



## City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

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

### OFFICIAL AGENDA

#### NORTH BAY VILLAGE PLANNING & ZONING BOARD MEETING

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

**MARCH 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.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION OR A SIGN LANGUAGE INTERPRETER TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT (305) 756-7171 NO LATER THAN FOUR DAYS PRIOR TO THE PROCEEDING. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS AT (800) 955-8771 (TDD) OR (800) 955-8700 (VOICE) FOR ASSISTANCE.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL
2. (PUBLIC HEARINGS) ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN.
  - A. AN APPLICATION BY WILLIAM C. WEBB CONCERNING REDEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL DWELLING AT 1357 BAY TERRACE, LOT 5 & LOT 4 LESS W37FT & STRIP 1.65 FT WIDE ADJACENT SAME ON SOUTH BLOCK 1, NORTH BAY VILLAGE, FL 33141 AS FOLLOWS:
    1. A REQUEST FOR A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM SECTION 152.026 (C)(2) TO PERMIT A 15-FOOT FRONT-YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED BY THE CODE.

1.) **Board Recommendation**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

**B. AN APPLICATION BY CLPF-NBV, L.P., CONCERNING PROPERTY LOCATED AT 8000 WEST DRIVE, TRACT C, HARBOR ISLAND, NORTH BAY VILLAGE, FLORIDA IN CONNECTION WITH THE DEVELOPMENT OF A 285-UNIT RENTAL APARTMENT DEVELOPMENT FOR THE FOLLOWING:**

**1. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.**

**1.) Board Recommendation**

**3. APPROVAL OF MINUTES**

**A. Regular Planning & Zoning Board Meeting – December 18, 2012**

**4. ADJOURNMENT**



## **Staff Report Variance Request**

*Prepared for:* The City of North Bay Village  
Planning & Zoning Board

*Applicant:* William C. Webb Jr.

*Request:* Variance to Minimum Street Front Setback



Serving Florida Local Governments Since 1988

2A(1)

**General Information**

Owner/Applicant:	William C. Webb Jr.
Applicant Address:	1357 Bay Terrace North Bay Village, FL 33141
Site Address:	1357 Bay Terrace
Contact Person:	Lee C. Picker
Applicant/Contact Phone Number:	954-236-8095
E-mail Address	leepicker@email.com

	Existing	Proposed
Future Land Use Map Classification	Single Family Residential	Single Family Residential
Zoning District	RS-1	RS-1
Use of Property	Single Family Home	Single Family Home
Acreage (per survey and site plan)	0.20 ac.	0.20 ac.

**Legal Description of Subject Property**

LOT 5 & LOT 4 LESS W37FT & STRIP 1.65 FT WIDE ADJACENT SAME ON SOUTH BLOCK 1

SAID LANDS LYING AND BEING IN THE CITY OF NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA CONTAINING 8,858 SQUARE FEET (0.203 ACRES), MORE OR LESS.

**Requested Variance**

A five-foot variance to the 20-foot minimum required front setback along Bay Terrace, thereby allowing a portion of the building to be located 15 feet from the front property line.

2A(2)



## Required Findings

Sec. 152.097(B) sets forth the findings that are required for the reviewing body(ies) to authorize any variance request. Sec. 152.097(C) requires that the reviewing body(ies) must make an affirmative finding with respect to the criteria listed below. For ease of review, each of the criteria contained in subparagraphs (B)(1) through (B)(3) have been separated into their component parts.

Except for one verbal statement summarized below, the Applicant has provided no specific justification to support the Planning & Zoning Board making an affirmative finding with regard to the following criteria.

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

The Applicant's representative stated in a phone conversation that, for medical reasons, an elevator built into the new structure is needed and that the five-foot variance to the minimum front yard setback is necessary to accommodate the elevator. In addition, in a letter dated March 4, 2013, the Applicant stated that the variance is needed as *"an Architectural and Aesthetic necessity for the various fenestrations in order to give the home the character the neighborhood deserves."*

**Staff Comments:** The Applicant has provided no other evidence of special circumstances and/or conditions that are unique to the land or proposed structure. The property is a rectangular shaped lot of 8,858 square feet, in excess of the 7,000 square foot minimum lot size required in the RS-1 Zoning District. The fact that the occupant of the new home has medical issues and needs an elevator to access portions of the home, while regrettable, does not constitute something that is peculiar to the land or structure. Similarly, architectural considerations are not valid reasons for granting a variance.

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

**Staff Comments:** There are no special circumstances and/or conditions. The need for the elevator and architectural considerations are matters of choice necessitated only by the preference of the Applicant for a building size that results in the need for the variance.

**2A(3)**



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

**Staff Comments:** While it may require the construction of a somewhat smaller home, the strict application of the minimum front yard setback of 20 feet will not deny the Applicant the reasonable use of his property.

- (1)d. and would (or would not) involve an unnecessary hardship for the Applicant.

**Staff Comments:** The definition of an unnecessary hardship in Chapter 152 is as follows:

"(2) *Hardship, unnecessary.* Arduous restrictions upon the uses of a particular property, which are unique and distinct from that of adjoining property owners. Granting of relief from an unnecessary hardship should not violate sound zoning principles, including considerations that: adjacent properties will not be substantially reduced in value, it is not granting a special privilege not to be enjoyed by others in similar circumstances, and the public interest is maintained, including following the spirit of this chapter and the comprehensive master plan. Invalid and nonjustifiable bases for pleading unnecessary hardship include but are not limited to:

- (a) Loss of the "best" use of the land, and business competition.
- (b) Self-created hardships by the applicant's own acts.
- (c) Neighboring violations and nonconformities.
- (d) Claims of inability to sell the property.
- (e) General restrictions of this chapter."

There is no unique characteristic about the lot that requires a variance to the minimum front yard setback. While we recognize that an occupant's medical condition may require the use of an elevator to access an upper story, the size of the structure is a choice made by the Applicant. If the Applicant should choose to build a new home of such a size that it requires that the structure encroach into the required setback, any perceived hardship is one that is self-created. Similarly, if the Applicant wishes to add architectural fenestrations, a smaller house would allow such features without the need for a variance.

Requiring the Applicant to modify the proposed site plan to meet the code does not deprive the Applicant of reasonable use of the land. A minor loss of square footage does not constitute an unnecessary hardship.

2A(4)



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

**Staff Comments:** While we recognize that the depth of the lot is less than some others along the water, it is the same as all other lots along Bay Terrace and is already one of only 11 lots in the RS-1 district, allowed a 20 foot waterfront setback rather than the standard 25-foot waterfront setback. It is our opinion that granting the requested front yard setback variance would confer on the Applicant a special privilege that is denied to other lands in the RS-1 zoning district.

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

**Staff Comments:** Strict application of the minimum front yard setback of 20 feet will not deny the Applicant the reasonable use of his property. Consequently, we are of the opinion that no variance to the front street setback is necessary.

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

**Staff Comments:** While we do not feel that the granting of the variance would be particularly injurious to the neighborhood or otherwise detrimental to the public welfare, nevertheless, the granting of the variance will not be in harmony with the general intent of Chapter 152. Most importantly, the request does not meet the very specific requirements for granting a variance.

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

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

**Staff Comments:** We do not believe that the Applicant has based this variance request exclusively to reduce the cost of development.

2A(5)



### Recommendations

Staff recommends **denial** of the requested variance to allow less than the required 20-foot setback from the front property line along Bay Terrace.

Staff finds that the requested variance does not meet the requirements of Sec. 152.097 (C) in that the materials submitted do not adequately allow for an affirmative finding on any of the criteria contained in 152.097(B) as specifically identified by the foregoing Staff Comments.

Submitted by:

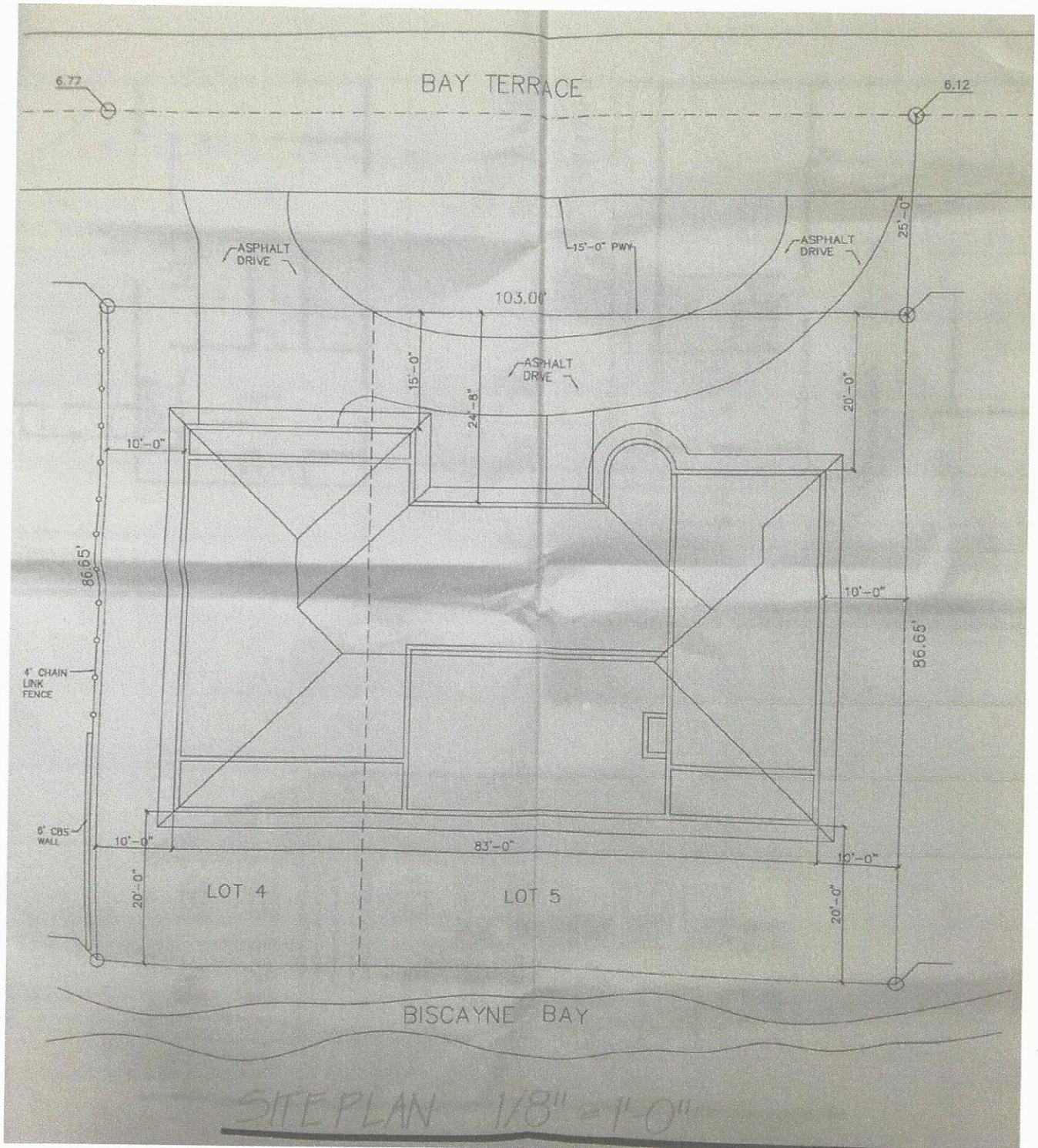
*James L. LaRue*  
James L. LaRue, AICP  
Planning Consultant

March 7, 2013

Hearing: Planning & Zoning Board, March 19, 2013

2A(6)





2A(7)



LaRue



2

2A(8)



1357 Bay Terrace  
North Bay Village, FL 33141  
Cell: 786-236-0689 / Office: 305-624-8484

From the desk of  
William C. Webb Jr

March 4, 2013

City of North Bay Village  
1700 Kennedy Causeway, Suite 132  
North Bay Village, FL 33141

Re: 1357 Bay Terrace  
North Bay Village, FL 33141

Dear Sir,

This letter is to inform you that we are requesting a variance for the above mentioned address. The requested variance is for 5'-0" encroachment in the front setback of the garage area.

The reason for the request is that we feel an Architectural and Aesthetic necessity for the various fenestrations in order to give the home the character the neighborhood deserves.

I hope this meets with your approval, but if you have any questions, please do not hesitate to call me at 305-624-8484 or on my cell 786-236-0689.

Respectfully,



William C. Webb Jr, Owner

2A(9)





**North Bay Village**

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

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

17-111002000

**APPLICATION FOR PUBLIC HEARINGS:**

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

Applicant's Name: WILLIAM C. WEBB JR Phone: 305-624-8585

Mailing Address: 1357 BAY TERRACE  
N. BAY VILLAGE FL 33141

Legal Description of Property: NORTH BAY ISLAND BLK1 LOT 544 LESS  
Existing Zoning: RS1 Lot Size: 8858 Folio: 2332090080040 W 37 FT + STRIP 1.65 WIDE ADJ SAME ON SOUTH BLK1

Type of Request: A VARIANCE TO ALLOW A 15' FRONT YARD  
SET BACK FOR CONSTRUCTION OF A NEW SINGLE  
FAMILY RESIDENCE TO REPLACE THE EXISTING SINGLE FAMILY RESIDENCE

Reason for Request: (Attach additional Pages if necessary) THE VILLAGE CODE  
REQUIRES A 20' SETBACK IN THE FRONT YARD

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

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

**2A(10)**

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

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

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

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

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

*William C. Webb Jr.*  
Authorized Signature

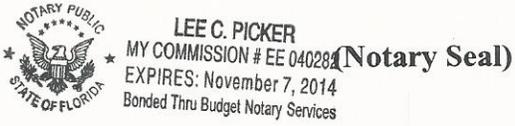
William C. Webb Jr  
Print Name

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

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Sworn to and subscribed to before me this 29 day of JANUARY 20 13  
by WILLIAM C. WEBB JR  
who is personally known to me or who has produced \_\_\_\_\_  
as identification.

*Lee C. Picker*  
Notary Public



**Office Use Only:**

Date Submitted: 1/30/13  
Tentative Meeting Date: 3/19/13

Fee Paid: \$ 3,000.  
Cash  or Check  # 10031  
Date Paid: 1/30/13  
**2A(11)**



## City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

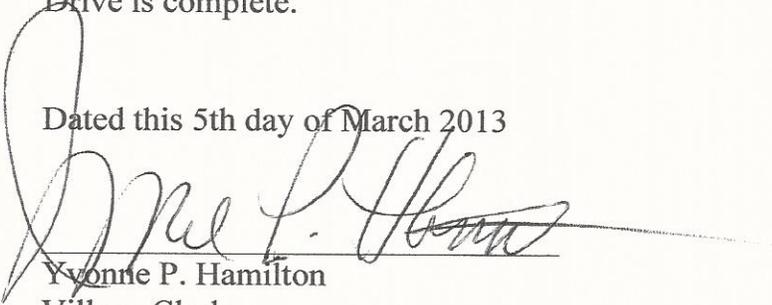
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

Re: William C. Webb, Jr.  
1357 Bay Terrace  
North Bay Island  
North Bay Village, FL 33141

Request for a five-foot setback to the 20-foot minimum required by Code

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 CLPF-BBV-LP for a Special Use Exception for Compact Parking Spaces at 8000 West Drive is complete.

Dated this 5th day of March 2013

  
Yvonne P. Hamilton  
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – 3/19/2013)

2A(12)

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez



## City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

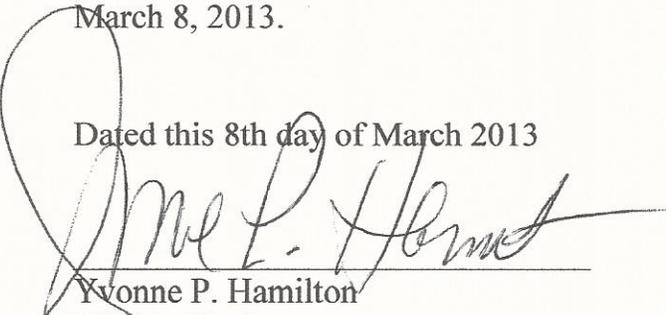
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

Re: William C. Webb, Jr.  
1357 Bay Terrace  
North Bay Island  
North Bay Village, FL 33141

Request for a five-foot setback to the 20-foot minimum required by Code

I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on March 19, 2013 was posted at the above-referenced property on March 8, 2013.

Dated this 8th day of March 2013

  
Yvonne P. Hamilton  
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – 3/19/2013)

**2A(13)**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez



## City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

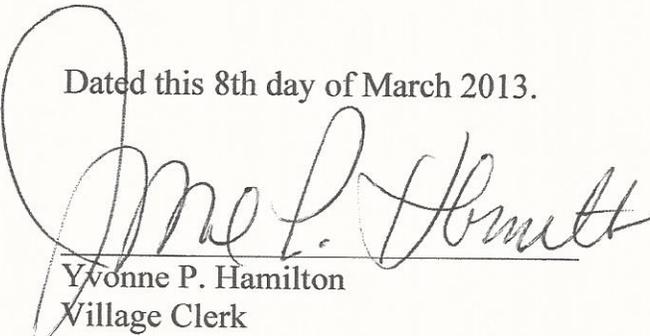
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

Re: William C. Webb, Jr.  
1357 Bay Terrace  
North Bay Island  
North Bay Village, FL 33141

Request for a five-foot setback to the 20-foot minimum required by Code

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 March 8, 2013.

Dated this 8th day of March 2013.

  
Yvonne P. Hamilton  
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – 3/19/2013)

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

2A(14)



## North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

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

### **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 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. AN APPLICATION BY WILLIAM C. WEBB CONCERNING REDEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL DWELLING AT 1357 BAY TERRACE, LOT 5 & LOT 4 LESS W37FT & STRIP 1.65 FT WIDE ADJACENT SAME ON SOUTH BLOCK 1, NORTH BAY VILLAGE, FL 33141 AS FOLLOWS:
  - A. A REQUEST FOR A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM SECTION 152.026 (C)(2) TO PERMIT A 15-FOOT FRONT-YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED BY THE CODE.

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, 1700 KENNEDY CAUSEWAY, #132, 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.

**2A(15)**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

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) 604-2489 (VOICE) OR (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**  
**(March 8, 2013)**

2A(16)

Owner/Occupant  
7401 Center Bay Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7411 Center Bay Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7421 Center Bay Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7431 Center Bay Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7441 Center Bay Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7400 Coquina Bay Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7410 Coquina Bay Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7420 Coquina Bay Drive  
N. Bay Village, FL 33141

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

Owner/Occupant  
7421 Coquina Bay Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7431 Coquina Bay Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7501 Coquina Bay Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7400 Beach View Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7410 Beach View Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7420 Beach View Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7430 Beach View Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7411 Beach View Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7421 Beach View Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7501 Beach View Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7401 Beach View Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1331 Bay Terrace  
N. Bay Village, FL 33141

Owner/Occupant  
1321 Bay Terrace  
N. Bay Village, FL 33141

Owner/Occupant  
1353 Bay Terrace  
N. Bay Village, FL 33141

Owner/Occupant  
1357 Bay Terrace  
N. Bay Village, FL 33141

Owner/Occupant  
1359 Bay Terrace  
N. Bay Village, FL 33141

Owner/Occupant  
1365 Bay Terrace  
N. Bay Village, FL 33141

2A(17)

# SOUTH MOTORS

US-1 & South 160-180 Street in Miami southmotors.com



## THE HOUSING AUTHORITY OF THE CITY OF MIAMI BEACH NOTICE OF PUBLIC MEETING

There will be a Regular Meeting of the Housing Authority's Board of Commissioners in which all interested persons are welcomed to attend. The meeting will take place on Tuesday, March 12, 2013 at 9:00 a.m., in the Rebecca Towers North Multi-Purpose Room, 200 Alton Road, Miami Beach, Florida. Topics of discussion will include, but not be limited to:

- Annual Plan for FY2013-14
- Agency Audit for FYE, June 30, 2012
- RTS Flat Rent Update
- Development of HACMB Properties

After the Regular Board Meeting, a meeting of the Miami Beach Housing Initiatives, Inc. shall be held. Meeting agendas are available on the Thursday prior to meeting date. Contact (305) 532-6401, ext. 3020. NOTE: If you would like Spanish translation of the meeting, please submit your request in writing by Thursday, March 7, 2013 at 10:00 a.m. to the Housing Authority's Executive Offices.

In compliance with the Americans with Disabilities Act (ADA), please contact the Housing Authority of the City of Miami Beach at (305) 532-6401, Ext. 3020 in advance if special accommodations are required. In accordance with the provisions of Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Housing Authority in regards to any matter considered at the Regular Meeting, a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, will be needed.



**Stein Mart** Friday, March 8 & Saturday, March 9 10am - 9pm  
Fashion & Value for over 100 years

## 2 DAYS ONLY! MAD DASH

Such great prices, no coupons on specials please.

 Sale 29.98 H/w top was 39.99 compare at \$70-\$89	 Sale 14.98 Men's shirt was 29.99 compare at \$40-\$64	 30% off Sale 9.08 to 10.48 Men's pants was 12.99-14.99 compare at \$30-\$40
 Sale 9.98 N/w watch was 14.99 compare at \$40	 40% off Sale 19.77 W/s shoe was 32.95 compare at \$40	 \$10 off Sale 19.98 O/w blanket was 29.99 compare at \$45-\$55
 25% off Sale 5.98 to 52.48 F/w bedding was 7.99-69.99 compare at \$10-\$100	 50% off Sale 12.48 to 14.98 U/w bedding was 24.99-29.99 compare at \$40-\$100	

Savings off select items. Entire stocks not included unless specified. Prices valid 3/8 & 3/9/2013.

## 2 DAYS ONLY EVEN LOWER CLEARANCE PRICES! NOW UP TO 80% OFF

Friday and Saturday **Stein Mart**  
**30% off**  
Entire Purchase of Red Dot Clearance

Plus! Use these coupons to SAVE MORE on Sale items throughout the store.

Friday and Saturday **Stein Mart**  
**20% off**  
Any One Sale Item

Friday and Saturday **Stein Mart**  
**20% off**  
Any One Sale Item

## 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 19, 2013 AT 7:30 P.M., IN THE VILLAGE COMMISSION CHAMBERS AT 1700 KENNEDY CAUSEWAY, #132** 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 CLPF-NBV, L.P., CONCERNING PROPERTY LOCATED AT 8000 WEST DRIVE, TRACT C, HARBOR ISLAND, NORTH BAY VILLAGE, FLORIDA IN CONNECTION WITH THE DEVELOPMENT OF A 285-UNIT RENTAL APARTMENT DEVELOPMENT FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.
2. AN APPLICATION BY WILLIAM C. WEBB CONCERNING REDEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL DWELLING AT 1357 BAY TERRACE, LOT 5 & LOT 4 LESS W37 FT & STRIP 1.85 FT WIDE ADJACENT SAME ON SOUTH BLOCK 1, NORTH BAY VILLAGE, FL 33141 AS FOLLOWS:
  - A. A REQUEST FOR A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM SECTION 152.026 (C)(2) TO PERMIT A 15-FOOT FRONT-YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED BY THE CODE.

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, 1700 KENNEDY CAUSEWAY, #132, 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.

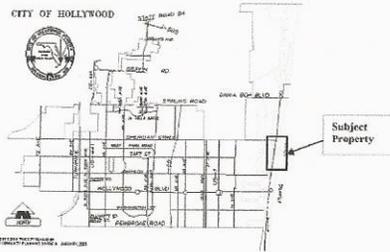
THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE VILLAGE FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

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) 604-2489 (VOICE) OR (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  
(March 1, 2013)

## DJLZ PGI PMZX PPE OPUDF PGUFYU BN FOEN FOU GSTU SFBEJOH

U f D j z p g l p m x p p e D j z D n n j t j p o x j m i p r e b q v c j d i f b s j o h p o u i f q s p o t f e p s e j t o o d i p o X f e o f t e b z N b a d i 31-3124 b u 2 2 6 Q N - p s t b t p p o u i f b g f s t b t b n f d b o c f i f b e e j o u i f D j z D n n j t j p o D b n c f a - S p n 32 - t f d p o e r i p p e g l p m x p p e D j z i b m p p a d e b u 3 7 1 1 i p m x p p e Q p v f v e s e /



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U k p s n p s f n f n c f s t p g b o z p u f s d j z c p a b e - d n n j t j p o - p s d n n j u f f - x i p b s f o u n f n c f s p g u i t c p a b e n b z b u f o e u j t n f f j o h b o e n b z - b u i b u i j n f - j t d d t n b u i s p o x i j d g s t f f b o r n b a j o p n b z t r a u s c f u i f o c z u f s c p a b e - d n n j t j p o - p s d n n j u f f /  
Q s p o t x j u e j t b o j i g f t x i p s f r v s f b t p o b a r n b a d d n n p e b j o p u q b e j a q u o f j o D j z q s p h o t b o e p s t f a j f d t n z b d m i f P g d p g u i f D j z N b a d i s i v c v j o t f e b z j o b e w o o d b u ; 65 - 32.4312 / j b o j o e j v e b n i t i f b s j o h p o u i f f d j n g e j e - q r i b t f d m i 911 - 66.9882 / J W L E E Y  
E b u e u j t 9z e b p g N b e d i - 3124 /

2A(18)

Chujebf Bf Df scoz NND Qjz Dni  
I p m x p p e G M

PROPOSED RESIDENCE FOR:  
Mr. WILLIAM C. WEBB, Jr.  
1357 Bay Terrace  
North Bay Village, Florida. 33141



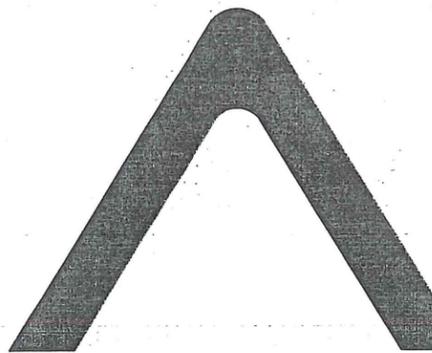
AVELINO R. LEONCIO, Jr. A.I.A.  
A R C H I T E C T  
14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA. 33014

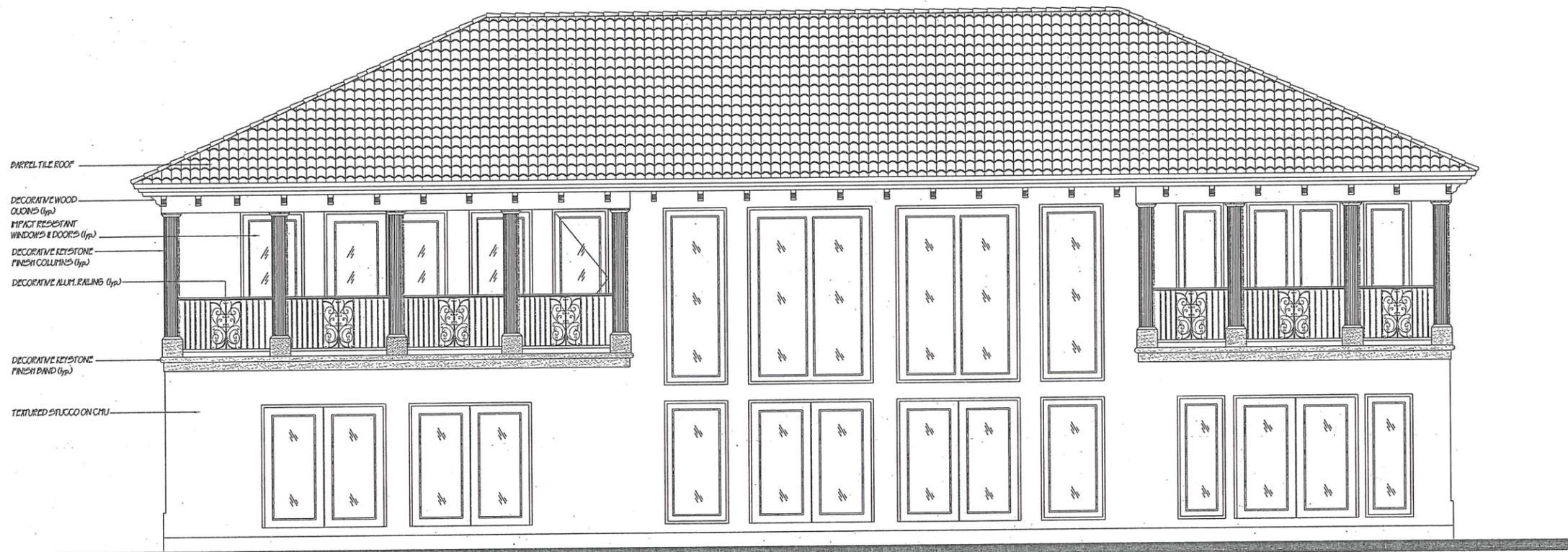
PROPOSED RESIDENCE FOR:  
Mr. WILLIAM C. WEBB, Jr.  
1357 Bay Terrace  
North Bay Village, Florida. 33141

AVELINO R. LEONCIO, Jr. A.I.A.

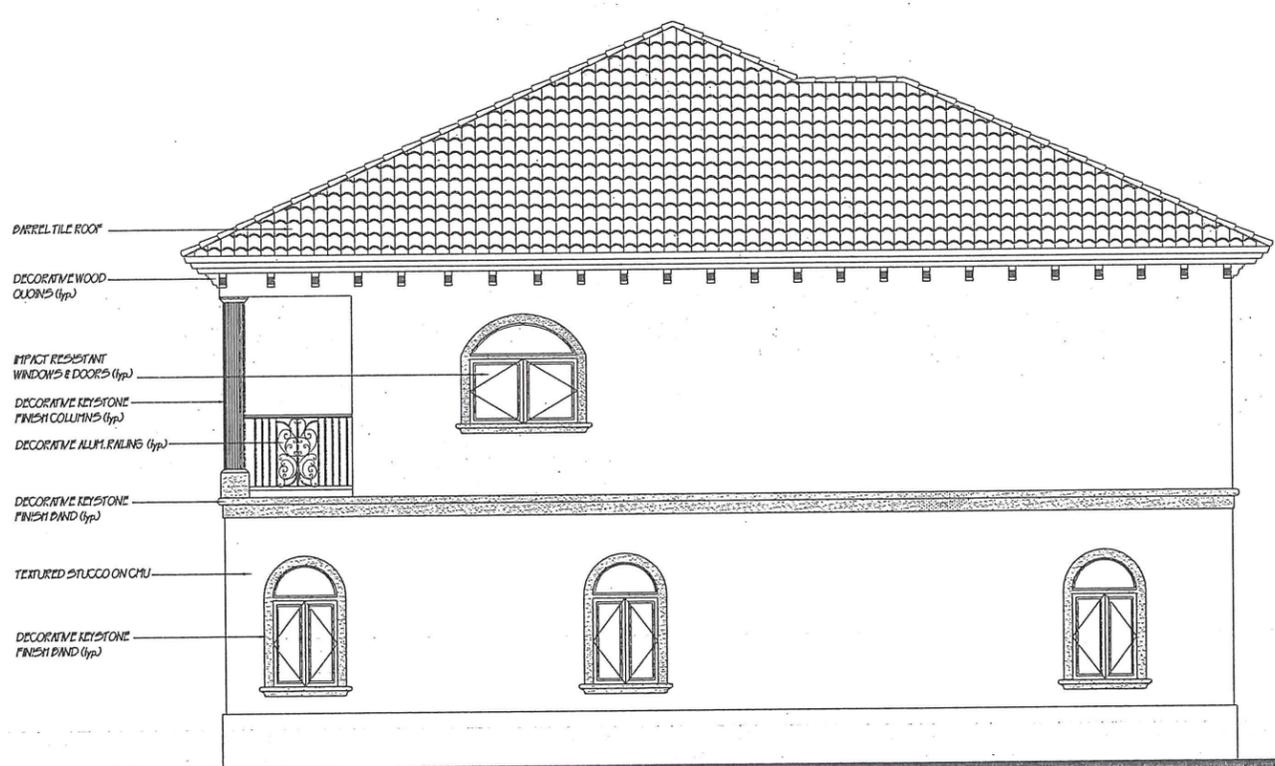
A R C H I T E C T

14511 ROSEWOOD ROAD. MIAMI LAKES, FLORIDA. 33014





REAR (south) ELEVATION 1/4" = 1'-0"



LEFT (east) ELEVATION 1/4" = 1'-0"

AVELINO R. LEONCIO, Jr., A.I.A.  
ARCHITECT  
FLA #000779

14511 ROSEWOOD ROAD, MIMILAKES, FLORIDA 33014

TELEPHONE  
(305) 551-1220

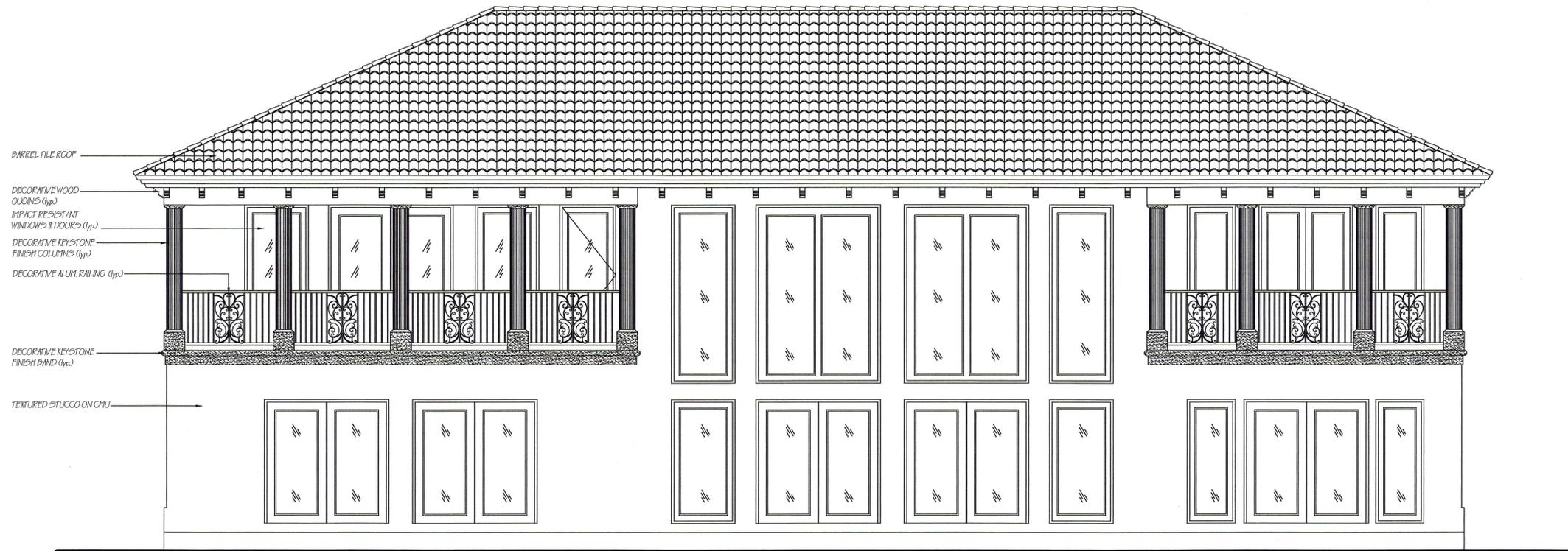
PROPOSED RESIDENCE FOR:  
Mr. WILLIAM C. WEBB, Jr.  
1951 Dog Terrace,  
North Dog Village, Florida 33141

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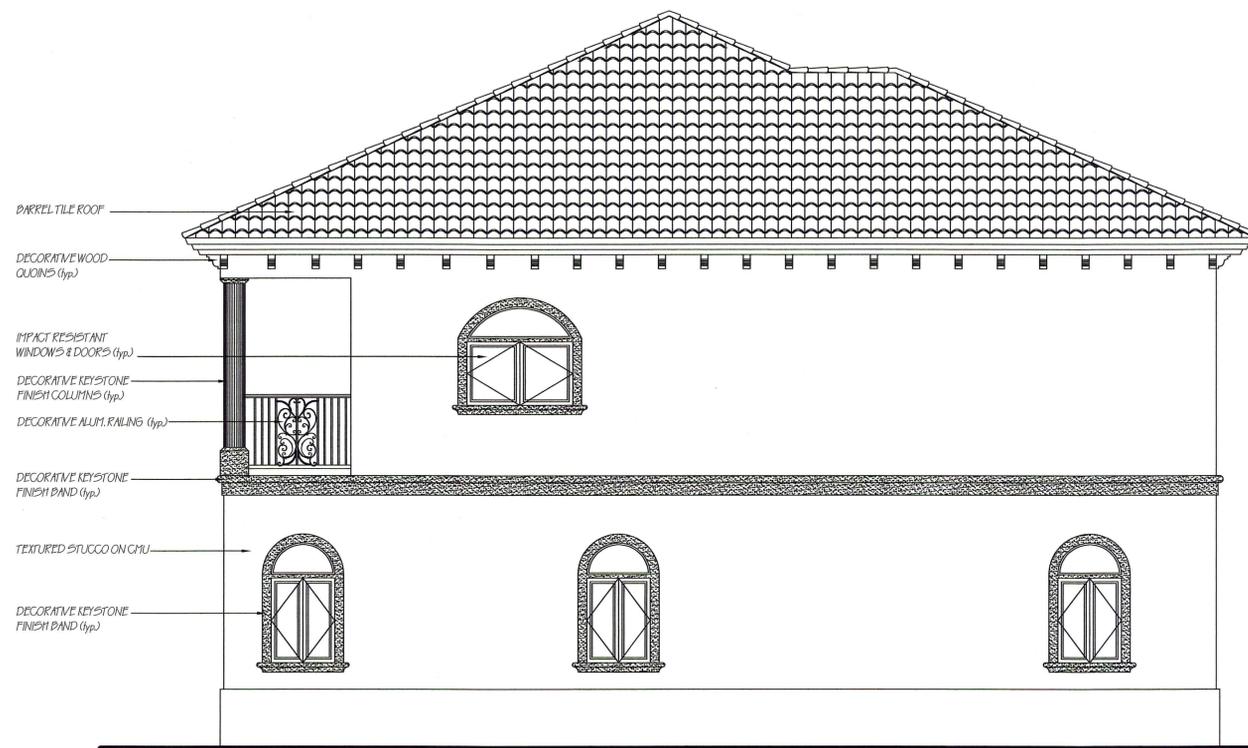
DRAWN BY: ARL, Jr.  
DATE: 02/12/13  
JOB No: 1505







REAR (south) ELEVATION 1/4" = 1'-0"



LEFT (east) ELEVATION 1/4" = 1'-0"

*Handwritten signature and date: 02/12/13*

AVELINO R. LEONCIO, Jr., A.I.A.  
ARCHITECT

14511 ROSEWOOD ROAD, MANTILAKES, FLORIDA, 33014

TELEPHONE  
(305) 551-1220

PROPOSED RESIDENCE FOR:  
Mr. WILLIAM C. WEBB, Jr.  
1557 Dog Terrace,  
North Bay Village, Florida 33141

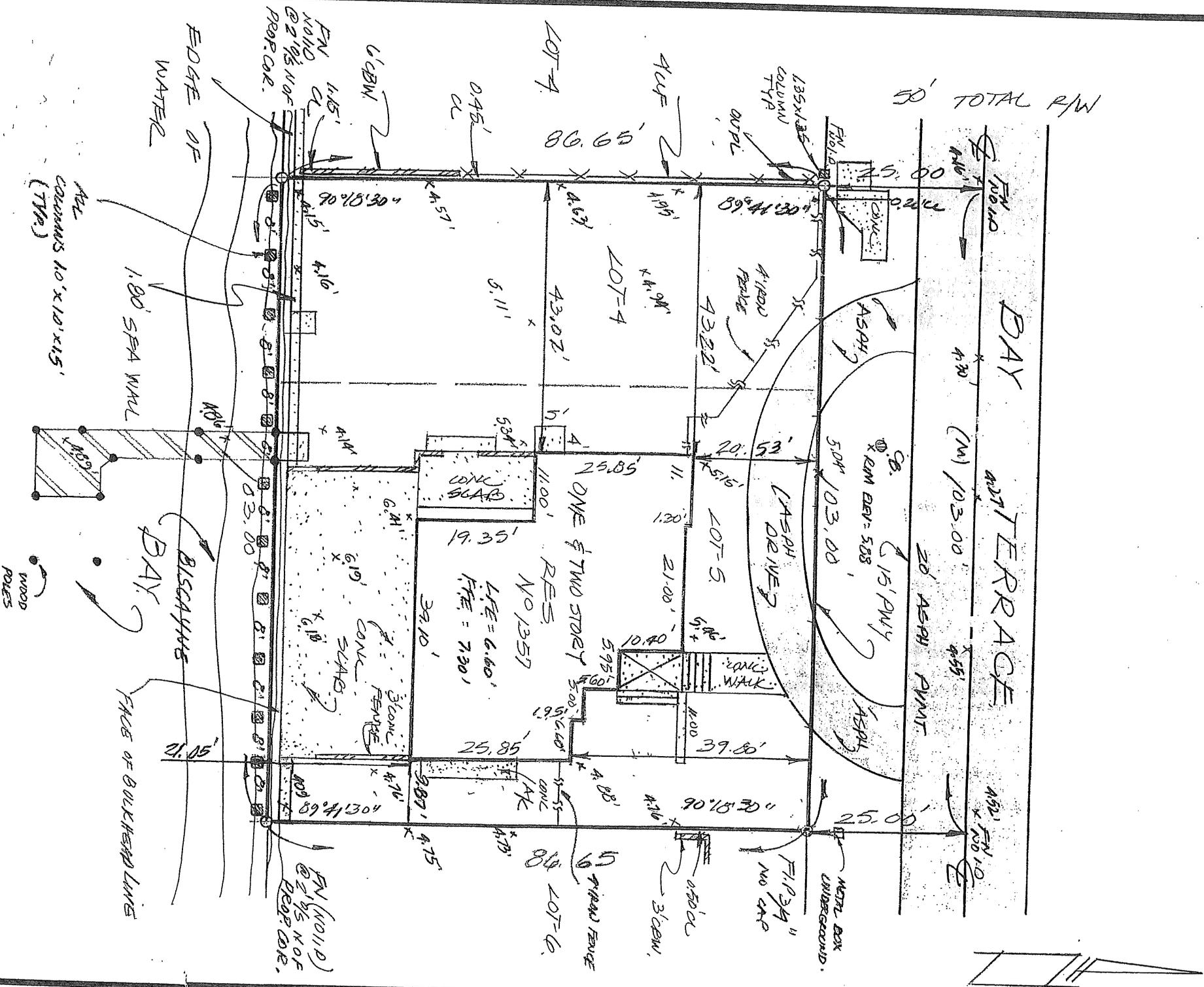
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DRAWN BY: ARL, Jr.  
DATE: 02/12/13  
JOB No.: 1305

# Norma Surriguera Inc.

LAND SURVEYORS

BOUNDARY SURVEY Scale 1" = 20'

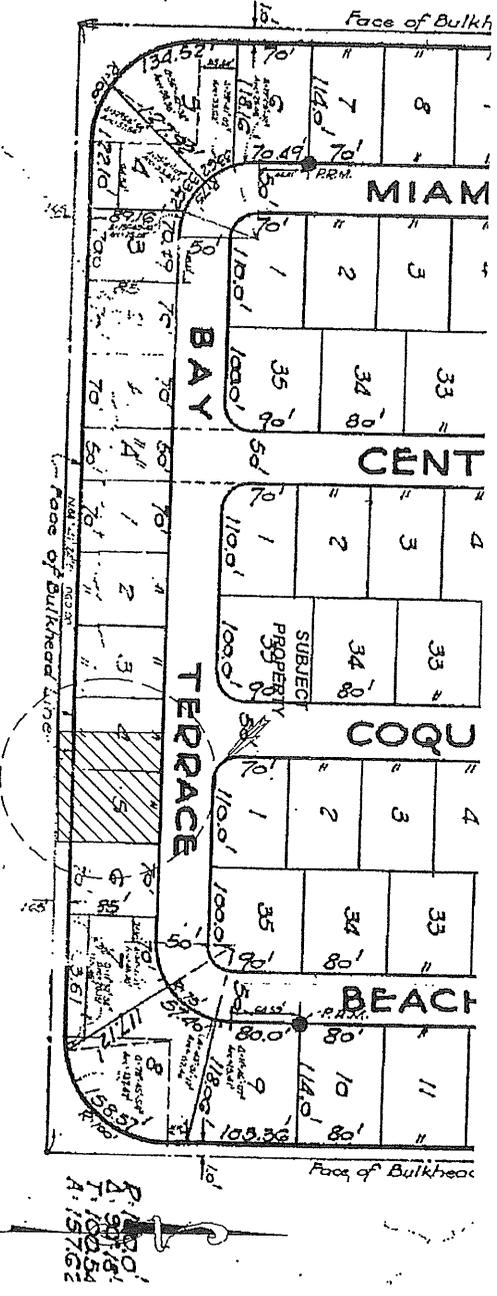


LOT 5 & THE EASTERLY 33 FT OF LOT 4 TOGETHER WITH A 1.65 FOOT STRIP OF LAND ADJACENT TO AND SOUTH OF LOT 5 AND THE EASTERLY 33 FT OF LOT 4 IN BLOCK 1

PROPERTY ADDRESS: 1357 BAY TERR, NORTH BAY VILLAGE, FL 33141.  
 FOR: WILLIAM WEBB, JR.

**LOCATION SKETCH**

Scale 1" = NT.S.



**NORTH BAY ISLAND**  
 A SUBDIVISION IN THE SW¼ SECTION 9

**ABBREVIATION AND MEANING**

- A = ARC
- A/C = AIR CONDITIONER PAD
- AE = ANCHOR EASEMENT
- AR = ALUMINUM ROOF
- AS = ALUMINUM SHED
- ASPH. = ASPHALT
- B.C. = BLOCK CORNER
- B.C.R. = BROWARD COUNTY RECORDS
- B.M. = BENCH MARK
- B.O.B. = BASIS OF BEARINGS
- C = CALCULATED
- C.B. = CATCH BASIN
- C.B.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CL = CLEAR
- C.L.F. = CHAIN LINK FENCE EASEMENTS
- C.M.E. = CANAL MAINTENANCE EASEMENTS
- CONC. = CONCRETE
- C.P. = CONCRETE PORCH
- C.S. = CONCRETE SLAB
- DE = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
- DRIVE = DRIVEWAY
- ENCR. = ENCROACHMENT
- E.T.P. = ELECTRIC TRANSFORMER PAD
- F.F.E. = FINISHED FLOOR ELEVATION
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.N. = FOUND NAIL
- F.N.D. = FOUND NAIL & DISK
- FNIP = FEDERAL NATIONAL INSURANCE PROGRAM
- IN.&EG. = INGRESS AND EGRESS EASEMENT
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- LP. = LIGHT POLE
- M. = MEASURED DISTANCE
- M/H = MANHOLE
- N.A.P. = NOT A PART OF NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N.I.S. = NOT TO SCALE
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORD BOOK
- O/S = OFFSET
- O.V. = OVERHANG
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- PL. = PLANTER
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- P.R.C. = POINT OF REVERSE CURVE
- PRM. = PERMANENT REFERENCE MONUMENT
- PT. = POINT OF TANGENCY
- P.V.M.T. = PAVEMENT
- P.W.Y. = PARKWAY
- R. = RECORD DISTANCE
- RAD. = RADIUS OF RADIAL RANGE
- R.P. = RADIUS POINT
- R.O.E. = ROOF OVERHANG EASEMENT
- R/W. = RIGHT-OF-WAY
- SEC. = SECTION
- S.I.P. = SET IRON PIPE L.B. #6044
- SWK. = SIDEWALK
- T. = TANGENT
- T.M.P. = TOWNSHIP
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.R. = WOOD ROOF
- W.S. = WOOD SHED
- ∠ = ANGLE
- △ = CENTRAL ANGLE
- ⊕ = CENTER LINE
- ≡ = MONUMENT LINE

**LEGEND TYPICAL**

- OH— OVERHEAD UTILITY LINES
- ZZZZZ C.B.S. = WALL (CBWM)
- X—X— C.L.F. = CHAIN LINK FENCE
- O—O— I.F. = IRON FENCE
- W—W— W.F. = WOOD FENCE
- \* 0.00 = EXISTING ELEVATIONS

**SURVEYOR'S NOTES**

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
- 2) THIS IS A SPECIFIC PURPOSE SURVEY.
- 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCH MARK NO. Q-313 LOCATOR NO. 3241 ELEVATION 4.45 FEET OF N.G.V.D. OF 1929

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: John Barrera (DATE OF FIELD WORK) 01/03/06

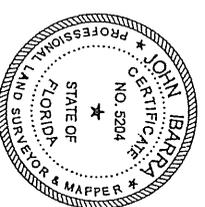
PROFESSIONAL LAND SURVEYOR NO. 5204  
 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: \_\_\_\_\_

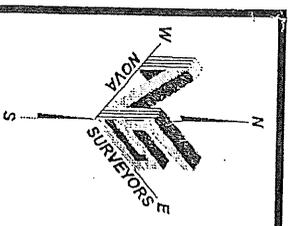
REVISED ON: \_\_\_\_\_

- LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):**
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
  - THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
  - EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
  - BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE.
  - EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
  - THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
  - ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
  - FENCE OWNERSHIP NOT DETERMINED.
  - THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
  - HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
  - THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: AE COMMUNITY/PANEL/SUFFIX: 120654 0181 J DATE OF FIRM: 07/17/1995
  - BASE FLOOD ELEVATION: 8 FT.

CERTIFIED TO: WILLIAM WEBB, JR

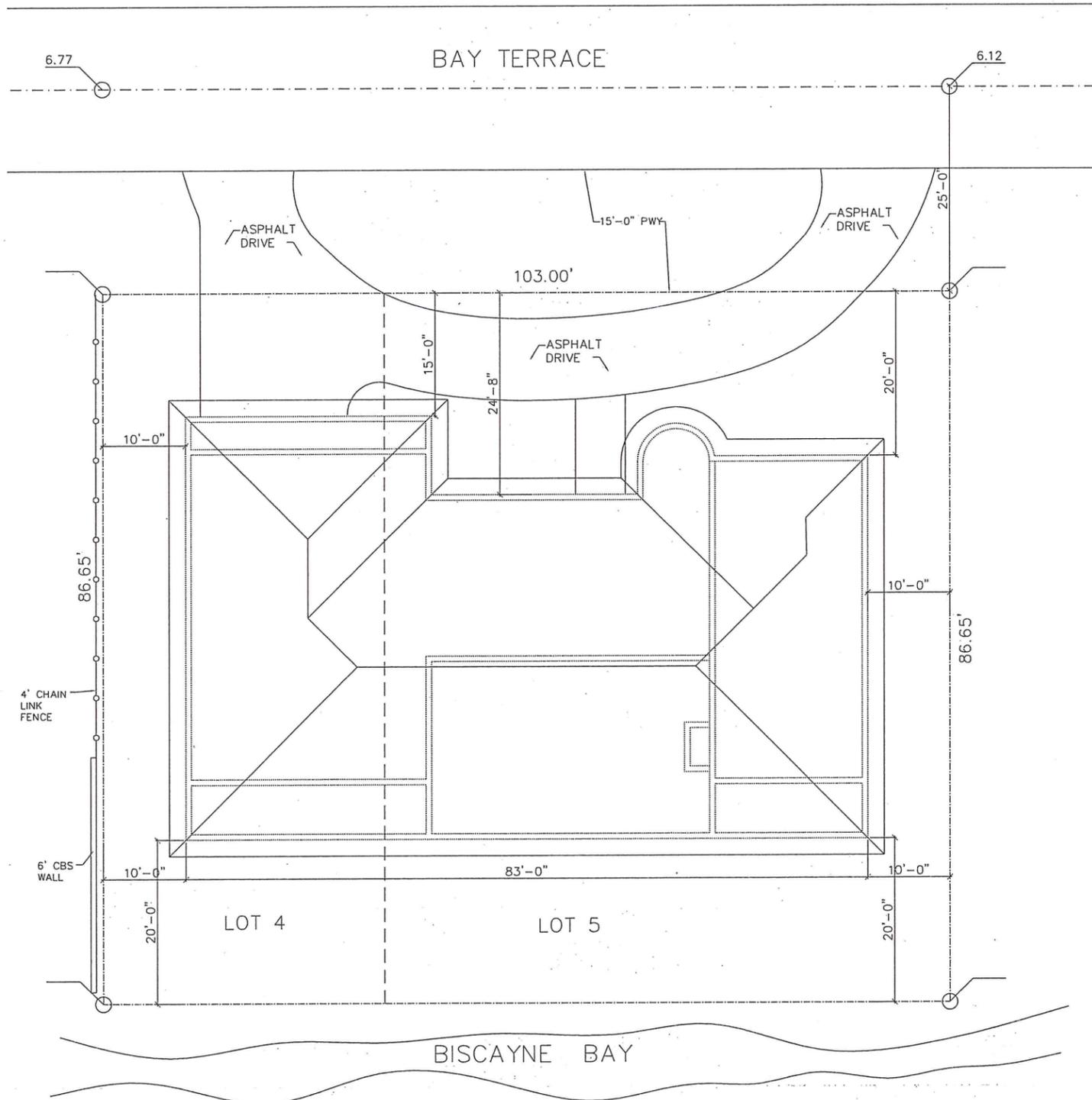


SURVEYOR'S SEAL









**SITE PLAN 1/8" = 1'-0"**

LOT SIZE = 8,924 SQUARE FEET  
 HOUSE FOOT PRINT (1st. FL.) = 3,990 SQUARE FEET  
 2nd. FL. = 2,762 SQUARE FEET (EXCLUDES OPEN SPACE AND EXTERIOR BALCONIES)

*Handwritten signature and date:*  
 [Signature] 02/12/13

**AVELINO R. LEONCIO, Jr., A.I.A.**  
 ARCHITECT

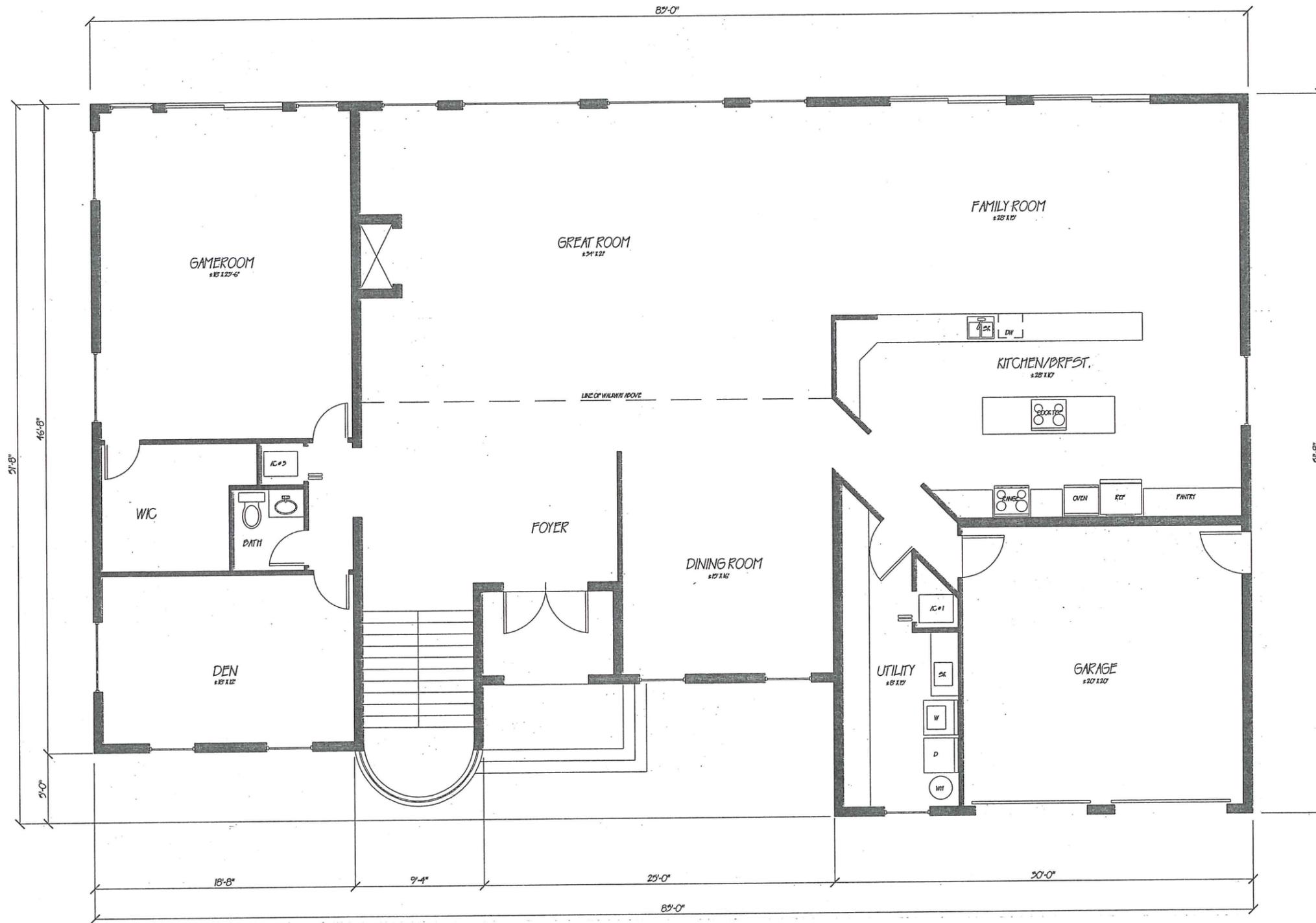
14511 ROSEWOOD ROAD, MIMTLAKES, FLORIDA, 33014

TELEPHONE  
 (305) 551-1220

PROPOSED RESIDENCE FOR:  
**Mr. WILLIAM C. WEBB, Jr.**  
 1551 Dog Terrace  
 North Dog Village, Florida, 33014

REVISIONS	
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DRAWN BY: ARL, Jr.  
 DATE: 02/12/13  
 JOB No: 1305



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

*Handwritten signature and date:*  
 [Signature]  
 02/12/13

**AVELINO R. LEONCIO, Jr., A.I.A.**  
 ARCHITECT

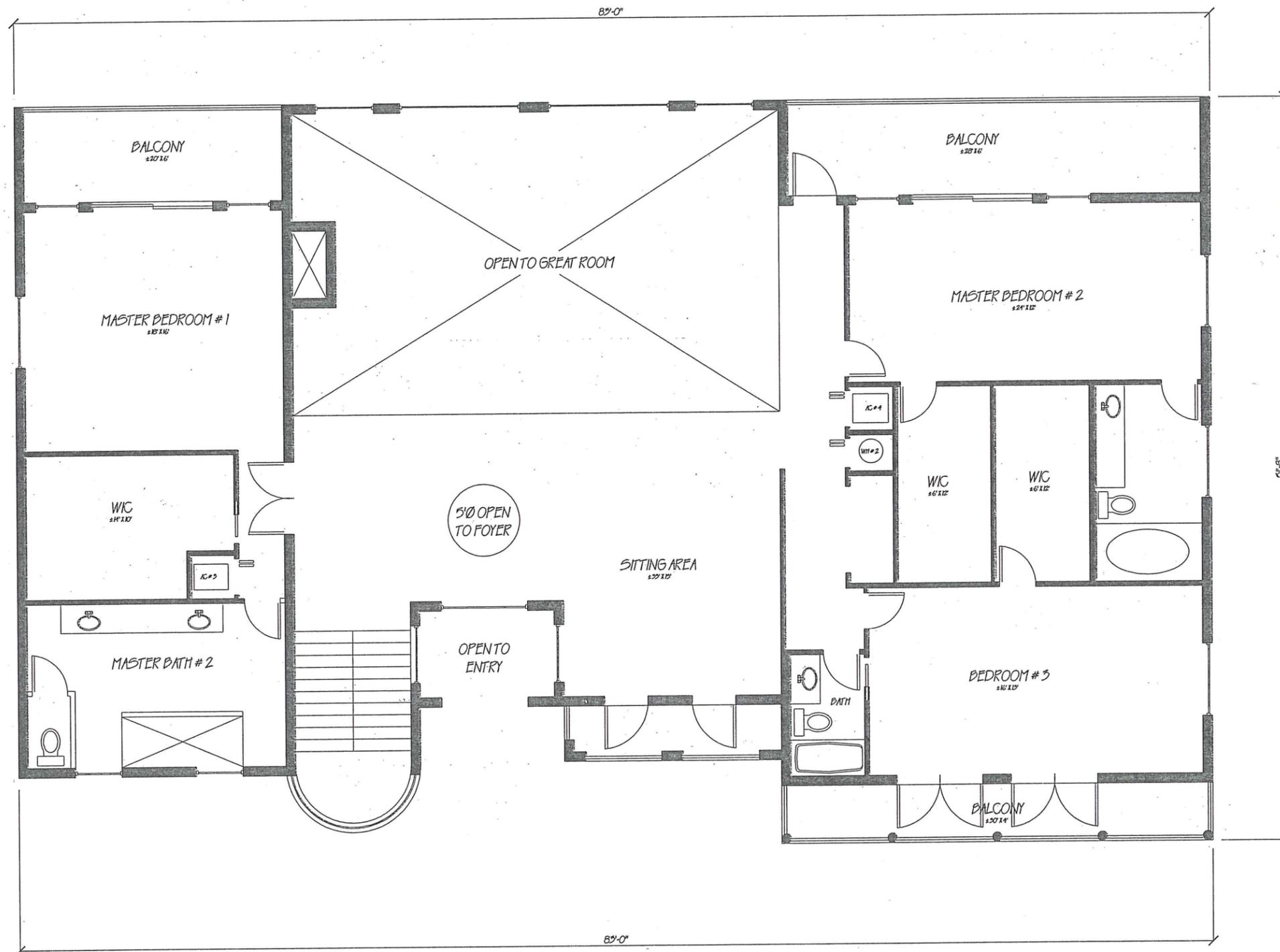
14311 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA 33014

TELEPHONE  
 (305) 551-7220

PROPOSED RESIDENCE FOR:  
**Mr. WILLIAM C. WEBB, Jr.**  
 1957 Bay Terrace,  
 North Bay Village, Florida 33141

REVISIONS	
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DRAWN BY: ARL, Jr.  
 DATE: 02/12/13  
 JOB No.: 1305



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

*Handwritten signature and date:*  
 [Signature]  
 02/12/13

AVELINO R. LEONCIO, Jr., A.I.A.  
 ARCHITECT

14511 ROSEWOOD ROAD, MINT LAKES, FLORIDA 33014

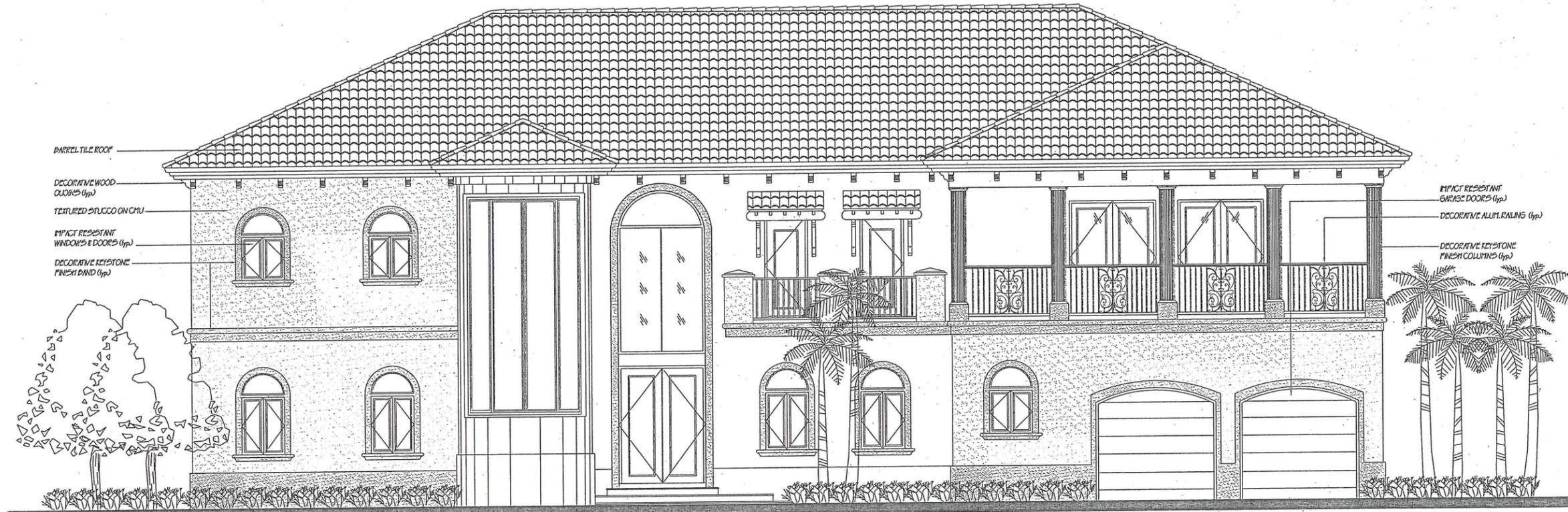


TELEPHONE  
 (305) 551-1220

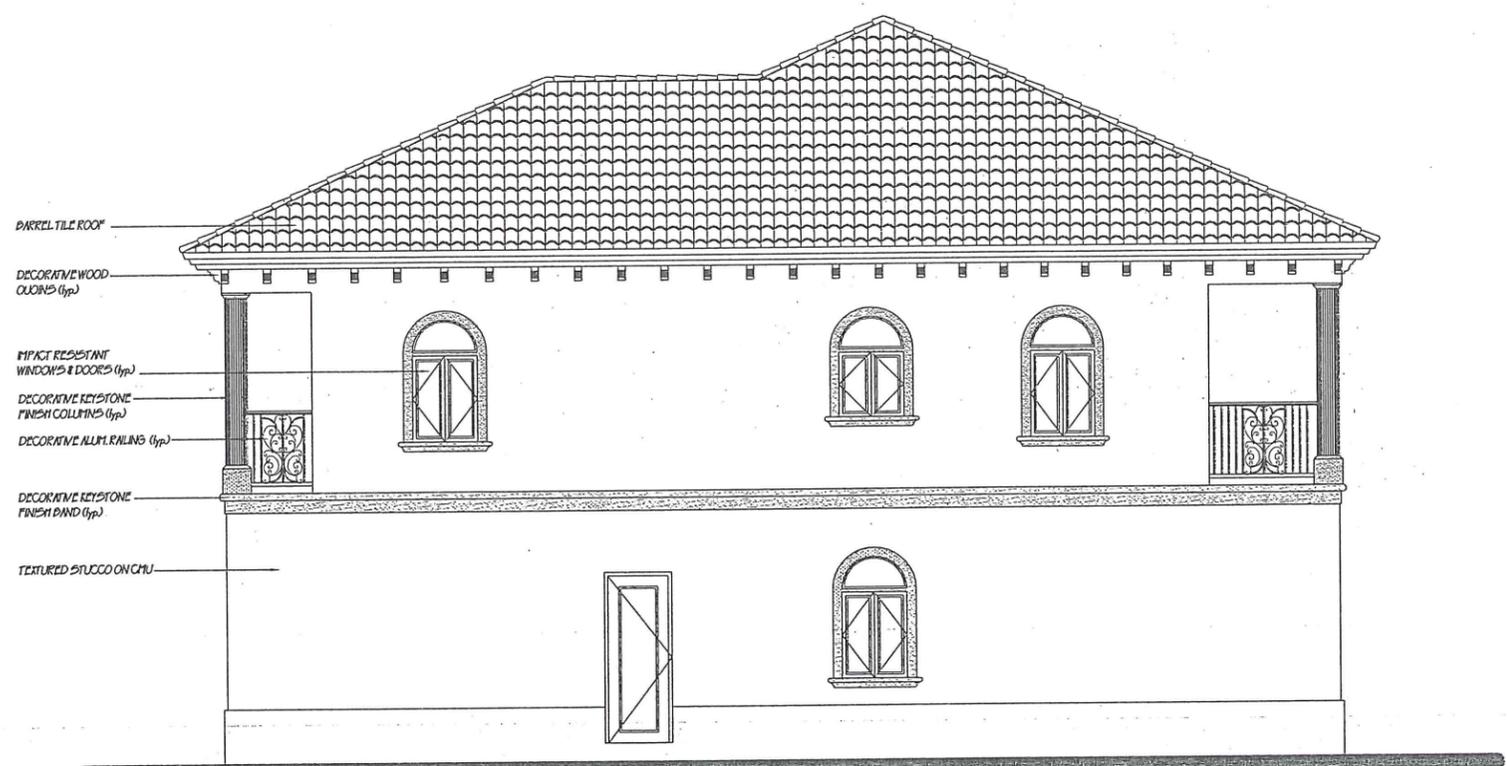
PROPOSED RESIDENCE FOR:  
**Mr. WILLIAM C. WEBB, Jr.**  
 1351 Bay Terrace  
 North Bay Village, Florida 33141

REVISIONS	
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DRAWN BY: ARL, Jr.  
 DATE: 02/12/13  
 JOB No.: 1505



FRONT (north) ELEVATION 1/4" = 1'-0"



RIGHT (west) ELEVATION 1/4" = 1'-0"

*Handwritten signature and date: [Signature] 02/12/13*

**AVELINO R. LEONCIO, Jr., A.I.A.**  
**ARCHITECT**

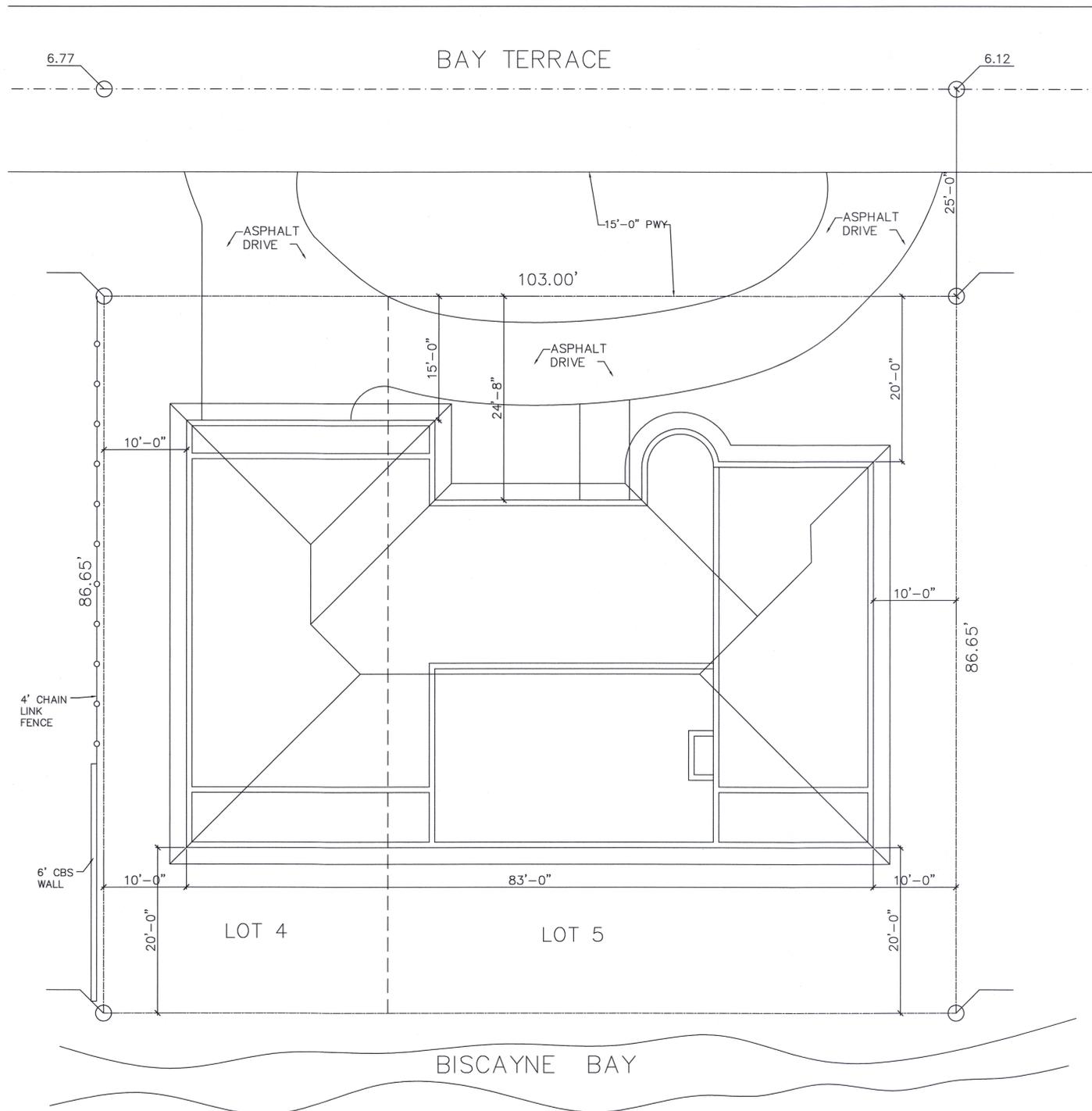
14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA 33014

TELEPHONE  
 (305) 551-7220

PROPOSED RESIDENCE FOR:  
**Mr. WILLIAM C. WEBB, Jr.**  
 1557 Bay Terrace  
 North Bay Village, Florida 33141

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DRAWN BY: ARL, Jr.  
 DATE: 02/12/13  
 JOB No.: 1505



**SITE PLAN** 1/8" = 1'-0"

LOT SIZE = 8924 SQUARE FEET  
 HOUSE FOOT PRINT (1st. FL.) = 3930 SQUARE FEET  
 2nd. FL. = 2762 SQUARE FEET (EXCLUDES OPEN SPACE AND EXTERIOR BALCONIES)

*ARL*  
 02/12/13

**AVELINO R. LEONCIO, Jr., A.I.A., ARCHITECT**

TELEPHONE  
 (305) 551-7220

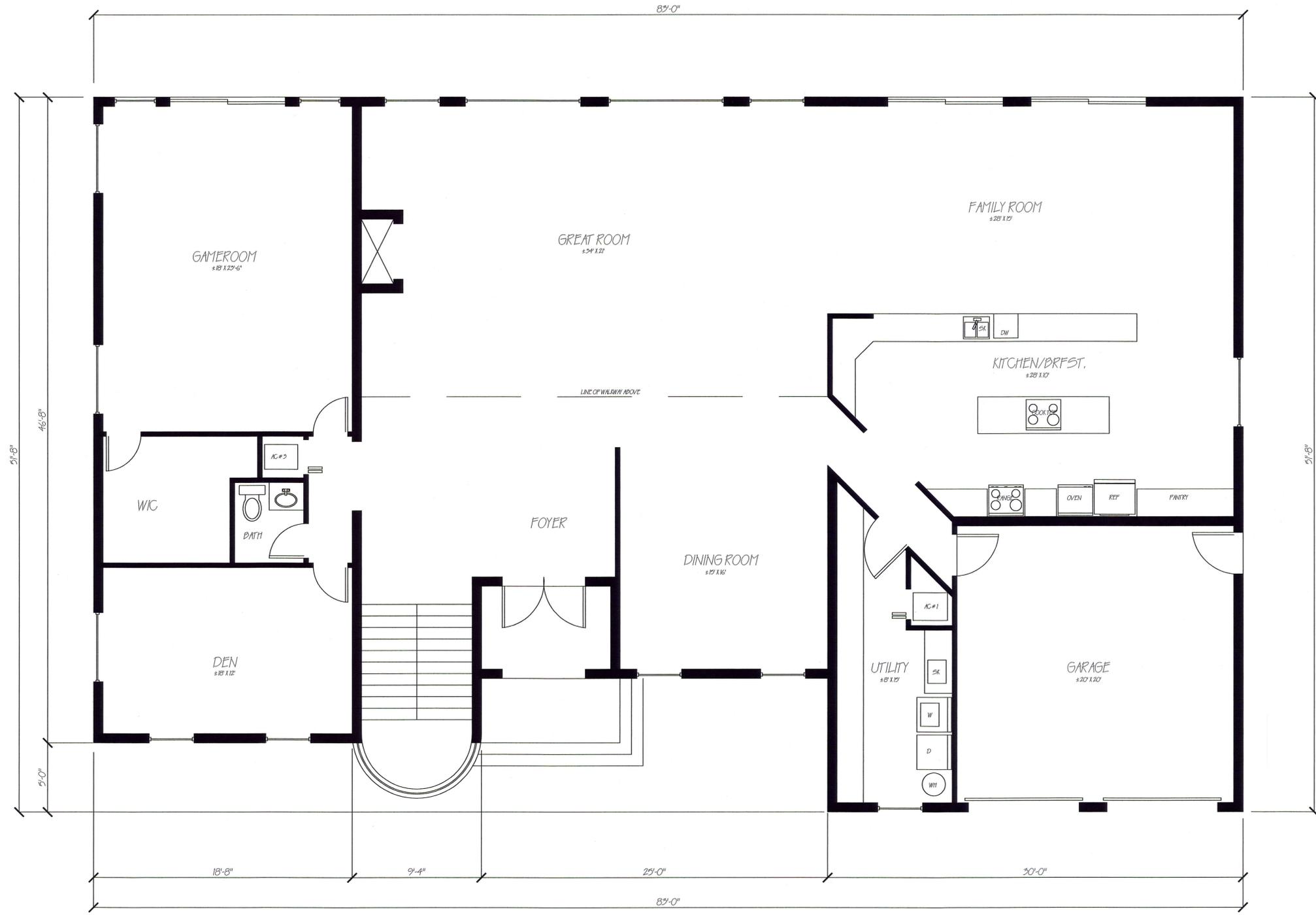
PROPOSED RESIDENCE FOR:  
**Mr. WILLIAM C. WEBB, Jr.**  
 1357 Bay Terrace  
 North Bay Village, Florida 33141

REVISIONS	
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DRAWN BY: ARL, Jr.  
 DATE: 02/12/13  
 JOB No.: 1305

1 of 5

14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA 33014



FIRST FLOOR PLAN 1/4" = 1'-0"

*Handwritten signature and date:*  
 [Signature]  
 02/12/13

AVELINO R. LEONCIO, Jr., A.I.A.  
 ARCHITECT

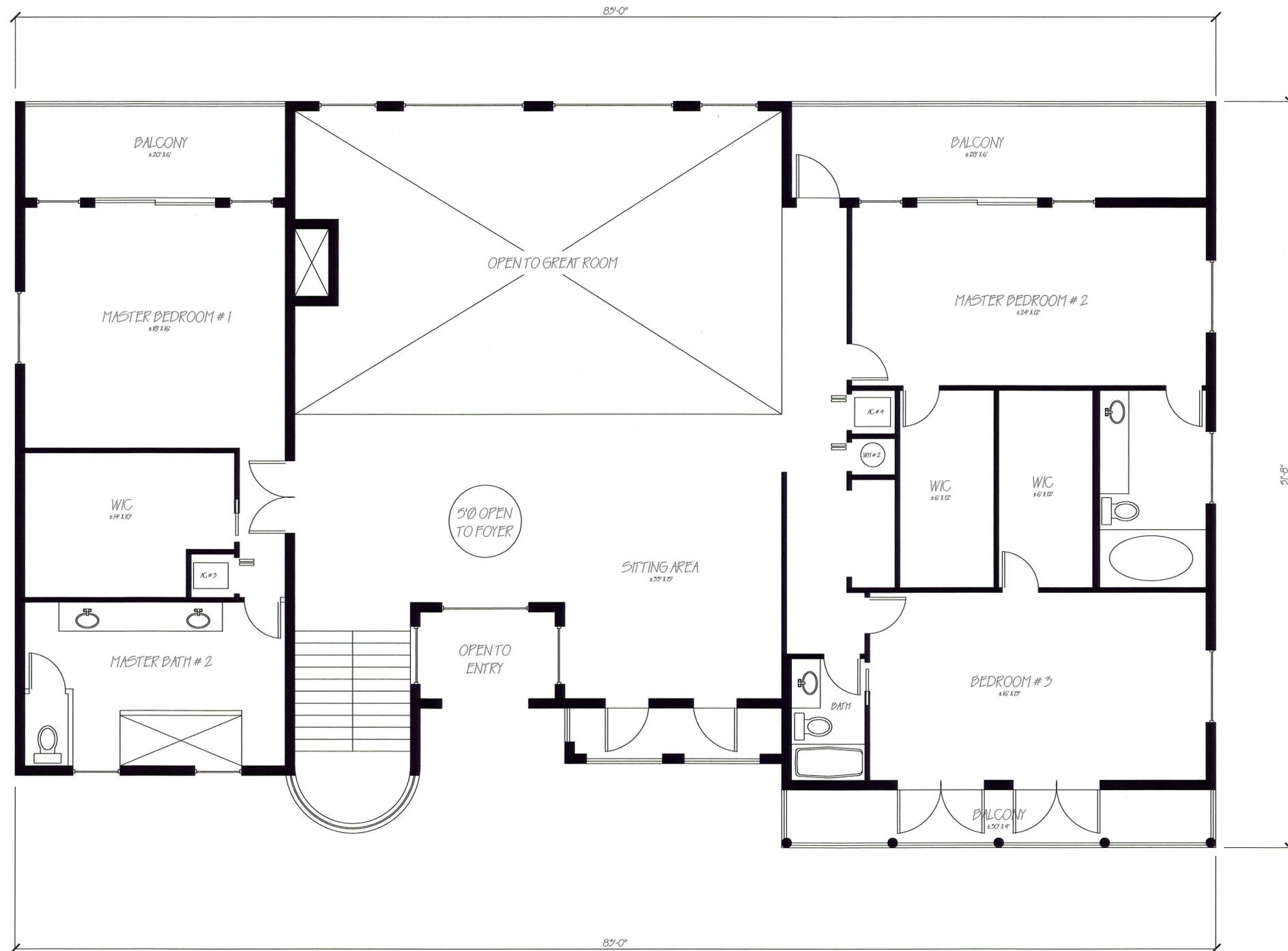
14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA 33014

TELEPHONE  
 (305) 551-1220

PROPOSED RESIDENCE FOR:  
 Mr. WILLIAM C. WEBB, Jr.  
 1951 Poy Terrace  
 North Bay Village, Florida 33141

REVISIONS	
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DRAWN BY: ARL, Jr.  
 DATE: 02/12/13  
 JOB No.: 1305



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

*Handwritten signature and date: 02/12/13*

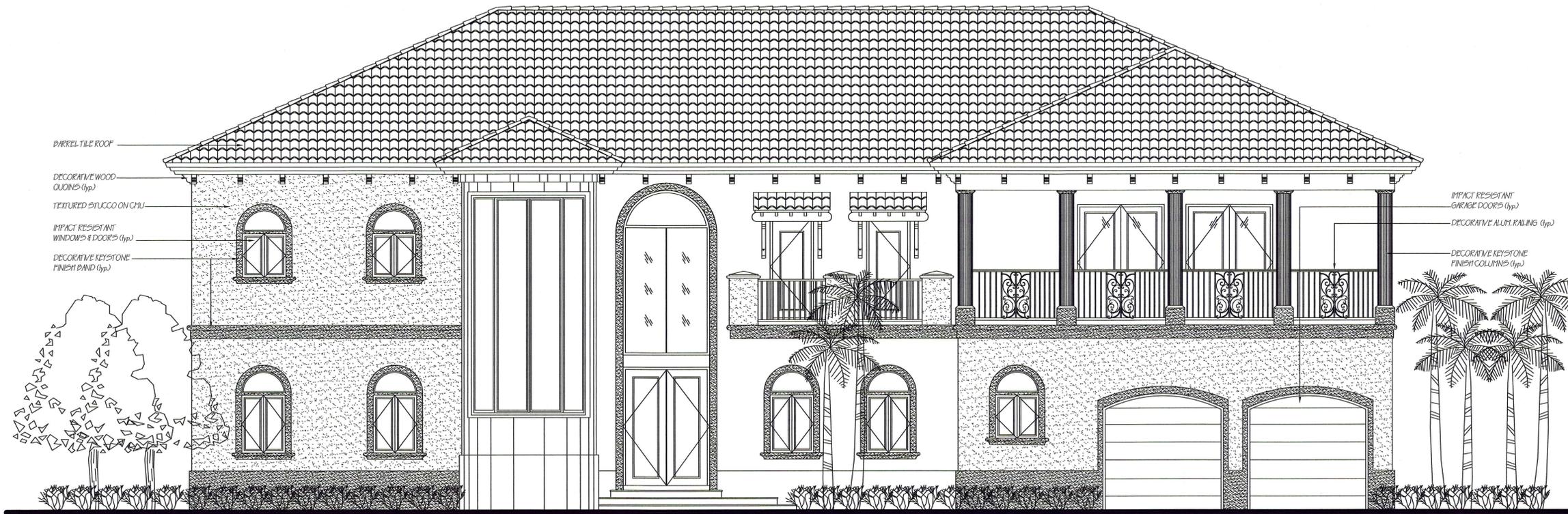
**AVELINO R. LEONCIO, Jr., A.I.A.**  
ARCHITECT  
14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA 33014  
TEL: 305-551-7220

TELEPHONE  
(305) 551-7220

PROPOSED RESIDENCE FOR:  
**Mr. WILLIAM C. WEBB, Jr.**  
1957 Bay Terrace  
North Bay Village, Florida 33141

REVISIONS	
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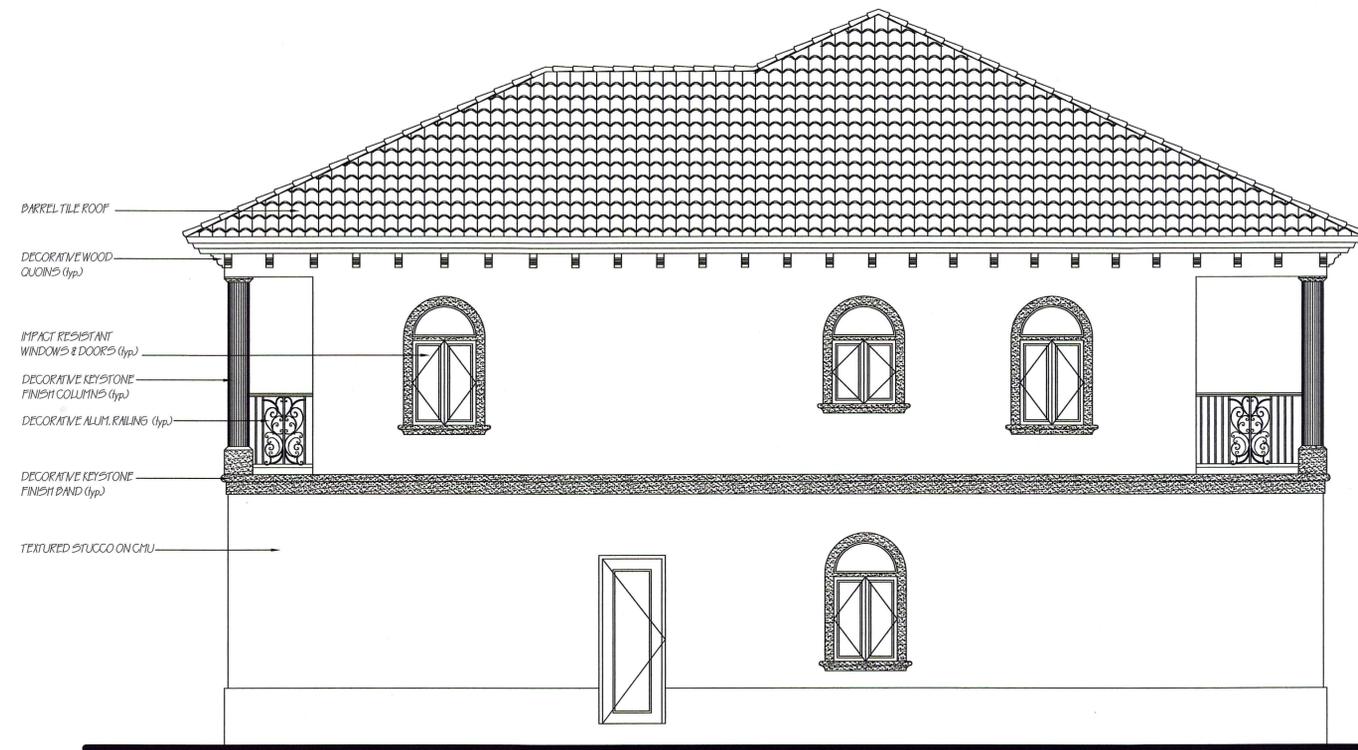
DRAWN BY: ARL, Jr.  
DATE: 02/12/13  
JOB No.: 1505



BARREL TILE ROOF  
 DECORATIVE WOOD QUOINS (typ)  
 TEXTURED STUCCO ON CMU  
 IMPACT RESISTANT WINDOWS & DOORS (typ)  
 DECORATIVE KEYSTONE FINISH BAND (typ)

IMPACT RESISTANT GARAGE DOORS (typ)  
 DECORATIVE ALUM. RAILING (typ)  
 DECORATIVE KEYSTONE FINISH COLUMNS (typ)

FRONT (north) ELEVATION 1/4" = 1'-0"



BARREL TILE ROOF  
 DECORATIVE WOOD QUOINS (typ)  
 IMPACT RESISTANT WINDOWS & DOORS (typ)  
 DECORATIVE KEYSTONE FINISH COLUMNS (typ)  
 DECORATIVE ALUM. RAILING (typ)  
 DECORATIVE KEYSTONE FINISH BAND (typ)  
 TEXTURED STUCCO ON CMU

RIGHT (west) ELEVATION 1/4" = 1'-0"

*Handwritten signature in red ink.*

AVELINO R. LEONCIO, Jr., A.I.A.  
 ARCHITECT  
 614-0007979

14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA 33014

TELEPHONE  
 (305) 551-1220

PROPOSED RESIDENCE FOR:  
 Mr. WILLIAM C. WEBB, Jr.  
 15511 Day Terrace,  
 North Bay Village, Florida 33141

REVISIONS	
1	
2	
3	
4	
5	

DRAWN BY: ARL, Jr.  
 DATE: 02/12/15  
 JOB No.: 1305



## Staff Report

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

*Applicant:* CLPF-NBV, L.P.

*Request:* Special Use Exception of Compact  
Parking Spaces



Serving Florida Local Governments Since 1988

2B(1)

**General Information**

<b>Owner/Applicant:</b>	<b>CLPF-NBV, L.P.</b>
<b>Applicant Address:</b>	Akerman Senterfitt One Southeast Third Avenue, Suite 2500 Miami, FL 33131
<b>Site Address:</b>	8000 West Drive North Bay Village, FL 33141
<b>Contact Person:</b>	Steven J. Wernick
<b>Applicant/Contact Phone Number:</b>	305-374-5600
<b>E-mail Address</b>	<b><i>steven.wernick@akerman.com</i></b>

	<b>Existing</b>	<b>Proposed</b>
<b>Future Land Use Map Classification</b>	High Density Multi-Family Residential	High Density Multi-Family Residential
<b>Zoning District</b>	RM-70	RM-70
<b>Use of Property</b>	Vacant	Multi-Family Residential
<b>Acreage</b>	4.41 acres	4.41 acres

**Legal Description of Subject Property**

ALL OF TRACT 'C', ACCORDING TO THE PLAT OF HARBOR ISLAND, AS RECORDED IN PLAT BOOK 44, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SAID LANDS LYING AND BEING IN THE CITY OF NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA CONTAINING 192,064 SQUARE FEET (4.409 ACRES), MORE OR LESS.

**General Description**

The current site plan approved in September 2012 for this project provides 624 parking spaces. The applicant has requested to change 124 of the those approved parking spaces to compact parking spaces, without changing the overall number of parking spaces.

**2B(2)**



### Consistency with Comprehensive Plan

The proposed multifamily residential use is consistent with the description of the Residential Future Land Use category under Policy 2.1.1a of the Future Land Use Element. This modification will not affect the consistency of the project with Comprehensive Plan.

### Comparison of Proposal With Land Development Code (LDC) Design Standards and Special Use Exception Standards

Section 152.042(E) of the North Bay Village Land Development Regulations:

*Upon special approval by the City Commission in accordance with the provisions on use exceptions, up to 20 percent of all required parking spaces may be designed specifically for small vehicles of the compact or foreign type, provided such spaces are clearly marked "for compact use only" and collectively located in a defined area.*

Section 5.2.1(11) of the North Bay Village Land Development Regulations:

*Compact car spaces should be located no more and no less conveniently than full-size car spaces and shall be grouped in identifiable clusters.*

Section 152.098 of the North Bay Village Land Development Regulations:

*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 coning districts.*

The letter of request from the applicant (attached to this report) makes the following statements:

- a) *The Special Use Exception will not reduce the number of approved parking spaces in the current Site Plan, and no more than 20 percent of all required parking spaces will be designed for compact cars. The current approved Site Plan contains 624 parking spaces: that number will remain the same. The Applicant merely requests permission to use a compact design for up to 124 of the Project's approved 624 parking spaces. This number is consistent with the Village Code because it represents 20 percent of the 624 approved spaces within the Project's parking garage.*
- b) *All compact parking spaces will be grouped in identifiable clusters. To provide for maximum flexibility in design, the Applicant will work with staff to determine the appropriate placement of the compact parking spaces.*
- c) *The Special Use Exception will provide no impact on adjacent properties. Because this request does not reduce the number of the Project's approved parking spaces, approval of the compact parking spaces will only affect the internal design of the Project and is anticipated to have no impact on adjacent properties.*

The request meets all the requirements of North Bay Village's Land Development Regulations for compact parking spaces.

### Other Requirements and Considerations

Staff supports the request for compact parking spaces and the implementation will be as follows.

Section 152.105(C) allows for administrative approval of site plan modifications. Although this particular modification of changing standard parking spaces to compact parking spaces is not specifically mentioned, it seems burdensome to not administratively review this modification. Following the approval of the compact spaces, the applicant will submit a site plan modification for review and is agreeing to work with staff on the location and placement of the compact parking spaces.



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## Findings and Recommendations

Staff finds that the request for compact parking spaces is consistent with Section 152.098(B) in that this modification of a special use exception will not adversely affect the uses permitted in the regulations of adjacent properties.

Staff recommends **approval** of this request for compact parking spaces pending the following:

1. Submittal of a modified Site Plan by the Applicant, which will be reviewed by Village staff and determined to be in conformance with the Village Land Development Regulations. No required parking spaces will be removed.
2. Acceptance by the Village Manager of the administrative approval process for this modification.

*Submitted by:*

*James L. LaRue*  
James L. LaRue, AICP  
Planning Consultant

March 11, 2013

Hearing: Planning & Zoning Board, March 19, 2013

Attachments: Applicant's Request Letter  
Memo to Staff on Compact Parking

2B(5)





Steven J. Wernick

Akerman Senterfitt  
One Southeast Third Avenue  
Suite 2500  
Miami, FL 33131-1714  
Tel: 305.374.5600  
Fax: 305.374.5095

January 30, 2013

VIA HAND DELIVERY

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

RE: Blu – Letter of Intent; Special Use Exception for Compact Parking Spaces

Dear Mayor Kreps and Members of the Village Commission:

Our firm represents CLPF-NBV, L.P. (the "Applicant"), the owner of the parcel located at 8000 West Drive (the "Property"). The Property is a 4.47± acre site located on the northwest portion of Harbor Island. The Property lies within an RM-70 zoning district and has a future land use designation of Residential Multi-Family High Density.

On July 25, 2012, the Village Commission approved a site plan application (the "Site Plan") for a 285-unit luxury rental apartment development on the Property (the "Project"). The approved Project includes an 8-story residential building encompassing a parking garage with 624 standard parking spaces.

Through this application, the Applicant seeks a special use exception to authorize the inclusion of compact spaces for up to 124 (20 percent) of the existing 624 parking spaces. The total number of parking spaces for the Project will remain unchanged.

The request is desired to allow for maximum efficiency and flexibility in the approved garage, and is authorized under the Village Code and the criteria for special use exceptions.

Consistency With Land Development Code and Special Use Exception Criteria

Under Section 152.042 of the Village Code,

Upon special approval by the [Village] Commission in accordance with the provisions on use exceptions, up to 20 percent of all required parking spaces may be designed specifically for small vehicles of the compact or foreign type, provided such spaces are

[akerman.com](http://akerman.com)

BOCA RATON DALLAS DENVER FORT LAUDERDALE JACKSONVILLE LAS VEGAS LOS ANGELES MADISON MIAMI NAPLES  
NEW YORK ORLANDO PALM BEACH SALT LAKE CITY TALLAHASSEE TAMPA TYSONS CORNER WASHINGTON, D.C.  
WEST PALM BEACH

{25728577:1}

2B(6)

clearly marked "for compact cars only" and collectively located in a defined area.

Section 5.2.1(11) of the Land Development Code further requires that "Compact car spaces should be located no more and no less conveniently than full-size car spaces and shall be grouped in identifiable clusters."

Procedurally, Section 152.098 of the Village Code provides authority for the Village Commission to approve special use exception applications "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[.]"

The Applicant would like to incorporate compact parking spaces to provide additional flexibility in its current garage design and improve the efficient operation of its parking structure. The approval will not modify the number of parking spaces in the approved Site Plan and will provide no impact on adjacent properties.

**(a) The Special Use Exception will not reduce the number of approved parking spaces in the current Site Plan, and no more than 20 percent of all required parking spaces will be designed for compact cars.**

Importantly, based on Section 152.044 of the Village Code, the total number of required parking spaces is 624. The Applicant does not seek to reduce the number of the Project's parking spaces. The current approved Site Plan contains 624 standard parking spaces; that number will remain the same. The Applicant merely requests permission to use a compact design for up to 124 of the Project's approved 624 parking spaces. As shown in Exhibit 1, attached hereto, this number is consistent with the Village Code because it represents 20 percent of the 624 approved spaces within the Project's parking garage.

**(b) All compact parking spaces will be grouped in identifiable clusters.**

As required by Section 152.042 of the Village Code and Section 5.2.1(11) of the Land Development Code, all compact parking spaces will be grouped in identifiable clusters. To provide for maximum flexibility in design, the Applicant will work with staff to determine the appropriate placement of the compact parking spaces.

**(c) The Special Use Exception will provide no impact on adjacent properties.**

Because this request does not reduce the number of the Project's approved parking spaces, approval of the compact parking spaces will only affect the internal design of the Project and is anticipated to have no impact on adjacent properties.

Administrative Modification of the Project's Site Plan Approval

If the request for compact spaces is approved, the Applicant will need to modify the approved Site Plan for the Project to reflect the inclusion of compact parking spaces. Under Section 152.105(C)(10), administrative modifications to approved site plans are allowed upon recommendation of the City Planner and approval by the City Manager. As supported by the City Planner in his memorandum dated January 23, 2013, which is attached hereto as Exhibit 2, the Applicant requests that the Village Commission include, as part of its approval of the special use exception, that the Village Manager shall be allowed to administratively modify the approved Site Plan to include the approved compact parking spaces.

As explained above, the proposed special use exception is a minor request that will provide the Applicant with additional flexibility and efficiency, while imposing no impact on surrounding properties. Accordingly, we respectfully request the review and approval of this special use exception by the Planning and Zoning Board and the Village Commission.

Sincerely,



Steven J. Wernick

Enclosures

EXHIBIT 1

Table of Approved, Allowed, and Proposed Parking

	APPROVED BY RESOLUTION 2012-30A	ALLOWED	PROPOSED
Regular	624	500	500
Compact		124 (20%)	up to 124 (20%)
TOTAL	624	624	624
Total approved includes 13 handicap spaces (2% of total required parking)—amount will not change.			

EXHIBIT 2

Memorandum, dated January 23, 2013, from City Planner Jim LaRue regarding approval of compact parking spaces

2B(14)



## Memorandum

**To:** Dennis Kelly, Village Manager  
**From:** James G. LaRue  
**Date:** January 23, 2013  
**Subject:** Blu Site Plan Modification to Provide Compact Parking Spaces

---

There has been a request to change some of the approved parking spaces for the Blu development to compact spaces. According to section 152.042(E), this request can be granted:

*Upon special approval by the City Commission in accordance with the provisions on use exceptions, up to 20 percent of all required parking spaces may be designed specifically for small vehicles of the compact or foreign type, provided such spaces are clearly marked "for compact cars only" and collectively located in a defined area.*

Section 152.096 requires that special use exception requests be submitted to the Village Clerk and conducted as public hearings before the Planning and Zoning Board and the Village Commission. Accordingly, the request by Blu representatives for compact parking spaces would follow that process and meetings would be scheduled before the Planning and Zoning Board and the Village Commission.

If the request for compact spaces is approved, the site plan for Blu would have to be modified to reflect the compact parking spaces. Under section 152.105(C)(10), administrative modifications are allowed. Although this type of change is not mentioned specifically as an example, it would seem burdensome to not administratively review the modifications. Therefore, if the request is approved, we will proceed in this manner unless directed to do otherwise.

cc: Jenice Rosado, Deputy Village Manager  
Yvonne Hamilton, Village Clerk  
Nina Boniske, Village Attorney  
Kathryn Mehaffey, Assistant Village Attorney

**ZBC(11)**



**City of North Bay Village**

1700 Kennedy Causeway, Suite 132 North Bay Village, FL 33141  
(305) 756-7171 Fax (305) 756-7171 Website-www.nbvillage.com

**APPLICATION FOR PUBLIC HEARINGS:**

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

Applicant's Name: CLPF - NBV, LP Phone: 954-779-7950

Mailing Address: 200 East Broward Blvd., Suite 1200, Fort Lauderdale, FL 33301

Legal Description of Property: Tract C of HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 44, Page 72 of the Public Records of Miami Dade County, Florida.

Existing Zoning: RM-70 Lot Size: 4.4 acres Folio: 23-3209-001-0040

Type of Request: Special use exception for compact parking spaces under Section 152.042(E) and 152.098 of the City's Code of Ordinances.

Reason for Request: (Attach additional Pages if necessary) \_\_\_\_\_

A special use exception requires public hearings before the Planning & Zoning Board and City Commission

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

**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.

**2B(12)**

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

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 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 favorable on the proposed petition.

I, (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning & Zoning Board and the City Commission Pursuant to the City 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 City Commission revoked.

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

[Signature]  
Authorized Signature

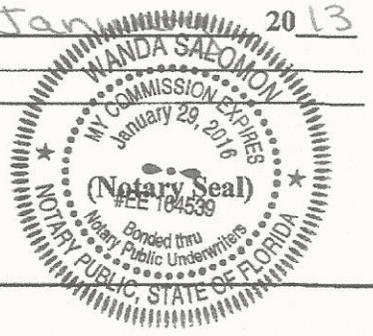
Kyle Clayton  
Print Name

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

STATE OF FLORIDA )  
COUNTY OF BROWARD )

Sworn to and subscribed to before me this 29 day of Jan 2013  
by Kyle Clayton  
who is personally known to me or who has produced \_\_\_\_\_  
as identification.

[Signature]  
Notary Public



**Office Use Only:**

Date Submitted: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_  
Tentative Meeting Date: \_\_\_\_\_ Cash  or Check  # \_\_\_\_\_  
Date Paid: \_\_\_\_\_

**2B(13)**



## Memorandum

**To:** Dennis Kelly, Village Manager  
**From:** James G. LaRue  
**Date:** January 23, 2013  
**Subject:** Blu Site Plan Modification to Provide Compact Parking Spaces

---

There has been a request to change some of the approved parking spaces for the Blu development to compact spaces. According to section 152.042(E), this request can be granted:

*Upon special approval by the City Commission in accordance with the provisions on use exceptions, up to 20 percent of all required parking spaces may be designed specifically for small vehicles of the compact or foreign type, provided such spaces are clearly marked "for compact cars only" and collectively located in a defined area.*

Section 152.096 requires that special use exception requests be submitted to the Village Clerk and conducted as public hearings before the Planning and Zoning Board and the Village Commission. Accordingly, the request by Blu representatives for compact parking spaces would follow that process and meetings would be scheduled before the Planning and Zoning Board and the Village Commission.

If the request for compact spaces is approved, the site plan for Blu would have to be modified to reflect the compact parking spaces. Under section 152.105(C)(10), administrative modifications are allowed. Although this type of change is not mentioned specifically as an example, it would seem burdensome to not administratively review the modifications. Therefore, if the request is approved, we will proceed in this manner unless directed to do otherwise.

cc: Jenice Rosado, Deputy Village Manager  
Yvonne Hamilton, Village Clerk  
Nina Boniske, Village Attorney  
Kathryn Mehaffey, Assistant Village Attorney

**2B(14)**



## City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

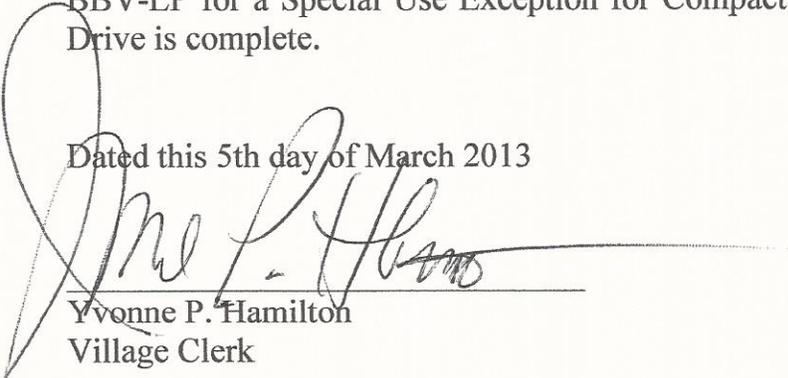
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

Re: CLPF-NBV-L.P.  
8000 West Drive  
Harbor Island  
North Bay Village, FL 33141

### Special Use Exception of Compact Parking Spaces

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 CLPF-BBV-LP for a Special Use Exception for Compact Parking Spaces at 8000 West Drive is complete.

Dated this 5th day of March 2013

  
Yvonne P. Hamilton  
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – 3/19/2013)

**2B(15)**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez



## City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

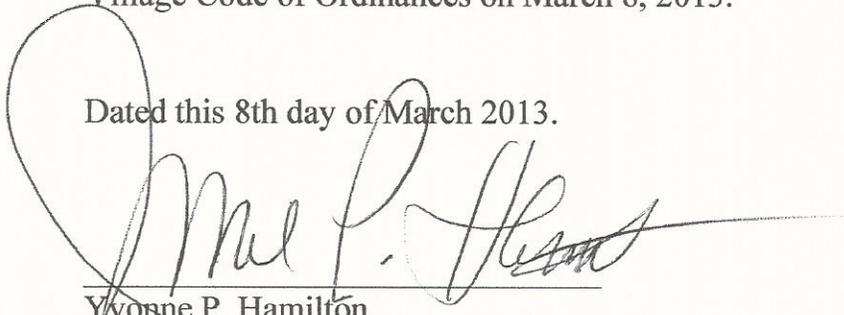
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

Re: CLPF-NBV-L.P.  
8000 West Drive  
Harbor Island  
North Bay Village, FL 33141

### Special Use Exception of Compact Parking Spaces

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 March 8, 2013.

Dated this 8th day of March 2013.

  
Yvonne P. Hamilton  
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – 3/19/2013)

2B(16)

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez



## City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

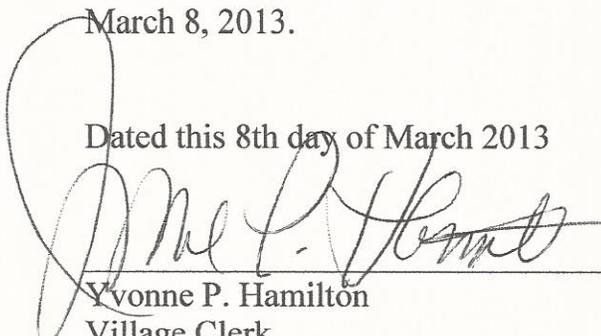
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

Re: CLPF-NBV-L.P.  
8000 West Drive  
Harbor Island  
North Bay Village, FL 33141

Special Use Exception of Compact Parking Spaces

I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on March 19, 2013 was posted at the above-referenced property on March 8, 2013.

Dated this 8th day of March 2013

  
Yvonne P. Hamilton  
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – 3/19/2013)

2B(17)

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez



## North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

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

### **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 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. AN APPLICATION BY CLPF-NBV, L.P., CONCERNING PROPERTY LOCATED AT 8000 WEST DRIVE, TRACT C, HARBOR ISLAND, NORTH BAY VILLAGE, FLORIDA IN CONNECTION WITH THE DEVELOPMENT OF A 285-UNIT RENTAL APARTMENT DEVELOPMENT FOR THE FOLLOWING:
  - A. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.

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, 1700 KENNEDY CAUSEWAY, #132, 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.

**2B(18)**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

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**YVONNE P. HAMILTON, CMC**  
**VILLAGE CLERK**  
**(March 8, 2013)**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Owner/Occupant  
7935 West Drive, Unit #1  
North Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, Unit #5  
North Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, Unit #7  
North Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, Unit, #3  
North Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, Unit #6  
North Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, Unit #4  
North Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, Unit #8  
North Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, Unit #2  
North Bay Village, FL 33141

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

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

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

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

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

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

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

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

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

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

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

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

