use in the RM-40 zone.

**LEGAL DESCRIPTION OF PROPERTY:** Lot 17, Block 8 of the Treasure Island 1<sup>st</sup> Addition Portion of B, Plat Book 57, Page 6.

2A(21)

**STREET ADDRESS:** Approximately 1860 South Treasure Drive

**APPLICATION FOR HEARING AND NOTICES  
BEFORE THE PLANNING & ZONING BOARD  
PAGE 2 OF 3**

**EXISTING ZONING:** RM-40

**ACRES:** .275

**SECTION: 09 TOWNSHIP: 53 RANGE: 42**

**EXISTING ZONING REGULATION, VARIANCES, OR USE:** RM-40 undeveloped land.

**PROPOSED CHANGES:** A special use exception to permit a single family home in the RM-40 district. See attached letter for more details.

All applications shall be submitted to the Building & Zoning Department at least 21 days before the scheduled Public Hearing. Applications shall include all information and/or documents required by the Board.

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

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

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

2A(22)

APPLICATION FOR HEARING AND NOTICES  
BEFORE THE PLANNING & ZONING BOARD  
PAGE 3 OF 3

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

*Royal Flagg Jonas*

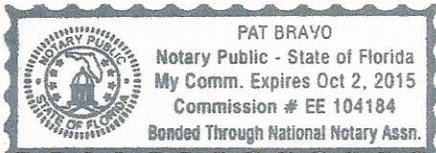
STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE)

Sworn to and subscribed to before me this 12 day of  
August 2013 by Royal Flagg Jonas who is personally known  
to me or who has produced \_\_\_\_\_ as  
identification.

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

*PAT BRAVO*

(Notary Seal)



Fees: \$2,600.00 - \$600 Filing Fee

Date Paid: 8/13/13

(NOTE: ALL NEW AND SUBSTANTIAL IMPROVEMENTS MUST  
COMPLY WITH THE FLORIDA BUILDING CODE AND THE FEMA  
(FLOOD) REGULATIONS.)

2A(23)

APPLICATION FOR HEARING AND NOTICES  
BEFORE THE PLANNING & ZONING BOARD  
PAGE 3 OF 3

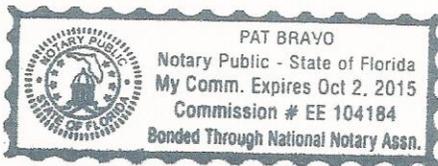
Authorized  
Signature: Barbara Jonas

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE)

Sworn to and subscribed to before me this 12 day of  
August 2013 by Barbara Jonas who is personally known to  
me or who has produced \_\_\_\_\_ as identification.

Pat Bravo  
Notary Public

(Notary Seal)



Fees: \_\_\_\_\_

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

(NOTE: ALL NEW AND SUBSTANTIAL IMPROVEMENTS MUST  
COMPLY WITH THE FLORIDA BUILDING CODE AND THE FEMA  
(FLOOD) REGULATIONS.)

2A(24)

APPLICATION FOR HEARING AND NOTICES  
BEFORE THE PLANNING & ZONING BOARD  
PAGE 3 OF 3

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

*Stanley Jonas*

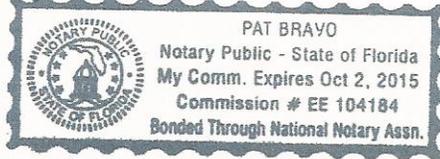
STATE OF FLORIDA       )  
COUNTY OF MIAMI-DADE)

Sworn to and subscribed to before me this 12 day of  
August 2013 by Stanley Jonas who is personally known to  
me or who has produced \_\_\_\_\_ as identification.

*Pat Bravo*

Notary Public

(Notary Seal)



Fees: \_\_\_\_\_

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

(NOTE: ALL NEW AND SUBSTANTIAL IMPROVEMENTS MUST  
COMPLY WITH THE FLORIDA BUILDING CODE AND THE FEMA  
(FLOOD) REGULATIONS.)

2A(25)

APPLICATION FOR HEARING AND NOTICES  
BEFORE THE PLANNING & ZONING BOARD  
PAGE 3 OF 3

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

*Dolores Jonas*

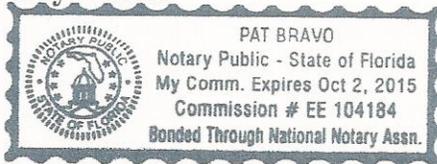
STATE OF FLORIDA        )  
COUNTY OF MIAMI-DADE)

Sworn to and subscribed to before me this 12 day of  
August 2013 by Dolores Jonas who is personally known to  
me or who has produced \_\_\_\_\_ as identification.

*Pat Bravo*

Notary Public

(Notary Seal)



Fees: \_\_\_\_\_

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

(NOTE: ALL NEW AND SUBSTANTIAL IMPROVEMENTS MUST  
COMPLY WITH THE FLORIDA BUILDING CODE AND THE FEMA  
(FLOOD) REGULATIONS.)

2A(26)

August 9, 2013

Yvonne Hamilton  
City Clerk  
North Bay Village  
1666 Kennedy Causeway, 3rd Floor  
North Bay Village, FL 33141

Re: Authorization to Represent Interests Before City

Dear Ms. Hamilton:

We hereby authorize the following firms and individuals to represent my interests before the Village in a special use exception seeking the development of a single family home on our property:

- Stuart Chase and Gail Westgate (contract purchasers)
- Bercow Radell & Fernandez, P.A. – Graham Penn, Esq. (land use attorney for contract purchasers)
- Barry Klein (architect for contract purchasers)

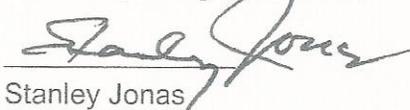
Sincerely yours,



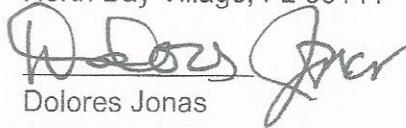
Royal Flagg Jonas  
1560 South Treasure Drive  
North Bay Village, FL 33141



Barbara Jonas  
1560 South Treasure Drive  
North Bay Village, FL 33141



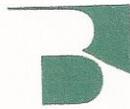
Stanley Jonas  
1560 South Treasure Drive  
North Bay Village, FL 33141



Dolores Jonas  
1560 South Treasure Drive

NORTH BAY VILLAGE, FL 33141

2A(27)



14-13P03:50 RCVD

Revised

**BERCOW RADELL & FERNANDEZ**  
ZONING, LAND USE AND ENVIRONMENTAL LAW

Direct: 305-377-6229  
E-Mail: [gpenn@brzoninglaw.com](mailto:gpenn@brzoninglaw.com)

VIA ELECTRONIC MAIL AND HAND DELIVERY

August 14, 2013

Frank Rollason  
Interim Village Manager  
North Bay Village  
1666 Kennedy Causeway, 3rd Floor  
North Bay Village, Florida 33141

RE: Letter of Intent for Special Use Exception - Approximately 1860 South Treasure Drive.

Dear Mr. Rollason:

Our law firm represents Gail Westgate and Stuart Chase (collectively the "Applicant"), the contract purchasers of the parcel at the above-described address (the "Property"). We have been authorized by the owners of the Property to file the instant application seeking a special use exception to permit the development of a single-family home on the Property.

The Property. The Property is approximately .275 acres in size and is located on the south side of South Treasure Drive. To the east and west of the Property are existing multifamily residential buildings. To the north of the Property is a parking lot serving another multi-family residential development. The Property is zoned Medium Density Multiple-Family Residential (RM-40).

Proposed Development. The Applicant proposes to develop the Property with a modern and innovative single family home that has been designed to be compatible with the surrounding multi-family development. Under the terms of Section 152.028 of the Village's zoning regulations, single-family homes may be permitted as a special use exception in the RM-40 zone, subject to compliance with the setback requirements of the RS-1 single family zoning district. The proposed development, as shown on the submitted plans, will be consistent with the RS-1 setback standards. Under the terms of the

2A(28)

Frank Rollason  
Interim Village Manager  
August 14, 2013  
Page 2 of 12

Village's Land Development Regulations, the proposed development is a "Minor Development I."

Public Hearing Request. As required by Section 2.7.3(2) of the Village's Consolidated Land Development Regulations, the Applicant hereby makes the following public hearing zoning request:

- A special use exception to permit a single family home in the RM-40 zone.

The Applicant is unaware of any additional special permits, variances or exemptions that would be required by the proposed development.

Compliance with Zoning and Village Code Standards. The proposed home will comply with all the requirements of the Village's RM-40 zoning district, the Village's site plan review standards, and the Village's design guidelines.

Village's Site Plan Review Criteria. The following are the Village's site plan review criteria and the status of the compliance of the development with each requirement:

Section 152.105(C)

- (a) Protects against and minimizes any undesirable effects upon contiguous and nearby property.

*The submitted plan complies with this requirement. The proposed development has been designed to be compatible with the existing multi-family development that surrounds the Property.*

- (b) Provides sufficient off-street parking and loading facilities so that it will not be necessary to use the streets in the vicinity for this purpose.

*The submitted plan complies with this requirement, providing three garaged parking spaces.*

(c) Provides a sufficient setbacks, open space, and landscaping in order to protect and enhance the appearance and character of the neighborhood.

*The submitted plan complies with this requirement. Special care has been taken to protect the property to the west.*

(d) Can be accommodated by existing community roads, services, and utilities, or the necessary additions are provided by the developer.

*This single family development will be accommodated by the existing roadway network and water and sewer system and represents a significant reduction of what could be developed on the Property.*

Village's Design Standards. As you know, the Village's urban design standards are codified in Section 155 of the Village Code. The following are the relevant design standards and the status of the compliance of the development with each requirement:

Section 155.03

Building and site design relationships shall conform to the following standards

1. Buildings or structures located along strips of land or on single sites and not part of a unified multi-building complex shall strive to achieve visual harmony with the surroundings.

*The submitted plan complies with this requirement*

2. Retail or office establishments, which are located on corners, are recommended to place windows on each wall that faces a street, parking area or driveways.

*This requirement is inapplicable to the Property.*

3. In the case of buildings with multiple storefronts and shopping centers with out-parcel development, facade treatment shall be

coordinated. Such facade treatments include: building colors, windows, storefronts, signage and awnings.

*This requirement is inapplicable to the Property*

4. All vending machines, any facility dispensing merchandise, or a service on private property shall be confined to a space built into the building or buildings, or enclosed in a separate structure compatible with the main building.

*This requirement is inapplicable to the Property.*

5. When garage structures are provided, such shall be designed to incorporate a decorative grid treatment into the structure's facade at ground level.

*This requirement is inapplicable to the Property.*

6. Storefronts shall have easily identifiable entrances.

*This requirement is inapplicable to the Property.*

7. Window displays shall be done in such a manner as to capture the pedestrians' customers' attention, establishing a positive and professional image for the business, and informing the potential customers of the merchandise.

*This requirement is inapplicable to the Property.*

8. "Take out" or "pick up" windows for retail or other establishments shall not be located on a building facade that faces a public right-of-way, unless they are designed in such a manner as to be an aesthetic asset to the building and neighborhood.

*This requirement is inapplicable to the Property.*

9. Roof-mounted mechanical equipment and elevator shafts shall be screened by a parapet wall or grills and shall be painted in muted colors or match the building and shall not be visible from the street.

*The development plan will comply with this requirement.*

10. All service bays, mechanical (HVAC) equipment and delivery areas shall be located away from and not visible from the streets, waterways, sidewalks and adjacent properties.

*The development plan will comply with this requirement.*

11. Service bays, ground-mounted air conditioning units and other mechanical equipment shall be buffered and completely screened from public and on-site pedestrian view.

*The development plan will comply with this requirement.*

12. Exterior service bays and delivery areas shall not be used for the storage of vehicles or materials.

*This requirement is inapplicable to the Property.*

13. The sale, dismantling or servicing of any vehicles, equipment, materials, or supplies shall not take place within the service area or delivery area.

*This requirement is inapplicable to the Property.*

14. Driveways and loading spaces associated with exterior service bays shall be so that vehicles using the space do not hinder the use of traffic lanes, streets, or adjacent properties.

*This requirement is inapplicable to the Property.*

15. Pre-fabricated homes are prohibited in new construction.

*The development plan complies with this requirement.*

Frank Rollason  
Interim Village Manager  
August 14, 2013  
Page 6 of 12

16. Fences shall be made of wrought iron or aluminum bars with intermittent posts. Masonry walls are also permitted, with forty (40) percent of the wall opaque. Chain link fences and privacy wood fences are prohibited along the Corridors. Sharp projections, barbed wire or other hazardous materials are not permitted as any part of a fence or wall. Wrought iron and aluminum bar fences shall be either black, white or match the color of the building. Masonry walls shall match the building color or reflect Florida coastal themes. Color shall be muted tones.

*The submitted plan complies with this requirement.*

17. Temporary construction shall be enclosed by black vinyl coated chain-link fences. Construction walls/fences are encouraged to contain art work and graphics. Commercial advertisements are prohibited.

*The development will comply with this requirement at the time of construction.*

18. Reflective/mirrored glass shall be discouraged.

*The submitted plan complies with this requirement.*

19. Buildings shall not have unfinished surfaces visible to the public.

*The submitted plan complies with this requirement.*

Section 155.04 New Construction.

- A. Buildings should have a recognizable entrance facing the public street.
1. Design and location of balconies should reinforce the building form.
  2. All projects should consider the overall form, and detail of the building. Box buildings are discouraged.

*The submitted plan complies with these requirements. While the design is simple, it features changes in material and in plane that will create the most interesting new home in the Village.*

Section 155.05 Site Design Relationships

A. The coordination of facade components help establish an identity for an office building, industrial building or shopping plaza. Therefore, for all unified developments and shopping centers including principal buildings and out parcel development, all buildings and signage shall demonstrate compatibility in materials and consistency in style throughout all exterior elevations. The following standards shall apply to all new and substantial development. Buildings and signage shall demonstrate the following:

1. Compatibility with adjacent land uses in terms of scale and lot coverage.

*The submitted plan complies with this requirement. Special care has been taken to provide a wider view corridor on the west and windows have been minimized on the east, where excess fenestration could create an issue with residents of the existing multi-family building.*

2. Utilize color schemes that blend with those of neighboring developments, as well as consistency in color schemes for the site. Accent colors and materials shall be chosen to enhance architectural detail.

*The development will comply with this requirement.*

3. In the case of buildings with multiple storefronts and shopping centers with out-parcel development, façade treatment shall be coordinated and have like details. Such façade treatments include: building colors, building, floors, storefront, signage, awnings, roof materials, and roof pitch.

*This requirement is inapplicable to the Property.*

4. Building signs shall be designed as integral architectural elements with proportions related to the surfaces to which they are attached.

*This requirement is inapplicable to the Property.*

Section 155.08 Bayview

- A. Buildings should provide view/light/breeze corridors to the bay.

*The submitted plan complies with this requirement.*

- B. Building pedestal should not form continuous sheer wall along the bay. Decorative surfaces, multi-level decks, berming and sufficient setbacks shall reduce the impact of the pedestal.

*The submitted plan complies with this requirement, providing for changes in plane and fenestration along the bay.*

- C. Buildings should be designed with distinctive form. Stepped form and distinctive roof lines create a more interesting skyline and increase building recognition.

*The submitted plan complies with this requirement.*

- D. Pool decks should include landscaping to provide shade and tropical image.

*The submitted plan complies with this requirement. The rear pool deck and backyard will include generous landscaped areas.*

- E. All projects shall provide bay walkways along the rear of the property, which can be connected to other properties.

*This development, as a single family home, will not be providing a baywalk.*

Section 155.14 Landscaping

(A) Landscaping should compliment the old Florida/Maritime theme, using native plant materials and street furnishings that carry the theme, and provide continuity throughout the district. In addition, public safety will be a priority using the principles of CPTED to create high visibility areas and natural access control. With regards to landscape design for both new construction and existing buildings, the following should apply:

*The submitted plan complies with this requirement.*

(B) Ornamental trees or palms should be placed in front of buildings in such a manner as to provide visual transparency. Shade trees and palms shall be used adjacent to open spaces, parking lots, and residential streets. Planting areas shall be designed with multi-layers of plant material including shrubs and ground covers.

*The submitted plan complies with this requirement.*

1. Landscaping should compliment and enhance the overall architectural and design theme of the property, but not overpower it.

*The submitted plan complies with this requirement.*

2. Rhythm should be maintained along public streets through the uniform placement of trees.

*The submitted plan complies with this requirement.*

3. Blank walls greater than 25' in length and other unattractive areas of a site or building should be heavily screened with landscaping. Rooflines or storefronts of twenty-five (25) feet or greater shall be broken by vertical landscaping materials. Shade and accent trees planted at twenty (20) foot intervals shall be required to achieve this screening.

*The submitted plan complies with this requirement. There are no "blank" walls in the proposed design.*

4. Large parking areas and driveways shall be heavily landscaped along the perimeter and with interior and terminal islands.

*This requirement is inapplicable to the Property.*

5. Landscape design should utilize the CPTED principles of natural surveillance, natural access control and territorial reinforcement.

*The submitted plan complies with this requirement.*

6. The use of native trees, shrubs and ground covers is encouraged to be incorporated into the landscaping around proposed developments. Local flora will be maintained as part of the built environment and the demand on our local water resources will be minimized.

*The submitted plan complies with this requirement.*

7. The placement and design of landscaping shall maximize visibility to provide natural surveillance.

*The submitted plan complies with this requirement.*

8. Landscape design shall incorporate with design of other physical features, such as sidewalk, pavements, lighting and fences; to emphasize public entrances, define and reinforce ownership of property.

*This requirement is inapplicable to the Property.*

9. Tree and palm heights and spread shall allow sufficient visibility, not completely block views of/from doors, windows, and streets.

*The submitted plan complies with this requirement.*

10. Shrubs and ground cover shall be planted along public right-of-ways or around parking, and public open areas.

*The submitted plan complies with this requirement.*

11. Landscape design will utilize principles of xeriscape landscaping, while retaining the tropical beach resort atmosphere.

*The submitted plan complies with this requirement.*

12. Landscape plans must be drawn, signed and sealed by a Florida Registered Architect or Landscape Architect.

*The Applicant agrees to provide a full landscaping submittal as a condition of approval.*

13. In addition to the design standards, all landscaping shall meet the standards of the Village of North Bay Village Landscape Code.

*The submitted plan complies with this requirement.*

14. Landscaping in 15' line of site triangle at intersections of right-of-ways and at driveways shall conform to height clearances of bushes and trees, and maximum tree calipers in accordance with the Village Code.

*The submitted plan complies with this requirement.*

Landscape Maintenance. As required by Chapter 18A of the Miami-Dade County Code, the Applicant will be submitting a full irrigation plan at the time of permit. The landscaping, as required by code, will be irrigated on a regular basis.

The landscaping, once installed, shall be maintained under the following schedule:

Frank Rollason  
Interim Village Manager  
August 14, 2013  
Page 12 of 12

A. Lawn/Grass

- 1) Cut bimonthly as required.
- 2) Fertilize and weed control as necessary.
- 3) Treat for pests and/or diseases as necessary.

B. Trees/Shrubs

- 1) Trim, fertilize and treat for pests as needed.
- 2) Replace as required.

Conclusion. We look forward to the Village's review and recommendation on the application. If you have questions or concerns, please call me at (305) 377-6229.

Sincerely,



Graham Penn

cc: Yvonne Hamilton  
James Larue, AICP  
Gail Westgate  
Stuart Chase  
Barry Klein, AIA



## North Bay Village

Administrative Offices

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

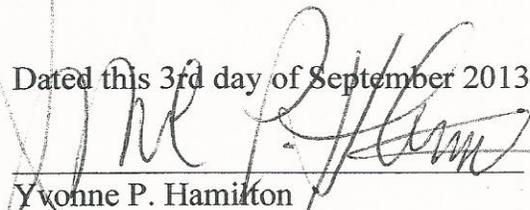
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

Jonas' Property  
1860 South Treasure Drive  
Lot 17, Block 8 of  
Treasure Island, First Addition Portion of B  
Plat Book 57, Page 6  
North Bay Village, FL 33141

Request for Special Use Exception to develop a Single Family Home

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 Royal Flag Jonas and Barbara Jonas, Husband and Wife and Stanley Jonas and Delores Jonas, Husband and Wife, Owners of 1860 S. Treasure Drive for a Special Use Exception to construct a Single-Family Home on the property is complete.

Dated this 3rd day of September 2013

  
Yvonne P. Hamilton  
Village Clerk

(Planning & Zoning Board Meeting – 9/19/2013)

**ZA(40)**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez



## North Bay Village

Administrative Offices

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

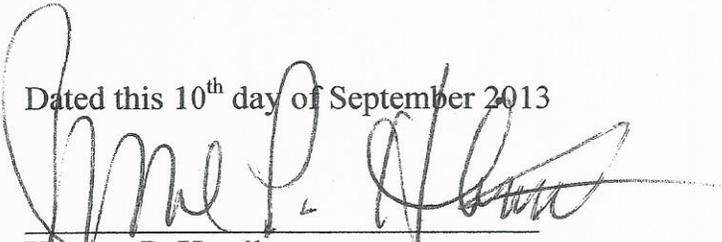
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

Re: Jonas' Property  
1860 South Treasure Drive  
Lot 17, Block 8 of  
Treasure Island, First Addition Portion of B  
Plat Book 57, Page 6  
North Bay Village, FL 33141

Request for Special Use Exception to develop a Single Family Home

I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on September 19, 2013 was posted at the above-referenced property on September 7, 2013.

Dated this 10<sup>th</sup> day of September 2013



Yvonne P. Hamilton  
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – 9/19/2013)

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

2A(4)



## North Bay Village

Administrative Offices

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

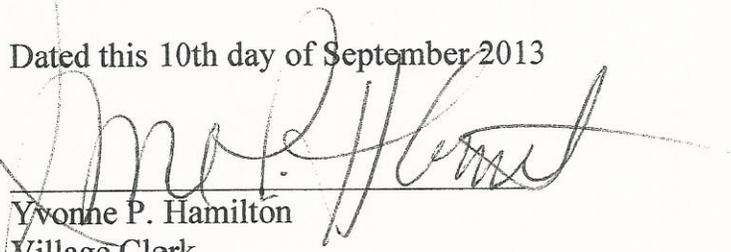
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

Jonas' Property  
1860 South Treasure Drive  
Lot 17, Block 8 of  
Treasure Island, First Addition Portion of B  
Plat Book 57, Page 6  
North Bay Village, FL 33141

Request for Special Use Exception to develop a Single Family Home

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 September 7, 2013.

Dated this 10th day of September 2013

  
Yvonne P. Hamilton  
Village Clerk

(Planning & Zoning Board Meeting – 9/19/2013)

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

**2A(42)**



**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 19, 2013 AT 7:30 P.M., AT TREASURE ISLAND ELEMENTARY SCHOOL, 7540 EAST TREASURE DRIVE, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUEST AND SUBMIT A RECOMMENDATION TO THE VILLAGE COMMISSION:

1. A REQUEST FOR A SPECIAL USE EXCEPTION BY THE PROPERTY OWNERS OF 1860 SOUTH TREASURE DRIVE, LOT 17, BLOCK 8, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA, PURSUANT TO SECTIONS 152.028(D) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO DEVELOP A SINGLE-FAMILY RESIDENCE IN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT (RM-40).

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

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

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

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

2A(43)

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**  
**(September 4, 2013)**

**2A(44)**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**2A(45)**

www.avery.com  
1-800-GO-AVERY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**2A(48)**

www.avery.com  
1-800-GO-AVERY

OWNER/OCCUPANT  
PT 1  
330 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

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

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

OWNER/OCCUPANT  
PT 4  
330 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

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

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

OWNER/OCCUPANT  
PT 7  
830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

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

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

OWNER/OCCUPANT  
PT 10  
830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

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

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

OWNER/OCCUPANT  
PT 13  
830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

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

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

OWNER/OCCUPANT  
PT 16  
830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

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

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

OWNER/OCCUPANT  
PT 19  
830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

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

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

OWNER/OCCUPANT  
PT 1  
850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

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

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

OWNER/OCCUPANT  
PT 4  
850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

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

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

OWNER/OCCUPANT  
PT 7  
850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

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

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

OWNER/OCCUPANT  
APT 10  
.850 SOUTH TREASUR DRIVE  
J. BAY VILLAGE, FL 33141

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Owner/Occupant  
1877 S. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1881 S. Treasure Drive  
N. Bay Village, FL 33141

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

2A(53)

www.avery.com  
1-800-GO-AVERY

Owner/Occupant  
1900 S. Treasure Drive, #10J  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10KL  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10M  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10N  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10P  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10R  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10S  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10T  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #19U  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1A  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1B  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1C  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1E  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1F  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1G  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1H  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1J  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1N  
N. Bay Village, FL 33141

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

Owner/Occupant  
1900 S. Treasure Drive, #1P  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1S  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1T  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1U  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2A  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2B  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2C  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2D  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2E  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2G  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2H  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2KL  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2-O  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2P  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2H  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2KL  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2-O  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2P  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2R  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2S  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2T  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3A  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3B  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3C  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3F  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3G  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3J  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3KL  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3M  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3N  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3-O  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3P  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3R  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3S  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3T  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3U  
N. Bay Village, FL 33141

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

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

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

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

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

**2A(55)**

www.avery.com  
1-800-GO-AVERY

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

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

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

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

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

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

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

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

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

Owner/Occupant  
1900 S. Treasure Drive, #5A  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5B  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5C  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5D  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5E  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5F  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5G  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5H  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5J  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5L  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5M  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5N  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5O  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5P  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5R  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5S  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5T  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #5U  
N. Bay Village, FL 33141

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

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

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

2A(56)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Owner/Occupant  
1900 S. Treasure Drive, #8A  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8B  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8D  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8E  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8F  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8G  
N. Bay Village, FL 33141

2A(57)

www.avery.com  
1-800-GO-AVERY

Owner/Occupant  
1900 S. Treasure Drive, #8H  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8J  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8KL  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8M  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8N  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8C  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8P  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8R  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8S  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8T  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #8U  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9A  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9B  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9C  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9D  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9E  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9F  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9G  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9J  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9KL  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9M  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9N  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9-O  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9P  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9R  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9T  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #9U  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2N  
N. Bay Village, FL 33141

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

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

Owner/Occupant  
1900 S. Treasure Drive, #2J  
N. Bay Village, FL 33141

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

Owner/Occupant  
1900 S. Treasure Drive, #8C  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2F  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2U  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3D  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #3E  
N. Bay Village, FL 33141

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

Owner/Occupant  
1900 S. Treasure Drive, #3H  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #2M  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1D  
N. Bay Village, FL 33141

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

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

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

Owner/Occupant  
1900 S. Treasure Drive, #9H  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1R  
N. Bay Village, FL 33141

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

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

Owner/Occupant  
1900 S. Treasure Drive, #9H  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #1R  
N. Bay Village, FL 33141

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

Owner/Occupant  
1900 S. Treasure Drive, #10 O  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10A  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10B  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10C  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10D  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10E  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10F  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10G  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #10H  
N. Bay Village, FL 33141

2A(59)

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

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

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

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

# National Grandparents Day:

Honoring our Grandparents on Sunday, September 8th

## Remembering My Grandfather on His 100<sup>th</sup> Birthday



BY CAMERON EHREN SISSER  
CAMERON.SISSER@GMAIL.COM

This summer, at the age of thirty, I had my very first surgery. It was early in the morning and I found myself in the car with my father driving across the Julia Tuttle Causeway straight into a dark ominous cloud that seemed to engulf all of Miami Beach including Mt. Sinai Hospital where I was about to have inguinal hernia surgery. Just as we entered the Gumenick Ambulatory Surgical Center the heavens opened up and it began to pour only as it can do in Miami on a humid July morning. Sitting in the waiting room, nervous about surgery, I found myself reflecting on my grandfather, Melvin Simonson, M.D. (Granddaddy), and his professional and civic involvement on Miami Beach.

Born on the westside of Chicago in 1913, Granddaddy was the product of immigrant parents from Lithuania and Poland. He often spoke about how he sold newspapers during the Great Depression on busy State Street dodging in and out of traffic to save money to buy a suit for his graduation. He attended Northwestern University and interned at Cook County General Hospital after which he was conscripted into the US Army during World War II. He specialized in psychiatry and neurology and at one time attended as one of the physicians for President Roosevelt at Walter Reed Hospital. He finished his residency at South Beach Hospital where he met his future wife, Mary Maxine Alred, a registered nurse. They were married and moved back to Chicago before the war ended where he got a position with the VA Hospital in Downey, Illinois.

Granddaddy quickly became Chief of Staff of Psychiatry and Neurology. In the mid 1950's he requested a transfer to the VA Hospital in Coral Gables, Florida, now The Biltmore Hotel. He taught psychiatry at the University of Miami at Jackson Memorial Hospital and in 1956 opened an office in North Miami as one of two practicing psychiatrists in the Miami area. Granddaddy was well published

in leading peer-reviewed journals, such as, The Journal of the American Medical Association and The American Journal of Psychiatry, many of his articles can be found online today. He was a forerunner in Electroconvulsive (ECT) and Hypnosis therapies. In 1961 he became a Charter Life Member at Mt Sinai Hospital, where he served on staff and practiced psychiatry until the early 1990's. Throughout his years practicing medicine he had hospital privileges at St. Francis Hospital, North Shore Hospital and North Miami General in addition to Mt. Sinai.

As I sat in the waiting room, I thought of Granddaddy's name in the lobby of the De Hirsch Meyer Tower and how far medicine has come, in part, from people like him. Granddaddy died in 2003 at the age of ninety. He went in for a hernia operation, much like the one I was to have, but he never woke up. As far back as I can remember he always had a hernia because of the truss he would always wear. He talked about how he had lived with it since he was in his thirties. He said he never got it fixed because of the severity of the hernia surgery back then. Medicine has advanced light-years from when my grandfather was in his thirties. It makes me wonder if he had received the same quick hernia fix I had, if he would still be here today to see his one hundredth birthday.

I will remember my grandfather for twilight walks on Normandy Shores Golf Club in search of golf balls, for teaching me to drive, for making me do multiplication tables at a very young age and instilling in me morals including a sense of volunteerism. He never spoke much, but when he did it meant something. He was from a different era. He would communicate by news clips and typing short notes on his typewriter. I remember he would reminisce about his childhood growing up in Michigan, on the border of Michigan and Indiana. He took me to public hearings and gatherings on Miami Beach where he spent time pushing for more green space and more parking on the Beach. He never spoke unkindly of anyone. His life's lessons were many. He raised four children and always managed to find a way to help his seven grandchildren whom he taught in "fun ways". He gave me strength and guidance as only a grandparent knows how to give. On this Grandparents Day I ask that we all take time to remember our grandparents. Most of all I am proud to call Melvin Simonson- my Granddaddy!

In loving memory of my Grandparents Ruth Lessner, Maxine Simonson, Melvin Simonson, Max Sisser and Manny Lessner.

SISSER FAMILY FOUNDATION

ADKA167



## 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 19, 2013 AT 7:30 P.M., AT TREASURE ISLAND ELEMENTARY SCHOOL, 7540 EAST TREASURE DRIVE, NORTH BAY VILLAGE, FLORIDA.** DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUEST AND SUBMIT A RECOMMENDATION TO THE VILLAGE COMMISSION:

1. A REQUEST FOR A SPECIAL USE EXCEPTION BY THE PROPERTY OWNERS OF 1860 SOUTH TREASURE DRIVE, LOT 17, BLOCK 8, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA, PURSUANT TO SECTIONS 152.028(D) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO DEVELOP A SINGLE-FAMILY RESIDENCE IN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT (RM-40).

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

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

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

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

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

**YVONNE P. HAMILTON, CMC**  
**VILLAGE CLERK**  
**(September 4, 2013)**

2A(61)

MINUTES

NORTH BAY VILLAGE  
PLANNING & ZONING BOARD MEETING

TREASURE ISLAND ELEMENTARY SCHOOL  
7540 EAST TREASURE DRIVE  
NORTH BAY VILLAGE, FL 33141

June 18, 2013 – 7:30 P.M.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

The meeting was called to order by the Chair, Reinaldo Trujillo, at 7:32 P.M. and the Pledge of Allegiance was recited. Present at Roll Call were Chair Reinaldo Trujillo, Vice Chair James Carter, Marvin Wilmoth and Bud Farrey. As a quorum was determined to be present, the meeting commenced.

Also present were Village Attorney Kathy Mehaffey, Ben Smith, of LaRue Planning Management, Village Planner, and Village Clerk Yvonne P. Hamilton.

2. (PUBLIC HEARING) ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN.

- A. A REQUEST BY PIZZA D’LIGHT, AT 1886 KENNEDY CAUSEWAY, TREASURE ISLAND, WITHIN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT, NORTH BAY VILLAGE, FLORIDA FOR THE FOLLOWING:

A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM SECTION 152.030(D)(2) TO ALLOW A 0 FOOT SETBACK FOR THE CONSTRUCTION OF A CONCRETE SLAB (PATIO), WHERE A SETBACK OF 15 FEET IS REQUIRED.

The Village Clerk read the request into the record.

Assistant Village Attorney Kathy Mehaffey read the provisions for conduct of quasi-judicial public hearings, and the Village Clerk swore in all those planning to testify. The Village Attorney asked the Board Members to disclose any ex-parte communication regarding the request.

The Chair Reinaldo Trujillo disclosed that he had communication with the applicant.

Ben Smith, of LaRue Planning Management, Village Planner presented the item to the Commission recommending denial of the request since it did not meet the Code criteria for granting a Variance.

Jairo Reyes, the applicant and the project engineer Alberto Rodriguez explained the project for building the concrete slab and beautification of the area with landscaping in order to enhance the business.

It was discussed that a similar request was approved in 2007 but had lapsed after the applicant did not move forward with the construction due to economic hardship.

Following further discussion on the matter, the Chair opened the Public Hearing.

Mario Garcia, of 7540 East Treasure Drive, addressed the Commission in favor of the request.

The Chair closed the public hearing.

**Marvin Wilmoth made a motion to approve the request with the following conditions as recommended by the Village Planner:**

1. Building Permits and related approvals must be obtained from the Building Official prior to commencement of construction.
2. The patio/porch must be constructed in accordance with the approved plans on file with the Village Clerk for this Variance request.
3. The outdoor dining area shall conform to the regulations outlined in Section 152.030(B)(9) of the Village Code.
4. Cost Recovery charges must be paid pursuant to Section 152.110 of the Village Code. 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.
6. Applicant is required to pull permits within 180 days of variance approval by the Village Commission.

7. Authorization or issue of this variance does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Village for issuance of the variance 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.
8. All applicable stated and federal permits must be obtained before commencement of construction.

The motion was seconded by Bud Farrey and adopted by a unanimous roll call vote. The vote was as follows: Bud Farrey, Reinaldo Trujillo, James Carter and Marvin Wilmoth all voting Yes.

### 3. APPROVAL OF MINUTES

#### A. **Regular Planning & Zoning Board Meeting – April 16, 2013**

The Chair Reinaldo Trujillo made a motion to approve the Minutes of April 16, 2013 as submitted. Marvin Wilmoth seconded the motion which was adopted by a unanimous roll call vote. The vote was as follows: James Carter, Marvin Wilmoth, Bud Farrey, and Reinaldo Trujillo all voting yes.

### 4. ADJOURNMENT

The meeting adjourned at 8:02 p.m.

*Prepared and submitted by: Yvonne P. Hamilton, CMC  
Village Commission*

*Adopted by the Planning & Zoning Board on  
this \_\_\_\_\_ day of \_\_\_\_\_.*

\_\_\_\_\_  
*Reinaldo Trujillo, Chair*

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