NORTH BAY VILLAGE
PLANNING & ZONING BOARD
PUBLIC MEETING NOTICE

Wednesday, June 4, 2025 at 6:00 PM
1666 Kennedy Causeway, #101 | North Bay Village, FL 33141

The meeting agenda is available online at:
https://northbayvillage-fl.gov/agendas-minutes

Elected Officials and Village staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION: The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time. The Village highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.
Watch the Public Meeting: https://northbayvillage-fl.gov/videos TV Channel 661 Facebook Live
Participate in the meeting via Zoom: Meeting ID: 835 6358 6974 | Passcode: 973744
Listen via telephone to the Virtual Public Meeting: 1-305-224-1968 or 1-929-205-6099
For technical support during the meeting, please contact: (786) 309-4991

PUBLIC COMMENTS

Public comments will be accepted by the following means:

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

VIRTUAL COMMENTS: ***Public comments will also be accepted during the meeting using the virtual meeting platform.***

VIA E-MAIL TO: publiccomment@nbvillage.com

Interested parties or their authorized representatives may address the Commission and/or Board via written or electronic commentary ("e-comments") by emailing the Village Clerk at least two (2) hours prior to the commencement of the meeting. E-comments will not be read during the meeting but will be distributed to the Village Commission or Board prior to the commencement of the meeting. You may send your concerns with the subject line "PUBLIC COMMENT" and the following information in the body of the email: your name, address, if you are a hired Consultant or Village Employee, and/or if you are engaged in lobbying activities and/or representing an organization.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. Minutes of the meeting will be taken and will be made available.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 786-224-8070 NO LATER THAN FIVE DAYS PRIOR TO SUCH PROCEEDING. 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 786-224- 8070 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

LOBBYING ACTIVITIES

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38- 17. ""Lobbyist"" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term ""lobbyist"" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex -parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

Have questions or need additional information?

E-mail: villageclerk@nbvillage.com

Call: 305-756-7171

North Bay Village

OFFICIAL AGENDA
PLANNING AND ZONING BOARD MEETING
1666 Kennedy Causeway, #101 | North Bay Village, FL 33141
Meeting ID: 835 6358 6974 | Passcode: 973744
Wednesday, June 4, 2025
6:00 PM

Decorum: Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the board shall be barred from further appearance before the board by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38-17. "Lobbyist" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term "lobbyist" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex-parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

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1. Call to Order/Roll Call

2. Approval of Meeting Minutes

2A. Approval of the April 9, 2025, Meeting Minutes
04.09.2025 -Draft Minutes.pdf

3. Public Hearings (Quasi-Judicial)

Please be advised that the following items are quasi-judicial in nature. If you wish to object or comment upon any of these items, please inform the Chair when he requests public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further,

details of the quasi-judicial procedures may be obtained from the Village Clerk.

3A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY 1755 JFK OWNER LLC AND 1819 NBV OWNER LLC TO CONSOLIDATE AND MODIFY THE SITE PLANS PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2022-011A, AS AMENDED BY RESOLUTION NO. 2022-091, AND RESOLUTION NO. 2023-002 TO DEVELOP A TWO-PHASED MIXED-USE DEVELOPMENT PROJECT CONSISTING OF MULTIFAMILY HOUSING, HOTEL, AND COMMERCIAL USES INCLUDING ALCOHOL SERVICE ESTABLISHMENT(S), ENTERTAINMENT ESTABLISHMENT(S), FOOD SERVICE ESTABLISHMENT(S), GENERAL COMMERCIAL, AND CIVIC SPACE, ALL LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120); PROVIDING FOR FINDINGS, CONDITIONS, LIMITATION OF APPROVAL, IMPLEMENTATION, AND AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER, SILVIA VARGAS)

It is recommended that the Board recommend approval to the Village Commission of the site plan with conditions as recommended by Staff. The site plan and associated Development Agreement may not be approved by the Commission until after the adoption of the Continuum Waterfront District Special Area Plan (SAP) following second reading of the related ordinance, to be held before the Village Commission on Tuesday, June 17, 2025.

Staff ReporT - SAP - Concept Site Plan.pdf
1. Survey.pdf
2. Continuum Waterfront District Site Plan.pdf
3. Level of Service Analysis for 1755.pdf
4. Level of Service Analysis for 1819.pdf
5. Massing and Shadow Studies.pdf
6. Continuum Reference Visuals.pdf
DRAFT Reso_Continuum Waterfront District_Site Plan.docx
Public Notice - PZB- MDC Legal Ads 05.22.2025 .pdf

4. Applications

5. Ordinances

5A. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE ZONING OF CERTAIN PARCELS LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120), FROM T6-30 TRANSECT TO "CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX C, CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, BINDING EFFECT, AND AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER, SILVIA PLANNER)

The Village Commission considered this ordinance on first reading on May 20, 2025. It is recommended that the Board consider the Ordinance to approve the Special Area Plan (SAP) and make recommendations to the Commission. The Second Public Hearing on this matter will be held before the Village Commission on Tuesday, June 17, 2025, at 6:00 p.m. or as soon thereafter.

Staff Report_Special Area Plan_Continuum (Updated_PZB 060425).pdf
1. Survey.pdf
2. Continuum Waterfront District SAP Application.pdf
3. Exhibit C - Continuum Waterfront District SAP (Appendix C).docx
4. Regulating Plan/Conceptual Site Plan - Continuum Waterfront District .pdf
5. Proposed Zoning Map.jpg
6. Level of Service Analysis for 1755.pdf
7. Level of Service Analysis for 1819.pdf
8. Massing and Shadow Studies.pdf
9. Continuum Reference Visuals.pdf
10. Ordinance - Creating Continuum SAP - 5-12-25.docx
DRAFT Reso_Continuum Waterfront District_Site Plan.docx
Notice of Intent to Consider a DA - Miami Herald. Mailed.pdf
Public Notice - PZB- MDC Legal Ads 05.22.2025.pdf
Certification Letter with mailing date.pdf
Labels.pdf
Radius Map.pdf

5B. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY T6 TRANSECT REGULATIONS TO ADDRESSS ROOFTOP/MECHANICAL STRUCTURES, BONUS HEIGHT, FLOORPLATE LIMITATIONS, AND VIEW CORRIDOR REQUIREMENTS; PROVIDING SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER, SILVIA VARGAS)

That the Planning and Zoning Board consider the individual recommendations of Staff concerning each proposed amendment before forwarding their own recommendation to the Village Commission.

Staff Report T6 Text Amendment (PZB).pdf
1. 1725 Kennedy Text Amendment Application Form.pdf
2. Letter of Intent - Zoning Text Amendments.pdf
3. Illustrations for Text Amendments.pdf
Public Notice - PZB- MDC Legal Ads 05.22.2025 .pdf
DRAFT_Ordinance__T6_Amendment_Privately Initiated_Updated.docx

6. Discussion Items

7. Public Comments

8. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 305-756-7171 EXT. 45 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.nbvillage.com.

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).

ITEM NO. 2A

North Bay Village
Recommendation Memorandum

DATE: June 4, 2025

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Approval of the April 9, 2025, Meeting Minutes

RECOMMENDATION

BACKGROUND AND ANALYSIS

A Meeting was held on April 9, 2025, and Minutes have been provided for the Planning & Zoning Board's consideration and approval.

It is recommended that the Board approve the meeting minutes as presented.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

PERSONNEL IMPACT

None

North Bay Village

PLANNING AND ZONING BOARD MEETING MINUTES
April 9, 2025, | 6:00 P.M.
1666 Kennedy Causeway, Suite 101, North Bay Village, FL. 33141
Meeting ID: 873 8535 9905 | Passcode: 372517

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1. **Opening Items**
   - **A. Call to Order:** The Planning and Zoning Advisory Board Meeting was called to order at 6:08 p.m.
   - **B. Roll Call:** Present were the following individuals –
     - Chair Ryan Shaw
     - Vice-Chair Jorge Gonzalez
     - Alternate Maximo Turbides
     - Board Member Sherry Abramson *attended virtually*.
     - Board Member Paul Murphy
   - **C. Absent:**
     - Board Member Joelyn Losada

2. **Approval of Commission Minutes**
   - **A.** Approval of Meeting Minutes from February 12, 2025.

   ACTION: Board Member Murphy made a motion to approve the meeting minutes. Vice Chair Gonzalez seconded the motion.

   Upon a roll-call vote, the motion passed 5-0, with Board Member Murphy, Vice Chair Gonzalez, Board Member Abramson, Board Member Turbides, and Chair Shaw voting for.

3. **Public Hearings [Quasi-Judicial]:**

Please be advised that the following items are quasi-judicial in nature. If you wish to object or comment upon any of these items, please inform the Chair when he requests public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse to be cross-examined or to be sworn, your testimony will be given its due weight. The public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further details of the quasi-judicial procedures may be obtained from the Village Clerk.

3A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF IN ONE HUNDRED PERCENT (100 PERCENT) OF THE PLANTABLE

AREA OF THE FRONT YARD, WHERE THE ULDC RESTRICTS INSTALLATION TO NO MORE THAN TWENTY PERCENT (20 PERCENT) OF THE FRONT YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP).

Village Clerk Alba Chang read the resolution into the official record.

Village Planner Silvia Vargas explained the details of the requested variance and how the exceptions differ from the current Village ULDC provisions.

The single-family residential property was cited in 2023 for installing synthetic turf without a permit. The Code on the installation of synthetic turf was modified recently, and the amended update now grants that larger areas of the yard may have artificial turf. The homeowner has installed synthetic turf in 100 percent of the yard and now requests that the turf remain as is. He filed for an official permit in April 2024.

After discussion, the Planning and Zoning Board recommended denying a variance application for synthetic turf in the front yard of 1460 South Treasure Drive. The property owner had installed synthetic turf, citing medical reasons, but the Board did not consider allergies a valid hardship for granting a variance.

The property is currently for sale and accruing fines. The Board expressed sympathy for the owner's situation.

MOTION: Board Member Turbides made a motion to recommend denial of the Variance. Vice-Chair Gonzalez seconded the motion.

Upon a roll-call vote, the motion passed 5-0 with Board Member Turbides, Vice-Chair Gonzalez, Board Member Murphy, Board Member Abramson, and Chair Shaw voting for.

3B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP).

Village Clerk Alba Chang read the resolution into the official record.

DRAFT

Village Planner Silvia Vargas explained the details of the requested variance and how the exceptions differ from the current Village ULDC provisions.

The owner plans to demolish the current structure and build a new single-family home. The variance request is for the new construction property at 7821 Beachview Drive to allow a 5-foot side setback instead of 10 feet.

The property owner and his agent stepped to the podium and were formally sworn in by Village Clerk Alba Chang.

Dennis Rodriguez, owner – 7821 Beachview Drive
Milanis Gonzalez, agent – 2341 SW 128 Court - Miami, 33175

After the discussions, the Planning and Zoning Board shared concerns about setting a precedent and that the request did not meet unique hardship criteria. The applicant will have another chance to present their case at the Village Commission meeting next week.

The Board requested the Village staff to verify if there are any utility easements on the north side of the property at 7821 Beachview Drive.

MOTION: Board Member Murphy moved to recommend denial of the variance. Without a second, the motion died on the table.

MOTION: Board Member Abramson made a motion to recommend approval of the variance with conditions, including affirmative findings that the seven required criteria have been met. It was seconded by Vice-Chair Gonzalez.

Upon a roll-call vote, the motion to recommend approval of the variance with conditions, including affirmative findings that the seven required criteria have been met, failed 3 to 2. Board Member Abramson and Vice-Chair Gonzalez voted for. Board Member Murphy, Board Member Turbides, and Chair Shaw voted against.

Village Attorney Recio advised the Board that they could now make a motion to recommend denial.

MOTION: Board Member Murphy made a motion to recommend denial of the variance. It was seconded by Board Member Turbides.

Upon a roll-call vote, the motion to recommend denial of the variance passed 3 to 2, with Board Member Murphy, Board Member Turbides, and Chair Shaw voting for.

Board Member Abramson and Vice-Chair Gonzalez voted against the recommendation to deny the variance.

DRAFT

4. **Applications:** **NONE**

5. **Ordinances:** **NONE**

6. **Discussion Items:** **NONE**

7. **Adjournment:**

ACTION: There being no further business to discuss, the meeting adjourned at 7:08 p.m.

Accepted this 7th day of May 2025.

_____
Ryan Shaw
Chair

Respectfully Submitted,

_____
Alba L. Chang, CMC
Village Clerk

DRAFT

ITEM NO. 3A

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: June 4, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Silvia Vargas, Village Planner

SPONSORED BY:

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY 1755 JFK OWNER LLC AND 1819 NBV OWNER LLC TO CONSOLIDATE AND MODIFY THE SITE PLANS PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2022-011A, AS AMENDED BY RESOLUTION NO. 2022-091, AND RESOLUTION NO. 2023-002 TO DEVELOP A TWO-PHASED MIXED-USE DEVELOPMENT PROJECT CONSISTING OF MULTIFAMILY HOUSING, HOTEL, AND COMMERCIAL USES INCLUDING ALCOHOL SERVICE ESTABLISHMENT(S), ENTERTAINMENT ESTABLISHMENT(S), FOOD SERVICE ESTABLISHMENT(S), GENERAL COMMERCIAL, AND CIVIC SPACE, ALL LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120); PROVIDING FOR FINDINGS, CONDITIONS, LIMITATION OF APPROVAL, IMPLEMENTATION, AND AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER, SILVIA VARGAS)**

RECOMMENDATION

It is recommended that the Board recommend approval to the Village Commission of the site plan with conditions as recommended by Staff. The site plan and associated Development Agreement may not be approved by the Commission until after the adoption of the Continuum Waterfront District Special Area Plan (SAP) following second reading of the related ordinance, to be held before the Village Commission on Tuesday, June 17, 2025.

BACKGROUND AND ANALYSIS

See attached documentation.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ATTACHMENTS
Staff ReporT - SAP - Concept Site Plan.pdf
1. Survey.pdf
2. Continuum Waterfront District Site Plan.pdf
3. Level of Service Analysis for 1755.pdf
4. Level of Service Analysis for 1819.pdf
5. Massing and Shadow Studies.pdf
6. Continuum Reference Visuals.pdf
DRAFT Reso_Continuum Waterfront District_Site Plan.docx
Public Notice - PZB- MDC Legal Ads 05.22.2025 .pdf

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **June 4, 2025**

To: **Planning and Zoning Board/Village Commission**

From: **Silvia E. Vargas, FAICP, Village Planner**

Subject: **Continuum Special Area Plan (SAP) and Site Plan Review**

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1. General project Information

Owner/Applicant	1755 JFK Owner, LLC and 1819 NBV Owner, LLC
Applicant Address	c/o 98 SW 7th Street Suite 1100, Miami FL 33131 (agent)
Site Address(es)	1755 and 1819/1855 79th Street Causeway
Site Acreage	3.652 ac (159,081.12 sf)
Folio Number(s)	23-3209-000-0110 (1755) and 23-3209-000-0120 (1819)
Contact Person/Owner Representative:	Christopher Penelas (Akerman)
Phone Number:	305.982.5678
E-mail Address	Christopher.penelas@akerman.com

2. Legal Description of Property Subject to Proposed Rezoning

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE EASTERLY 300.00 FEET OF THE WESTERLY 1,800.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT: COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH NAME IS RECORDED IN PLAT BOOK 25 AT PAGE 70 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RUN NORTH 88°41'24" EAST 1,960.00 FEET; THENCE NORTH 01°37'08' WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND:

THENCE CONTINUE NORTH 01°37'08" WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90°18'32" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'24" EAST 2,169.970 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE RIGHT THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 40°32'45" AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°45'51" EAST 102.180 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID NORTHEAST SEVENTY-NINTH STREET CAUSEWAY; THENCE TO A SOUTHEASTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NOTHERLY LINE OF SAID EXISTING RIGHT-OF-WAY TO THE POINT OF PLACE OF BEGINNING.

TOGETHER WITH

THE EASTERLY 310 FEET OF THE WESTERLY 2110 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT:

COMMENCING AT THE ONE HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST AS SHOWN ON THE MAP OF RIGHT OF WAY OF PROPOSED N.E. 79TH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA RUN NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 1960.00 FEET, THEN NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 50.00 FEET TO THE POINT OR PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND: THENCE CONTINUE NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90 DEGREES 18 MINUTES 32 SECONDS AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 2169.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING AN INTERIOR ANGLE OF 44 DEGREES 32 MINUTES 45 SECONDS AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46 DEGREES 45 MINUTES 51 SECONDS EAST 102.180 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID N.E. 79TH STREET CAUSEWAY; THENCE IN A SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID EXISTING RIGHT OF WAY TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Refer to attached Survey.

3. Property Future Land Use Map and Zoning Designations

Future Land Use	Commercial
Zoning District	T6-30
Existing Land Use	Vacant/surface parking (1755) / Hotel, restaurant, night club (1819)

4. Adjacent Land Use Map Classifications and Zoning Districts

North	Future Land Use	Biscayne Bay
	Zoning	n/a
	Existing Land Use	n/a
East	Future Land Use	Commercial
	Zoning	T6-30
	Existing Land Use	Multifamily Residential
South	Future Land Use	Commercial
	Zoning	T6-24
	Existing Land Use	Multifamily Residential
	Future Land Use	Commercial

West	Zoning	T6-30
	Existing Land Use	Vacant

5. Description of Request

Special Area Plan

The Applicant requests to amend the zoning of the subject site, comprising two properties with a combined total area of 3.652 acres (approximately 159,081 square feet), from "T6-30" Transect to "Continuum Waterfront District Special Area Plan (SAP)". This request is made pursuant to Section 4.2 of Chapter 4, "Administration and Enforcement," and the previously existing Section 15.2.G. of Chapter 15, "Form-Based Code" of the North Bay Village Unified Land Development Code (ULDC), under which the application was submitted. With the rezoning, the Applicant also seeks to amend the ULDC to incorporate proposed regulations that will be applicable to the Continuum Waterfront District SAP only, and which are contained in what will be "Appendix C, Continuum Waterfront District Special Area Plan."

The Applicant has concurrently submitted a request for Site Plan Approval, subject to adoption of the Continuum Waterfront District SAP amendments upon 2nd reading of the Ordinance by the Village Commission. Both sites which comprise the SAP have been previously approved for development:

1755 79th St. Causeway:

1. Site Plan Approval (Resolution No. 2022-011A)
2. Development Agreement (Resolution No. 2022-059)
3. Site Plan Modification (Resolution No. 2022-091)
4. Amended and Restated Development Agreement (Resolution No. 2022-092)
5. Waiver to Deviate from Maximum Floor Plate Size (WVR 2022-01_12/22/22)
6. Administrative Site Plan Modification (ASPM 2024-01_11/15/24)

1819/1855 79th St. Causeway:

1. Site Plan Approval (Resolution No. 2023-002)
2. Development Agreement (Resolution No. 2023-003)
3. Warrant to Allow Outdoor dining areas on sidewalk easements and the Island Walk easement (WAR 2023-01_07/17/23)
4. Tentative Plat (Resolution No. 2023-01) – Platting not finalized by former property owner/former Applicant.

Approval of the Continuum Waterfront District SAP will, according to the Letter of Intent, enable development according to the Applicant's vision for the property, including more integrated, better connected, more varied, and more "distinctively designed buildings, public amenities, view corridors, and ample interaction with Biscayne Bay."

While the proposed site plan upholds the spirit, concept and many specifics of the prior individual approvals (including density bonuses, workforce housing payments, and other community contributions), the SAP, as presented, would allow the Applicant to shift some development rights among the two sites in order to "increase light and air to flow through the property…," "elevate the Village's skyline…" and "provide civic space, public benefits, a neighborhood hotel and associated amenities, restaurants, entertainment, shopping, marinas, public waterfront access, and improved walkability for the benefit of Village residents and visitors."

The following table summarizes prior approvals and proposed changes. A maximum of 547 residential units (including density bonuses) and approximately 2,068,054.6 square feet of floor area (at 13.0 FLR) are allowable on the unified site.

Project	**1755 JFK**			**1819/1855 JFK**			
Attribute (measure)	*Resid. (units)*	*Nonresid.[1] (sq. ft.)*	*Population[2] (persons)*	*Resid.*	*Lodging*	*Nonresid.[1]*	*Population[2]*
Proposed	236	11,632 SF	538	311	200	70,000	709
Previously Approved	198 [3]	30,230 SF	452	345	273	30,326	787

[1] Including retail, restaurant, and building amenities such as meeting space and offices.
[2] Estimate calculated from 2019-2023 ACS median household size of 2.28 persons per household
** Via Administrative Site Plan Modification ASPM 2024-01

Additional information pertaining to the proposed site plan changes, provided in accordance with the proposed SAP regulations, is provided later in this report.

6. Compliance with Sections 4.2 of Chapter 4, "Administration and Enforcement," and Section 15.2.G. of Chapter 15, "Form-Based Code"

The Applicant has complied with Section 4.2, General petition procedure, of Chapter 4 by submitting to the Village Clerk and the Planning and Zoning Official, through an authorized agent, an application requesting the following actions:

a) Amendment to the text of the ULDC (Appendix C);
b) Amendment to the zoning map
c) Site plan (conceptual)

The Village Commission recently adopted an ordinance modifying the regulations relating to special area plans, to grant the Commission greater flexibility in allowing the allocation of development capacity and height within a SAP, for the purpose of promoting and incentivizing public waterfront access, expanding open space, and enhancing the Village's public parks to better address the recreational and open space needs of its residents.

As part of the amendment, new definitions were introduced into Chapter 3 of the ULDC, and a new subsection 4.19 was created Chapter 4 reframing the purpose, applicability, requirements and criteria for evaluating an SAP application and for reviewing Special Area Plan permits. At the same time, references to the SAP procedures were updated throughout Chapter 4, and Sec. 15.2.G. was eliminated in Chapter 15.

The Continuum application, however, was submitted prior to the adoption of the SAP amendment and is, therefore, being reviewed under the previous provisions of the code.

The former Section 15.2.G. allowed parcels at least two (2) abutting acres in size to be master planned through a SAP process, to facilitate greater integration of public improvements and Infrastructure, to enable connectivity; to encourage a variety of building heights and massing; and to provide high quality design elements and greater flexibility with the aim of producing a higher or specialized quality building and streetscape design within the SAP.

The Applicant's SAP request pertains to parcels which, combined, total approximately 3.652 acres in size. Therefore, the subject property meets the minimum size threshold to apply for a rezoning to SAP through the process of rezoning following review by the Planning and Zoning Board and Village Commission, in conjunction with the Site Plan Approval process.

The SAP request also meets applicable criteria of Section 15.2.G, as follows:

1. Regulations of the underlying Transect Zone and the Code apply, which are not otherwise modified by the SAP.
2. The SAP has been submitted concurrently with a site plan, diagram of the proposed layout, circulation, view corridors, and text detailing the standards that deviate from the requirements of Chapter 15 (Appendix C). Detailed plans for each project within the SAP will be submitted via the SAP permit process, and must meet the criteria and requirements outlined in the adopted version of the SAP regulations contained in Appendix C.
3. The proposed SAP assigns at least five percent (5%) of the total aggregated lot area to a civic space type. The developer will be responsible for constructing and maintaining any required public improvements within the SAP, including but not limited to the civic spaces and thoroughfares.
4. Development within the SAP will be implemented pursuant to a recorded development agreement. The individual sites have already approved and recorded development agreements, which will be amended and restated via the SAP process.
5. A parking management program that enables shared parking among public and private uses. Such a plan must be provided for each project and for the SAP district as a whole.
6. The Applicant is seeking flexible allocation of building height within the area of the Special Area Plan which provides appropriate transitions to reduce impacts on and is in alignment with the envisioned character of the surrounding area.

The *amended* SAP regulations require applicants to hold a community meeting to explain the development proposal and application, inform attendees about the application review process, respond to questions and concerns raised about the application, and propose ways to resolve conflicts and concerns. While, a community meeting was not required according to the previous SAP regulations, the Applicant organized and held a community meeting on April 23, 2025.

7. Consistency with Comprehensive Plan and NBV100 Master Plan

The proposed SAP has been reviewed for consistency with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan. The SAP is consistent with the GOPs cited below, and others; will not exceed the maximum density or intensity established in Policy 2.1.2 for the Commercial Future Land Use designation; and will support and further the land use, development and community character vision of North Bay Village as expressed in the GOPs. The amendment of the ULDC to incorporate Appendix C and rezoning of the subject property to Continuum Waterfront District SAP are consistent with Objective 2.1 and Policy 2.1.1.

North Bay Village Comprehensive Plan - Future Land Use Element

> **GOAL:** Secure the maximum physical, economic, and social welfare for the Village and its residents through the thoughtful use and development of land, buildings, streets, and public facilities, while maintaining its existing character as an attractive waterfront residential environment.
>
> **Objective 2.1:** Manage future growth and development by implementing and enforcing all existing plans and regulations and by preparing and adopting new regulations as needed.
>
> *Policy 2.1.1:* Periodically review the Village's current balance of land uses and revise the Village's Comprehensive Plan and Land Development Regulations, as necessary.
>
> * * *
>
> *Policy 2.1.2:* Adopt the following Future Land Use categories consistent with the Future Land Use Map and further defined in Land Development Regulations:
>
> * * *
>
> Commercial - This land use category designates those areas in the Village suitable for commercial and mixed-use development. Uses permitted include a broad range of office, commercial, lodging, civic, educational and support functions; and high-density residential up to 150 dwelling units per acre. The gross floor area of any development on land designated Commercial shall not exceed a maximum intensity (also known as the maximum Floor Lot Ratio (FLR) of 13.0 times the net lot area of a subject property. The buildable intensity on any particular site shall be governed by specific regulations contained in the Unified Land Development Code (ULDC) and thus the stated maximum

FLR may exceed the actual capacity that a site can sustain when other regulations of the Code are applied to the site.

* * *

The SAP is also compatible with other applicable objectives and policies in the Future Land Use Element and aligns with the vision for the Kennedy Boulevard corridor embraced in the NBV100 Master Plan, as described further below.

* * *

Objective 2.2: Develop a program and policies to promote the Village's character as an attractive waterfront community and direct future development and redevelopment to be consistent with the desired community character and goals, objectives, and policies within the Plan.

* * *

Policy 2.2.5: The Village shall continue to encourage all future land use development and redevelopment to emphasize aesthetic quality and overall acceptability to local residents.

* * *

Policy 2.2.7: Reevaluate the Village's marina regulations and establish standards for marina development which will ensure compatibility with other land use goals and objectives.

Policy 2.2.8: The Village shall promote a mixed use and vibrant commercial street life through the promotion of quality restaurants, grocery stores, coffee and bagel shops, pharmacies, retails stores and entertainment centers.

Policy 2.2.9 The Village shall continue to seek opportunities to create a community gathering place for recreational, cultural, and art activities.

* * *

Objective 2.3: Require future development and redevelopment to be consistent with that indicated in the Future Land Use Element and with any adopted redevelopment plan.

Policy 2.3.1: Continue to strongly enforce all zoning laws.

* * *

Objective 2.4
In accordance with the vision of the NBV100 Master Plan, the Village shall encourage innovative development and redevelopment in the Commercial Future Land Use District while adjusting regulatory metrics in favor of good street frontages, an inviting public realm, better connections to the water (where applicable), a wider range of building types, a more varied skyline, and better architecture, consistent with the goals of the NBV100 Master Plan.

Policy 2.4.1: The Village shall rely primarily on the application of regulatory metrics such as setbacks, stepbacks, and building heights that align with the goals of the NBV100

Master Plan to define the envelope of buildings in the Commercial Future Use Land Use District.

* * *

NBV100 Master Plan – Pillars and Goals

The goal of NBV100 is to equip North Bay Village with the tools necessary to become a more complete, sustainable, and economically successful community that can adapt to the challenges of a changing climate. The NBV100 vision is framed through three pillars and several related goals. The following assessment addresses each goal that relates to the proposed SAP.

Livability
The Livability principle focuses on the desire by the three-island community to have a stronger sense of place to more accurately reflect the existing civic pride, create a more people-centered public realm, and leverage the value of NBV's privileged but underutilized bay frontage. Key goals in making NBV a more livable home to its residents involve greater walkability; more public access to the waterfront; additional gathering spaces and services; and projecting a renewed and art-infused village image to the world.

(1) Prioritize people over cars.
(2) Embrace the waterfront.
(3) Improve the quality of life.
(4) Synergize public space to refresh NBV identity.

Staff Evaluation: The SAP promotes a mix of residential, lodging, dining and retail uses. The SAP will help enhance connectivity, walkability, and local accessibility to amenities, reducing vehicular trips and reliance on the automobile for local residents. The Applicant also seeks to integrate workforce housing units into the development.

The projects embrace and improve public access to the waterfront via the Island Walk and water-oriented amenities and facilities. In addition, the SAP provides slightly over 5% of civic space, not included the Island Walk.

Resiliency
In order to ensure its Resilience, NBV must address how to secure the perimeter of the islands to keep the bay water out while efficiently managing the water that does come ashore. Adjusting sea walls, raising grades, good infrastructure planning and maintenance, as well as responsible stewardship of the bayfront edge's natural ecosystem, will be primary objectives.

(1) Created in water.
(2) Protected from water.
(3) Thriving with water.

Staff Evaluation: The project is required to provide a minimum amount of open space at the ground level of 10% of the total lot area (and is providing 24.1% according to the submittal) and must incorporate green building features to meet the requirements of the Village's Green Building

Program (Division 5 of the ULDC). The individual site plans were previously approved following the point requirement for mixed-use projects, according to the North Bay Village Green Building Program in effect at the time. However, both projects will now be required to meet the latest standard, which is 26 points for mixed-use projects.

The proposed scoresheet for each SAP project shall be provided with the SAP permit application and shall comply with the standard in place at the time of issuance of a building permit.

Prosperity
The desire for Prosperity speaks to the shared goal to see the Village Center attract more retail, businesses and services that have found homes elsewhere in the region and bypassed NBV during prior boom years. The key to changing this pattern is linked to reinventing Kennedy Causeway as a welcoming pedestrian-oriented and business-friendly mixed-use main street and getting away from the existing car-oriented highway with disconnected shopping centers and isolated towers.

(*1) Capitalize on existing resources.*
(2) Increase private property value.
(3) Optimize and manage parking.
(4) Incentivize flexibility and predictability; and

Staff Evaluation: The SAP will facilitate the redevelopment of a site consisting of two underdeveloped sites (one a surface parking lot, and the other a structure housing an outdated hotel structure and restaurant, with a mix of new land uses, including a new hotel, housing, restaurants, entertainment, and waterfront recreation uses, which will serve the needs of current and future residents, attract visitors, and increase revenue for the Village.

8. Rezoning Request and Appendix C

The request to rezone the subject property from T6-30 to “Continuum Waterfront District Special Area Plan” meets the criteria of Sec. 4.17.B. and does not constitute spot zoning pursuant to the definition provided in Sec. 4.17.A.

The proposed changes covered in Appendix C include modifications to numerous sections of Chapter 15, but the changes are often limited in scope. In several cases, the alternative regulations vary marginally from the original regulations contained in the body of Chapter 15, Form Based Code. There are, however, a few key differences that are highlighted below. (More context to these differences is provided in a review of the proposed Site Plan against the criteria of Section 5.8.(B)(9)(c).)

Procedures: The proposed amendment varies the procedure for approval of development pursuant to the SAP. A timetable of deadlines is established for the review and recommendation

by the Planning and Zoning Official to the Village Manager, and for the Village Manager to issue a decision.

Density and Intensity Calculations: Density and intensity are calculated on the basis of net lot area, including permitted bonuses.

Building Height: The SAP proposes different height caps for the west site (40 stories or 440 feet, whichever is less) and the east site (60 stories or 600 feet, whichever is less, except that within 50 feet of the eastern property line the height will not exceed 40 stories or 440 feet). In addition, the maximum height for parking garages and building pedestals is the lesser of 10 stories or 120 feet. The SAP also proposes an additional height allowance for mechanical equipment and items such as trellises (to a maximum of 35 feet) provided certain visual mitigation standards are met. Additional height, if necessary, would be subject to approval via Waiver. The applicant has submitted a shadow study in conjunction with the application which indicates that the impact of shadows on adjacent southern and western properties is not significant during the summer. During the winter, impacts occur primarily toward the north and east during certain portions of the day.

Floorplates: The SAP establishes different limitations for the floorplate of the west site (20,000 sf for residential uses, with a maximum length of 300 ft for all uses), and of the east site (30,000 sf for all uses, up to the lesser height of 40 stories or 440 ft, and 20,000 sf thereafter to the maximum allowed height; and 300 feet of maximum length for all uses).

Building Stepbacks: The proposed amendment provides that balconies on the west façade of a Continuum east tower may encroach up to 10 feet into the required stepback.

Island Walk: One of the significant changes proposed is that the view corridor or Island Walk Public Access Walkway is required to be provided along the opposite exterior boundaries of the SAP site (but may be located as per the underlying regulations at the applicant's request, too). The proposed amendment also forgoes the dedication of an easement but requires that public access to the walkway remain open and the access be memorialized in the Development Agreement. Additional provisions define the minimum standard for the provision of the View Corridor (west and east). There are also provisions proposed for the placement of canopies and awnings within portions of the Island Walk's passive zone only.

Civic Space: The proposed language requires the assignment of 5% of the aggregate lot area of the SAP as Civic Space and defines what constitutes Civic Space in this context and what does not.

Workforce Housing: While the prior approval of 1755 JFK Cswy allowed for the payment of funds into the Village's Workforce Housing Trust in lieu of providing required units on site, the proposed amendment now allow the developer to provide workforce housing units on side but as part of the hotel development on the east site.

Alcoholic Beverage and Entertainment: Provisions similar to those approved by the Village for the Sunbeam SAP are included in the proposed amendment to accommodate entertainment uses. However, Staff has introduced several restrictions to mitigate for the proximity of this SAP to residential uses.

The following documentation of how the concurrent Site Plan approval request meets the criteria of Section 5.8.(B)(9)(c) is provided as a complement to inform discussion about the rezoning and text amendment request:

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

Staff Evaluation: The project involves the redevelopment of two underutilized sites (relative to the development capacity provided by zoning). While the maximum building height proposed in the SAP is significantly greater than the current maximum height provided in Chapter 15, the proposed stepback and building configuration on the east side with respect to building heights will help reduce the impacts of shadows, wind, and obstructed views.

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

Staff Evaluation: The two projects that comprise the SAP were approved with excess parking spaces, and will be required to maintain those levels of parking to provide accommodation for all necessary off-street vehicular parking in accordance with the underlying regulations of Chapter 15. Loading facilities shall be in the required number and sizes according to the proposed amendment to help ensure that loading functions are confined to the site.

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

Staff Evaluation: The SAP amendments establish the maximum development envelope in compliance with minimum setback requirements. The proposed minimum setbacks are being maintained, and the proposed amendment only identifies certain encroachments that are allowed into specific setbacks under certain conditions.

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

Staff Evaluation: The Applicant has submitted Level of Services assessments for each of the two sites that comprise the SAP. Documentation of compliance with the applicable Level of Service (LOS) requirements, including those pertaining to parks, schools, drainage, fire flows, and all other required approvals from external infrastructure agencies for the project, including Miami-Dade County DERM, Water and Sewer Department (WASD), and Fire Rescue, as well as the Florida Department of Transportation (FDOT) must be submitted prior to issuance of a building permit.

9. Evaluation of Project Relative to Chapter 15 and Appendix C

Provided for context and reference only – not a part of this application. Refer to the concurrent Site Plan Approval Request and Staff Analysis for complete information regarding the project.

Density and Intensity			
Regulation	**Standard/Requirement**	**Provided**	
Base Density	70 units pe acre (upa)	70 upa	255 units
Density Bonus	150 upa	150 upa	547 units
Total Add'l Units above Base Density			292 units
Workforce Housing Set-Aside • 50-70 upa • 71-120 upa • 121-150 upa	• 5% min required. • 10% of total units base. First 5% @ 60%-140% of MDC AMI. Remaining 5% of total units @ 80%-100% of MDC AMI • 15% First 5% @ 60%-140% of MDC AMI. Remaining 5% of total units @ 80%-100% of MDC AMI	Applicant is reserving the right to include workforce housing units in the Continuum East project (hotel) and/or to pay into the Village's fund for any required units not accommodated on site.	
Community Contribution Fee (CCF) for Density Bonus	*No additional fees except as defined in the DA*		
Intensity (Floor Lot Ratio)	13.0 max	13.0	

Lot Area, Open Space and Civic Space Requirements		
Regulation	**Standard/Requirement**	**Provided**
Lot Area	10,000 sf min	159,068 sf
Civic Space Requirement	5% Lot Area min	5%
Open Space Requirement	10% Lot Area min.	38,325 (24.1% approx.)

BUILDING DISPOSITION		
Regulation	**Standard/Requirement**	**Provided**
Lot Coverage	90% max.	75%
Lot Width	100 ft. min	610 in.
Frontage at Front Setback	70% min.	80%
Location of Pedestrian Entrances	Primary on Kennedy Causeway	Primary on Kennedy

Sidewalk along Kennedy Causeway	20-ft easement	varies
Specific to Continuum Waterfront District Special Area Plan		
Building Setbacks		
Primary Front–Kennedy Cswy.	20 ft. min. (optional per amendment)	varies
Primary Front – Waterfront	25 ft. min.	25 ft. max
Side west	20% of lot width	20% of lot width.
Side east	0-15 ft (min-max)	0-10 ft
Stepbacks	50 ft on the east side after 40 st./440 ft	Per amendment

BUILDING CONFIGURATION		
Building Floorplates		
Above the 5th story: • Residential Uses • Commercial Uses and for Parking • Max length for Residential • Max length for Commercial	 20,000 sf max. 40,000 sf max. 280 ft max. 280 ft max. (Amended via the SAP).	 Approx. 20,000 sf Approx. 40,000 sf Approx. 280 ft.
Specific to Continuum Waterfront District Special Area Plan		
Frontage		
Common Lawn	Prohibited	A gallery or arcade is required for at least 80% of the frontage of commercial portions of buildings that are setback 20 feet from the front property line. Galleries and arcades may encroach into the front setback area by a maximum of 15 feet.
Porch and Fence	Prohibited	
Terrace	Prohibited	
Forecourt	Allowed	
Stoop	Allowed	
Shopfront	Allowed	
Gallery	Allowed	
Arcade	Allowed (Amended via the SAP)	
Building Height		
Min. Building Height	2 Stories min.	Provided
Pedestal Height	10 Stories/120 ft. max. (Amended via the SAP)	Per amendment
Max building height – west Max building height – east	40 stories or 440 ft 60 stories or 600 ft (Amended via the SAP)	Per amendment
Max. Height (Rooftop Mechanical and other)	Varies (up to 35 ft). (Amended via the SAP)	Per amendment

Findings

The proposed Continuum Waterfront District SAP is consistent with the redevelopment goals of the North Bay Village Comprehensive Plan, the pillars of the NBV100 Master Plan, and the vision for the Kennedy Boulevard district. The individual projects that are not part of the SAP were previously approved. The maximum number of units allowed by bonus to the combined site reflects the total allowed to the individual sites, although the numbers have shifted. The most significant change to the original projects is the building height, which also reflects the reallocation of height allowed to the project by code.

The SAP complies with the conditions for approval for a zoning map and zoning code text amendment pursuant to Sec. 4.17. of the Unified Land Development Code.

Recommendation - SAP

Based on the above analysis and findings, and the detailed work by Planning and Legal Staff on finessing the proposed ULDC amendment, approval of the Continuum Waterfront District SAP and associated rezoning and ULDC amendment as provided in the attached amended Zoning Map and Ordinance is recommended, contingent upon the following items being addressed prior to 1st reading:

1. The rezoning and proposed text amendment shall be approved and adopted prior to action by the Village Commission on the site plan (alternatively, action should be contingent on the outcome of the rezoning and proposed amendment).
2. Unity of Title or Covenant in Lieu of Unity of Title shall be required to be recorded to unify the two sites prior to the issuance of a building permit for vertical construction.

There are no other conditions to meet, other than the Village Commission must vote on the rezoning and proposed amendment prior to voting on the approval of the project site plan.

Recommendation – Site Plan

General conditions

1. The Project Approval shall be valid for a period consistent with the Development Agreement, commencing on the effective date of the Approval Resolution, within which time the Applicant must obtain the Master Building Permit, except as provided in the Development Agreement or applicable law. No more than two (2) additional one-year extensions may be granted upon approval by the Village Commission based upon a finding that Applicant has made good faith efforts to seek a Master Building Permit (together, the initial two-year term and any subsequent extension that has been granted by the Village Commission, is the “Project Validity Period”). A request for extension must

be filed with the Village at least thirty (30) days prior to the end of the then-current Project Validity Period.

2. Applicant's failure to obtain a Master Building Permit within the Project Validity Period shall result in the automatic revocation of the Project Approval and the automatic termination of this approval and the Development Agreement pursuant to Section 4.d of the Development Agreement.
3. Cost recovery charges must be paid pursuant to Section 5.12. 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 payments, 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.
4. The Site Plan shall incorporate and be developed in substantial conformance with the following documents:
   A. Land Title Survey prepared by Schewekke, Shiskin and Associates, dated 12/4/24.
   B. SAP Regulatory and Site Plan Concept Plan prepared by Arquitectonica.
   C. Level of Service Analysis for 1755 JFK Causeway prepared by Kimley-Horn.
   D. Level of Service Analysis for 1819 JFK Causeway prepared by Langan.

Prior to issuance of a building permit

Development Agreement:

1. Pursuant to Section 8.15 and Chapter 15 of the ULDC, the Applicant shall record a Development Agreement memorializing the Project's Site Plan Approval conditions including, but not limited to the Applicant's responsibility for constructing all the required associated public improvements, as well as the density bonus and related requirements as approved herein.

Planning:

2. Five percent (5%), or twenty-eight (28) units, of the total units proposed for the SAP are required to be reserved and provided as non-subsidized workforce housing units. The Applicant previously elected to pay in lieu of providing units on site for the Continuum West project. All agreed-on payments shall be completed in compliance with the terms of the Development Agreement. However, the Applicant shall develop 5% of the units developed at Continuum East as workforce housing units, subject to the requirements of the Appendix C of the ULDC. If the Applicant elects not to develop 5% of the units developed at Continuum East as workforce housing units, the Applicant shall pay the fee in lieu of workforce housing pursuant to Section 8.10.2 of the ULDC calculated based on rates applicable as of the time the election is made.
3. If the Applicant provides workforce housing in accordance with Appendix C of the ULDC, a Workforce Housing Agreement shall be entered into between the Applicant and the Village.
4. As a condition of building permit, Applicant shall provide evidence of compliance with Parks level of service (LOS) standards that demonstrates that levels of service shall be met no later than one year after issuance of a temporary certificate of occupancy. The

current LOS standard is 1.5 acres per 1,000 persons. Should the standard be reduced by the Village Commission prior to a building permit being issued, the applicant may base its analysis on the reduced standard. In the event that levels of service Village-wide are not met, the Applicant shall only be responsible for providing park and recreation facilities to meet the needs generated by the development provided in the building permit.

5. In addition, the Applicant shall be required to establish that the LOS standards required by the Village for the following services have been met at the time of building permit, in accordance with Sec. 5.22 of the ULDC and the applicable provisions of the Comprehensive Plan:
    a. Potable Water;
    b. Wastewater;
    c. Drainage;
    d. Solid Waste; and
    e. Schools (as determined by Miami-Dade County Public Schools).

    Should capacity for Potable Water, Wastewater, Drainage, and Solid Waste not exist at the time of the building permit application, the Applicant may improve any or all applicable facilities to ensure the LOS standard required for the development provided for in the building permit will be met on or before temporary certificate of occupancy, and the development shall be permitted to proceed if the Applicant can establish that the required levels of service will be met by or before scheduled occupancy of the development subject to the application. Should the Applicant improve facilities to meet LOS, they shall be entitled to an impact fee credit to the extent permitted by the Development Agreement. The Applicant shall not be entitled to a temporary certificate of occupancy until the applicable facility improvements have been completed and are in service, among other requirements applicable to a temporary certificate of occupancy.
6. If required by the County, the Developer shall seek and obtain approval from the Miami-Dade County Shoreline Development Review Committee (SDRC). The Village shall provide written confirmation of the Village's development approvals to the SDRC upon written request. Should the SDRC impose additional conditions as part of their review, said conditions shall be incorporated and reflected into an application for an SAP Permit, without the need to modify the Site Plan, as long they do not decrease the size of the Island Walk, View Corridors, and Island Walk Public Access points as shown in the Site Plan.
7. The Island Walk Public Access Walkways shall be marked with standard Island Walk identification signage specified by the Village.
8. Island Walk-adjacent, publicly accessible or public-oriented uses, such as restaurants, cafes or shops, shall identify the use in the Island Walk transition zone with signage in compliance with Shopfront standards in Section 15.5.E and Signage standards in Section 15.2.F. of the ULDC.

<u>Landscape:</u>

9. The Applicant shall seek to attain no less than 26 points from the North Bay Village Green Building Program for each mixed-use project included in the SAP.

10. All structured parking shall be screened from view from the adjacent rights-of-way in accordance with the amended regulations (if approved).
11. All loading spaces, services areas, outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be concealed from view from any frontage or sidewalk by streetscreens, walls, hedges, fences or opaque gates.
12. Synthetic turf may only be used in accordance with the standards of Sec. 9.24 of the ULDC.
13. A photometric plan by a Registered Architect or Engineer shall be submitted.
14. Walls, hedges, fences and gates shall not exceed a height of 3.5 feet within the primary and secondary frontages of the site. Elsewhere, walls, hedges fences and gates shall not exceed a height of 8 feet.
15. Any blank walls over 25' in length and other unattractive areas of the site or building shall be heavily screened with landscaping. Additionally, landscape screening shall be utilized around the proposed dumpsters, FPL transformers, propane tanks, A/C units, generators, above ground utilities, and irrigation pump.

Engineering:

16. All existing and proposed utility easements, water and sewer mains, services and appurtenances shall be shown in grayscale on the Landscaping Plan. Water meters and backflow devices shall be located within landscaped areas and no permanent structures, including landscaping, shall be located above the water or sanitary system.
17. Prior to issuance of the Master Building Permit, the Applicant shall obtain, and submit to the Village, all pertinent plan approvals from Miami-Dade County Environmental Resources Management (DERM), Miami- Dade Water and Sewer Department (WASD), and Miami-Dade County Fire Rescue, as well as a Tree Removal Permit.
18. A fire flow test shall be conducted to verify the availability of required fire flow.
19. Specifications of the permeability coefficient of proposed pervious paving materials shall be submitted for approval by the Village Public Works Department prior to Master Building Permit approval.
20. Prior to Master Building Permit approval, the Applicant shall provide data of the drainage system (stage storage and pipe sizing calculations) in a report form prepared by the Engineer of Record indicating the method of control of stormwater and groundwater, including the method of drainage, existing water elevations, recurring high-water elevations, proposed design water elevations, drainage structures, canals, ditches and other pertinent information associated with the system, as well as drainage calculations for 10-, 25- and 100-year storms.
21. To the extent the Property's area allows under generally accepted engineering standards, Applicant shall install additional injection wells to meet stormwater retention calculations based on the updated NOAA Atlas 14 data set.

Traffic:

22. The Applicant shall submit verification that the proposed development has been reviewed and found in compliance for access management consideration by all agencies having jurisdiction.

23. All sidewalks providing circulation to the public shall meet the minimum design criteria of the ADA, as well as FDOT sidewalk standards. Ramp curbs shall be provided on the sidewalk at the driveway entrance (FDOT index 304).
24. The Applicant shall submit a parking plan, including enough off-street parking spaces required to support the various proposed uses, and which shall show any and all proposed mechanical parking, electric vehicle-ready spaces, accessible spaces, and bicycle parking spaces and/or storage.
25. Pavement markings on all levels of the parking garage shall be revised to meet MUTCD criteria, with diagonal crosshatch markings slanting away from traffic to discourage travel on certain paved areas.
26. Wheel stops shall be provided for parking bays to prevent vehicular encroachment into non-parking areas.
27. The Applicant shall include sidewalk/grass strip restoration according to North Bay Village core requirements.
28. Proposed driveway grades shall not exceed three (3) percent. The maximum slope immediately beyond the right-of-way line shall not change in excess of five (5) percent for either angle of approach or breakover angle.
29. Parking for each project shall be provided in accordance with the underlying regulations of Chapter 15.
30. Loading facilities shall be in the required number and sizes according to the proposed amendment to help ensure that loading functions are confined to the site.
31. If valet parking service be intended for either the Continuum West or East projects, the Applicant shall submit Valet Queuing Calculations and Assumptions as part of an SAP Permit.
32. Previously identified traffic operation mitigation improvements for the following intersections shall be completed prior to the issuance of a Certificate of Occupancy for the project, subject to approval and implementation by FDOT:
    a. 79th St. Causeway (SR 934) & Hispanola Avenue
        - Reduce cycle length from 150 seconds to 120 seconds
    b. 79th St. Causeway & 1800 Block/Site Driveway 1
        - Reduce cycle length from 150 seconds to 120 seconds
        - Add eastbound left protected permitted phasing
        - Extend eastbound left storage bay to 125 feet
    c. 79th St. Causeway & E Treasure Drive
        - Reduce cycle length from 150 seconds to 120 seconds
        - Remove northbound and southbound split phasing
33. The Applicant shall continue to work with FDOT and the Village to identify necessary improvements, with the Applicant paying its fair share, to mitigate queueing beyond provided storage bays along 79th Street Causeway related to the Shuckers project; provided, however, that such improvements shall be limited to addressing the incremental impact of the Project.

List of Staff Report Attachments

1. Survey
2. Continuum Waterfront District Special Area Plan Application
3. Appendix C to Chapter 15, Continuum Waterfront District SAP (UPDATED)
4. Amended North Bay Village Zoning Map
5. Conceptual Site Plan
6. Level of Service Analysis 1755
7. Level of Service Analysis 1819
8. Massing and Shadow Studies
9. Reference Visuals
10. Ordinance Rezoning to Continuum Waterfront District Special Area Plan and Amending ULDC

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
FPL F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GP GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
OVERHEAD WIRES (APPROXIMATE)
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SMALL INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
Sa STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
PB denotes PLAT BOOK
PG denotes PAGE
POC denotes POINT OF COMMENCEMENT
POB denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
C.L.F. denotes CHAIN LINK FENCE
CLF denotes CHAINLINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
(C) denotes CLEAR
ENCR. denotes ENCROACHMENT

(D) denotes DEED INFORMATION
(L) denotes INFORMATION BY LEGAL DESCRIPTION
(M) denotes MEASURED INFORMATION
(R) denotes RECORD OR PLATTED INFORMATION

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

COMM — COMMUNICATION
DRAIN — DRAINAGE
FPL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
SM — SANITARY SEWER
WM — WATER

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE EASTERLY 300.00 FEET OF THE WESTERLY 1,800.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT: COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH NAME IS RECORDED IN PLAT BOOK 25 AT PAGE 70 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RUN NORTH 88°41'24" EAST 1,960.00 FEET; THENCE NORTH 01°37'08" WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND:

THENCE CONTINUE NORTH 01°37'08" WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90°18'32" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'24" EAST 2,169.970 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE RIGHT THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 40°32'45" AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°45'51" EAST 102.180 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID NORTHEAST SEVENTY-NINTH STREET CAUSEWAY; THENCE TO A SOUTHEASTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NOTHERLY LINE OF SAID EXISTING RIGHT-OF-WAY TO THE POINT OF PLACE OF BEGINNING.

TOGETHER WITH

THE EASTERLY 310 FEET OF THE WESTERLY 2110 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT:

COMMENCING AT THE ONE HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST AS SHOWN ON THE MAP OF RIGHT OF WAY OF PROPOSED N.E. 79TH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA RUN NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 1960.00 FEET, THEN NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 50.00 FEET TO THE POINT OR PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND: THENCE CONTINUE NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90 DEGREES 18 MINUTES 32 SECONDS AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 2169.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING AN INTERIOR ANGLE OF 44 DEGREES 32 MINUTES 45 SECONDS AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46 DEGREES 45 MINUTES 51 SECONDS EAST 102.180 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID N.E. 79TH STREET CAUSEWAY; THENCE IN A SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID EXISTING RIGHT OF WAY TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N88°41'24"W ALONG THE NORTH RIGHT-OF-WAY LINE OF 79th STREET CAUSEWAY (S.R. No. 934) BETWEEN HISPANOLA AVENUE AND E. TREASURE DR.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. OVERALL AREA OF THE PROPERTY DESCRIBED HEREON IS: = 159,068± SQ. FT. (3.652± ACRES) WEST PARCEL AREA OF THE PROPERTY DESCRIBED HEREON IS: = 58,504± SQ. FT. (1.343 ACRES) EAST PARCEL AREA OF THE PROPERTY DESCRIBED HEREON IS: = 100,564± SQ. FT. (2.309± ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 8' & ELEVATION 9'), PER FLOOD INSURANCE RATE MAP NO. 12086C0307L, COMMUNITY NO. 120654, PANEL NO. 0307, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. EASEMENTS, ENCUMBRANCES AND ENCROACHMENTS, IF ANY, ARE BASED SOLELY ON CLEAR VISIBLE EVIDENCE COLLECTED DURING THE SURVEY AND AS SHOWN ON THE UNDERLYING PLAT(S) OF RECORD. THE SURVEYED LANDS MY BE SUBJECT TO OTHER EASEMENTS, ENCUMBRANCES AND/OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY BE DISCLOSED BY A SEARCH OF TITLE, WHICH WAS NOT MADE AVAILABLE TO THE SURVEYOR.
10. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET AND HUNDREDTHS THEREOF.
11. BENCHMARKS:
    a. MIAMI-DADE BENCHMARK DOT BM, LOCATOR. 3231 S.W. LOC1: 79th ST CSWY---, LOC2: TREASURE ISLAND & NORMANDY ISLE----BRIDGE BETWEEN, DOT BRASS DISC IN SIDEWALK IN SW CORNER OF BRIDGE, ELEVATION = 15.55' N.G.V.D. 29.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

STEVEN JOHNSON LICENSED No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

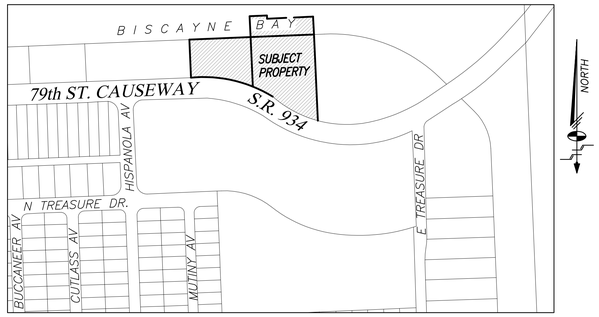
Mark S Johnson

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

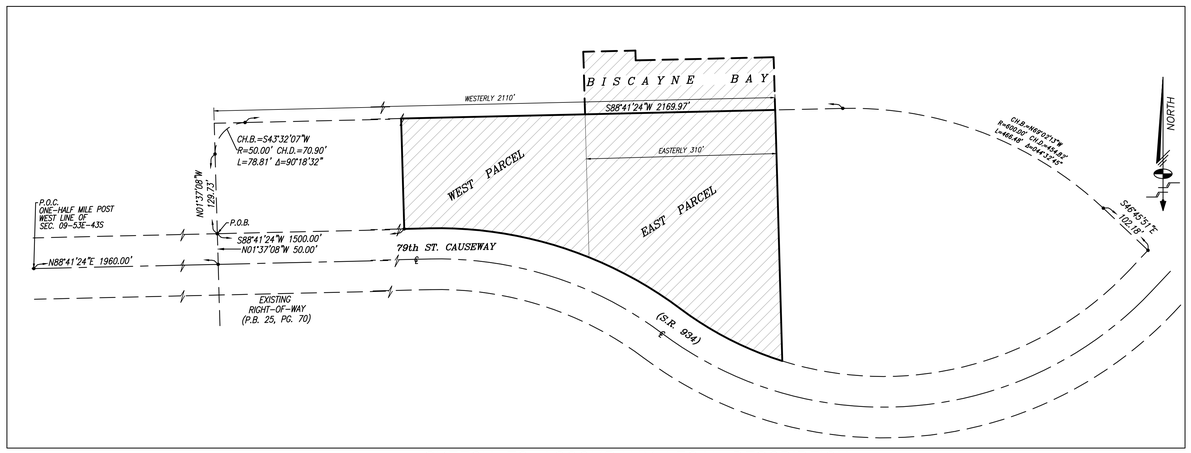
TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	CABBAGE PALM	"Sabal palmetto"	15	25	8
2	CABBAGE PALM	"Sabal palmetto"	14	15	12
3	CABBAGE PALM	"Sabal palmetto"	15	15	12
4	CABBAGE PALM	"Sabal palmetto"	10	15	12
5	CABBAGE PALM	"Sabal palmetto"	10	15	12
6	CABBAGE PALM	"Sabal palmetto"	12	15	12
7	CABBAGE PALM	"Sabal palmetto"	14	15	12
8	ROYAL PALM	"Roystonia elata"	17	20	15
9	QUEEN PALM	"Syagrus romanzoffiana"	8	10	10
10	SOLITAIRE PALM	"Ptychosperma elegans"	(2)3	10	15
11	SOLITAIRE PALM	"Ptychosperma elegans"	(4)3	14	15
12	SOLITAIRE PALM	"Ptychosperma elegans"	(3)3	15	15
13	SOLITAIRE PALM	"Ptychosperma elegans"	(3)3	15	15
14	SOLITAIRE PALM	"Ptychosperma elegans"	(2)3	15	15
15	SOLITAIRE PALM	"Ptychosperma elegans"	(3)3	15	15
16	SOLITAIRE PALM	"Ptychosperma elegans"	(4)3	15	15
17	CHRISTMAS PALM	"Veitchia merrillii"	6	12	6
18	UNKNOWN 1	UNKNOWN 1	(5)3	10	10
19	UNKNOWN 2	UNKNOWN 2	(3)3	10	6
20	UNKNOWN 3	UNKNOWN 3	(2)3	8	8
21	SLASH PINE	"Pinus elliottii"	2	10	3
22	SLASH PINE	"Pinus elliottii"	3	10	5
23	UNKNOWN 4	UNKNOWN 4	3	10	6
24	CABBAGE PALM	"Sabal palmetto"	4	3	3
25	BUTTONWOOD	"Conocarpus erectus"	2	8	3
26	BUTTONWOOD	"Conocarpus erectus"	(2)2	8	4
27	BUTTONWOOD	"Conocarpus erectus"	2	8	3
28	BUTTONWOOD	"Conocarpus erectus"	(2)2	8	5
29	BUTTONWOOD	"Conocarpus erectus"	3	8	6
30	BUTTONWOOD	"Conocarpus erectus"	2	6	3
31	BUTTONWOOD	"Conocarpus erectus"	(2)2	6	3
32	BUTTONWOOD	"Conocarpus erectus"	3	6	3
33	BLACK OLIVE	"Bucida buceras"	(2)24	30	30
34	COCONUT PALM	"Cocos nucifera"	24	35	15
35	COCONUT PALM	"Cocos nucifera"	12	35	15
36	SOLITAIRE PALM	"Ptychosperma elegans"	8	15	15
37	ROYAL PALM	"Roystonia elata"	20	15	15
38	SEAGRAPE	"Coccoloba uvifera"	50	35	40
39	SOLITAIRE PALM	"Ptychosperma elegans"	6	15	7
40	SOLITAIRE PALM	"Ptychosperma elegans"	5	15	7
41	ROYAL PALM	"Roystonia elata"	30	25	15
42	COCONUT PALM	"Cocos nucifera"	8	20	15
43	COCONUT PALM	"Cocos nucifera"	10	20	15
44	SOLITAIRE PALM	"Ptychosperma elegans"	(3)6	15	15
45	COCONUT PALM	"Cocos nucifera"	15	25	15
46	COCONUT PALM	"Cocos nucifera"	13	25	15
47	COCONUT PALM	"Cocos nucifera"	13	25	20
48	COCONUT PALM	"Cocos nucifera"	12	25	15
49	PYGMY DATE PALM	"Phoenix roebelenii"	(4)4	15	25
50	COCONUT PALM	"Cocos nucifera"	18	30	15
51	COCONUT PALM	"Cocos nucifera"	18	30	15
52	COCONUT PALM	"Cocos nucifera"	24	30	20
53	COCONUT PALM	"Cocos nucifera"	15	30	15
54	COCONUT PALM	"Cocos nucifera"	18	30	15
55	COCONUT PALM	"Cocos nucifera"	17	30	15
56	COCONUT PALM	"Cocos nucifera"	18	30	15
57	COCONUT PALM	"Cocos nucifera"	18	30	15
58	COCONUT PALM	"Cocos nucifera"	17	30	15
59	COCONUT PALM	"Cocos nucifera"	15	30	15
60	COCONUT PALM	"Cocos nucifera"	18	30	15
61	COCONUT PALM	"Cocos nucifera"	17	30	15
62	COCONUT PALM	"Cocos nucifera"	18	30	15
63	COCONUT PALM	"Cocos nucifera"	18	30	15
64	COCONUT PALM	"Cocos nucifera"	18	30	15
65	COCONUT PALM	"Cocos nucifera"	15	30	15
66	COCONUT PALM	"Cocos nucifera"	15	30	15
67	COCONUT PALM	"Cocos nucifera"	17	30	15
68	COCONUT PALM	"Cocos nucifera"	17	30	15
69	COCONUT PALM	"Cocos nucifera"	18	30	10
70	COCONUT PALM	"Cocos nucifera"	10	30	10
71	COCONUT PALM	"Cocos nucifera"	12	30	15
72	COCONUT PALM	"Cocos nucifera"	12	20	15
73	COCONUT PALM	"Cocos nucifera"	12	30	15
74	COCONUT PALM	"Cocos nucifera"	12	30	15
75	COCONUT PALM	"Cocos nucifera"	12	30	15
76	COCONUT PALM	"Cocos nucifera"	13	30	20
77	COCONUT PALM	"Cocos nucifera"	12	30	20
78	COCONUT PALM	"Cocos nucifera"	10	30	15
79	COCONUT PALM	"Cocos nucifera"	10	30	15
80	COCONUT PALM	"Cocos nucifera"	12	30	15
81	CHINESE FAN PALM	"Livistona chinensis"	11	15	8
82	CHINESE FAN PALM	"Livistona chinensis"	11	15	8
83	CHINESE FAN PALM	"Livistona chinensis"	(2)12	15	12
84	COCONUT PALM	"Cocos nucifera"	14	30	0
85	ARECA PALM	"Chrysalidocarpus lutescens"	(4)Multi	35	0
86	SOLITAIRE PALM	"Ptychosperma elegans"	(6)Multi	30	15
87	ARECA PALM	"Chrysalidocarpus lutescens"	(5)Multi	35	20
88	SOLITAIRE PALM	"Ptychosperma elegans"	8	35	10
89	SOLITAIRE PALM	"Ptychosperma elegans"	(2)6	30	10
90	ARECA PALM	"Chrysalidocarpus lutescens"	(5)Multi	30	15
91	ARECA PALM	"Chrysalidocarpus lutescens"	(5)Multi	30	15
92	SOLITAIRE PALM	"Ptychosperma elegans"	(2)4	12	8
93	SOLITAIRE PALM	"Ptychosperma elegans"	(2)4	15	8
94	SOLITAIRE PALM	"Ptychosperma elegans"	(2)6	20	8
95	SOLITAIRE PALM	"Ptychosperma elegans"	(2)6	20	8
96	SOLITAIRE PALM	"Ptychosperma elegans"	(4)3X4X5X5	20	8
97	SOLITAIRE PALM	"Ptychosperma elegans"	(2)6	20	8
98	SOLITAIRE PALM	"Ptychosperma elegans"	(2)3X6	20	8
99	SOLITAIRE PALM	"Ptychosperma elegans"	3	6	4
100	SOLITAIRE PALM	"Ptychosperma elegans"	(3)2X3X5	20	6

NOTE:
THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.



LOCATION SKETCH
Scale: 1"=300'
A PORTION OF SECTION 09-53S-42E, MIAMI-DADE COUNTY, FLORIDA.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
Scale: 1"=100'

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 436-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: L.L.C. | Checked By: M.S.J. | Date: 12-06-2024
Survey Date: 12-04-2024 | Scale: AS SHOWN
Order No. 21845 | F.B. No. 312 Pg.36

NOTE: This sketch is not valid unless it bears the original signature and raised seal of a Florida licensed surveyor and mapper.

ALTA/NSPS LAND TITLE SURVEY

1755 JFK COUSEWAY

Section 09, Township 53 South, Range 42 East, Miami-Dade County, Florida

REVISIONS

By:	Remarks:	Field Book	Order No.	Date:

Sheet 1 of 2

FILE NO. AJ-6308 COM

GENERAL LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CATV CABLE TELEVISION BOX
- CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CPP CONCRETE POWER POLE
- CONTROL POINT
- IN CURB INLET
- EL ELECTRIC BOX
- ELECTRIC HAND HOLE
- 9.0 or 9.00 ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L ELECTRIC MANHOLE
- F.P.L. TRANSFORMER PAD
- FPL F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GP GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- OVERHEAD WIRES (APPROXIMATE)
- P-5 INLET
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIAMESE CONNECTION
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TSB TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WM WATER METER
- WATER VALVE
- WOOD LIGHT POLE
- WOOD POWER POLE
- HANDICAP PARKING
- STROLLER PARKING

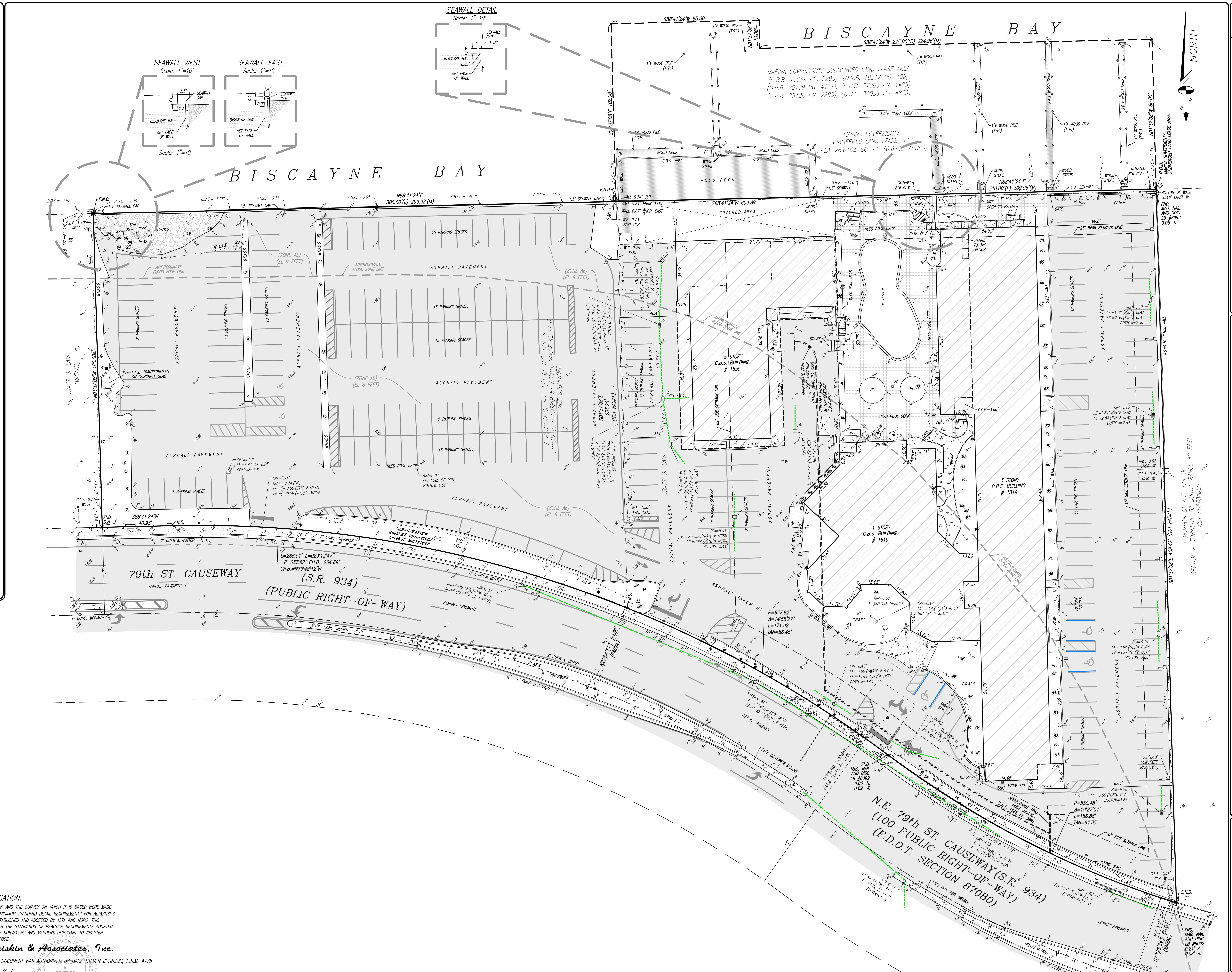
ABBREVIATIONS:

- R denotes RADIUS
- Δ denotes DELTA ANGLE
- L denotes ARC DISTANCE
- T denotes TANGENT DISTANCE
- PCP denotes PERMANENT CONTROL POINT
- PRM denotes PERMANENT REFERENCE MONUMENT
- PB denotes PLAT BOOK
- PG denotes PAGE
- POC denotes POINT OF COMMENCEMENT
- POB denotes POINT OF BEGINNING
- OHW denotes OVERHEAD UTILITY WIRES
- ORB denotes OFFICIAL RECORDS BOOK
- PC denotes POINT OF CURVATURE
- CBS denotes CONCRETE BLOCK STRUCTURE
- CONC denotes CONCRETE
- CLF denotes CHAINLINK FENCE
- WF denotes WOOD FENCE
- F.I.P. denotes FOUND IRON PIPE
- S.I.P. denotes SET IRON PIPE & LB-87 CAP
- F.N.D. denotes FOUND NAIL & BRASS DISC
- S.N.D. denotes SET LB-87 NAIL & BRASS DISC
- CL. denotes CLEAR
- ENCR. denotes ENCROACHMENT

- (D) denotes DEED INFORMATION
- (L) denotes INFORMATION BY LEGAL DESCRIPTION
- (M) denotes MEASURED INFORMATION
- (R) denotes RECORD OR PLATTED INFORMATION

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

- COMM — COMMUNICATION
- DRAIN — DRAINAGE
- FPL — ELECTRIC
- FM — FORCE MAIN
- IRRIG — IRRIGATION
- GAS — NATURAL GAS
- SM — SANITARY SEWER
- WM — WATER



B.B.E. DENOTES BAY BOTTOM ELEVATION

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS **BOUNDARY** SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

CERTIFICATE OF AUTHORIZATION No. LB-87

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: L.E.G.	Survey Date: 12-04-2024	Checked By: M.S.J.	Date: 12-06-2024
Order No. 218845	F.B. No.: 2312 Pg.36	Scale:	AS SHOWN

ALTA/NSPS LAND TITLE SURVEY

1819 JFK COUSEWAY

Section 09, Township 53 South, Range 42 East, Miami-Dade County, Florida

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:

Sheet 2 of 2

FILE NO. AJ-6308 COM

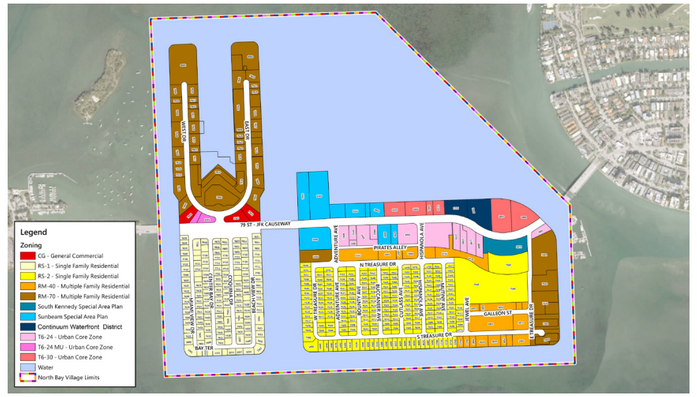
CONTINUUM WATERFRONT DISTRICT

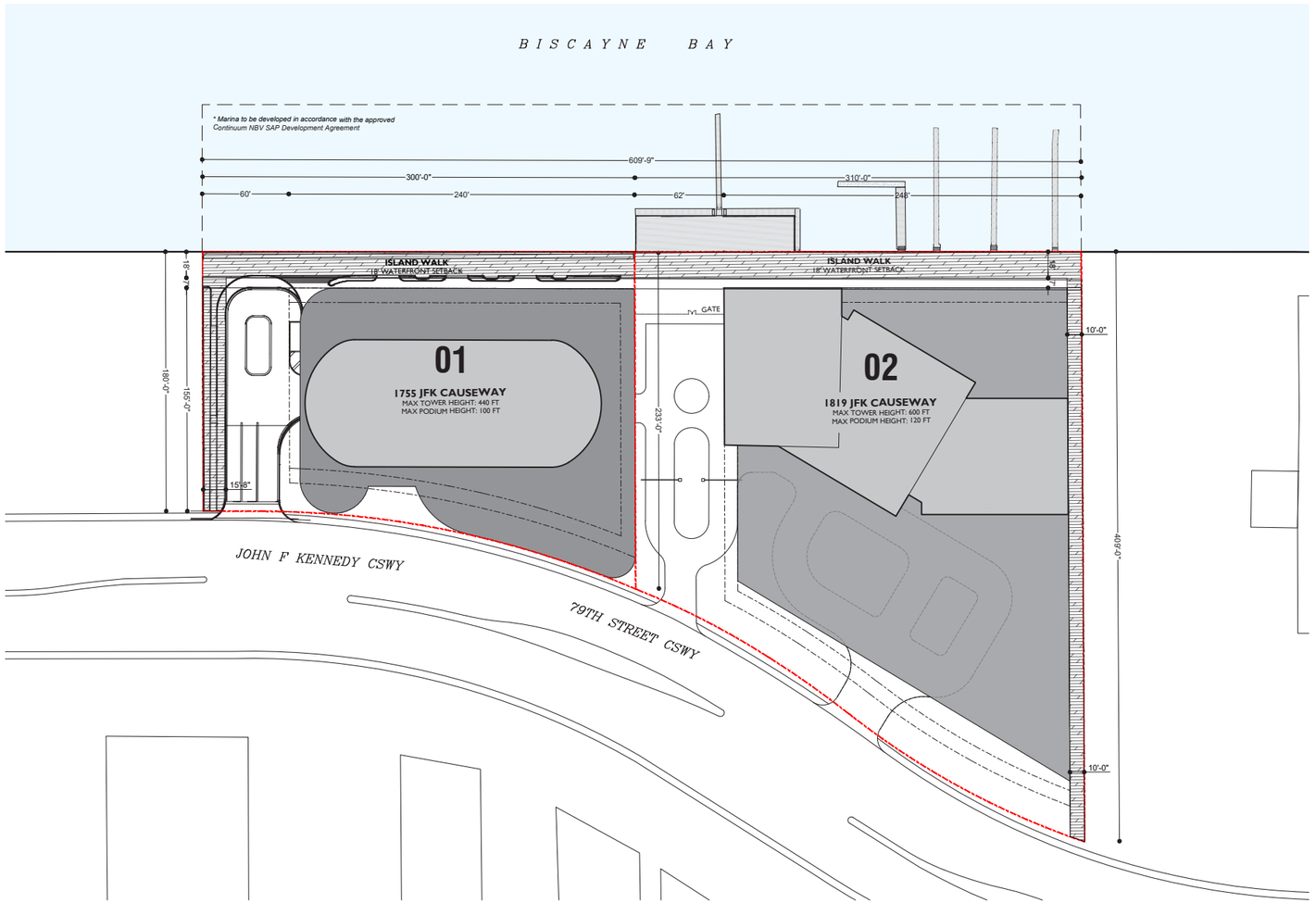
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TAX FOLIOS

	FOLIO	LOT AREA SF	LOT AREA AC
01	23-3209-000-0110	58,504 SF	1.343
02	23-3209-000-0120	100,564 SF	2.309
	TOTAL	**159,068 SF**	**3.652**

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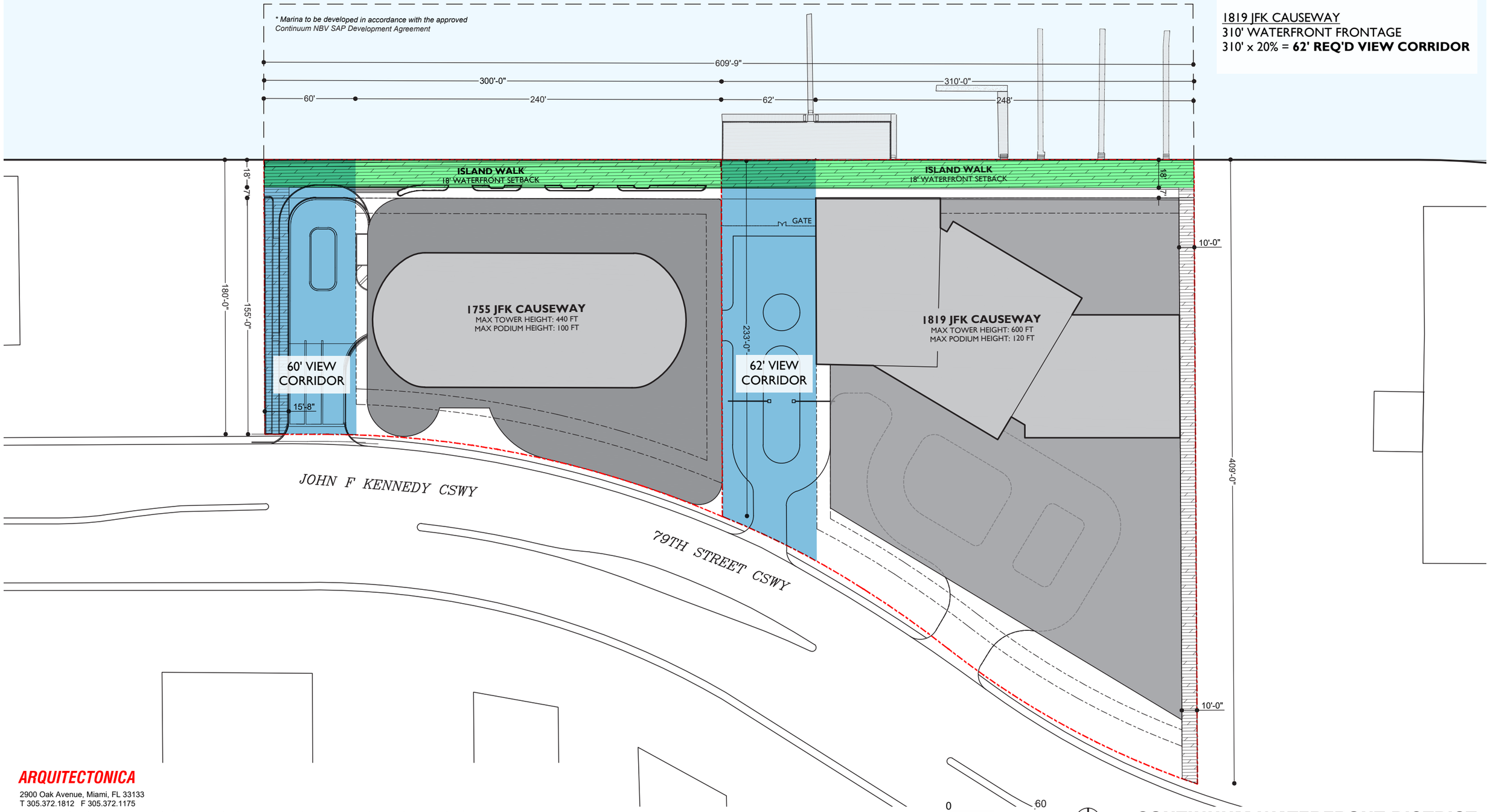
04.22.2025

VIEW CORRIDOR

VIEW CORRIDOR REQ'D WIDTH:
20% OF WATERFRONT FRONTAGE

1755 JFK CAUSEWAY
300' WATERFRONT FRONTAGE
300' x 20% = **60' REQ'D VIEW CORRIDOR**

1819 JFK CAUSEWAY
310' WATERFRONT FRONTAGE
310' x 20% = **62' REQ'D VIEW CORRIDOR**



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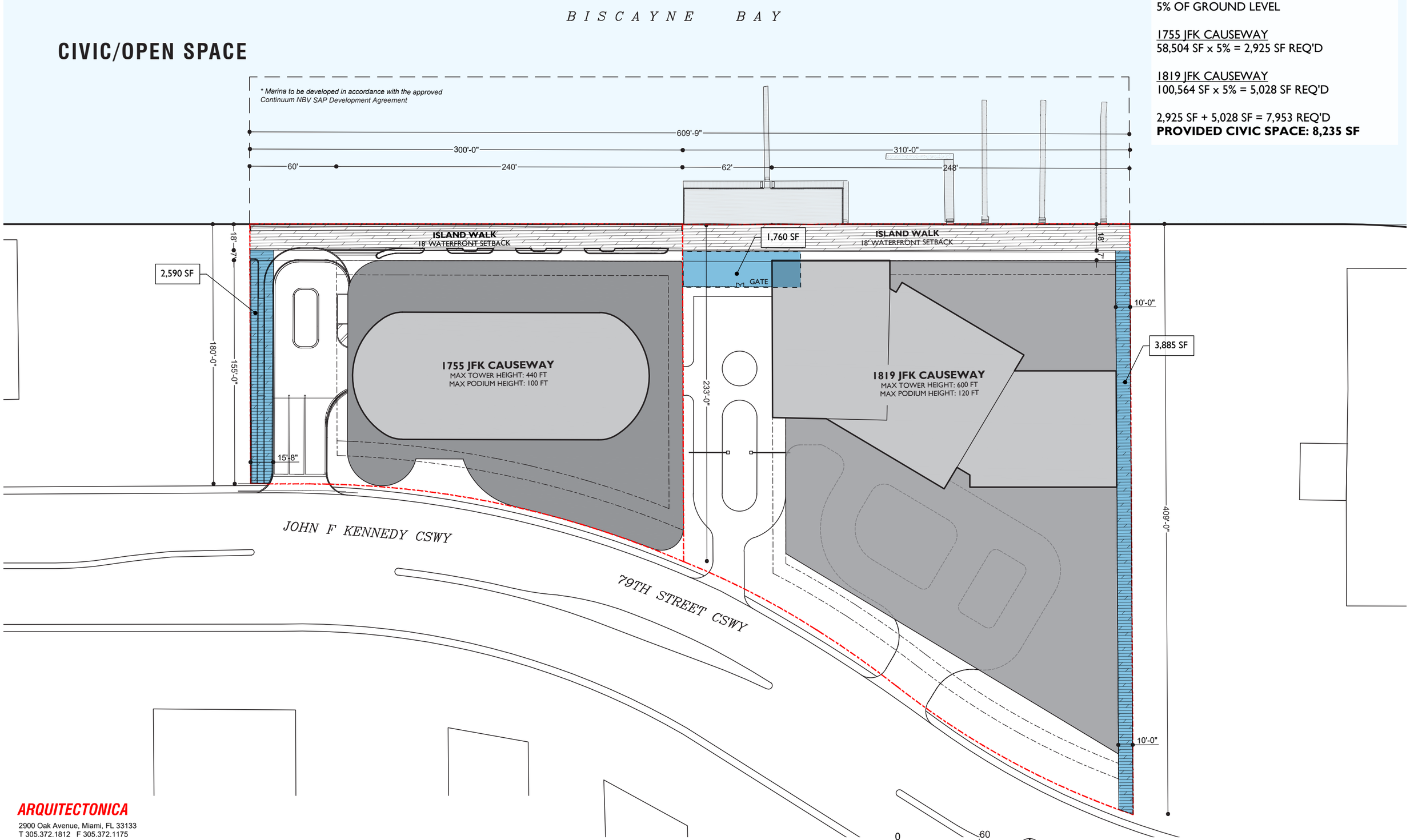
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04.22.2025

0 60
SCALE: 1" = 60'

CONTINUUM WATERFRONT DISTRICT

CIVIC/OPEN SPACE



CIVIC SPACE REQ'D:
5% OF GROUND LEVEL

1755 JFK CAUSEWAY
58,504 SF x 5% = 2,925 SF REQ'D

1819 JFK CAUSEWAY
100,564 SF x 5% = 5,028 SF REQ'D

2,925 SF + 5,028 SF = 7,953 REQ'D
PROVIDED CIVIC SPACE: 8,235 SF

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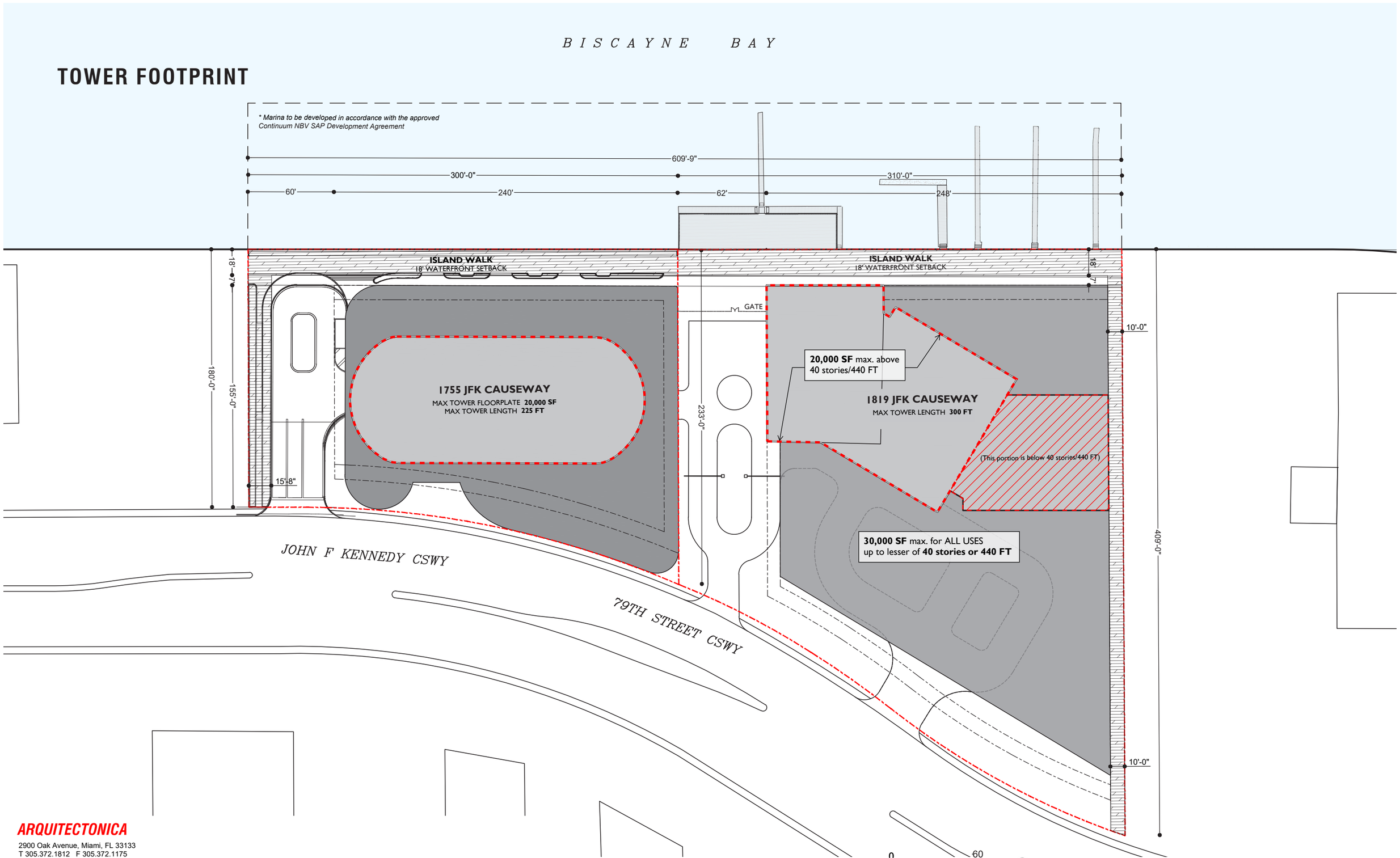
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04.22.2025

0 60
SCALE: 1" = 60'

TOWER FOOTPRINT



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04.22.2025

0 60

SCALE: 1" = 60'

NORTH BAY VILLAGE, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name:	1755 Kennedy Causeway
Location:	1755 John F. Kennedy Cswy., North Bay Village, FL 33141
Address:	1755 John F. Kennedy Cswy., North Bay Village, FL 33141
General Project Description:	Redevelopment of existing surface parking lot to a multi-story mixed-use building including 236 apartment units, 10,998 SF of full-service restaurant space and 634 SF of take-out restaurant.
Site Square Feet / Acreage:	60,900 SF / 1.40 acres

The following information and analysis are intended to satisfy the requirements set forth in Sections 5.18 – 5.20 of the Unified Land Development Code of North Bay Village, Florida, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each development.

§ 5.20.A Potable Water –

1. Minimum design flow: 110 gallons per day (GPD) per capita:

   The following projected total potable water demand was calculated using land uses, square footage and/or number of units from the proposed development program, and demand rates from the Miami-Dade Water and Sewer Department's (MDWASD) "Schedule of Daily Rated Gallonage for Various Occupancy":

Type of Land Use	Qty.	Unit	Demand Rate per Unit (GPD)	Projected Flow Demand (GPD)
Apartment	236	Units	135 GPD/unit	31,860 GPD
Restaurant Full Service	10,998	SF	100 GPD/100 SF	10,998 GPD
Restaurant Take-Out	634	SF	100 GPD/100 SF	634 GPD
			Total Projected Demand (GPD)	43,492 GPD
			Total Projected Demand (MGD)	.043 MGD

   The total population for the Project is based on a per-capita demand of 100 gallons-per-day (GPD) from Chapter 11.243 of "Recommended Standards for Wastewater Facilities" ("Ten States Standards"), which results in a total population of 430. Applying the minimum required design flow from §5.20.A results in a total projected gallonage of 47,300 GPD, or .047 MGD. The table below shows the current permitted capacity of the MDWASD Water Treatment Plant serving the Project, along with actual consumption rates in MGD. Adding the projected demands to the actual consumption results in a projected consumption of 153.69 MGD, which is well within the permitted capacity of the plant.

Plant	Permit No.	Expiration Date	Current Annual Avg. Capacity (MGD)	Annual Avg. Incl. Project (MGD)	Permitted Capacity (MGD)	Remaining Capacity (MGD)	Remaining Capacity (%)
Hialeah-Preston	PWO-00001	-	153.64	153.69	225	71.31	31.7%

2. Pressure: To meet the minimum flow/pressure required for fire suppression as stipulated in Section 2-103.21. - Required Fire Flow; Consumption of the Miami-Dade County Code of Ordinances:

   A fire hydrant flow test performed by Miami-Dade Fire and Rescue (issued 2/4/2024) is included in Appendix A.

§ 5.20.B Wastewater - Minimum design flow of 110 gallons per day (GPD) per capita:

The following calculations of projected total wastewater flows and total population are the same as that calculated for potable water in §5.20.A.1 above. Applying the minimum required design flow of 110 GPD from §5.20.B to a population of 430 results in a total projected gallonage of 47,300 GPD, or 0.0478 MGD. The table below shows the current permitted capacity of the MDWASD Wastewater Treatment Plant serving the Project, along with actual flow rates in MGD. Adding the projected demands to the actual consumption results in a projected consumption of 110.55 MGD, which is well within the permitted capacity of the plant.

Plant	FDEP Permit No.	Expiration Date	Current Annual Avg. Influent Flows (MGD)	Annual Avg. Incl. Project (MGD)	Permitted Capacity (MGD)	Remaining Capacity (MGD)	Remaining Capacity (%)
Central District	FL0024805	12/31/2025	110.50	110.55	143	32.45	22.7%

Wastewater flows from the Project will be collected by an existing 12-inch diameter gravity sanitary sewer main flowing west along John F. Kennedy Causeway and conveyed south along Hispanola Avenue via a system of existing 8-inch to 15-inch diameter gravity sewer mains to the existing Hispanola Pump Station (No. 23-0003), which then lifts the flow into an existing 18-inch diameter gravity sewer main that conveys it to the existing Galleon Street (Main) pump station (No. 23-0001). The Main Pump Station then pumps into an existing 16-inch diameter sewage force main that conveys the flow north and west to Miami-Dade Water and Sewer Lift Station No. 2 (No. 30-0001).

The North Bay Village Hispanola Pump Station (No. 23-0003) is in “OK” condition per Miami-Dade County DERM. Average daily operating hours for the station are projected to be 8.20 hr./day, which is below the 10 hr./day operating rate usually flagged by Miami-Dade for further observation. The project rate was determined using Miami-Dade’s online Pump Station Capacity Estimator (Refer to Appendix B).

§ 5.20.C Transportation System –

Please refer to the updated traffic study prepared by Kimley-Horn and Associates dated January 31, 2025.

Please also refer to the North Bay Village established minimum LOS accepted for collector roadways:

Type of Facility	Minimum Peak Hour Level of Service
Collector Roadways	D

§ 5.20.D Drainage System –

The Project shall have the capacity to retain the total runoff from a design storm event of five-year frequency, including retention or detention with filtration of the first inch of runoff. Based upon the stormwater management calculations for the Project included in Appendix C, eight (8) stormwater gravity injection wells with minimum specific drawdown capacities of 250 GPM/ft-head are proposed, which will be sufficient to retain the total storm runoff volume from a design storm event of 25-year frequency and 72-hour duration with a safety factor of 2. This exceeds the Village criteria of a 5-year frequency storm.

§ 5.20.E Solid Waste – Required level of service of four pounds per capita per day.

Based on the Project population of 430 calculated in Section 5.20.A above and the solid waste section of North Bay Village's Comprehensive Plan (4 pounds of solid waste/ day), the project is expected to produce approximately 1720 lbs/day. It is anticipated that the Miami-Dade County landfill servicing North Bay Village will have the capacity required to handle the Project's solid waste.

APPENDIX A

FIRE FLOW TEST RESULTS

Hydrant Flow Test Report

Hydrant Information			
Hydrant ID:	MDFR440	Agency Hydrant ID:	
Repair Owner:	NBV	Station:	27
Location:	1725 79TH STREET CSWY		

Flow Test Information			
Flow Test Date:	02/01/2024 14:24:00	Flow Status:	COMPLETE
Test By:	E326996	Pitot 1:	17
Static Pressure:	53	Pitot 2:	16
Residual Pressure:	48	Pitot 3:	
Hydrant Flow:	1211.97		
Available Flow @ 20 PSIG:	3357.72		
Sprinkler Static Pressure:	48		
Sprinkler Residual Pressure:	43		
Sprinkler Flow:	1136.97		
Comments:			

Map



Requestor Information

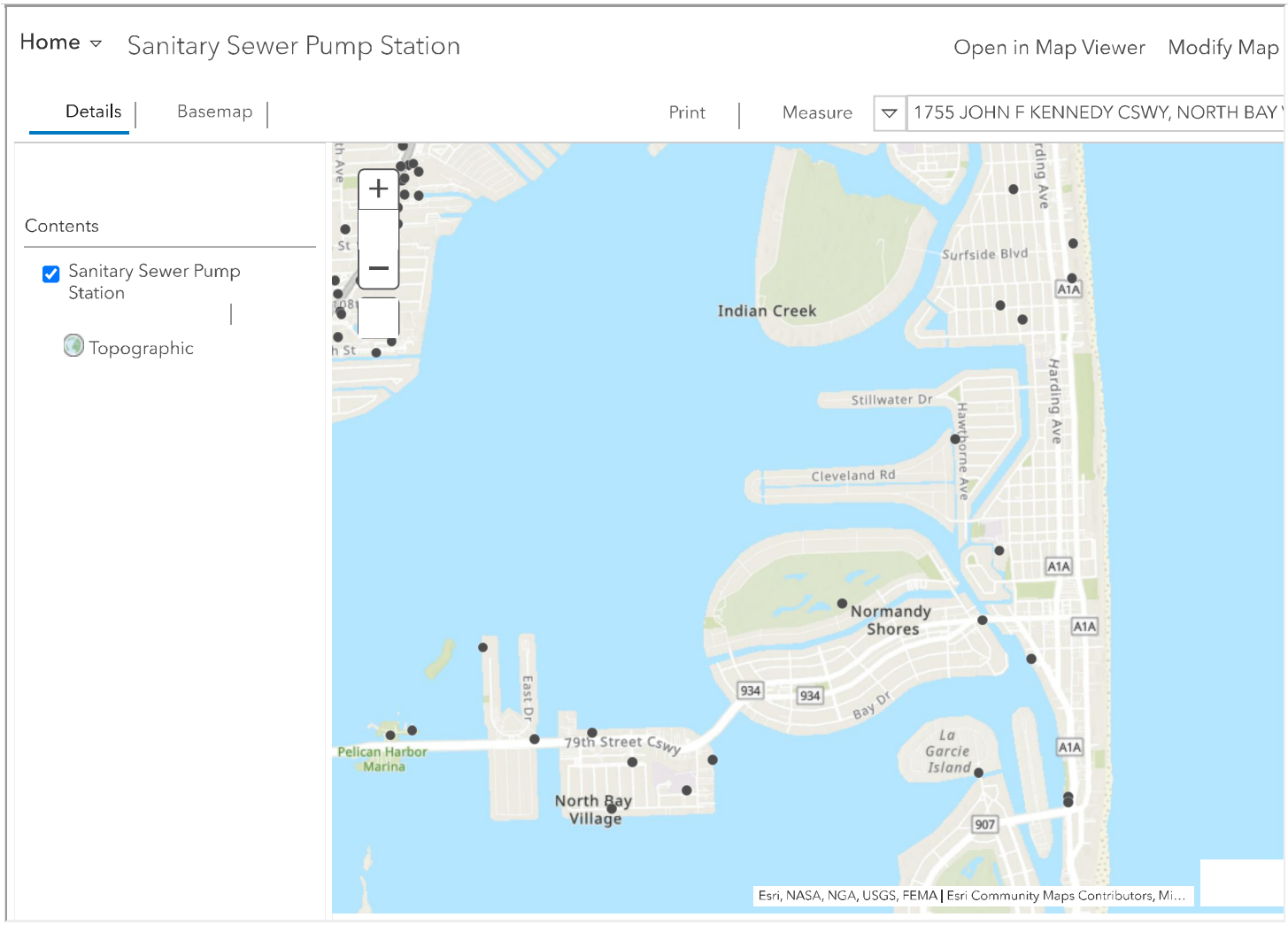
Date Requested:	02/01/2024 14:24:49
Requested By:	FIRE DEPT
Project Name:	
Application #:	

APPENDIX B

MIAMI DADE COUNTY

PUMP STATION CAPACITY ESTIMATOR

Pump Station Capacity Estimator



This Is Not An Official Document
2/11/2025 2:48 PM - Version i2.20

Calculations are based on the criteria stipulated in Section 24-42.3, Miami-Dade Code, and Federal Consent Decree (Case: No. 1:12-cv-24400-FAM)

Please be aware that the information obtained with this Application is for general information only, and it is only correct as of the time and date in which the search was executed. Consequently, the information obtained with this application DOES NOT CONSTITUTE AN OFFICIAL DEPARTMENTAL DETERMINATION or APPROVAL for your project. For any additional information about the **Pump Station Capacity Estimator** application, please refer to the Application Guidelines or contact the **RER–DERM Wastewater Permitting Section** at 305-372-6600 or via email at PSO@miamidade.gov

* Required fields

Search Criteria	
Sanitary Sewer Utility *	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number *	0003
Proposed Projected Flow (GPD) *	43492 GPD *(Only numbers are allowed)*
Project will require, or is part of, a Sewer Extension *	Yes
Submit Clear	

Pump Station Capacity Estimator Result
→ UNCONDITIONAL ALLOCATION ALLOWED ←

Search Criteria Detailed Result	
Sanitary Sewer Utility	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number	0003
Proposed Projected Flow (GPD)	43,492 GPD
Project will require, or is part of, a Sewer Extension	Yes

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	23	0003	OK	7.46	0.74	8.20
↓	30	0001	OK	5.88	0.01	5.89
↓↓	30	CD	–	–	–	–

Treatment Plant Codes

CD	Central District Treatment Plant
ND	North District Treatment Plant
SD	South District Treatment Plant
TP	Homestead Treatment Plant
AV	Americana Village

Pump Station Acronyms

GDP	Gallons Per Day
HAMA	High Annual Monthly Average
NAPOT	Nominal Avg. Pump Operating Time

Moratorium Codes

AC	Approved And Corrected
AH	Approved And Corrected - HAMA Limited
AM	Absolute Moratorium - NAPOT Above 10. Plan Submitted
CH	Conditional Moratorium - HAMA Limited
CM	Conditional Moratorium
CN	Conditional Moratorium - New Collection System
DE	Decommissioned - Removed
FH	No Allocations - Last Mart > 10 Hrs. HAMA Limited
FN	No Allocations - Last Mart > 10 Hrs.
IM	Initial Moratorium
IN	Incomplete - Information Missing
OH	OK - HAMA Limited
OK	OK
RM	Restricted Moratorium
TH	No Allocations - Due To High Hours With HAMA
TM	Temporary Moratorium

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1221 Brickell Avenue, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201

North Bay Village, Florida
Development Impact Analysis Report

Project Name:	1819 JFK Causeway
Address:	1819 John F. Kennedy Causeway, North Bay Village, FL 33141
Project Description:	Proposed development of a mixed-use building with 311 apartments units, 250 hotel rooms, 11,449 square-feet of restaurant space and 58,551 square-feet of commercial space.
Site Area:	100,564 SF / 2.31 AC

This analysis was conducted in accordance with Sections 5.20 and 5.22 of the Unified Land Development Code of North Bay Village, which outlines the Level of Service (LOS) standards and requirements set forth in the adopted Comprehensive Plan. The purpose of the provided information is to ensure compliance to these LOS standards and demonstrate that sufficient capacity exists for the proposed project.

§5.22.A. Potable water

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

1. *Minimum design flow: 110 gallons per day (GPD) per capita*

The projected water demand calculations are based on the proposed development's land uses, square footage, and number of units, using the demand rates provided by the Miami-Dade Water and Sewer Department's (MDWASD) "Schedule of Daily Rated Gallonage for Various Occupancies".

Proposed Use	Loading Unit	Loading/Use		Average Daily Flow (GPD)
Apartment	311	135	GPD/UNIT	41,985
Hotel	250	115	GPD/Room	28,750
Full Service Restaurant	11,449	100	GPD/100 SF	11,449
Commercial	58,551	10	GPD/100 SF	5,855
		Total (GPD)		**88,039**
		Total (MGD)		**0.088**

As outlined in Chapter 11.243 of the Recommended Standards for Wastewater Facilities (Ten State Standards), the total population for this project is based on a per capita demand of 100 gallons per day (GPD), which results in a population of 880 for the site. Using the minimum required design flow from §5.22.A, the total projected flow is calculated to be 96,843 GPD, or 0.097 MGD.

The permitted capacity of the receiving MDWASD Water Treatment plant, along with the actual consumption rates in MGD is outlined in the table below. Based on readily available information, the Hialeah-Preston Water Treatment Plant should have enough capacity to receive flows from the project.

Plant	FDEP Permit No.	Expiration Date	Current Annual Avg. Influent Flows (MGD)	Annual Avg including Project Flows (MGD)	Permitted Capacity (MGD)	Remaining Capacity (MGD)	Remaining Capacity %
Hialeah-Preston	PWO-0001	11/30/22	135.36	135.46	225	89.5	40%

2. *Pressure: To meet Miami- Dade County Fire flow ordinance.*

A fire hydrant flow test was performed by Miami Dade County Fire Rescue on 08/26/2022. Refer to **Appendix B.**

§5.22.B. Wastewater

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

1. *Minimum design flow: 110 gallons per day (GPD) per capita*

The projected wastewater flows and population are consistent with those determined for potable water in §5.22.A.1. above. The permitted capacity of the receiving MDWASD Wastewater Treatment plant, along with the actual consumption rates in MGD is outlined in the table below. Based on readily available information, the Central District Wastewater Treatment Plant should have sufficient capacity to received flows from the project.

Plant	FDEP Permit No.	Expiration Date	Current Annual Avg. Influent Flows (MGD)	Annual Avg including Project Flows (MGD)	Permitted Capacity (MGD)	Remaining Capacity (MGD)	Remaining Capacity %
Central District	FL0024805	12/31/2025	117.16	117.26	143	25.74	18%

Wastewater from the project will be conveyed to the Hispanola Pump Station (PS 23-0003) via an existing 10-inch sanitary sewer main running west along John F. Kennedy Causeway and an existing 15-inch sanitary sewer main running south on Hispanola Avenue. Flows from PS 23-0003 are then conveyed to the Galleon Street (Main) Pump Station No. 23-0001 through an existing 18-inch gravity sanitary sewer main. PS 23-0001 pumps into an existing 16-inch sewer force main to the Miami-Dade Water and Sewer Lift Station PS 23-0002.

The receiving pump station for the project is the Hispanola Pump Station No. 23-0003. Using Miami-Dade's Pump Station Capacity Estimator, the nominal average pumping operating time (NAPOT) of PS 23-0003 is currently 7.28 hr/day. The projected average daily flow for the project increases the operating time of the pump station to 8.77 hr/day, which is above the 8 hr/day threshold where DERM would require further monitoring of the pump station. Therefore, additional analysis is required from Miami-Dade DERM to determine if the pump station will have sufficient capacity for the project.

The capacity of the downstream receiving pump stations was also analyzed using the County's Pump Station Capacity Estimator. The NAPOT of Galleon Street Pump Station (PS 23-0001) is currently 3.12 hr/day. The projected average daily flow for the project increases the NAPOT of PS 23-0001 to 3.59 hr/day, which is below the 8 hr/day threshold and therefore has capacity to receive the additional flows from the project. The further downstream receiving Pump Station PS 23-0002 is currently in a temporary moratorium and has a NAPOT of 4.42 hr/day. The Pump Station would have capacity to serve the project if the moratorium is lifted, as the proposed NAPOT with the projected average daily flow is 5.45 hr/day. It is our understanding that the city is expecting the moratorium to be lifted as the latest testing results were favorable, but the final decision would be up to DERM. Refer to **Appendix B** for Pump Station Capacity Estimator.

§5.22.C. Transportation System

A Traffic Impact Analysis (TIA) will be submitted by Langan Engineering and Environmental Services and coordinated with FDOT. The TIA will also be submitted to Miami-Dade County Traffic Engineering Department as required. Trip generation calculations and any subsequent trip generation equivalency matrices will be based upon the most recent version of the Institute of Transportation Engineers (ITE) *Trip Generation, Trip Generation Handbook*, and other pertinent sources.

The table below shows the minimum LOS accepted by North Bay Village for different roadway types per the Land Development Code:

Type of Facility	Minimum Peak Hour Level of Service
Arterial Roadways	D
Collector Roadways	D
Limited Access Roadways	D

A preliminary analysis of the capacity of the 79th Street Causeway was performed for three (3) major projects in the Village. The following table summarizes the preliminary analysis indicating excess capacity of the facility.

79th Street Causeway Peak Hour Capacity Analysis	
LOS D Two-Way Capacity [1]	4,850 vph

Current Trips [2]	3,120 vph
Trips from Approved Projects	
1755 79th Street / LGE [3]	121 nph
1850 79th Street / Shoma [3]	141 vph
Trips from Proposed Project	
1819 JFK Continuum	502 vph
Remaining Capacity	966 vph

[1] Source: FDOT 2023 Quality LOS Handbook - C5 Roadway
[2] Source: 2025 Existing Traffic Volume Collected
[3] Source: Approved traffic studies for each project

§5.22.D. Drainage System

No new development shall be approved unless there is sufficient capacity available to sustain a five-year frequency storm event including retention of detention with filtration of the first inch of runoff, as established in the Drainage sub-element of the North Bay Village Comprehensive Plan.

The project will be designed to retain the total runoff from a 5-year storm event using gravity injection wells. In accordance with DERM's water quality criteria, the wells have been sized to provide a 90-second detention time. Nine (9) stormwater gravity injection wells with a minimum specific drawdown capacity of 740 GPM/ft-head are required for the project per the stormwater management calculations included in **Appendix C**. The wells have sufficient capacity to retain the 100-year, 24-hour storm event with a safety factor of 1.50, exceeding the Village's requirement for a five-year frequency storm.

§5.22.E. Solid Waste

No New development shall be approved unless there is sufficient available capacity to sustain a lever of service for solid waste of four (4) pounds per capita per day as established in the Solid Waste sub-element of the North Bay Village Comprehensive Plan.

Based on the project population of 880 calculated in Section 5.22.A.1. above, the projected solid waste production for the Project will be 3,520 lb./day. It is anticipated that the Miami-Dade County landfill servicing North Bay Village will have the capacity required to handle the Project's solid waste.

Appendix:

Appendix A – Hydrant Flow Test
Appendix B – Miami-Dade Pump Station Capacity Estimator
Appendix C – Stormwater Calculations

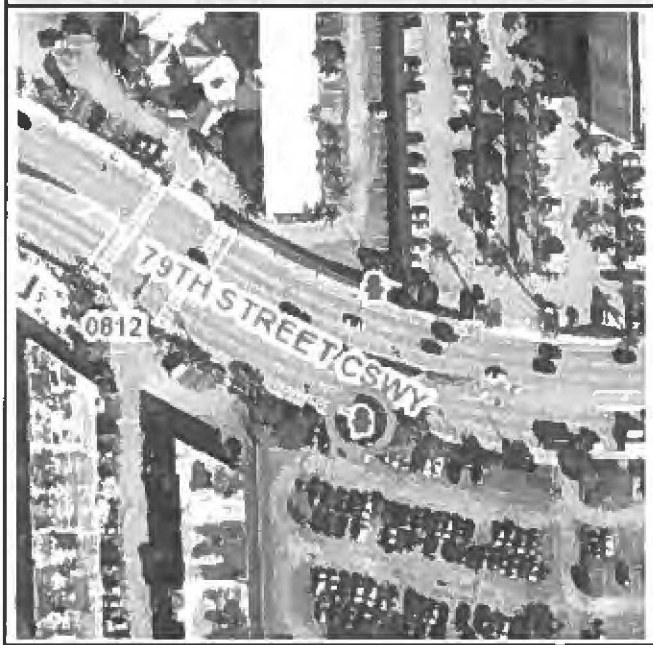
Appendix A

Hydrant Flow Test

Hydrant Flow Test Report

Hydrant Information			
Hydrant ID:	MDFR426	Agency Hydrant ID:	
Repair Owner:	NBV	Station:	27
Location:	1800 79TH STREET CSWY		
Flow Test Information			
Flow Test Date:	08/26/2022 13:47:00	Flow Status:	COMPLETE
Test By:	E205683	Pitot 1:	18
Static Pressure:	50	Pitot 2:	18
Residual Pressure:	47	Pitot 3:	0
Hydrant Flow:	1266		
Available Flow @ 20 PSIG:	4389.7		
Sprinkler Static Pressure:	45		
Sprinkler Residual Pressure:	42		
Sprinkler Flow:	1191		
Comments:	X2022169247		

Map



Requestor Information	
Date Requested:	08/31/2022 13:49:01
Requested By:	FIRE DEPT
Project Name:	NORTH BAY INN
Application #:	

Appendix B

Miami-Dade Pump Station Capacity Estimator

Search Criteria	
Sanitary Sewer Utility *	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number *	0003
Proposed Projected Flow (GPD) *	88039 GPD *(Only numbers are allowed)*
Project will require, or is part of, a Sewer Extension *	No
Submit Clear	

Pump Station Capacity Estimator Result
→ UNCONDITIONAL ALLOCATION ALLOWED ←

Search Criteria Detailed Result	
Sanitary Sewer Utility	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number	0003
Proposed Projected Flow (GPD)	88,039 GPD
Project will require, or is part of, a Sewer Extension	No

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	23	0003	OK	7.28	1.49	8.77
↓	30	0001	OK	5.88	0.02	5.90
↓↓	30	CD	--	--	--	--

Treatment Plant Codes

CD	Central District Treatment Plant
ND	North District Treatment Plant
SD	South District Treatment Plant
TP	Homestead Treatment Plant
AV	Americana Village

Pump Station Acronyms

GDP	Gallons Per Day
HAMA	High Annual Monthly Average
NAPOT	Nominal Avg. Pump Operating Time

Moratorium Codes

AC	Approved And Corrected
AH	Approved And Corrected - HAMA Limited
AM	Absolute Moratorium - NAPOT Above 10. Plan Submitted
CH	Conditional Moratorium - HAMA Limited
CM	Conditional Moratorium
CN	Conditional Moratorium - New Collection System
DE	Decommissioned - Removed
FH	No Allocations - Last Mart > 10 Hrs. HAMA Limited
FN	No Allocations - Last Mart > 10 Hrs.
IM	Initial Moratorium
IN	Incomplete - Information Missing
OH	OK - HAMA Limited
OK	OK
RM	Restricted Moratorium
TH	No Allocations - Due To High Hours With HAMA
TM	Temporary Moratorium

Search Criteria	
Sanitary Sewer Utility *	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number *	0001
Proposed Projected Flow (GPD) *	88039 GPD *(Only numbers are allowed)*
Project will require, or is part of, a Sewer Extension *	No
Submit Clear	

Pump Station Capacity Estimator Result
→ UNCONDITIONAL ALLOCATION ALLOWED ←

Search Criteria Detailed Result	
Sanitary Sewer Utility	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number	0001
Proposed Projected Flow (GPD)	88,039 GPD
Project will require, or is part of, a Sewer Extension	No

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	23	0001	OK	3.12	0.47	3.59
↓	30	0002	OK	6.30	0.05	6.35
↓↓	30	CD	--	--	--	--

Treatment Plant Codes

CD	Central District Treatment Plant
ND	North District Treatment Plant
SD	South District Treatment Plant
TP	Homestead Treatment Plant
AV	Americana Village

Pump Station Acronyms

GDP	Gallons Per Day
HAMA	High Annual Monthly Average
NAPOT	Nominal Avg. Pump Operating Time

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IM	Initial Moratorium
IN	Incomplete - Information Missing
OH	OK - HAMA Limited
OK	OK
RM	Restricted Moratorium
TH	No Allocations - Due To High Hours With HAMA
TM	Temporary Moratorium

Search Criteria	
Sanitary Sewer Utility *	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number *	0002
Proposed Projected Flow (GPD) *	88039 GPD *(Only numbers are allowed)*
Project will require, or is part of, a Sewer Extension *	No
Submit Clear	

Pump Station Capacity Estimator Result
→ ALLOCATION IS NOT ALLOWED ←

Search Criteria Detailed Result	
Sanitary Sewer Utility	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number	0002
Proposed Projected Flow (GPD)	88,039 GPD
Project will require, or is part of, a Sewer Extension	No

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	23	0002	TM	4.42	1.03	5.45
↓	30	0002	OK	6.30	0.05	6.35
↓↓	30	CD	--	--	--	--

Treatment Plant Codes

CD	Central District Treatment Plant
ND	North District Treatment Plant
SD	South District Treatment Plant
TP	Homestead Treatment Plant
AV	Americana Village

Pump Station Acronyms

GDP	Gallons Per Day
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IM	Initial Moratorium
IN	Incomplete - Information Missing
OH	OK - HAMA Limited
OK	OK
RM	Restricted Moratorium
TH	No Allocations - Due To High Hours With HAMA
TM	Temporary Moratorium

Appendix C

Stormwater Management Calculations

Stormwater Management Calculations

DRAINAGE WELL CALCULATIONS

PROPOSED CONDITION WEIGHTED C-VALUE 1855 79 STREET CSWY		
Impervious Area (Ac)	Pervious Area (Ac)	Weighted C-Value
C = 0.9	C = 0.3	
2.31	0	**0.9**
Lowest elev.::	7.55 ft-NGVD	

Discharge Rate of Wells(DR) CFS/FT-Head = 740 GPM = 1.65 CFS

PROPOSED CONDITION RUNOFF CALCULATIONS								
Storm Event	Weighted C-Value	Intensity I ("/hr)	Area A (Ac)	Runoff (Q) Q=C*I*A (CFS)	Available Head H (ft)	Safety Factor	Well Discharge Rate with Safety Factor(CFS)	Wells Required
100-YR Storm 1-hr	0.90	14.70	2.31	30.56	3.15	1.50	3.46	8.83

Wells Provided 9

Notes:

1. Discharge Rate (DR) is assumed to be 740 GPM-FT Head Per Well based on other nearby drainage wells.
2. Peak Runoff Rate is the Stormwater Runoff (Q) - Discharge Rate of Existing Wells (DR)*Available Head (H).
3. The available head is the height between the rim of the lowest structures connected to the drainage area network to 1.5-ft above the SHWT (except when rim elevation is >9.5' NGVD (8-ft NAVD); see below).
4. If lowest rim elevation is higher than 9.5 ft NGVD (8-ft NAVD), use 9.5-ft NGVD for calculations. When abutting FDOT roads, use 8 regardless of Datum.

DRAINAGE WELL DETENTION VOLUME CALCULATIONS
PROJECT NO: 300360101

DRAINAGE WELL DETENTION VOLUME CALCULATIONS
PROJECT NO. 300360101

Drainage Area -	DA-1	
Q =	6.95	CFS (From 5 YR 1 HR Storm Event)
Volume =	625.50	CF (Q x 90 secs)
Total Number of Wells within Drainage Area =	9	Wells
Required Volume Per Well=	69.50	CF (Volume/Number of Wells)
2040 October Season High Ground Water Table	2.9	NGVD
Minimum Well Dimensions:		
L =	8	FT
W =	6	FT
Area =	48	SF (L x W)
Lowest Grate Elevation/Rim Elevation =	7.55	FT (NGVD)
Min. Top of Well Casing Elevation =	4.40	FT (NGVD)
Min. Bottom of Well Box Elevation =	2.40	FT (NGVD)
Minimum Height of Well Box for 90 sec. Detention Time		
H =	2.00	FT (Top of Well Casing Elevation - Bottom of Well Box (El.)
Total Detention Volume Below Well Casing =	89.72	CF (Area x H)-casing vol. Okay

CONTINUUM WATERFRONT DISTRICT

STUDY MASSINGS

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MASSING STUDY
PROPOSED DESIGN



MASSING STUDY
AS OF RIGHT - OPTION 1



MASSING STUDY
AS OF RIGHT - OPTION 2

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MASSING STUDY | DATA TABLE

AS OF RIGHT - OPTION 1				WEST PARCEL TOWERS 1 + 2 FLR	EAST PARCEL TOWERS 3 + 4 FLR
			340'		
Level 30	Units	12'	328'	20,060 sf	33,005 sf
Level 29	Units	10'	318'	20,060 sf	33,005 sf
Level 28	Units	10'	308'	20,060 sf	33,005 sf
Level 27	Units	10'	298'	20,060 sf	33,005 sf
Level 26	Units	10'	288'	20,060 sf	33,005 sf
Level 25	Units	10'	278'	20,060 sf	33,005 sf
Level 24	Units	10'	268'	20,060 sf	33,005 sf
Level 23	Units	10'	258'	20,060 sf	33,005 sf
Level 22	Units	10'	248'	20,060 sf	33,005 sf
Level 21	Units	10'	238'	20,060 sf	33,005 sf
Level 20	Units	12'	226'	20,060 sf	33,005 sf
Level 19	Units	10'	216'	20,060 sf	33,005 sf
Level 18	Units	10'	206'	20,060 sf	33,005 sf
Level 17	Units	10'	196'	20,060 sf	33,005 sf
Level 16	Units	10'	186'	20,060 sf	33,005 sf
Level 15	Units	10'	176'	20,060 sf	33,005 sf
Level 14	Units	10'	166'	20,060 sf	33,005 sf
Level 13	Units	10'	156'	20,060 sf	33,005 sf
Level 12	Units	10'	146'	20,060 sf	33,005 sf
Level 11	Units	10'	136'	20,060 sf	33,005 sf
Level 10	Units	10'	126'	20,060 sf	33,005 sf
Level 9	Units	10'	116'	20,060 sf	33,005 sf
Level 8	Amenities	20'	**96'**	20,060 sf	33,005 sf
Level 7	Parking	16'	80'	41,700 sf	79,035 sf
Level 6	Parking	10'	70'	41,700 sf	79,035 sf
Level 5	Parking	10'	60'	41,700 sf	79,035 sf
Level 4	Parking	10'	50'	41,700 sf	79,035 sf
Level 3	Parking	10'	40'	41,700 sf	79,035 sf
Level 2	Parking	10'	30'	41,700 sf	79,035 sf
Mezzanine		10'	20'	12,510 sf	23,711 sf
Level 1	Ground Floor	20'		29,190 sf	55,325 sf
				FLR	FLR
SUBTOTALS				753,280 sf	1,312,360 sf
TOTAL FLR		**2,065,640 sf**			

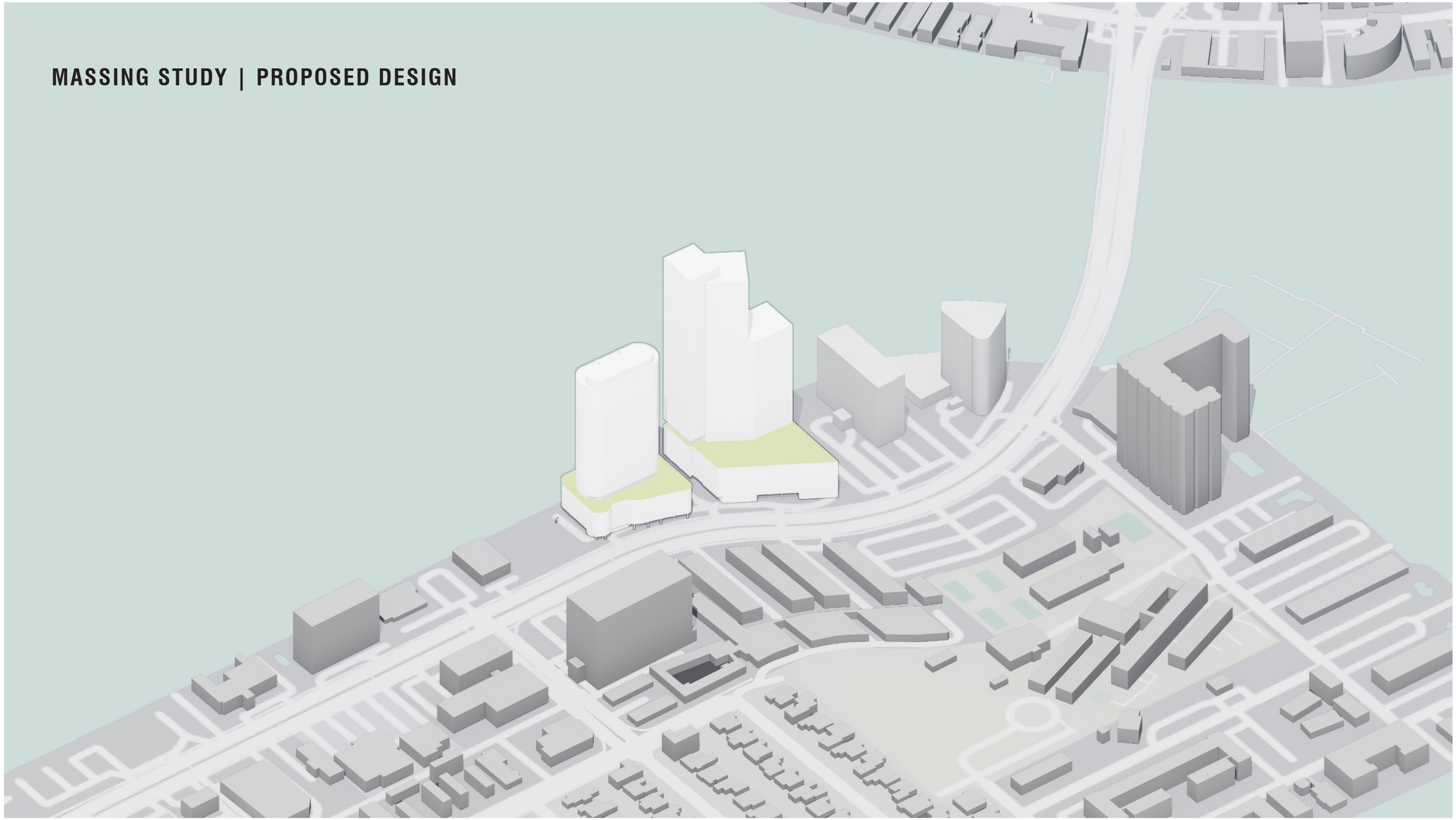
AS OF RIGHT - OPTION 2				TOWER 1 FLR	TOWER 2 FLR	TOWER 3 FLR	TOWER 4 FLR	TOWER 5 FLR	TOWER 6 FLR
			340'						
Level 30	Units	12'	328'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 29	Units	10'	318'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 28	Units	10'	308'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 27	Units	10'	298'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 26	Units	10'	288'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 25	Units	10'	278'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 24	Units	10'	268'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 23	Units	10'	258'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 22	Units	10'	248'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 21	Units	10'	238'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 20	Units	12'	226'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 19	Units	10'	216'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 18	Units	10'	206'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 17	Units	10'	196'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 16	Units	10'	186'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 15	Units	10'	176'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 14	Units	10'	166'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 13	Units	10'	156'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 12	Units	10'	146'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 11	Units	10'	136'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 10	Units	10'	126'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 9	Units	10'	116'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 8	Amenities	20'	**96'**	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 7	Parking	16'	80'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Level 6	Parking	10'	70'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Level 5	Parking	10'	60'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Level 4	Parking	10'	50'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Level 3	Parking	10'	40'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Level 2	Parking	10'	30'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Mezzanine		10'	20'	3,257 sf	3,510 sf	4,136 sf	5,159 sf	6,699 sf	9,353 sf
Level 1	Ground Floor	20'		7,599 sf	8,190 sf	9,650 sf	12,037 sf	15,631 sf	21,823 sf
				FLR	FLR	FLR	FLR	FLR	FLR
SUBTOTALS				248,485 sf	254,400 sf	292,340 sf	292,865 sf	432,310 sf	545,515 sf
TOTAL FLR		**2,065,915 sf**							

PROPOSED DESIGN	
PROPOSED LOT AREA	**159,068 sf**
INTENSITY / FLR 13.0 MAX	**2,067,884 sf**

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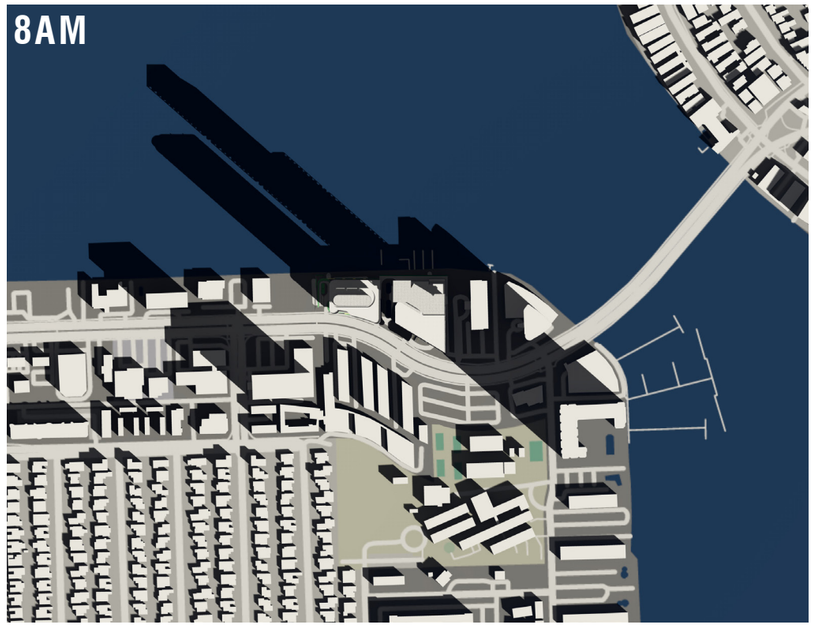
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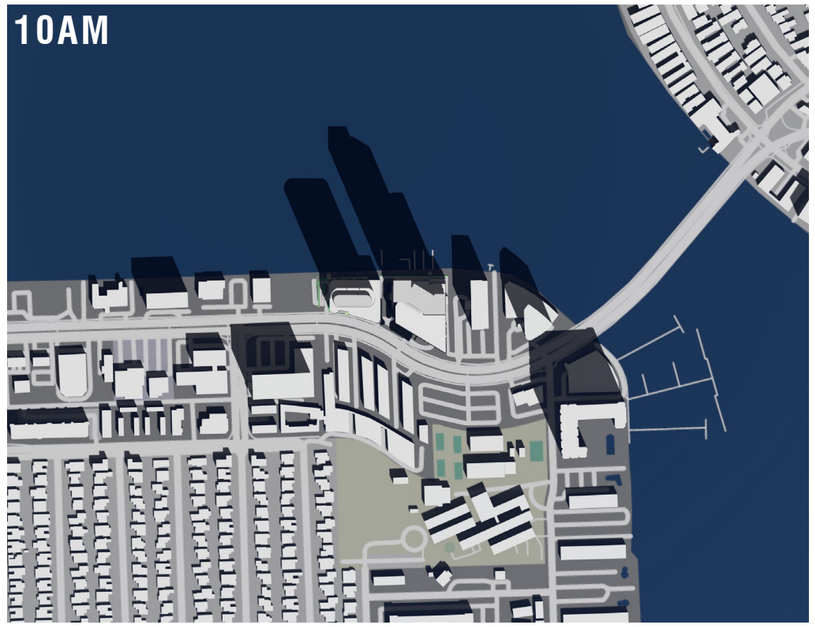


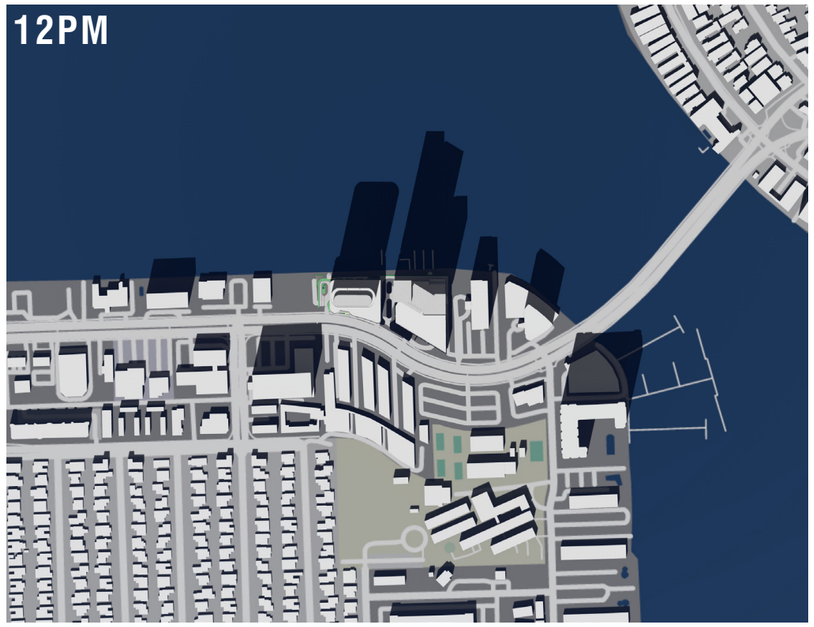
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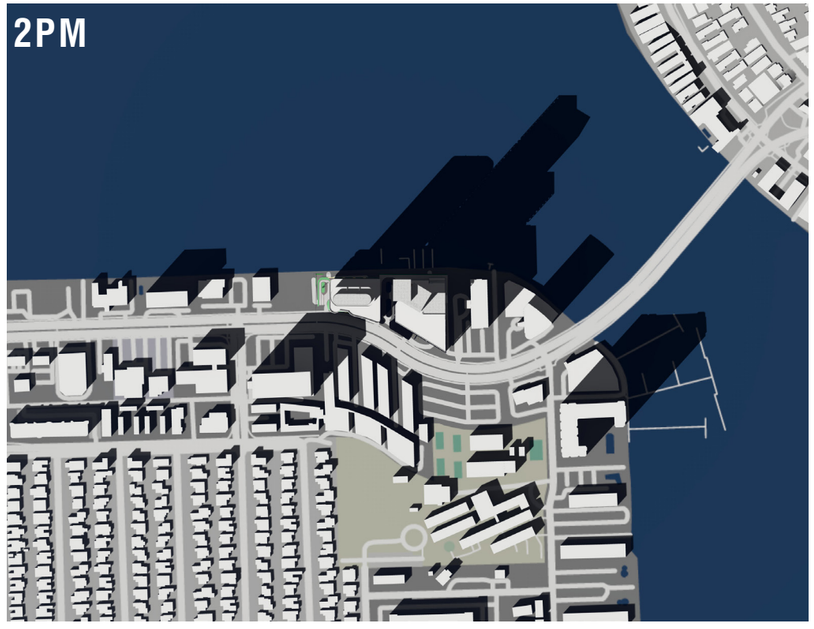
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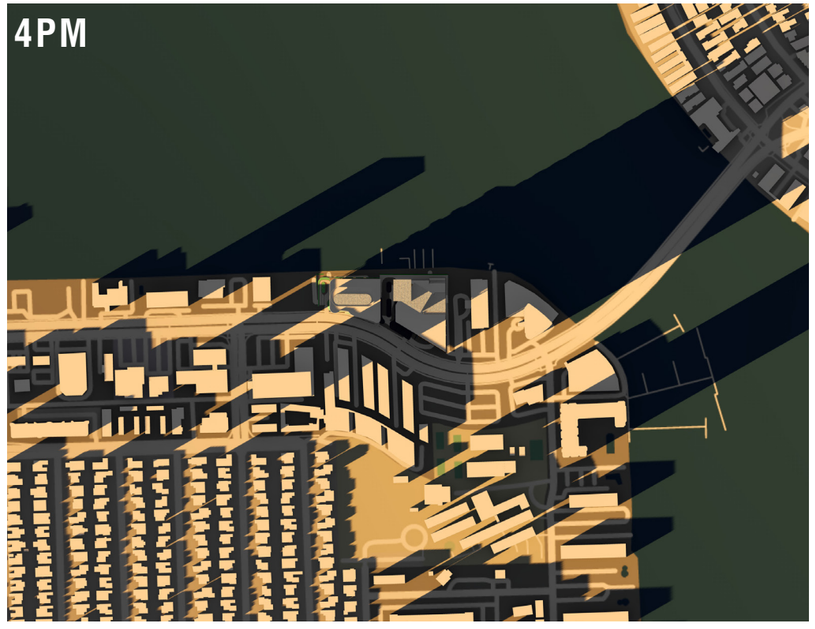
MASSING STUDY | PROPOSED DESIGN | WINTER SUN STUDY













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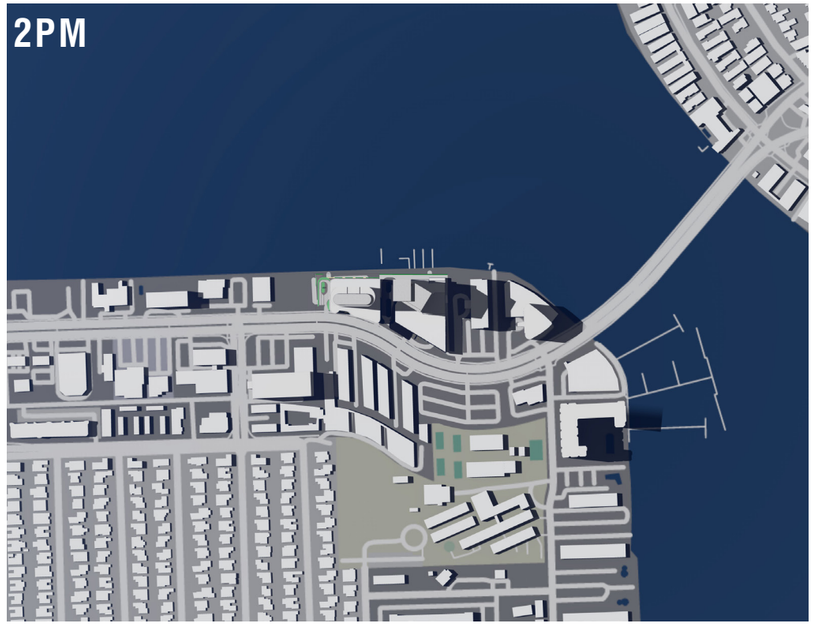
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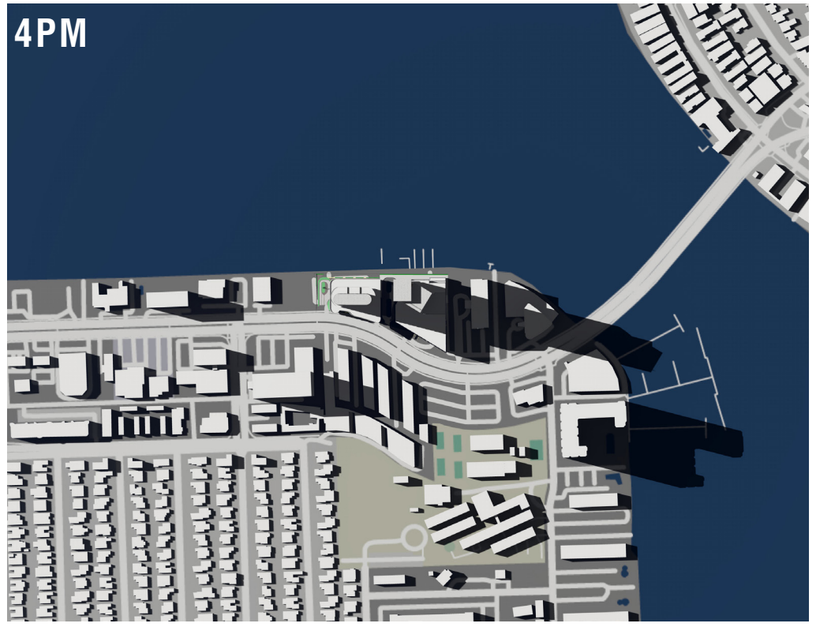
MASSING STUDY | PROPOSED DESIGN | SUMMER SUN STUDY

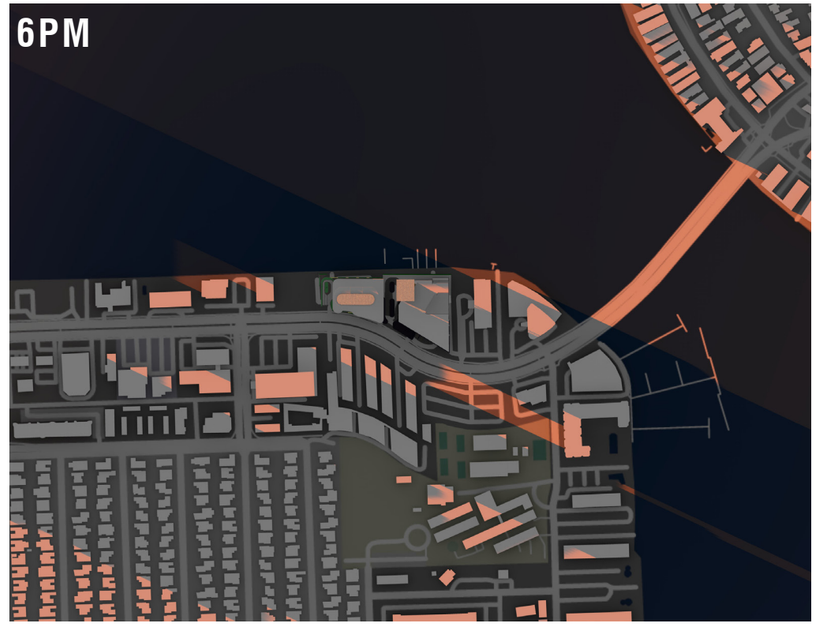










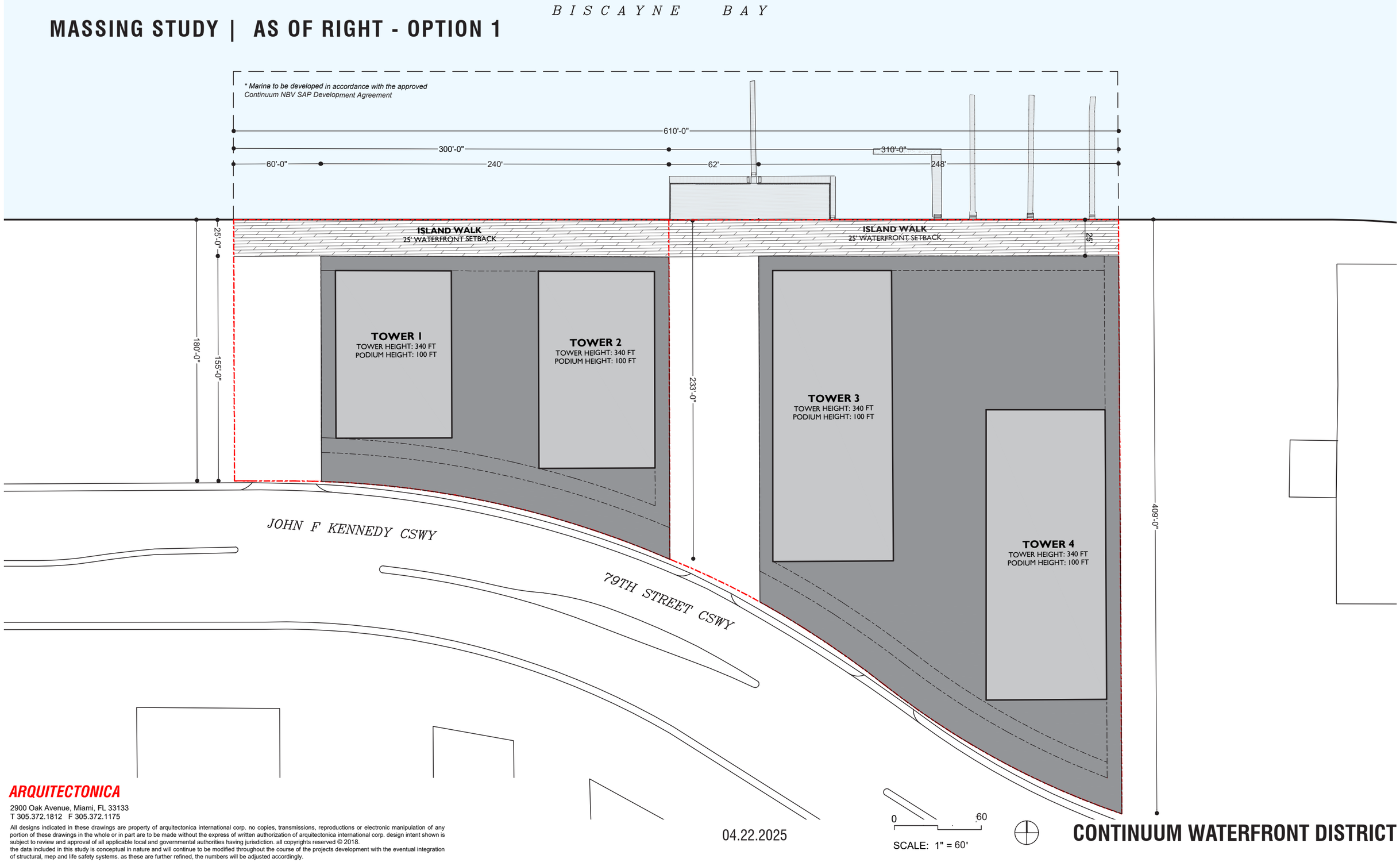


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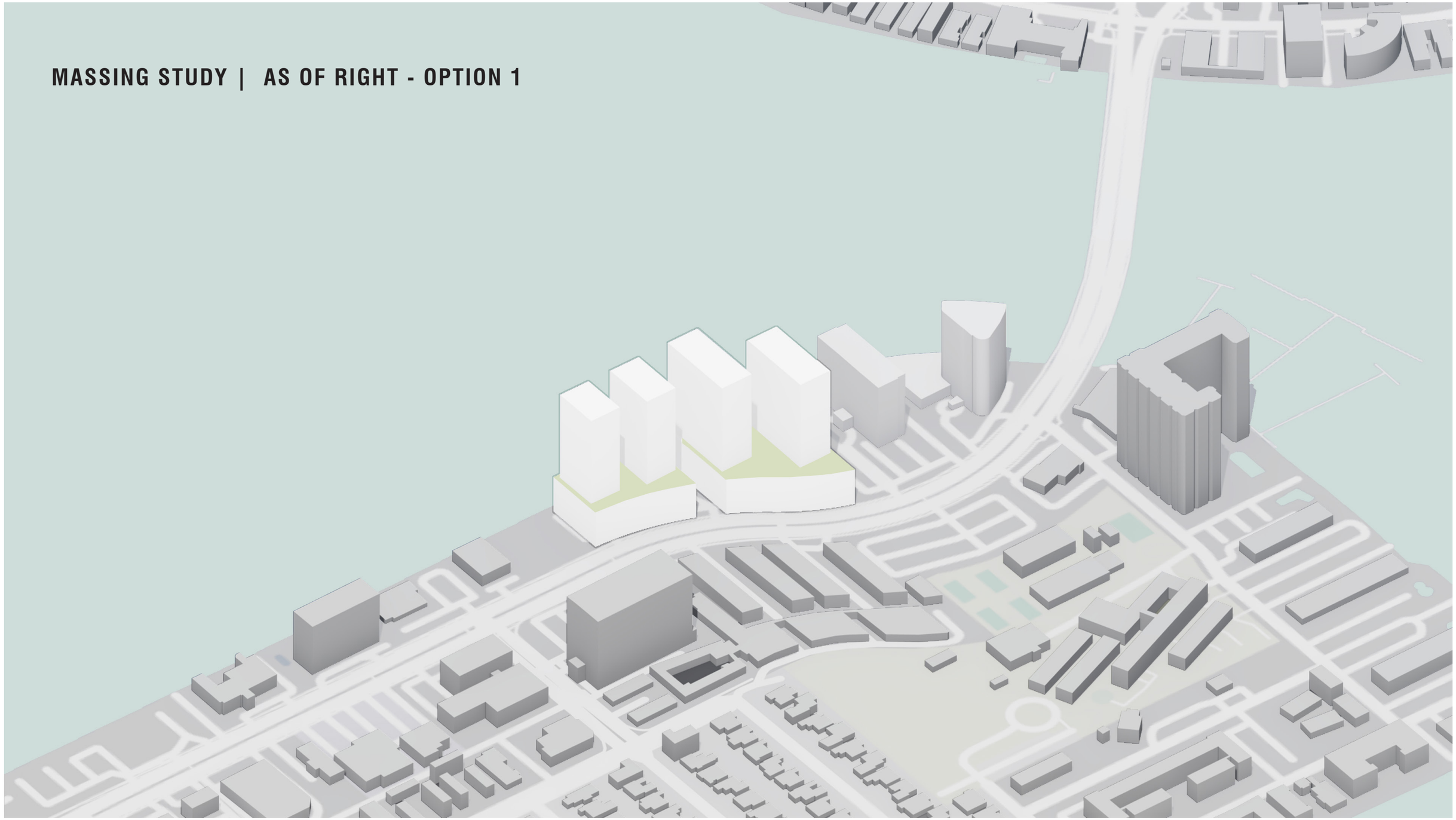


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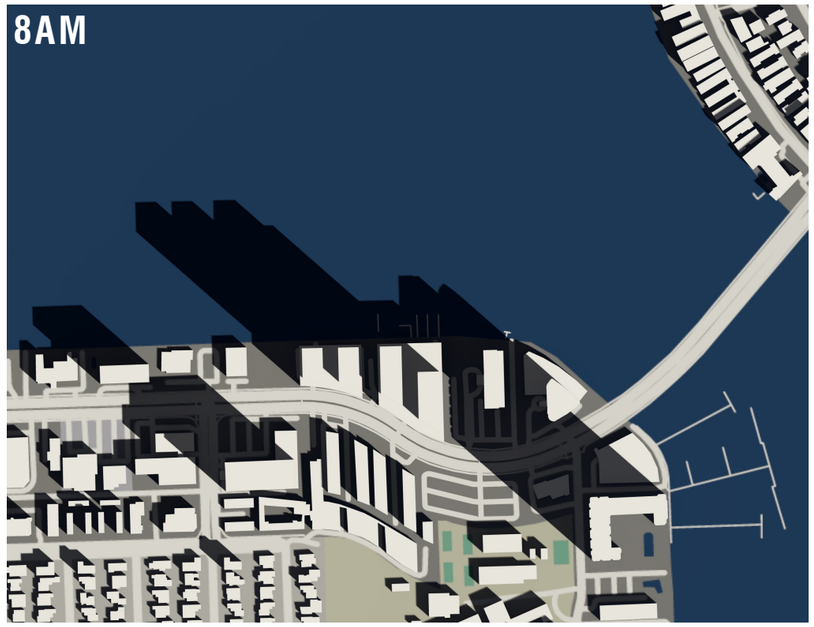
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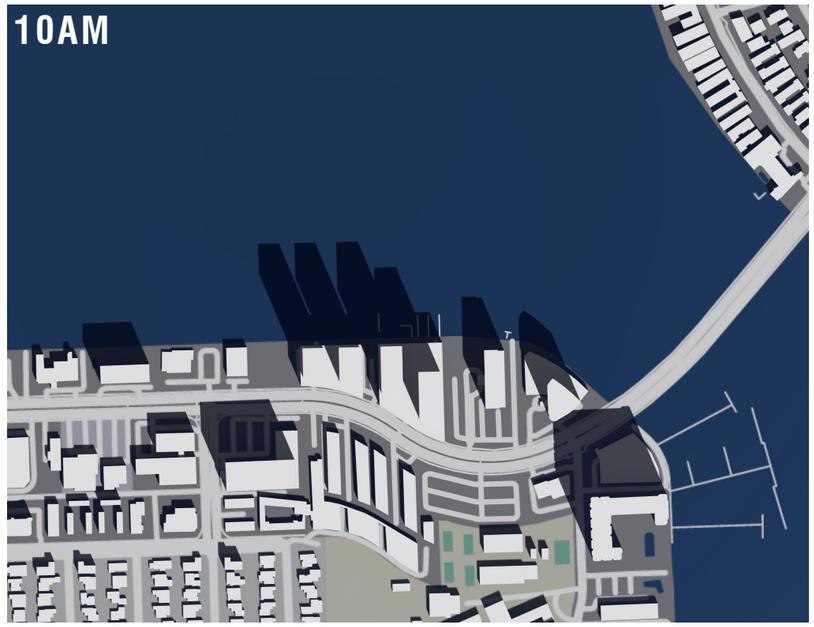


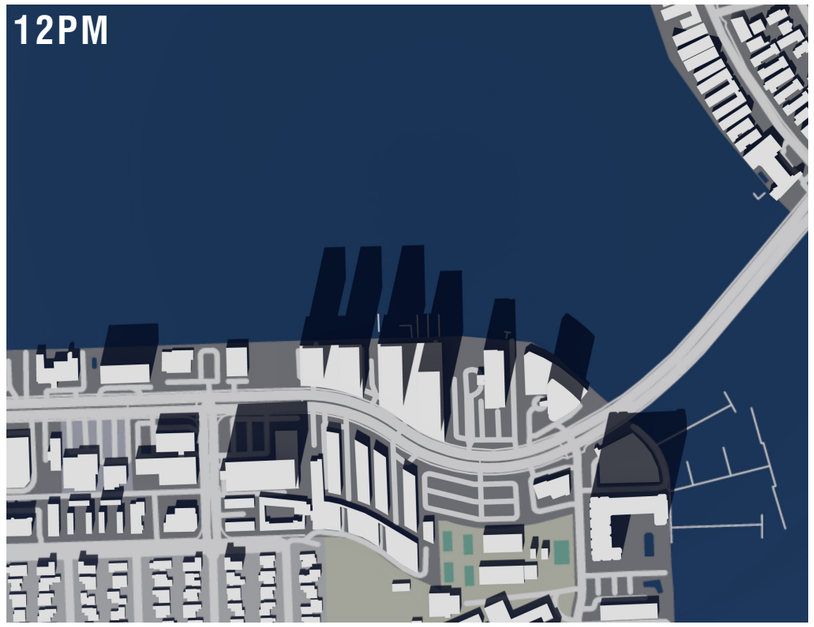
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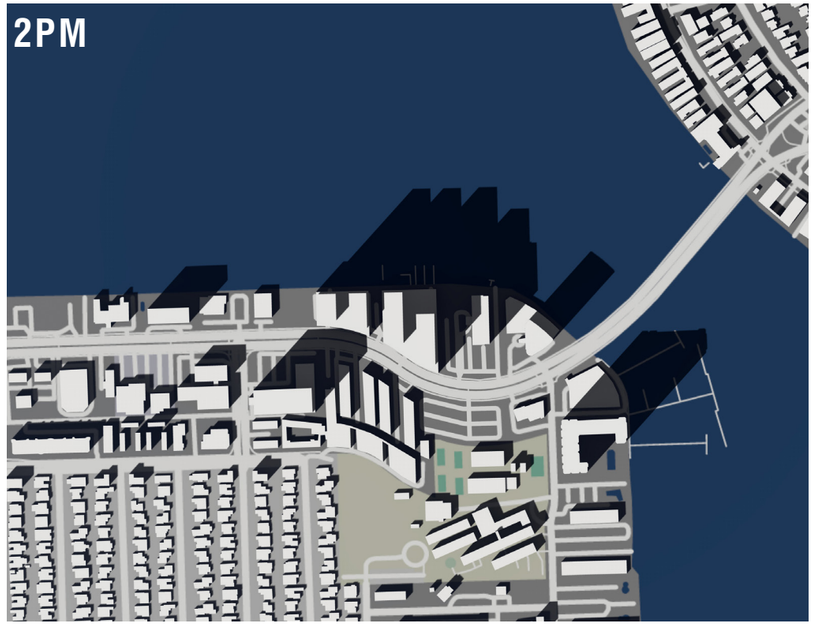
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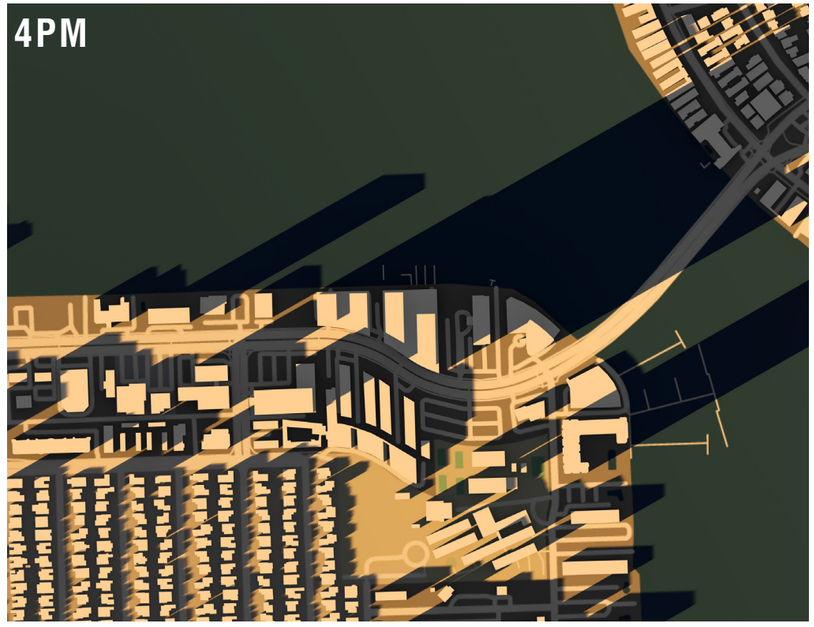
MASSING STUDY | AS OF RIGHT - OPTION 1 | WINTER SUN STUDY











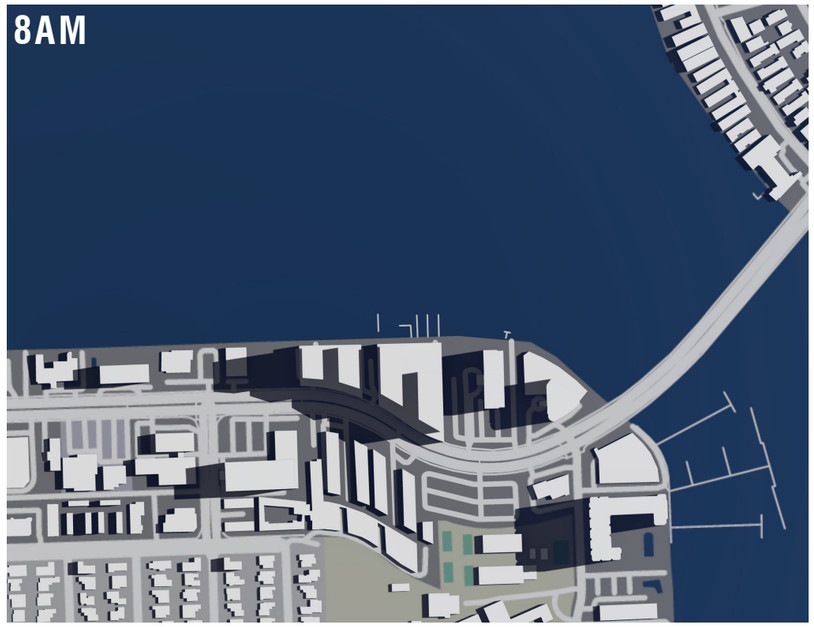


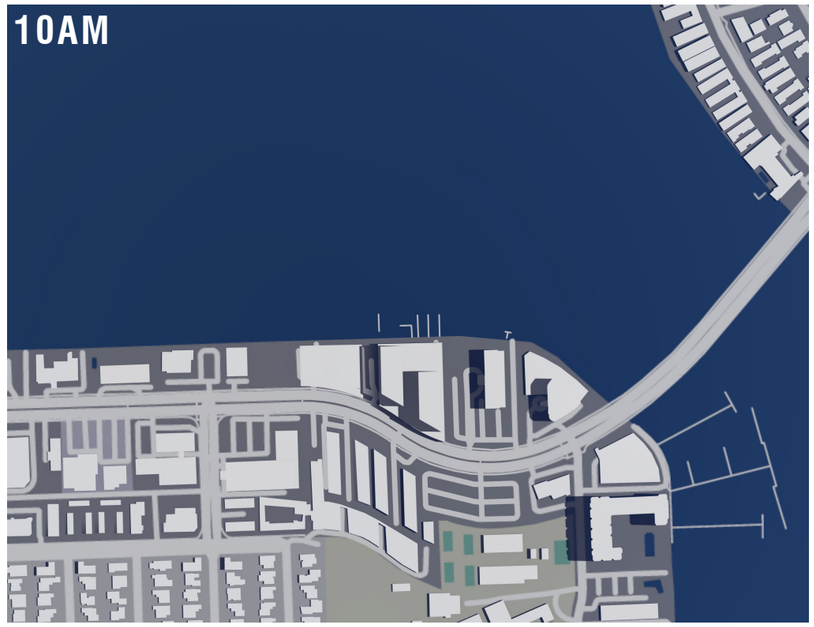
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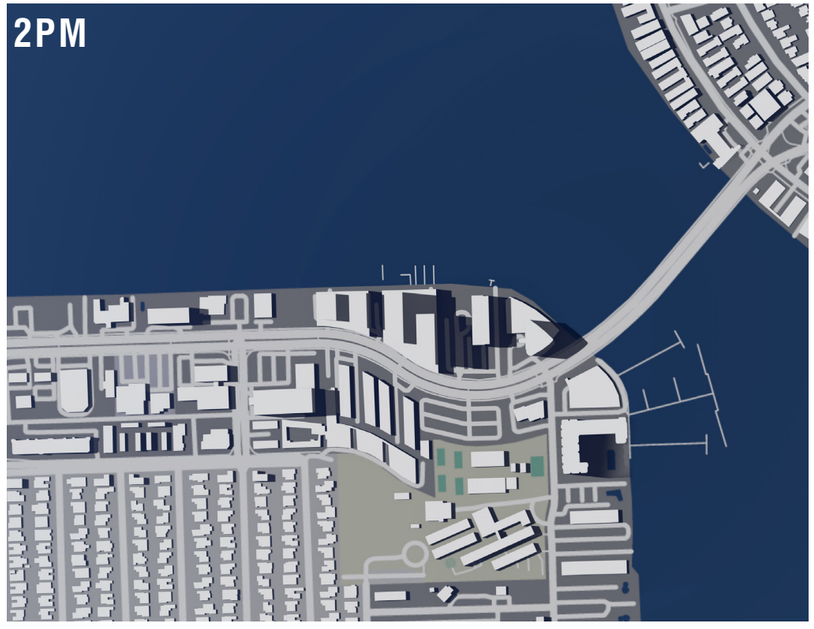
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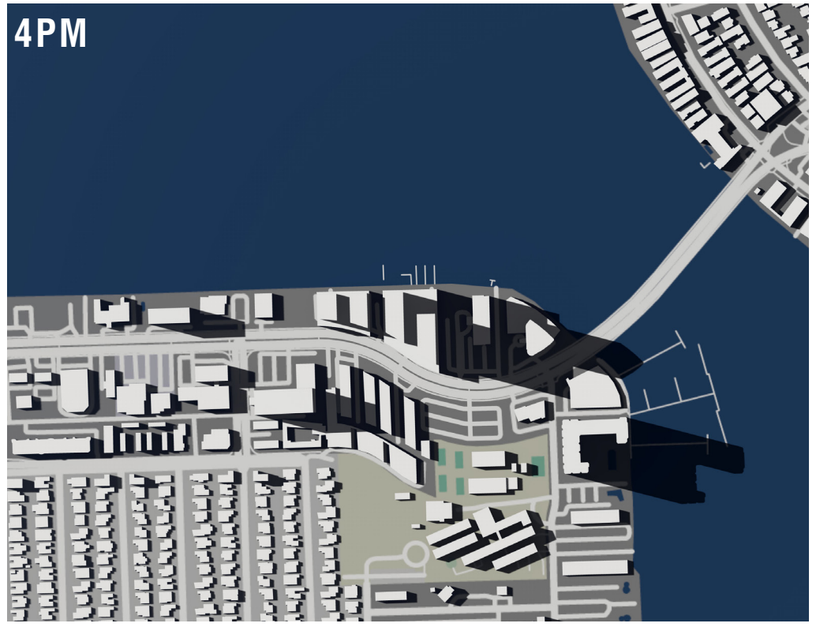
MASSING STUDY | AS OF RIGHT - OPTION 1 | SUMMER SUN STUDY

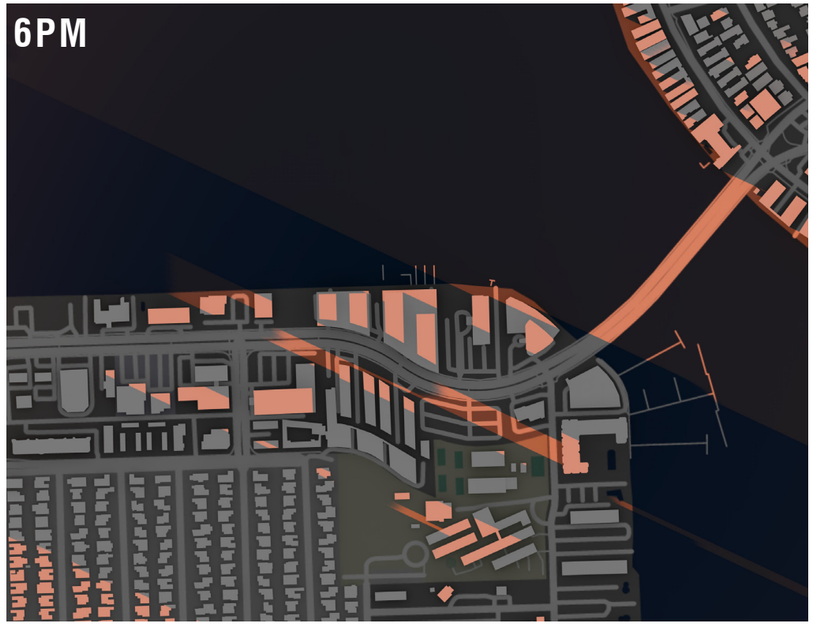










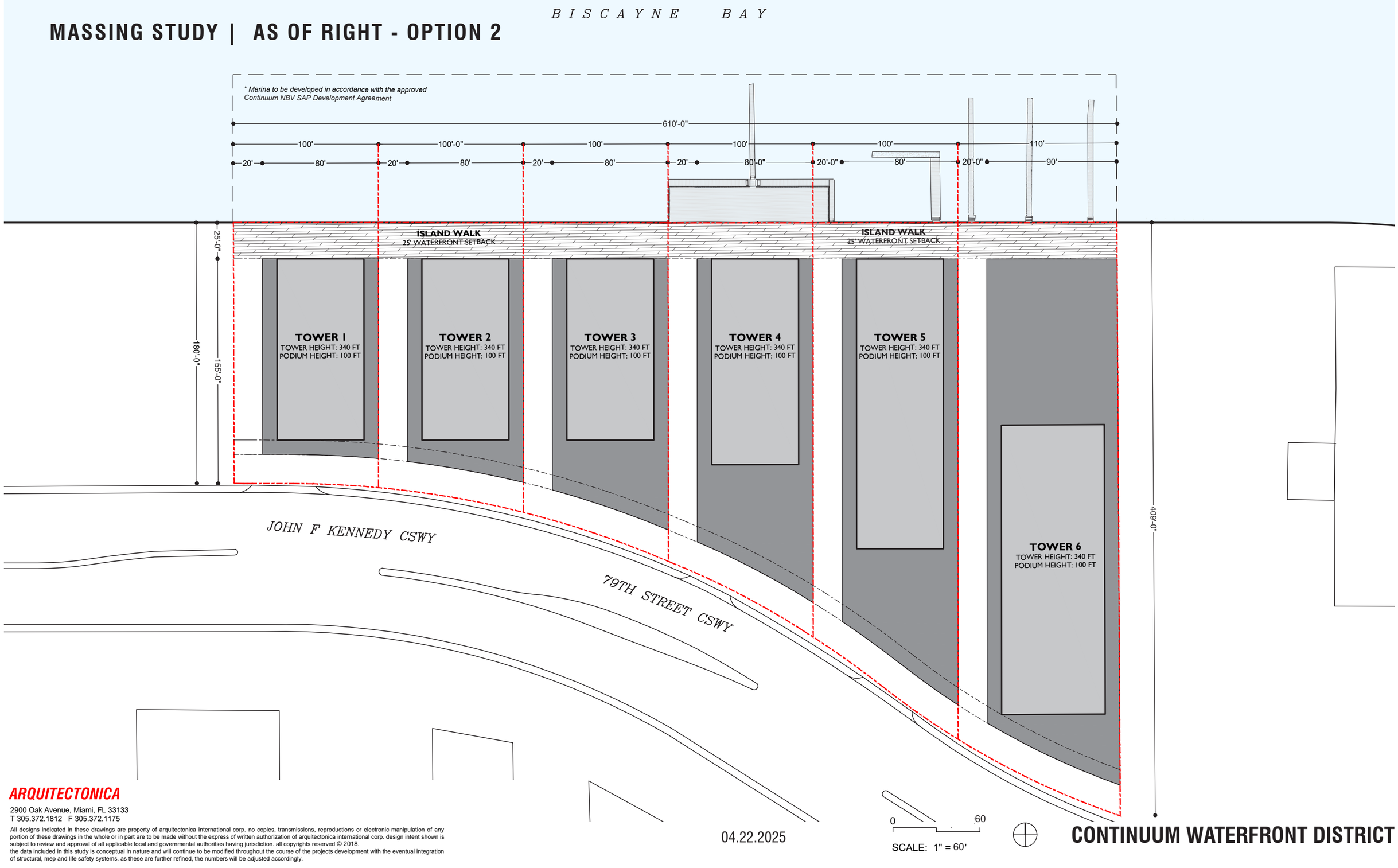


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04.22.2025

CONTINUUM WATERFRONT DISTRICT

MASSING STUDY | AS OF RIGHT - OPTION 2

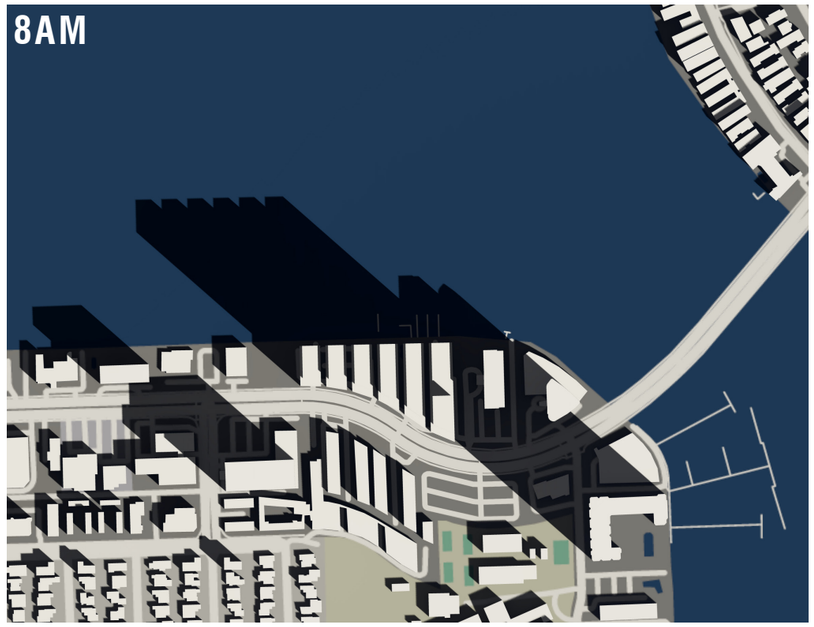


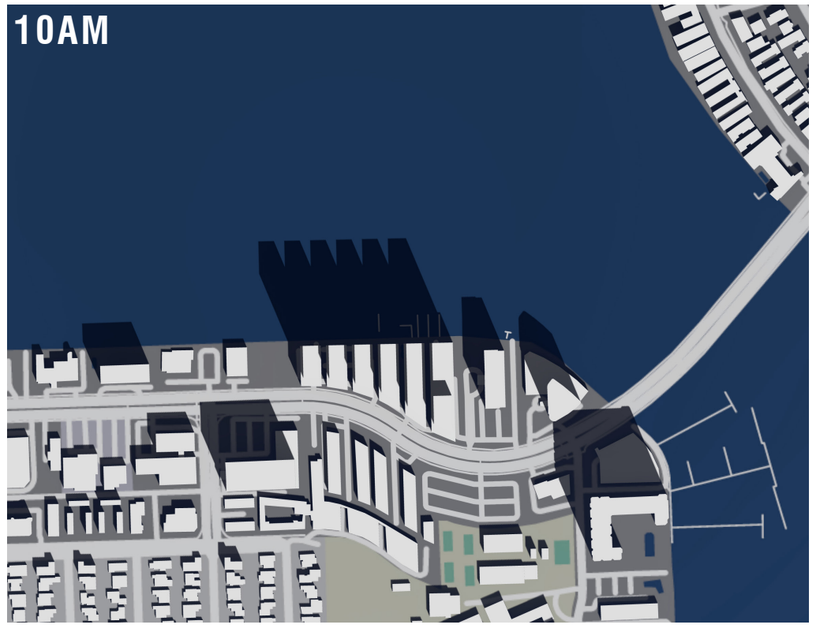
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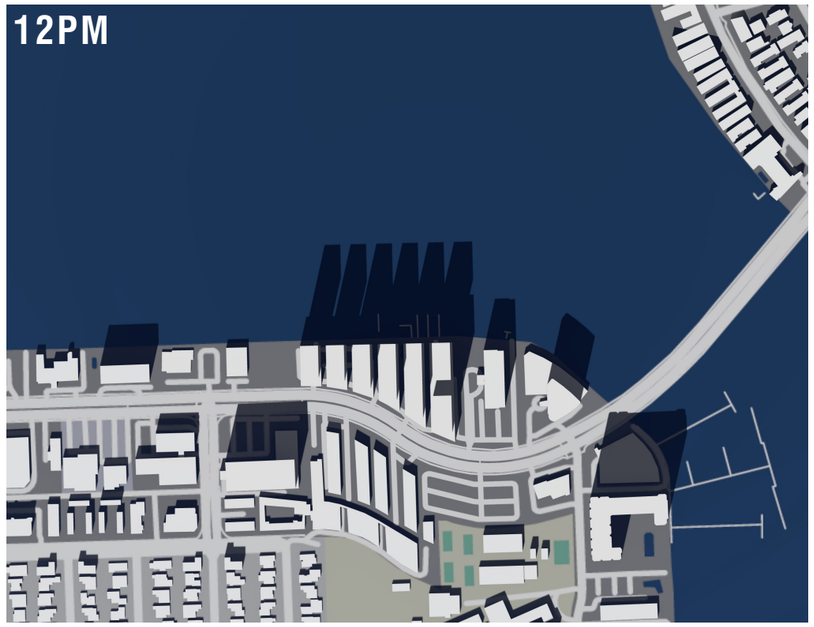
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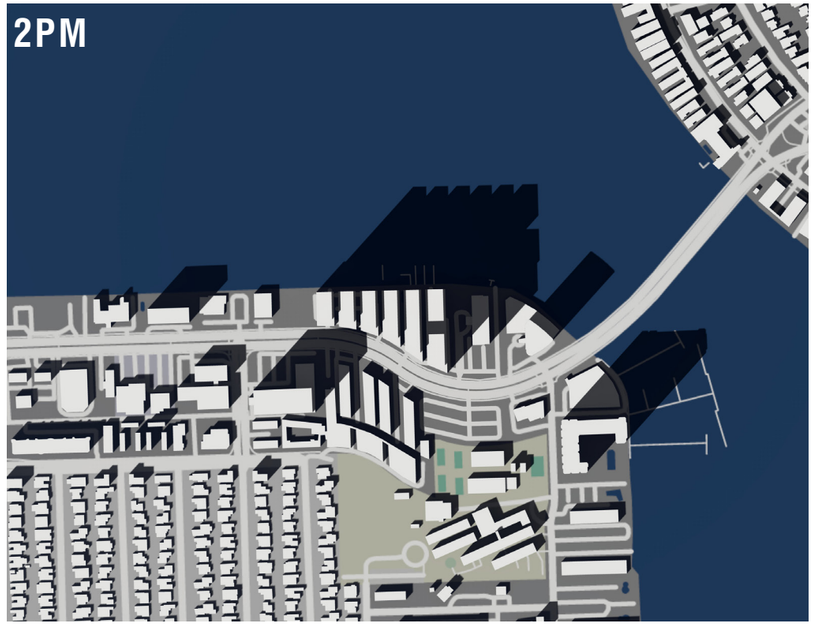
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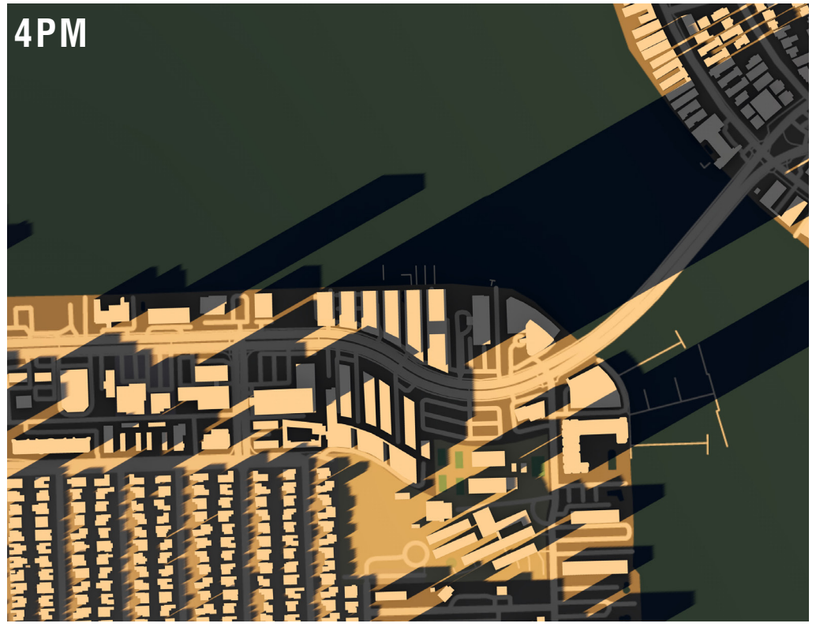
MASSING STUDY | AS OF RIGHT - OPTION 2 | WINTER SUN STUDY











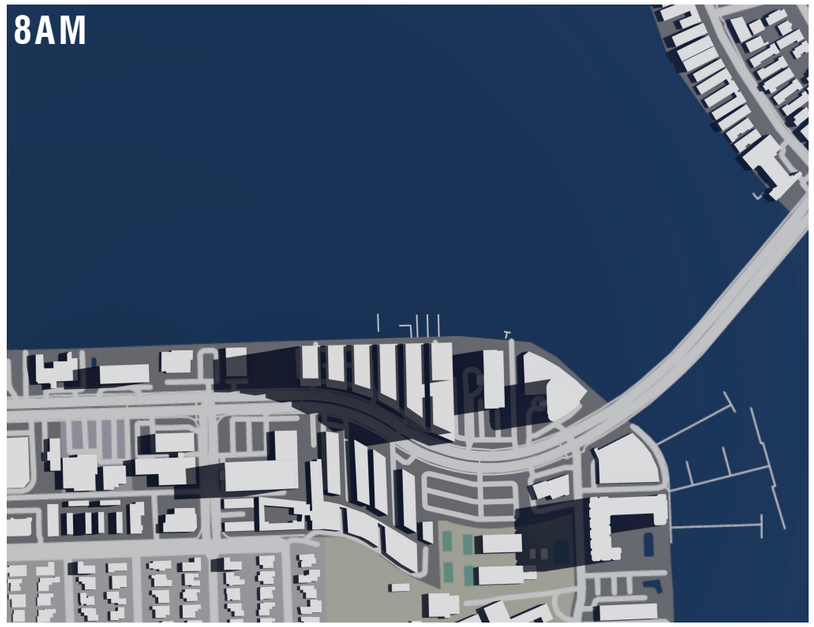


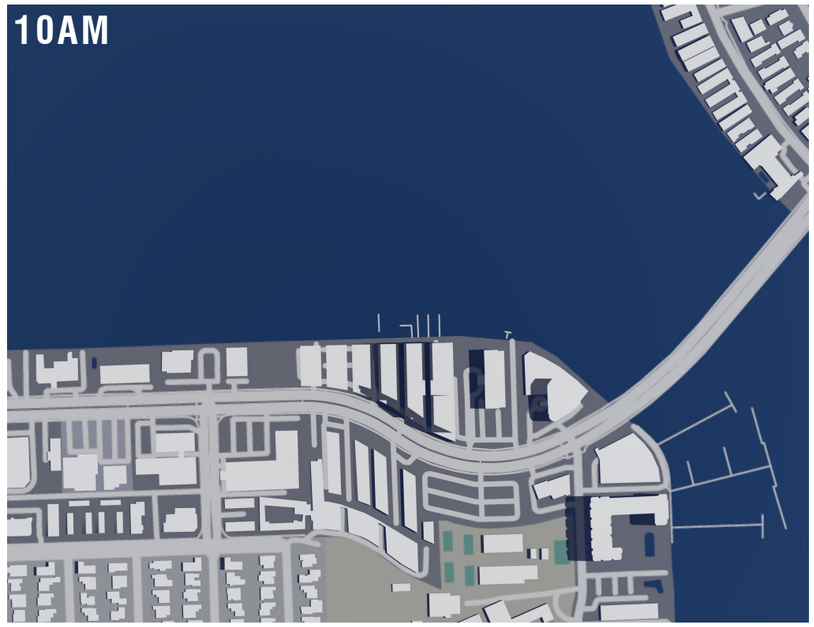
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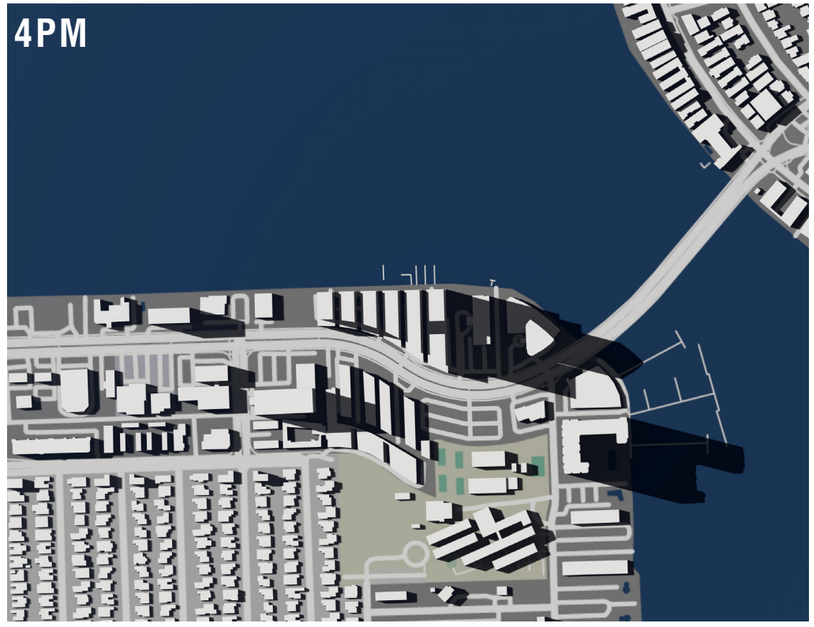
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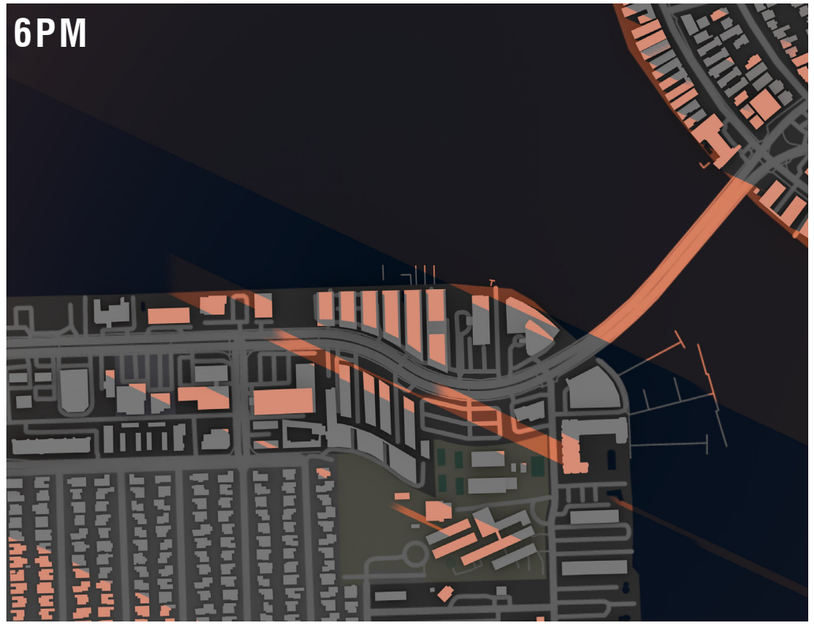












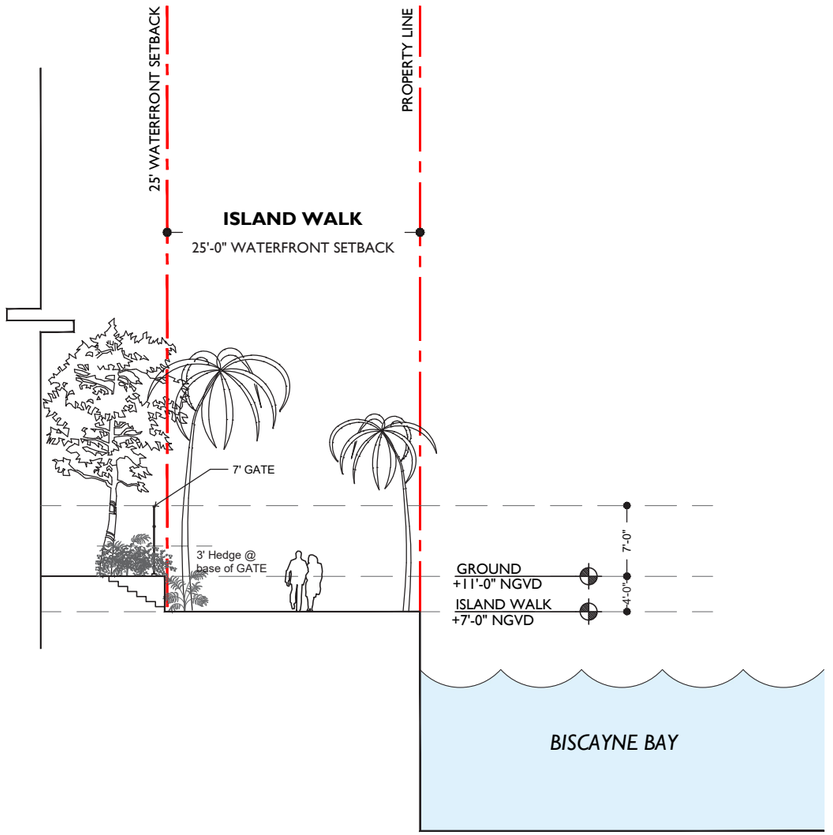
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ISLAND WALK





DIAGRAMMATIC ISLAND WALK SECTION

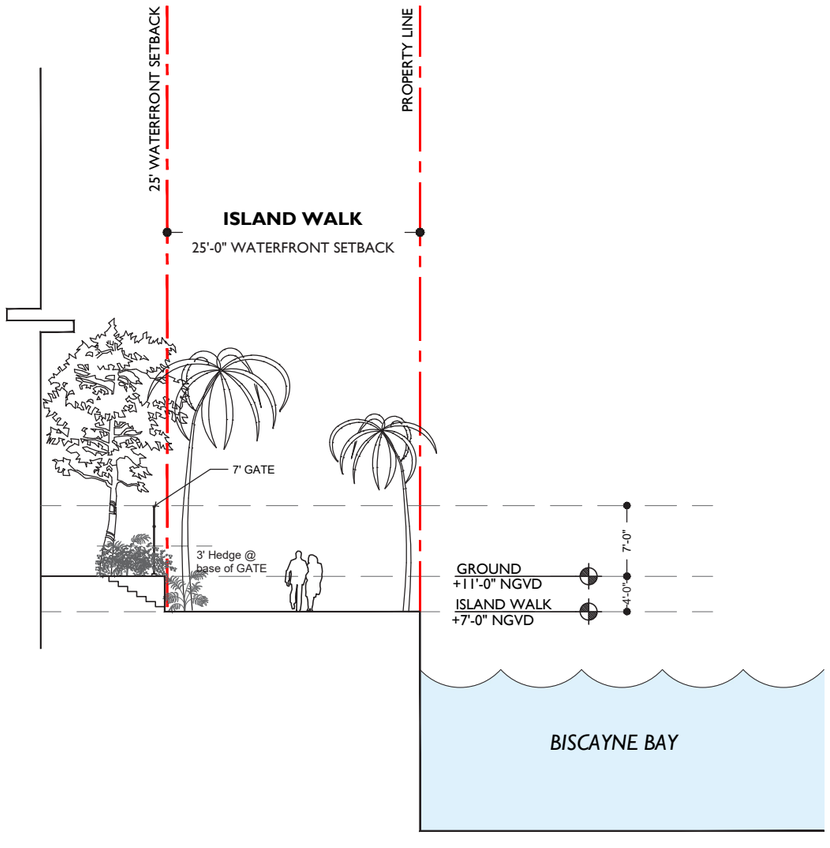
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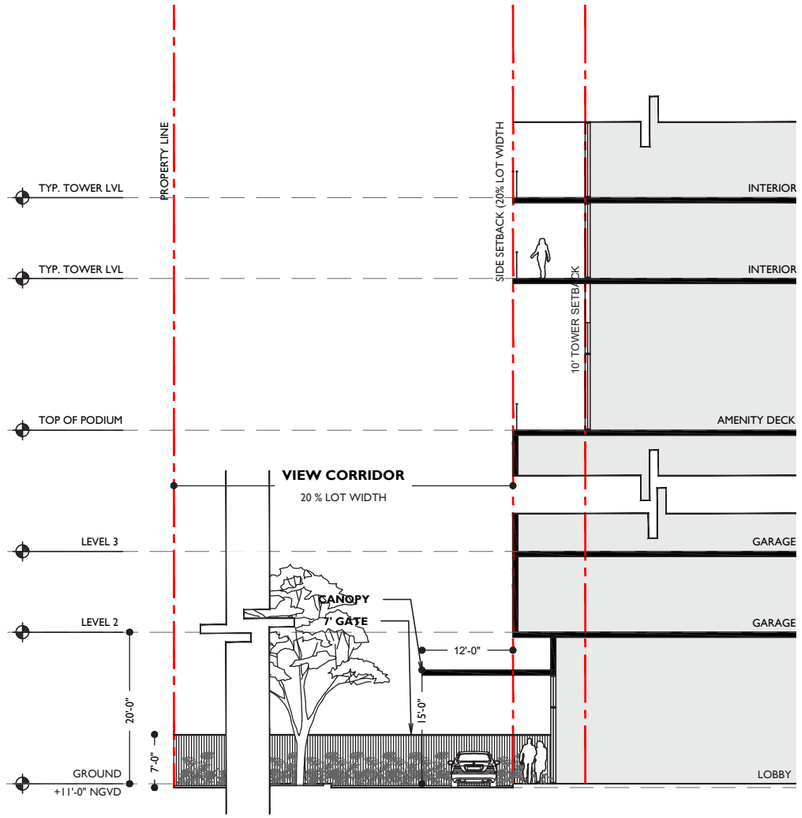
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VIEW CORRIDOR





DIAGRAMMATIC VIEW CORRIDOR SECTION

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RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY 1755 JFK OWNER LLC AND 1819 NBV OWNER LLC TO CONSOLIDATE AND MODIFY THE SITE PLANS PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2022-011A, AS AMENDED BY RESOLUTION NO. 2022-091, AND RESOLUTION NO. 2023-002 TO DEVELOP A TWO-PHASED MIXED-USE DEVELOPMENT PROJECT CONSISTING OF MULTIFAMILY HOUSING, HOTEL, AND COMMERCIAL USES INCLUDING ALCOHOL SERVICE ESTABLISHMENT(S), ENTERTAINMENT ESTABLISHMENT(S), FOOD SERVICE ESTABLISHMENT(S), GENERAL COMMERCIAL, AND CIVIC SPACE, ALL LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120); PROVIDING FOR FINDINGS, CONDITIONS, LIMITATION OF APPROVAL, IMPLEMENTATION, AND AN EFFECTIVE DATE..

WHEREAS, 1755 JFK Owner LLC and 1819 NBV Owner LLC (collectively, the "Applicant"), which own 1755 79th Street Causeway and 1819/1855 79th Street Causeway, respectively, that together comprise 3.652 acres of real property (collectively, the "Property"), legally described in the attached Exhibit "A" and depicted in the attached Exhibit "B", have submitted an application for a special area plan (SAP) and site plan approval; and

WHEREAS, the SAP and proposed conceptual site plan will modify previously approved Projects for each of the locations, in the case of 1755 JFK Causeway (aka Continuum West) via Resolution No. 2022-011A (subsequently modified through Resolution No. 2022-091 Administrative Site Plan Modification 2024-01); and in the case of 1819 JFK Causeway (aka Continuum East) via Resolution No. 2023-002; and

WHEREAS, the new Project consists of a mixed-use development consisting of 547 residential units, a 200-room hotel, and complementary residential and hotel

amenities; 81,632 square feet of commercial space (restaurant, retail and service uses); Island Walk, marina, structured parking, and other amenities; and

WHEREAS, the conceptual site plan for the Project is attached hereto as Exhibit "C"; and

WHEREAS, the Project is to be constructed in the "Continuum Waterfront District Special Area Plan," which has been approved by Ordinance No. 2025-___, which provides for an optional set of development regulations, set forth in "Appendix C, Continuum Waterfront District Special Area Plan," which may be voluntarily employed to guide the development of the Property; and

WHEREAS, Village staff reviewed the Project and found its proposed density, intensity, and uses consistent with the Continuum Waterfront District SAP, the Commercial Future Land Use category of the Comprehensive Plan and other relevant goals, objectives and policies in the Future Land Use Element, and the Village's goals articulated in the NBV100 Master Plan, to revitalize its commercial sector and attract new mixed-use developments to its Village center, and recommends approval subject to the conditions herein; and

WHEREAS, pursuant to Section 8.13 and Chapter 15 of the ULDC, Village Staff and the Applicant have agreed on the terms of a development agreement, which memorializes density bonus requirements, building area in the Project, and other requirements; and

WHEREAS, after a duly noticed public hearing held on _____, 2025, the Planning and Zoning Board by a vote of _____ recommended [approval/approval with conditions/denial] of the Site Plan request; and

WHEREAS, the Village Commission conducted a duly noticed public hearing on _____, 2025 in accordance with the law to hear the application; and

WHEREAS, the Mayor and Village Commission find the proposed Site Plan is [consistent/not consistent] with the Village's NBV100 Master Plan vision, the Comprehensive Plan and ULDC; furthers the purpose, goals, objectives, and policies of same; and is in the best interest of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Decision; Conditions. Pursuant to Section 5.8 and Appendix C of the ULDC, the site plan to construct a mixed-use development Project parking (as shown in Exhibit "C") consisting of 547 residential units, including 5% of all units developed as part of the Continuum East project as workforce housing units, along with 200 lodging units, complementary hotel and residential amenities, and payment in the amount of $811,649.00 in satisfaction of the workforce housing requirement for the Continuum West project; 81,632 square feet of commercial space for restaurant, retail and service uses, as well as an Island Walk, a marina, structured parking, and other amenities, is hereby [approved/denied/approved subject to the following conditions]:

General conditions:

1. The Project Approval shall be valid for a period consistent with the Development Agreement, commencing on the effective date of the Approval Resolution, within which time the Applicant must obtain the Master Building Permit, except as provided in the Development Agreement or applicable law. No more than two (2) additional one-year extensions may be granted upon approval by the Village Commission based upon a finding that Applicant has made good faith efforts to seek a Master Building Permit (together, the initial two-year term and any subsequent extension that has been granted

by the Village Commission, is the "Project Validity Period"). A request for extension must be filed with the Village at least thirty (30) days prior to the end of the then-current Project Validity Period.

2. Applicant's failure to obtain a Master Building Permit within the Project Validity Period shall result in the automatic revocation of the Project Approval and the automatic termination of this approval and the Development Agreement pursuant to Section 4.d of the Development Agreement.
3. Cost recovery charges must be paid pursuant to Section 5.12. 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 payments, 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.
4. The Site Plan shall incorporate and be developed in substantial conformance with the following documents:
   A. Land Title Survey prepared by Schewekke, Shiskin and Associates, dated 12/4/24.
   B. SAP Regulatory and Site Plan Concept Plan prepared by Arquitectonica.
   C. Level of Service Analysis for 1755 JFK Causeway prepared by Kimley-Horn.
   D. Level of Service Analysis for 1819 JFK Causeway prepared by Langan.

Prior to issuance of a building permit

Development Agreement:

1. Pursuant to Section 8.15 and Chapter 15 of the ULDC, the Applicant shall record a Development Agreement memorializing the Project's Site Plan Approval conditions including, but not limited to the Applicant's responsibility for constructing all the required associated public improvements, as well as the density bonus and related requirements as approved herein.

Planning:

2. Five percent (5%), or twenty-eight (28) units, of the total units proposed for the SAP are required to be reserved and provided as non-subsidized workforce housing units. The Applicant previously elected to pay in lieu of providing units on site for the Continuum West project. All agreed-on payments shall be completed in compliance with the terms of the Development Agreement. However, the Applicant shall develop 5% of the units developed at Continuum East as workforce housing units, subject to the requirements of the Appendix C of the ULDC. If the Applicant elects not to develop 5% of the units developed at Continuum East as workforce housing units, the Applicant shall pay the fee in lieu of workforce housing pursuant to Section 8.10.2 of the ULDC calculated based on rates applicable as of the time the election is made.
3. If the Applicant provides workforce housing in accordance with Appendix C of the ULDC, a Workforce Housing Agreement shall be entered into between the Applicant and the Village.
4. As a condition of building permit, Applicant shall provide evidence of compliance with Parks level of service (LOS) standards that demonstrates that levels of service shall be

met no later than one year after issuance of a temporary certificate of occupancy. The current LOS standard is 1.5 acres per 1,000 persons. Should the standard be reduced by the Village Commission prior to a building permit being issued, the applicant may base its analysis on the reduced standard. In the event that levels of service Village-wide are not met, the Applicant shall only be responsible for providing park and recreation facilities to meet the needs generated by the development provided in the building permit.

5. In addition, the Applicant shall be required to establish that the LOS standards required by the Village for the following services have been met at the time of building permit, in accordance with Sec. 5.22 of the ULDC and the applicable provisions of the Comprehensive Plan:
    a. Potable Water;
    b. Wastewater;
    c. Drainage;
    d. Solid Waste; and
    e. Schools (as determined by Miami-Dade County Public Schools).

    Should capacity for Potable Water, Wastewater, Drainage, and Solid Waste not exist at the time of the building permit application, the Applicant may improve any or all applicable facilities to ensure the LOS standard required for the development provided for in the building permit will be met on or before temporary certificate of occupancy, and the development shall be permitted to proceed if the Applicant can establish that the required levels of service will be met by or before scheduled occupancy of the development subject to the application. Should the Applicant improve facilities to meet LOS, they shall be entitled to an impact fee credit to the extent permitted by the Development Agreement. The Applicant shall not be entitled to a temporary certificate of occupancy until the applicable facility improvements have been completed and are in service, among other requirements applicable to a temporary certificate of occupancy.
6. If required by the County, the Developer shall seek and obtain approval from the Miami-Dade County Shoreline Development Review Committee (SDRC). The Village shall provide written confirmation of the Village's development approvals to the SDRC upon written request. Should the SDRC impose additional conditions as part of their review, said conditions shall be incorporated and reflected into an application for an SAP Permit, without the need to modify the Site Plan, as long they do not decrease the size of the Island Walk, View Corridors, and Island Walk Public Access points as shown in the Site Plan.
7. The Island Walk Public Access Walkways shall be marked with standard Island Walk identification signage specified by the Village.
8. Island Walk-adjacent, publicly accessible or public-oriented uses, such as restaurants, cafes or shops, shall identify the use in the Island Walk transition zone with signage in compliance with Shopfront standards in Section 15.5.E and Signage standards in Section 15.2.F. of the ULDC.

Landscape:

9. The Applicant shall seek to attain no less than 26 points from the North Bay Village Green Building Program for each mixed-use project included in the SAP.
10. All structured parking shall be screened from view from the adjacent rights-of-way in accordance with the amended regulations (if approved).

11. All loading spaces, services areas, outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be concealed from view from any frontage or sidewalk by streetscreens, walls, hedges, fences or opaque gates.
12. Synthetic turf may only be used in accordance with the standards of Sec. 9.24 of the ULDC.
13. A photometric plan by a Registered Architect or Engineer shall be submitted.
14. Walls, hedges, fences and gates shall not exceed a height of 3.5 feet within the primary and secondary frontages of the site. Elsewhere, walls, hedges fences and gates shall not exceed a height of 8 feet.
15. Any blank walls over 25' in length and other unattractive areas of the site or building shall be heavily screened with landscaping. Additionally, landscape screening shall be utilized around the proposed dumpsters, FPL transformers, propane tanks, A/C units, generators, above ground utilities, and irrigation pump.

Engineering:

16. All existing and proposed utility easements, water and sewer mains, services and appurtenances shall be shown in grayscale on the Landscaping Plan. Water meters and backflow devices shall be located within landscaped areas and no permanent structures, including landscaping, shall be located above the water or sanitary system.
17. Prior to issuance of the Master Building Permit, the Applicant shall obtain, and submit to the Village, all pertinent plan approvals from Miami-Dade County Environmental Resources Management (DERM), Miami- Dade Water and Sewer Department (WASD), and Miami-Dade County Fire Rescue, as well as a Tree Removal Permit.
18. A fire flow test shall be conducted to verify the availability of required fire flow.
19. Specifications of the permeability coefficient of proposed pervious paving materials shall be submitted for approval by the Village Public Works Department prior to Master Building Permit approval.
20. Prior to Master Building Permit approval, the Applicant shall provide data of the drainage system (stage storage and pipe sizing calculations) in a report form prepared by the Engineer of Record indicating the method of control of stormwater and groundwater, including the method of drainage, existing water elevations, recurring high-water elevations, proposed design water elevations, drainage structures, canals, ditches and other pertinent information associated with the system, as well as drainage calculations for 10-, 25- and 100-year storms.
21. To the extent the Property's area allows under generally accepted engineering standards, Applicant shall install additional injection wells to meet stormwater retention calculations based on the updated NOAA Atlas 14 data set.

Traffic:

22. The Applicant shall submit verification that the proposed development has been reviewed and found in compliance for access management consideration by all agencies having jurisdiction.
23. All sidewalks providing circulation to the public shall meet the minimum design criteria of the ADA, as well as FDOT sidewalk standards. Ramp curbs shall be provided on the sidewalk at the driveway entrance (FDOT index 304).

24. The Applicant shall submit a parking plan, including enough off-street parking spaces required to support the various proposed uses, and which shall show any and all proposed mechanical parking, electric vehicle-ready spaces, accessible spaces, and bicycle parking spaces and/or storage.
25. Pavement markings on all levels of the parking garage shall be revised to meet MUTCD criteria, with diagonal crosshatch markings slanting away from traffic to discourage travel on certain paved areas.
26. Wheel stops shall be provided for parking bays to prevent vehicular encroachment into non-parking areas.
27. The Applicant shall include sidewalk/grass strip restoration according to North Bay Village core requirements.
28. Proposed driveway grades shall not exceed three (3) percent. The maximum slope immediately beyond the right-of-way line shall not change in excess of five (5) percent for either angle of approach or breakover angle.
29. Parking for each project shall be provided in accordance with the underlying regulations of Chapter 15.
30. Loading facilities shall be in the required number and sizes according to the proposed amendment to help ensure that loading functions are confined to the site.
31. If valet parking service be intended for either the Continuum West or East projects, the Applicant shall submit Valet Queuing Calculations and Assumptions as part of an SAP Permit.
32. Previously identified traffic operation mitigation improvements for the following intersections shall be completed prior to the issuance of a Certificate of Occupancy for the project, subject to approval and implementation by FDOT:
    a. 79th St. Causeway (SR 934) & Hispanola Avenue
        - Reduce cycle length from 150 seconds to 120 seconds
    b. 79th St. Causeway & 1800 Block/Site Driveway 1
        - Reduce cycle length from 150 seconds to 120 seconds
        - Add eastbound left protected permitted phasing
        - Extend eastbound left storage bay to 125 feet
    c. 79th St. Causeway & E Treasure Drive
        - Reduce cycle length from 150 seconds to 120 seconds
        - Remove northbound and southbound split phasing
33. The Applicant shall continue to work with FDOT and the Village to identify necessary improvements, with the Applicant paying its fair share, to mitigate queueing beyond provided storage bays along 79th Street Causeway related to the Shuckers project; provided, however, that such improvements shall be limited to addressing the incremental impact of the Project.

Section 3. Findings of Fact. The Mayor and Village Commission make the following findings of fact based upon the substantial competent evidence provided:

The requested site plan [meets/does not meet] the applicable Site Plan Review Standards provided in Section 5.8. The requested site plan approval [is/is not] contrary to the public interest or detrimental to the community and [is/is not] compatible with the surrounding land uses while maintaining the basic intent and purpose of the zoning and land use regulations. The Project [supports/does not support] the goals, objectives, and policies of the North Bay Village Comprehensive Plan and those of the NBV100 Master Plan, which include Livability, Resiliency, and Prosperity. The Project [is/is not] compatible with surrounding intensities and densities of development, [provides/does not provide] access to adequate light and air for surrounding properties, [provides/does not provide] commercial use(s) intended to serve the needs of the residents; and [creates/does not create] a pedestrian-friendly experience at the ground level.

Section 4. Limitation of Approval. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 5. Implementation. The Village Manager, Village Attorney, and Village Clerk are hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution.

Section 6. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by ___ who moved its adoption. The motion was seconded by ___ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	___
Vice Mayor Goran Cuk	___
Commissioner Doris Acosta	___
Commissioner Richard Chervony	___

Commissioner Andrew Rotondaro ___

PASSED AND ADOPTED on this ___ day of _____ 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

Exhibit "A"
LEGAL DESCRIPTION

Address: 1755 and 1819/1855 79th Street Causeway, NORTH BAY VILLAGE

Folio Number: 23-3209-000-0110 (1755) and 23-3209-000-0120 (1819)

==

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE EASTERLY 300.00 FEET OF THE WESTERLY 1,800.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT: COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH NAME IS RECORDED IN PLAT BOOK 25 AT PAGE 70 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RUN NORTH 88°41'24" EAST 1,960.00 FEET; THENCE NORTH 01°37'08' WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND:

THENCE CONTINUE NORTH 01°37'08" WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90°18'32" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'24" EAST 2,169.970 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE RIGHT THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 40°32'45" AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°45'51" EAST 102.180 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID NORTHEAST SEVENTY-NINTH STREET CAUSEWAY; THENCE TO A SOUTHEASTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NOTHERLY LINE OF SAID EXISTING RIGHT-OF-WAY TO THE POINT OF PLACE OF BEGINNING.

TOGETHER WITH

THE EASTERLY 310 FEET OF THE WESTERLY 2110 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT:

COMMENCING AT THE ONE HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST AS SHOWN ON THE MAP OF RIGHT OF WAY OF PROPOSED N.E. 79TH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA RUN NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 1960.00 FEET, THEN NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 50.00 FEET TO THE POINT OR PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND: THENCE CONTINUE NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90 DEGREES 18 MINUTES 32 SECONDS AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 2169.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING AN INTERIOR ANGLE OF 44 DEGREES 32 MINUTES 45 SECONDS AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46 DEGREES 45 MINUTES 51 SECONDS EAST 102.180 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID N.E. 79TH STREET CAUSEWAY; THENCE IN A SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID EXISTING RIGHT OF WAY TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Exhibit “B”
SITE PLAN APPLICATION SET

(Attached)

Exhibit “C”
DEVELOPMENT AGREEMENT

(Attached)

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON JUNE 4, 2025, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE ZONING OF CERTAIN PARCELS LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120), FROM T6-30 TRANSECT TO "CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX C, CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, BINDING EFFECT, AND AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY 1755 JFK OWNER LLC AND 1819 NBV OWNER LLC TO CONSOLIDATE AND MODIFY THE SITE PLANS PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2022-011A, AS AMENDED BY RESOLUTION NO. 2022-091, AND RESOLUTION NO. 2023-002 TO DEVELOP A TWO-PHASED MIXED-USE DEVELOPMENT PROJECT CONSISTING OF MULTIFAMILY HOUSING, HOTEL, AND COMMERCIAL USES INCLUDING ALCOHOL SERVICE ESTABLISHMENT(S), ENTERTAINMENT ESTABLISHMENT(S), FOOD SERVICE ESTABLISHMENT(S), GENERAL COMMERCIAL, AND CIVIC SPACE, ALL LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120); PROVIDING FOR FINDINGS, CONDITIONS, LIMITATION OF APPROVAL, IMPLEMENTATION, AND AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY T6 TRANSECT REGULATIONS TO ADDRESSS ROOFTOP/MECHANICAL STRUCTURES, BONUS HEIGHT, FLOORPLATE LIMITATIONS, AND VIEW CORRIDOR REQUIREMENTS; PROVIDING SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID: 835 6358 6974 PASSCODE: 973744
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661

FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-305-224-1968 OR 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR 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.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

heard. Applicant(s) Michelle Ferreira ("Applicant") Address 200 N Esplanade Drive ("Property") Property Owner(s) Jovany Jimenez, Ambar Sara Preval Folio Number(s) 05-3118-016-1590 Zoning R-1C Single Family Residential Lot Size 7,500 sq. ft. The Applicant is appealing an administrative determination relating to a setback at the Applicant's neighbor's Property. The Applicant is requesting that a building permit be revoked and that a stop work order be issued.

Public Notice - Advertisement for Bids - Contract S-966 - North District Wastewater Treatment Plant High Level Disinfection Facilities

Water and Sewer | **Publish Date: May 22, 2025**

Scope of Work – The scope of this Contract is for the construction of a new filtration disinfection system, HLD flow metering facility, a disk filtration structure, two HLD substations, four chlorine contact basins, a sodium hypochlorite storage and feeding facility, and a HLD lift station at the NDWWTP. It also includes all associated site work. Location – 2575 Northeast 156th Street, North Miami, Florida 33160

Public Hearing - Planning & Zoning Board

North Bay Village | Publish Date: May 22, 2025

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON JUNE 4, 2025, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

Public Notice - Transfer of Density Rights

North Bay Village | Publish Date: May 22, 2025



MIAMI-DADE CLERK OF THE BOARD
Basia Pruna
Director

Stephen P. Clark Center
111 NW 1st Street,
Suite 17-202
Miami, FL 33128
305-375-5126

Request Public Records

ITEM NO. 5A

North Bay Village
Recommendation Memorandum

DATE: June 4, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Silvia Vargas, Village Planner

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE ZONING OF CERTAIN PARCELS LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120), FROM T6-30 TRANSECT TO "CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX C, CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, BINDING EFFECT, AND AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER, SILVIA PLANNER)**

RECOMMENDATION

The Village Commission considered this ordinance on first reading on May 20, 2025. It is recommended that the Board consider the Ordinance to approve the Special Area Plan (SAP) and make recommendations to the Commission. The Second Public Hearing on this matter will be held before the Village Commission on Tuesday, June 17, 2025, at 6:00 p.m. or as soon thereafter.

BACKGROUND AND ANALYSIS

See attached staff report.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

To Be Determined

PERSONNEL IMPACT

None

ATTACHMENTS

Staff Report_Special Area Plan_Continuum (Updated_PZB 060425).pdf
1. Survey.pdf
2. Continuum Waterfront District SAP Application.pdf
3. Exhibit C - Continuum Waterfront District SAP (Appendix C).docx
4. Regulating Plan/Conceptual Site Plan - Continuum Waterfront District .pdf
5. Proposed Zoning Map.jpg
6. Level of Service Analysis for 1755.pdf
7. Level of Service Analysis for 1819.pdf
8. Massing and Shadow Studies.pdf
9. Continuum Reference Visuals.pdf
10. Ordinance - Creating Continuum SAP - 5-12-25.docx
DRAFT Reso_Continuum Waterfront District_Site Plan.docx
Notice of Intent to Consider a DA - Miami Herald. Mailed.pdf
Public Notice - PZB- MDC Legal Ads 05.22.2025.pdf
Certification Letter with mailing date.pdf
Labels.pdf
Radius Map.pdf

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **June 4, 2025**

To: **Planning and Zoning Board/Village Commission**

From: **Silvia E. Vargas, FAICP, Village Planner**

Subject: **Continuum Special Area Plan (SAP) and Site Plan Review**

1. General project Information

Owner/Applicant	1755 JFK Owner, LLC and 1819 NBV Owner, LLC
Applicant Address	c/o 98 SW 7th Street Suite 1100, Miami FL 33131 (agent)
Site Address(es)	1755 and 1819/1855 79th Street Causeway
Site Acreage	3.652 ac (159,081.12 sf)
Folio Number(s)	23-3209-000-0110 (1755) and 23-3209-000-0120 (1819)
Contact Person/Owner Representative:	Christopher Penelas (Akerman)
Phone Number:	305.982.5678
E-mail Address	Christopher.penelas@akerman.com

2. Legal Description of Property Subject to Proposed Rezoning

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE EASTERLY 300.00 FEET OF THE WESTERLY 1,800.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT: COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH NAME IS RECORDED IN PLAT BOOK 25 AT PAGE 70 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RUN NORTH 88°41'24" EAST 1,960.00 FEET; THENCE NORTH 01°37'08' WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND:

THENCE CONTINUE NORTH 01°37'08" WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90°18'32" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'24" EAST 2,169.970 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE RIGHT THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 40°32'45" AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°45'51" EAST 102.180 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID NORTHEAST SEVENTY-NINTH STREET CAUSEWAY; THENCE TO A SOUTHEASTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NOTHERLY LINE OF SAID EXISTING RIGHT-OF-WAY TO THE POINT OF PLACE OF BEGINNING.

TOGETHER WITH

THE EASTERLY 310 FEET OF THE WESTERLY 2110 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT:

COMMENCING AT THE ONE HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST AS SHOWN ON THE MAP OF RIGHT OF WAY OF PROPOSED N.E. 79TH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA RUN NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 1960.00 FEET, THEN NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 50.00 FEET TO THE POINT OR PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND: THENCE CONTINUE NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90 DEGREES 18 MINUTES 32 SECONDS AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 2169.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING AN INTERIOR ANGLE OF 44 DEGREES 32 MINUTES 45 SECONDS AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46 DEGREES 45 MINUTES 51 SECONDS EAST 102.180 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID N.E. 79TH STREET CAUSEWAY; THENCE IN A SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID EXISTING RIGHT OF WAY TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Refer to attached Survey.

3. Property Future Land Use Map and Zoning Designations

Future Land Use	Commercial
Zoning District	T6-30
Existing Land Use	Vacant/surface parking (1755) / Hotel, restaurant, night club (1819)

4. Adjacent Land Use Map Classifications and Zoning Districts

North	Future Land Use	Biscayne Bay
	Zoning	n/a
	Existing Land Use	n/a
East	Future Land Use	Commercial
	Zoning	T6-30
	Existing Land Use	Multifamily Residential
South	Future Land Use	Commercial
	Zoning	T6-24
	Existing Land Use	Multifamily Residential
	Future Land Use	Commercial

West	Zoning	T6-30
	Existing Land Use	Vacant

5. Description of Request

Special Area Plan

The Applicant requests to amend the zoning of the subject site, comprising two properties with a combined total area of 3.652 acres (approximately 159,081 square feet), from "T6-30" Transect to "Continuum Waterfront District Special Area Plan (SAP)". This request is made pursuant to Section 4.2 of Chapter 4, "Administration and Enforcement," and the previously existing Section 15.2.G. of Chapter 15, "Form-Based Code" of the North Bay Village Unified Land Development Code (ULDC), under which the application was submitted. With the rezoning, the Applicant also seeks to amend the ULDC to incorporate proposed regulations that will be applicable to the Continuum Waterfront District SAP only, and which are contained in what will be "Appendix C, Continuum Waterfront District Special Area Plan."

The Applicant has concurrently submitted a request for Site Plan Approval, subject to adoption of the Continuum Waterfront District SAP amendments upon 2nd reading of the Ordinance by the Village Commission. Both sites which comprise the SAP have been previously approved for development:

1755 79th St. Causeway:

1. Site Plan Approval (Resolution No. 2022-011A)
2. Development Agreement (Resolution No. 2022-059)
3. Site Plan Modification (Resolution No. 2022-091)
4. Amended and Restated Development Agreement (Resolution No. 2022-092)
5. Waiver to Deviate from Maximum Floor Plate Size (WVR 2022-01 12/22/22)
6. Administrative Site Plan Modification (ASPM 2024-01 11/15/24)

1819/1855 79th St. Causeway:

1. Site Plan Approval (Resolution No. 2023-002)
2. Development Agreement (Resolution No. 2023-003)
3. Warrant to Allow Outdoor dining areas on sidewalk easements and the Island Walk easement (WAR 2023-01 07/17/23)
4. Tentative Plat (Resolution No. 2023-01) – Platting not finalized by former property owner/former Applicant.

Approval of the Continuum Waterfront District SAP will, according to the Letter of Intent, enable development according to the Applicant's vision for the property, including more integrated, better connected, more varied, and more "distinctively designed buildings, public amenities, view corridors, and ample interaction with Biscayne Bay."

While the proposed site plan upholds the spirit, concept and many specifics of the prior individual approvals (including density bonuses, workforce housing payments, and other community contributions), the SAP, as presented, would allow the Applicant to shift some development rights among the two sites in order to "increase light and air to flow through the property…," "elevate the Village's skyline…" and "provide civic space, public benefits, a neighborhood hotel and associated amenities, restaurants, entertainment, shopping, marinas, public waterfront access, and improved walkability for the benefit of Village residents and visitors."

The following table summarizes prior approvals and proposed changes. A maximum of 547 residential units (including density bonuses) and approximately 2,068,054.6 square feet of floor area (at 13.0 FLR) are allowable on the unified site.

Project	**1755 JFK**			**1819/1855 JFK**			
Attribute (measure)	*Resid. (units)*	*Nonresid.[1] (sq. ft.)*	*Population[2] (persons)*	*Resid.*	*Lodging*	*Nonresid.[1]*	*Population[2]*
Proposed	236	11,632 SF	538	311	200	70,000	709
Previously Approved	198 [3]	30,230 SF	452	345	273	30,326	787

[1] Including retail, restaurant, and building amenities such as meeting space and offices.
[2] Estimate calculated from 2019-2023 ACS median household size of 2.28 persons per household
** Via Administrative Site Plan Modification ASPM 2024-01

Additional information pertaining to the proposed site plan changes, provided in accordance with the proposed SAP regulations, is provided later in this report.

6. Compliance with Sections 4.2 of Chapter 4, "Administration and Enforcement," and Section 15.2.G. of Chapter 15, "Form-Based Code"

The Applicant has complied with Section 4.2, General petition procedure, of Chapter 4 by submitting to the Village Clerk and the Planning and Zoning Official, through an authorized agent, an application requesting the following actions:

a) Amendment to the text of the ULDC (Appendix C);
b) Amendment to the zoning map
c) Site plan (conceptual)

The Village Commission recently adopted an ordinance modifying the regulations relating to special area plans, to grant the Commission greater flexibility in allowing the allocation of development capacity and height within a SAP, for the purpose of promoting and incentivizing public waterfront access, expanding open space, and enhancing the Village's public parks to better address the recreational and open space needs of its residents.

As part of the amendment, new definitions were introduced into Chapter 3 of the ULDC, and a new subsection 4.19 was created Chapter 4 reframing the purpose, applicability, requirements and criteria for evaluating an SAP application and for reviewing Special Area Plan permits. At the same time, references to the SAP procedures were updated throughout Chapter 4, and Sec. 15.2.G. was eliminated in Chapter 15.

The Continuum application, however, was submitted prior to the adoption of the SAP amendment and is, therefore, being reviewed under the previous provisions of the code.

The former Section 15.2.G. allowed parcels at least two (2) abutting acres in size to be master planned through a SAP process, to facilitate greater integration of public improvements and Infrastructure, to enable connectivity; to encourage a variety of building heights and massing; and to provide high quality design elements and greater flexibility with the aim of producing a higher or specialized quality building and streetscape design within the SAP.

The Applicant's SAP request pertains to parcels which, combined, total approximately 3.652 acres in size. Therefore, the subject property meets the minimum size threshold to apply for a rezoning to SAP through the process of rezoning following review by the Planning and Zoning Board and Village Commission, in conjunction with the Site Plan Approval process.

The SAP request also meets applicable criteria of Section 15.2.G, as follows:

1. Regulations of the underlying Transect Zone and the Code apply, which are not otherwise modified by the SAP.
2. The SAP has been submitted concurrently with a site plan, diagram of the proposed layout, circulation, view corridors, and text detailing the standards that deviate from the requirements of Chapter 15 (Appendix C). Detailed plans for each project within the SAP will be submitted via the SAP permit process, and must meet the criteria and requirements outlined in the adopted version of the SAP regulations contained in Appendix C.
3. The proposed SAP assigns at least five percent (5%) of the total aggregated lot area to a civic space type. The developer will be responsible for constructing and maintaining any required public improvements within the SAP, including but not limited to the civic spaces and thoroughfares.
4. Development within the SAP will be implemented pursuant to a recorded development agreement. The individual sites have already approved and recorded development agreements, which will be amended and restated via the SAP process.
5. A parking management program that enables shared parking among public and private uses. Such a plan must be provided for each project and for the SAP district as a whole.
6. The Applicant is seeking flexible allocation of building height within the area of the Special Area Plan which provides appropriate transitions to reduce impacts on and is in alignment with the envisioned character of the surrounding area.

The *amended* SAP regulations require applicants to hold a community meeting to explain the development proposal and application, inform attendees about the application review process, respond to questions and concerns raised about the application, and propose ways to resolve conflicts and concerns. While, a community meeting was not required according to the previous SAP regulations, the Applicant organized and held a community meeting on April 23, 2025.

7. Consistency with Comprehensive Plan and NBV100 Master Plan

The proposed SAP has been reviewed for consistency with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan. The SAP is consistent with the GOPs cited below, and others; will not exceed the maximum density or intensity established in Policy 2.1.2 for the Commercial Future Land Use designation; and will support and further the land use, development and community character vision of North Bay Village as expressed in the GOPs. The amendment of the ULDC to incorporate Appendix C and rezoning of the subject property to Continuum Waterfront District SAP are consistent with Objective 2.1 and Policy 2.1.1.

North Bay Village Comprehensive Plan - Future Land Use Element

> **GOAL:** Secure the maximum physical, economic, and social welfare for the Village and its residents through the thoughtful use and development of land, buildings, streets, and public facilities, while maintaining its existing character as an attractive waterfront residential environment.
>
> **Objective 2.1:** Manage future growth and development by implementing and enforcing all existing plans and regulations and by preparing and adopting new regulations as needed.
>
> *Policy 2.1.1:* Periodically review the Village's current balance of land uses and revise the Village's Comprehensive Plan and Land Development Regulations, as necessary.
>
> * * *
>
> *Policy 2.1.2:* Adopt the following Future Land Use categories consistent with the Future Land Use Map and further defined in Land Development Regulations:
>
> * * *
>
> Commercial - This land use category designates those areas in the Village suitable for commercial and mixed-use development. Uses permitted include a broad range of office, commercial, lodging, civic, educational and support functions; and high-density residential up to 150 dwelling units per acre. The gross floor area of any development on land designated Commercial shall not exceed a maximum intensity (also known as the maximum Floor Lot Ratio (FLR) of 13.0 times the net lot area of a subject property. The buildable intensity on any particular site shall be governed by specific regulations contained in the Unified Land Development Code (ULDC) and thus the stated maximum

FLR may exceed the actual capacity that a site can sustain when other regulations of the Code are applied to the site.

* * *

The SAP is also compatible with other applicable objectives and policies in the Future Land Use Element and aligns with the vision for the Kennedy Boulevard corridor embraced in the NBV100 Master Plan, as described further below.

* * *

Objective 2.2: Develop a program and policies to promote the Village's character as an attractive waterfront community and direct future development and redevelopment to be consistent with the desired community character and goals, objectives, and policies within the Plan.

* * *

Policy 2.2.5: The Village shall continue to encourage all future land use development and redevelopment to emphasize aesthetic quality and overall acceptability to local residents.

* * *

Policy 2.2.7: Reevaluate the Village's marina regulations and establish standards for marina development which will ensure compatibility with other land use goals and objectives.

Policy 2.2.8: The Village shall promote a mixed use and vibrant commercial street life through the promotion of quality restaurants, grocery stores, coffee and bagel shops, pharmacies, retails stores and entertainment centers.

Policy 2.2.9 The Village shall continue to seek opportunities to create a community gathering place for recreational, cultural, and art activities.

* * *

Objective 2.3: Require future development and redevelopment to be consistent with that indicated in the Future Land Use Element and with any adopted redevelopment plan.

Policy 2.3.1: Continue to strongly enforce all zoning laws.

* * *

Objective 2.4

In accordance with the vision of the NBV100 Master Plan, the Village shall encourage innovative development and redevelopment in the Commercial Future Land Use District while adjusting regulatory metrics in favor of good street frontages, an inviting public realm, better connections to the water (where applicable), a wider range of building types, a more varied skyline, and better architecture, consistent with the goals of the NBV100 Master Plan.

Policy 2.4.1: The Village shall rely primarily on the application of regulatory metrics such as setbacks, stepbacks, and building heights that align with the goals of the NBV100

Master Plan to define the envelope of buildings in the Commercial Future Use Land Use District.

* * *

NBV100 Master Plan – Pillars and Goals

The goal of NBV100 is to equip North Bay Village with the tools necessary to become a more complete, sustainable, and economically successful community that can adapt to the challenges of a changing climate. The NBV100 vision is framed through three pillars and several related goals. The following assessment addresses each goal that relates to the proposed SAP.

Livability
The Livability principle focuses on the desire by the three-island community to have a stronger sense of place to more accurately reflect the existing civic pride, create a more people-centered public realm, and leverage the value of NBV's privileged but underutilized bay frontage. Key goals in making NBV a more livable home to its residents involve greater walkability; more public access to the waterfront; additional gathering spaces and services; and projecting a renewed and art-infused village image to the world.

(1) Prioritize people over cars.
(2) Embrace the waterfront.
(3) Improve the quality of life.
(4) Synergize public space to refresh NBV identity.

Staff Evaluation: The SAP promotes a mix of residential, lodging, dining and retail uses. The SAP will help enhance connectivity, walkability, and local accessibility to amenities, reducing vehicular trips and reliance on the automobile for local residents. The Applicant also seeks to integrate workforce housing units into the development.

The projects embrace and improve public access to the waterfront via the Island Walk and water-oriented amenities and facilities. In addition, the SAP provides slightly over 5% of civic space, not included the Island Walk.

Resiliency
In order to ensure its Resilience, NBV must address how to secure the perimeter of the islands to keep the bay water out while efficiently managing the water that does come ashore. Adjusting sea walls, raising grades, good infrastructure planning and maintenance, as well as responsible stewardship of the bayfront edge's natural ecosystem, will be primary objectives.

(1) Created in water.
(2) Protected from water.
(3) Thriving with water.

Staff Evaluation: The project is required to provide a minimum amount of open space at the ground level of 10% of the total lot area (and is providing 24.1% according to the submittal) and must incorporate green building features to meet the requirements of the Village's Green Building

Program (Division 5 of the ULDC). The individual site plans were previously approved following the point requirement for mixed-use projects, according to the North Bay Village Green Building Program in effect at the time. However, both projects will now be required to meet the latest standard, which is 26 points for mixed-use projects.

The proposed scoresheet for each SAP project shall be provided with the SAP permit application and shall comply with the standard in place at the time of issuance of a building permit.

Prosperity
The desire for Prosperity speaks to the shared goal to see the Village Center attract more retail, businesses and services that have found homes elsewhere in the region and bypassed NBV during prior boom years. The key to changing this pattern is linked to reinventing Kennedy Causeway as a welcoming pedestrian-oriented and business-friendly mixed-use main street and getting away from the existing car-oriented highway with disconnected shopping centers and isolated towers.

(*1) Capitalize on existing resources.*
(2) Increase private property value.
(3) Optimize and manage parking.
(4) Incentivize flexibility and predictability; and

Staff Evaluation: The SAP will facilitate the redevelopment of a site consisting of two underdeveloped sites (one a surface parking lot, and the other a structure housing an outdated hotel structure and restaurant, with a mix of new land uses, including a new hotel, housing, restaurants, entertainment, and waterfront recreation uses, which will serve the needs of current and future residents, attract visitors, and increase revenue for the Village.

8. Rezoning Request and Appendix C

The request to rezone the subject property from T6-30 to “Continuum Waterfront District Special Area Plan” meets the criteria of Sec. 4.17.B. and does not constitute spot zoning pursuant to the definition provided in Sec. 4.17.A.

The proposed changes covered in Appendix C include modifications to numerous sections of Chapter 15, but the changes are often limited in scope. In several cases, the alternative regulations vary marginally from the original regulations contained in the body of Chapter 15, Form Based Code. There are, however, a few key differences that are highlighted below. (More context to these differences is provided in a review of the proposed Site Plan against the criteria of Section 5.8.(B)(9)(c).)

Procedures: The proposed amendment varies the procedure for approval of development pursuant to the SAP. A timetable of deadlines is established for the review and recommendation

by the Planning and Zoning Official to the Village Manager, and for the Village Manager to issue a decision.

Density and Intensity Calculations: Density and intensity are calculated on the basis of net lot area, including permitted bonuses.

Building Height: The SAP proposes different height caps for the west site (40 stories or 440 feet, whichever is less) and the east site (60 stories or 600 feet, whichever is less, except that within 50 feet of the eastern property line the height will not exceed 40 stories or 440 feet). In addition, the maximum height for parking garages and building pedestals is the lesser of 10 stories or 120 feet. The SAP also proposes an additional height allowance for mechanical equipment and items such as trellises (to a maximum of 35 feet) provided certain visual mitigation standards are met. Additional height, if necessary, would be subject to approval via Waiver. The applicant has submitted a shadow study in conjunction with the application which indicates that the impact of shadows on adjacent southern and western properties is not significant during the summer. During the winter, impacts occur primarily toward the north and east during certain portions of the day.

Floorplates: The SAP establishes different limitations for the floorplate of the west site (20,000 sf for residential uses, with a maximum length of 300 ft for all uses), and of the east site (30,000 sf for all uses, up to the lesser height of 40 stories or 440 ft, and 20,000 sf thereafter to the maximum allowed height; and 300 feet of maximum length for all uses).

Building Stepbacks: The proposed amendment provides that balconies on the west façade of a Continuum east tower may encroach up to 10 feet into the required stepback.

Island Walk: One of the significant changes proposed is that the view corridor or Island Walk Public Access Walkway is required to be provided along the opposite exterior boundaries of the SAP site (but may be located as per the underlying regulations at the applicant's request, too). The proposed amendment also forgoes the dedication of an easement but requires that public access to the walkway remain open and the access be memorialized in the Development Agreement. Additional provisions define the minimum standard for the provision of the View Corridor (west and east). There are also provisions proposed for the placement of canopies and awnings within portions of the Island Walk's passive zone only.

Civic Space: The proposed language requires the assignment of 5% of the aggregate lot area of the SAP as Civic Space and defines what constitutes Civic Space in this context and what does not.

Workforce Housing: While the prior approval of 1755 JFK Cswy allowed for the payment of funds into the Village's Workforce Housing Trust in lieu of providing required units on site, the proposed amendment now allow the developer to provide workforce housing units on side but as part of the hotel development on the east site.

Alcoholic Beverage and Entertainment: Provisions similar to those approved by the Village for the Sunbeam SAP are included in the proposed amendment to accommodate entertainment uses. However, Staff has introduced several restrictions to mitigate for the proximity of this SAP to residential uses.

The following documentation of how the concurrent Site Plan approval request meets the criteria of Section 5.8.(B)(9)(c) is provided as a complement to inform discussion about the rezoning and text amendment request:

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

Staff Evaluation: The project involves the redevelopment of two underutilized sites (relative to the development capacity provided by zoning). While the maximum building height proposed in the SAP is significantly greater than the current maximum height provided in Chapter 15, the proposed stepback and building configuration on the east side with respect to building heights will help reduce the impacts of shadows, wind, and obstructed views.

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

Staff Evaluation: The two projects that comprise the SAP were approved with excess parking spaces, and will be required to maintain those levels of parking to provide accommodation for all necessary off-street vehicular parking in accordance with the underlying regulations of Chapter 15. Loading facilities shall be in the required number and sizes according to the proposed amendment to help ensure that loading functions are confined to the site.

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

Staff Evaluation: The SAP amendments establish the maximum development envelope in compliance with minimum setback requirements. The proposed minimum setbacks are being maintained, and the proposed amendment only identifies certain encroachments that are allowed into specific setbacks under certain conditions.

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

Staff Evaluation: The Applicant has submitted Level of Services assessments for each of the two sites that comprise the SAP. Documentation of compliance with the applicable Level of Service (LOS) requirements, including those pertaining to parks, schools, drainage, fire flows, and all other required approvals from external infrastructure agencies for the project, including Miami-Dade County DERM, Water and Sewer Department (WASD), and Fire Rescue, as well as the Florida Department of Transportation (FDOT) must be submitted prior to issuance of a building permit.

9. Evaluation of Project Relative to Chapter 15 and Appendix C

Provided for context and reference only – not a part of this application. Refer to the concurrent Site Plan Approval Request and Staff Analysis for complete information regarding the project.

Density and Intensity			
Regulation	**Standard/Requirement**	**Provided**	
Base Density	70 units pe acre (upa)	70 upa	255 units
Density Bonus	150 upa	150 upa	547 units
Total Add'l Units above Base Density			292 units
Workforce Housing Set-Aside • 50-70 upa • 71-120 upa • 121-150 upa	• 5% min required. • 10% of total units base. First 5% @ 60%-140% of MDC AMI. Remaining 5% of total units @ 80%-100% of MDC AMI • 15% First 5% @ 60%-140% of MDC AMI. Remaining 5% of total units @ 80%-100% of MDC AMI	Applicant is reserving the right to include workforce housing units in the Continuum East project (hotel) and/or to pay into the Village's fund for any required units not accommodated on site.	
Community Contribution Fee (CCF) for Density Bonus	*No additional fees except as defined in the DA*		
Intensity (Floor Lot Ratio)	13.0 max	13.0	

Lot Area, Open Space and Civic Space Requirements		
Regulation	**Standard/Requirement**	**Provided**
Lot Area	10,000 sf min	159,068 sf
Civic Space Requirement	5% Lot Area min	5%
Open Space Requirement	10% Lot Area min.	38,325 (24.1% approx.)

BUILDING DISPOSITION		
Regulation	**Standard/Requirement**	**Provided**
Lot Coverage	90% max.	75%
Lot Width	100 ft. min	610 in.
Frontage at Front Setback	70% min.	80%
Location of Pedestrian Entrances	Primary on Kennedy Causeway	Primary on Kennedy

Sidewalk along Kennedy Causeway	20-ft easement	varies
Specific to Continuum Waterfront District Special Area Plan		
Building Setbacks		
Primary Front–Kennedy Cswy.	20 ft. min. (optional per amendment)	varies
Primary Front – Waterfront	25 ft. min.	25 ft. max
Side west	20% of lot width	20% of lot width.
Side east	0-15 ft (min-max)	0-10 ft
Stepbacks	50 ft on the east side after 40 st./440 ft	Per amendment

BUILDING CONFIGURATION		
Building Floorplates		
Above the 5th story: • Residential Uses • Commercial Uses and for Parking • Max length for Residential • Max length for Commercial	 20,000 sf max. 40,000 sf max. 280 ft max. 280 ft max. (Amended via the SAP).	 Approx. 20,000 sf Approx. 40,000 sf Approx. 280 ft.
Specific to Continuum Waterfront District Special Area Plan		
Frontage		
Common Lawn	Prohibited	A gallery or arcade is required for at least 80% of the frontage of commercial portions of buildings that are setback 20 feet from the front property line. Galleries and arcades may encroach into the front setback area by a maximum of 15 feet.
Porch and Fence	Prohibited	
Terrace	Prohibited	
Forecourt	Allowed	
Stoop	Allowed	
Shopfront	Allowed	
Gallery	Allowed	
Arcade	Allowed (Amended via the SAP)	
Building Height		
Min. Building Height	2 Stories min.	Provided
Pedestal Height	10 Stories/120 ft. max. (Amended via the SAP)	Per amendment
Max building height – west Max building height – east	40 stories or 440 ft 60 stories or 600 ft (Amended via the SAP)	Per amendment
Max. Height (Rooftop Mechanical and other)	Varies (up to 35 ft). (Amended via the SAP)	Per amendment

Findings

The proposed Continuum Waterfront District SAP is consistent with the redevelopment goals of the North Bay Village Comprehensive Plan, the pillars of the NBV100 Master Plan, and the vision for the Kennedy Boulevard district. The individual projects that are not part of the SAP were previously approved. The maximum number of units allowed by bonus to the combined site reflects the total allowed to the individual sites, although the numbers have shifted. The most significant change to the original projects is the building height, which also reflects the reallocation of height allowed to the project by code.

The SAP complies with the conditions for approval for a zoning map and zoning code text amendment pursuant to Sec. 4.17. of the Unified Land Development Code.

Recommendation - SAP

Based on the above analysis and findings, and the detailed work by Planning and Legal Staff on finessing the proposed ULDC amendment, approval of the Continuum Waterfront District SAP and associated rezoning and ULDC amendment as provided in the attached amended Zoning Map and Ordinance is recommended, contingent upon the following items being addressed prior to 1st reading:

1. The rezoning and proposed text amendment shall be approved and adopted prior to action by the Village Commission on the site plan (alternatively, action should be contingent on the outcome of the rezoning and proposed amendment).
2. Unity of Title or Covenant in Lieu of Unity of Title shall be required to be recorded to unify the two sites prior to the issuance of a building permit for vertical construction.

There are no other conditions to meet, other than the Village Commission must vote on the rezoning and proposed amendment prior to voting on the approval of the project site plan.

Recommendation – Site Plan

General conditions

1. The Project Approval shall be valid for a period consistent with the Development Agreement, commencing on the effective date of the Approval Resolution, within which time the Applicant must obtain the Master Building Permit, except as provided in the Development Agreement or applicable law. No more than two (2) additional one-year extensions may be granted upon approval by the Village Commission based upon a finding that Applicant has made good faith efforts to seek a Master Building Permit (together, the initial two-year term and any subsequent extension that has been granted by the Village Commission, is the “Project Validity Period”). A request for extension must

be filed with the Village at least thirty (30) days prior to the end of the then-current Project Validity Period.

2. Applicant's failure to obtain a Master Building Permit within the Project Validity Period shall result in the automatic revocation of the Project Approval and the automatic termination of this approval and the Development Agreement pursuant to Section 4.d of the Development Agreement.
3. Cost recovery charges must be paid pursuant to Section 5.12. 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 payments, 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.
4. The Site Plan shall incorporate and be developed in substantial conformance with the following documents:
   A. Land Title Survey prepared by Schewekke, Shiskin and Associates, dated 12/4/24.
   B. SAP Regulatory and Site Plan Concept Plan prepared by Arquitectonica.
   C. Level of Service Analysis for 1755 JFK Causeway prepared by Kimley-Horn.
   D. Level of Service Analysis for 1819 JFK Causeway prepared by Langan.

Prior to issuance of a building permit

Development Agreement:

1. Pursuant to Section 8.15 and Chapter 15 of the ULDC, the Applicant shall record a Development Agreement memorializing the Project's Site Plan Approval conditions including, but not limited to the Applicant's responsibility for constructing all the required associated public improvements, as well as the density bonus and related requirements as approved herein.

Planning:

2. Five percent (5%), or twenty-eight (28) units, of the total units proposed for the SAP are required to be reserved and provided as non-subsidized workforce housing units. The Applicant previously elected to pay in lieu of providing units on site for the Continuum West project. All agreed-on payments shall be completed in compliance with the terms of the Development Agreement. However, the Applicant shall develop 5% of the units developed at Continuum East as workforce housing units, subject to the requirements of the Appendix C of the ULDC. If the Applicant elects not to develop 5% of the units developed at Continuum East as workforce housing units, the Applicant shall pay the fee in lieu of workforce housing pursuant to Section 8.10.2 of the ULDC calculated based on rates applicable as of the time the election is made.
3. If the Applicant provides workforce housing in accordance with Appendix C of the ULDC, a Workforce Housing Agreement shall be entered into between the Applicant and the Village.
4. As a condition of building permit, Applicant shall provide evidence of compliance with Parks level of service (LOS) standards that demonstrates that levels of service shall be met no later than one year after issuance of a temporary certificate of occupancy. The

current LOS standard is 1.5 acres per 1,000 persons. Should the standard be reduced by the Village Commission prior to a building permit being issued, the applicant may base its analysis on the reduced standard. In the event that levels of service Village-wide are not met, the Applicant shall only be responsible for providing park and recreation facilities to meet the needs generated by the development provided in the building permit.

5. In addition, the Applicant shall be required to establish that the LOS standards required by the Village for the following services have been met at the time of building permit, in accordance with Sec. 5.22 of the ULDC and the applicable provisions of the Comprehensive Plan:
    a. Potable Water;
    b. Wastewater;
    c. Drainage;
    d. Solid Waste; and
    e. Schools (as determined by Miami-Dade County Public Schools).

    Should capacity for Potable Water, Wastewater, Drainage, and Solid Waste not exist at the time of the building permit application, the Applicant may improve any or all applicable facilities to ensure the LOS standard required for the development provided for in the building permit will be met on or before temporary certificate of occupancy, and the development shall be permitted to proceed if the Applicant can establish that the required levels of service will be met by or before scheduled occupancy of the development subject to the application. Should the Applicant improve facilities to meet LOS, they shall be entitled to an impact fee credit to the extent permitted by the Development Agreement. The Applicant shall not be entitled to a temporary certificate of occupancy until the applicable facility improvements have been completed and are in service, among other requirements applicable to a temporary certificate of occupancy.
6. If required by the County, the Developer shall seek and obtain approval from the Miami-Dade County Shoreline Development Review Committee (SDRC). The Village shall provide written confirmation of the Village's development approvals to the SDRC upon written request. Should the SDRC impose additional conditions as part of their review, said conditions shall be incorporated and reflected into an application for an SAP Permit, without the need to modify the Site Plan, as long they do not decrease the size of the Island Walk, View Corridors, and Island Walk Public Access points as shown in the Site Plan.
7. The Island Walk Public Access Walkways shall be marked with standard Island Walk identification signage specified by the Village.
8. Island Walk-adjacent, publicly accessible or public-oriented uses, such as restaurants, cafes or shops, shall identify the use in the Island Walk transition zone with signage in compliance with Shopfront standards in Section 15.5.E and Signage standards in Section 15.2.F. of the ULDC.

<u>Landscape:</u>

9. The Applicant shall seek to attain no less than 26 points from the North Bay Village Green Building Program for each mixed-use project included in the SAP.

10. All structured parking shall be screened from view from the adjacent rights-of-way in accordance with the amended regulations (if approved).
11. All loading spaces, services areas, outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be concealed from view from any frontage or sidewalk by streetscreens, walls, hedges, fences or opaque gates.
12. Synthetic turf may only be used in accordance with the standards of Sec. 9.24 of the ULDC.
13. A photometric plan by a Registered Architect or Engineer shall be submitted.
14. Walls, hedges, fences and gates shall not exceed a height of 3.5 feet within the primary and secondary frontages of the site. Elsewhere, walls, hedges fences and gates shall not exceed a height of 8 feet.
15. Any blank walls over 25' in length and other unattractive areas of the site or building shall be heavily screened with landscaping. Additionally, landscape screening shall be utilized around the proposed dumpsters, FPL transformers, propane tanks, A/C units, generators, above ground utilities, and irrigation pump.

Engineering:

16. All existing and proposed utility easements, water and sewer mains, services and appurtenances shall be shown in grayscale on the Landscaping Plan. Water meters and backflow devices shall be located within landscaped areas and no permanent structures, including landscaping, shall be located above the water or sanitary system.
17. Prior to issuance of the Master Building Permit, the Applicant shall obtain, and submit to the Village, all pertinent plan approvals from Miami-Dade County Environmental Resources Management (DERM), Miami- Dade Water and Sewer Department (WASD), and Miami-Dade County Fire Rescue, as well as a Tree Removal Permit.
18. A fire flow test shall be conducted to verify the availability of required fire flow.
19. Specifications of the permeability coefficient of proposed pervious paving materials shall be submitted for approval by the Village Public Works Department prior to Master Building Permit approval.
20. Prior to Master Building Permit approval, the Applicant shall provide data of the drainage system (stage storage and pipe sizing calculations) in a report form prepared by the Engineer of Record indicating the method of control of stormwater and groundwater, including the method of drainage, existing water elevations, recurring high-water elevations, proposed design water elevations, drainage structures, canals, ditches and other pertinent information associated with the system, as well as drainage calculations for 10-, 25- and 100-year storms.
21. To the extent the Property's area allows under generally accepted engineering standards, Applicant shall install additional injection wells to meet stormwater retention calculations based on the updated NOAA Atlas 14 data set.

Traffic:

22. The Applicant shall submit verification that the proposed development has been reviewed and found in compliance for access management consideration by all agencies having jurisdiction.

23. All sidewalks providing circulation to the public shall meet the minimum design criteria of the ADA, as well as FDOT sidewalk standards. Ramp curbs shall be provided on the sidewalk at the driveway entrance (FDOT index 304).
24. The Applicant shall submit a parking plan, including enough off-street parking spaces required to support the various proposed uses, and which shall show any and all proposed mechanical parking, electric vehicle-ready spaces, accessible spaces, and bicycle parking spaces and/or storage.
25. Pavement markings on all levels of the parking garage shall be revised to meet MUTCD criteria, with diagonal crosshatch markings slanting away from traffic to discourage travel on certain paved areas.
26. Wheel stops shall be provided for parking bays to prevent vehicular encroachment into non-parking areas.
27. The Applicant shall include sidewalk/grass strip restoration according to North Bay Village core requirements.
28. Proposed driveway grades shall not exceed three (3) percent. The maximum slope immediately beyond the right-of-way line shall not change in excess of five (5) percent for either angle of approach or breakover angle.
29. Parking for each project shall be provided in accordance with the underlying regulations of Chapter 15.
30. Loading facilities shall be in the required number and sizes according to the proposed amendment to help ensure that loading functions are confined to the site.
31. If valet parking service be intended for either the Continuum West or East projects, the Applicant shall submit Valet Queuing Calculations and Assumptions as part of an SAP Permit.
32. Previously identified traffic operation mitigation improvements for the following intersections shall be completed prior to the issuance of a Certificate of Occupancy for the project, subject to approval and implementation by FDOT:
    a. 79th St. Causeway (SR 934) & Hispanola Avenue
        - Reduce cycle length from 150 seconds to 120 seconds
    b. 79th St. Causeway & 1800 Block/Site Driveway 1
        - Reduce cycle length from 150 seconds to 120 seconds
        - Add eastbound left protected permitted phasing
        - Extend eastbound left storage bay to 125 feet
    c. 79th St. Causeway & E Treasure Drive
        - Reduce cycle length from 150 seconds to 120 seconds
        - Remove northbound and southbound split phasing
33. The Applicant shall continue to work with FDOT and the Village to identify necessary improvements, with the Applicant paying its fair share, to mitigate queueing beyond provided storage bays along 79th Street Causeway related to the Shuckers project; provided, however, that such improvements shall be limited to addressing the incremental impact of the Project.

List of Staff Report Attachments

1. Survey
2. Continuum Waterfront District Special Area Plan Application
3. Appendix C to Chapter 15, Continuum Waterfront District SAP (UPDATED)
4. Amended North Bay Village Zoning Map
5. Conceptual Site Plan
6. Level of Service Analysis 1755
7. Level of Service Analysis 1819
8. Massing and Shadow Studies
9. Reference Visuals
10. Ordinance Rezoning to Continuum Waterfront District Special Area Plan and Amending ULDC

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
FPL F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GP GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
OVERHEAD WIRES (APPROXIMATE)
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
Sa STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
PB denotes PLAT BOOK
PG denotes PAGE
POC denotes POINT OF COMMENCEMENT
POB denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
R/W denotes RIGHT-OF-WAY
CLF denotes CHAINLINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
(C) denotes CLEAR
ENCR. denotes ENCROACHMENT

(D) denotes DEED INFORMATION
(L) denotes INFORMATION BY LEGAL DESCRIPTION
(M) denotes MEASURED INFORMATION
(R) denotes RECORD OR PLATTED INFORMATION

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

COMM — COMMUNICATION
DRAIN — DRAINAGE
FPL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
SM — SANITARY SEWER
WM — WATER

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE EASTERLY 300.00 FEET OF THE WESTERLY 1,800.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT: COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH NAME IS RECORDED IN PLAT BOOK 25 AT PAGE 70 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RUN NORTH 88°41'24" EAST 1,960.00 FEET; THENCE NORTH 01°37'08" WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND:

THENCE CONTINUE NORTH 01°37'08" WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90°18'32" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'24" EAST 2,169.970 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE RIGHT THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 40°32'45" AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°45'51" EAST 102.180 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID NORTHEAST SEVENTY-NINTH STREET CAUSEWAY; THENCE TO A SOUTHEASTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NOTHERLY LINE OF SAID EXISTING RIGHT-OF-WAY TO THE POINT OF PLACE OF BEGINNING.

TOGETHER WITH

THE EASTERLY 310 FEET OF THE WESTERLY 2110 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT:

COMMENCING AT THE ONE HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST AS SHOWN ON THE MAP OF RIGHT OF WAY OF PROPOSED N.E. 79TH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA RUN NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 1960.00 FEET, THEN NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 50.00 FEET TO THE POINT OR PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND: THENCE CONTINUE NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90 DEGREES 18 MINUTES 32 SECONDS AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 2169.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING AN INTERIOR ANGLE OF 44 DEGREES 32 MINUTES 45 SECONDS AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46 DEGREES 45 MINUTES 51 SECONDS EAST 102.180 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID N.E. 79TH STREET CAUSEWAY; THENCE IN A SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID EXISTING RIGHT OF WAY TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N88°41'24"W ALONG THE NORTH RIGHT-OF-WAY LINE OF 79th STREET CAUSEWAY (S.R. No. 934) BETWEEN HISPANOLA AVENUE AND E. TREASURE DR.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. OVERALL AREA OF THE PROPERTY DESCRIBED HEREON IS: = 159,068± SQ. FT. (3.652± ACRES) WEST PARCEL AREA OF THE PROPERTY DESCRIBED HEREON IS: = 58,504± SQ. FT. (1.343 ACRES) EAST PARCEL AREA OF THE PROPERTY DESCRIBED HEREON IS: = 100,564± SQ. FT. (2.309± ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 8' & ELEVATION 9'), PER FLOOD INSURANCE RATE MAP NO. 12086C0307L, COMMUNITY NO. 120654, PANEL NO. 0307, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. EASEMENTS, ENCUMBRANCES AND ENCROACHMENTS, IF ANY, ARE BASED SOLELY ON CLEAR VISIBLE EVIDENCE COLLECTED DURING THE SURVEY AND AS SHOWN ON THE UNDERLYING PLAT(S) OF RECORD. THE SURVEYED LANDS MY BE SUBJECT TO OTHER EASEMENTS, ENCUMBRANCES AND/OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY BE DISCLOSED BY A SEARCH OF TITLE, WHICH WAS NOT MADE AVAILABLE TO THE SURVEYOR.
10. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET AND HUNDREDTHS THEREOF.
11. BENCHMARKS:
    a. MIAMI-DADE BENCHMARK DOT BM, LOCATOR. 3231 S.W. LOC1: 79th ST CSWY---, LOC2: TREASURE ISLAND & NORMANDY ISLE----BRIDGE BETWEEN, DOT BRASS DISC IN SIDEWALK IN SW CORNER OF BRIDGE, ELEVATION = 15.55' N.G.V.D. 29.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

STEVEN JOHNSON LICENSED No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

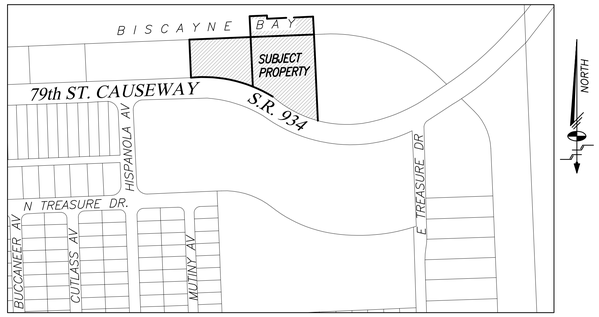
Mark S Johnson

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

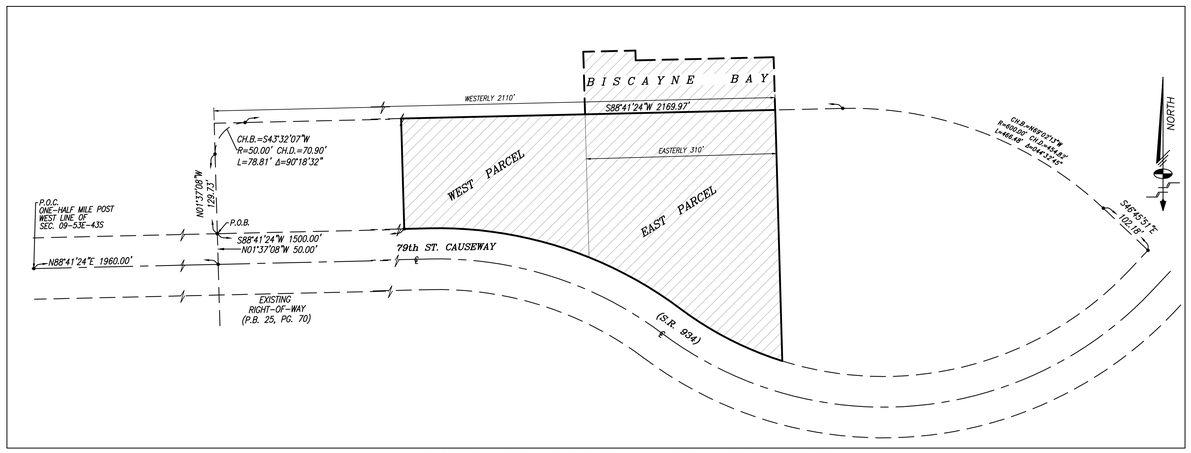
TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	CABBAGE PALM	"Sabal palmetto"	15	25	8
2	CABBAGE PALM	"Sabal palmetto"	14	15	12
3	CABBAGE PALM	"Sabal palmetto"	15	15	12
4	CABBAGE PALM	"Sabal palmetto"	10	15	12
5	CABBAGE PALM	"Sabal palmetto"	10	15	12
6	CABBAGE PALM	"Sabal palmetto"	12	15	12
7	CABBAGE PALM	"Sabal palmetto"	14	15	12
8	ROYAL PALM	"Roystonia elata"	17	20	15
9	QUEEN PALM	"Syagrus romanzoffiana"	8	10	10
10	SOLITAIRE PALM	"Ptychosperma elegans"	(2)3	10	15
11	SOLITAIRE PALM	"Ptychosperma elegans"	(4)3	14	15
12	SOLITAIRE PALM	"Ptychosperma elegans"	(3)3	15	15
13	SOLITAIRE PALM	"Ptychosperma elegans"	(3)3	15	15
14	SOLITAIRE PALM	"Ptychosperma elegans"	(2)3	15	15
15	SOLITAIRE PALM	"Ptychosperma elegans"	(3)3	15	15
16	SOLITAIRE PALM	"Ptychosperma elegans"	(4)3	15	15
17	CHRISTMAS PALM	"Veitchia merrillii"	6	12	6
18	UNKNOWN 1	UNKNOWN 1	(5)3	10	10
19	UNKNOWN 2	UNKNOWN 2	(3)3	10	6
20	UNKNOWN 3	UNKNOWN 3	(2)3	8	8
21	SLASH PINE	"Pinus elliottii"	2	10	3
22	SLASH PINE	"Pinus elliottii"	3	10	5
23	UNKNOWN 4	UNKNOWN 4	3	10	6
24	CABBAGE PALM	"Sabal palmetto"	4	3	3
25	BUTTONWOOD	"Conocarpus erectus"	2	8	3
26	BUTTONWOOD	"Conocarpus erectus"	(2)2	8	4
27	BUTTONWOOD	"Conocarpus erectus"	2	8	3
28	BUTTONWOOD	"Conocarpus erectus"	(2)2	8	5
29	BUTTONWOOD	"Conocarpus erectus"	3	8	6
30	BUTTONWOOD	"Conocarpus erectus"	2	6	3
31	BUTTONWOOD	"Conocarpus erectus"	(2)2	6	3
32	BUTTONWOOD	"Conocarpus erectus"	3	6	3
33	BLACK OLIVE	"Bucida buceras"	(2)24	30	30
34	COCONUT PALM	"Cocos nucifera"	24	35	15
35	COCONUT PALM	"Cocos nucifera"	12	35	15
36	SOLITAIRE PALM	"Ptychosperma elegans"	8	15	15
37	ROYAL PALM	"Roystonia elata"	20	15	15
38	SEAGRAPE	"Coccoloba uvifera"	50	35	40
39	SOLITAIRE PALM	"Ptychosperma elegans"	6	15	7
40	SOLITAIRE PALM	"Ptychosperma elegans"	5	15	7
41	ROYAL PALM	"Roystonia elata"	30	25	15
42	COCONUT PALM	"Cocos nucifera"	8	20	15
43	COCONUT PALM	"Cocos nucifera"	10	20	15
44	SOLITAIRE PALM	"Ptychosperma elegans"	(3)6	15	15
45	COCONUT PALM	"Cocos nucifera"	15	25	15
46	COCONUT PALM	"Cocos nucifera"	13	25	15
47	COCONUT PALM	"Cocos nucifera"	13	25	20
48	COCONUT PALM	"Cocos nucifera"	12	25	15
49	PYGMY DATE PALM	"Phoenix roebelenii"	(4)4	15	25
50	COCONUT PALM	"Cocos nucifera"	18	30	15
51	COCONUT PALM	"Cocos nucifera"	18	30	15
52	COCONUT PALM	"Cocos nucifera"	24	30	20
53	COCONUT PALM	"Cocos nucifera"	15	30	15
54	COCONUT PALM	"Cocos nucifera"	18	30	15
55	COCONUT PALM	"Cocos nucifera"	17	30	15
56	COCONUT PALM	"Cocos nucifera"	18	30	15
57	COCONUT PALM	"Cocos nucifera"	18	30	15
58	COCONUT PALM	"Cocos nucifera"	17	30	15
59	COCONUT PALM	"Cocos nucifera"	18	30	15
60	COCONUT PALM	"Cocos nucifera"	17	30	15
61	COCONUT PALM	"Cocos nucifera"	17	30	15
62	COCONUT PALM	"Cocos nucifera"	18	30	15
63	COCONUT PALM	"Cocos nucifera"	18	30	15
64	COCONUT PALM	"Cocos nucifera"	18	30	15
65	COCONUT PALM	"Cocos nucifera"	15	30	15
66	COCONUT PALM	"Cocos nucifera"	15	30	15
67	COCONUT PALM	"Cocos nucifera"	17	30	15
68	COCONUT PALM	"Cocos nucifera"	17	30	15
69	COCONUT PALM	"Cocos nucifera"	18	30	10
70	COCONUT PALM	"Cocos nucifera"	10	30	10
71	COCONUT PALM	"Cocos nucifera"	12	30	15
72	COCONUT PALM	"Cocos nucifera"	12	20	15
73	COCONUT PALM	"Cocos nucifera"	12	30	15
74	COCONUT PALM	"Cocos nucifera"	12	30	15
75	COCONUT PALM	"Cocos nucifera"	12	30	15
76	COCONUT PALM	"Cocos nucifera"	13	30	20
77	COCONUT PALM	"Cocos nucifera"	12	30	20
78	COCONUT PALM	"Cocos nucifera"	10	30	15
79	COCONUT PALM	"Cocos nucifera"	10	30	15
80	COCONUT PALM	"Cocos nucifera"	12	30	15
81	CHINESE FAN PALM	"Livistona chinensis"	11	15	8
82	CHINESE FAN PALM	"Livistona chinensis"	11	15	8
83	CHINESE FAN PALM	"Livistona chinensis"	(2)12	15	12
84	COCONUT PALM	"Cocos nucifera"	14	30	0
85	ARECA PALM	"Chrysalidocarpus lutescens"	(4)Multi	35	0
86	SOLITAIRE PALM	"Ptychosperma elegans"	(6)Multi	30	15
87	ARECA PALM	"Chrysalidocarpus lutescens"	(5)Multi	35	20
88	SOLITAIRE PALM	"Ptychosperma elegans"	8	35	10
89	SOLITAIRE PALM	"Ptychosperma elegans"	(2)6	30	10
90	ARECA PALM	"Chrysalidocarpus lutescens"	(5)Multi	30	15
91	ARECA PALM	"Chrysalidocarpus lutescens"	(5)Multi	30	15
92	SOLITAIRE PALM	"Ptychosperma elegans"	(2)4	12	8
93	SOLITAIRE PALM	"Ptychosperma elegans"	(2)4	15	8
94	SOLITAIRE PALM	"Ptychosperma elegans"	(2)6	20	8
95	SOLITAIRE PALM	"Ptychosperma elegans"	(2)6	20	8
96	SOLITAIRE PALM	"Ptychosperma elegans"	(4)3X4X5X5	20	8
97	SOLITAIRE PALM	"Ptychosperma elegans"	(2)6	20	8
98	SOLITAIRE PALM	"Ptychosperma elegans"	(2)3X6	20	8
99	SOLITAIRE PALM	"Ptychosperma elegans"	3	6	4
100	SOLITAIRE PALM	"Ptychosperma elegans"	(3)2X3X5	20	6

NOTE:
THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.



LOCATION SKETCH
Scale: 1"=300'
A PORTION OF SECTION 09-53S-42E, MIAMI-DADE COUNTY, FLORIDA.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
Scale: 1"=100'

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: L.L.C. Date: 12-4-2024 Order No.: 2182 Field Book: Pg.36
Checked By: M.S.J. Date: 12-06-2024 Scale: AS SHOWN

NOTE: This sketch is not valid unless it bears the original signature and raised seal of a Florida licensed surveyor and mapper.

ALTA/NSPS LAND TITLE SURVEY

1755 JFK COUSEWAY

Section 09, Township 53 South, Range 42 East, Miami-Dade County, Florida

REVISIONS

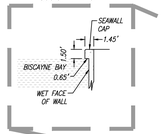
By:	Remarks:	Field Book	Order No.	Date:

Sheet 1 of 2

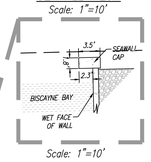
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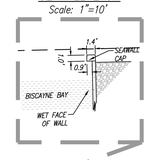
SEAWALL DETAIL
Scale: 1"=10'



SEAWALL WEST
Scale: 1"=10'



SEAWALL EAST
Scale: 1"=10'



GENERAL LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CPP CONCRETE POWER POLE
- CONTROL POINT
- CURB INLET
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. TRANSFORMER PAD
- FPL F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GP GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- OVERHEAD WIRES (APPROXIMATE)
- P-5 INLET
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIAMESE CONNECTION
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WM WATER METER
- WATER VALVE
- WOOD LIGHT POLE
- WOOD POWER POLE
- HANDICAP PARKING
- STROLLER PARKING

ABBREVIATIONS:

- R denotes RADIUS
- Δ denotes DELTA ANGLE
- L denotes ARC DISTANCE
- T denotes TANGENT DISTANCE
- PCP denotes PERMANENT CONTROL POINT
- PRM denotes PERMANENT REFERENCE MONUMENT
- PB denotes PLAT BOOK
- PG denotes PAGE
- POC denotes POINT OF COMMENCEMENT
- POB denotes POINT OF BEGINNING
- OHW denotes OVERHEAD UTILITY WIRES
- ORB denotes OFFICIAL RECORDS BOOK
- PC denotes POINT OF CURVATURE
- CBS denotes CONCRETE BLOCK STRUCTURE
- CONC denotes CONCRETE
- CLF denotes CHAINLINK FENCE
- WF denotes WOOD FENCE
- F.I.P. denotes FOUND IRON PIPE
- F.I.R. denotes FOUND IRON ROD W/ CAP
- F.N.D. denotes FOUND NAIL & BRASS DISC
- S.N.D. denotes SET 1/8"-ST NAIL & BRASS DISC
- C.L. denotes CLEAR
- ENCR. denotes ENCROACHMENT

(D) denotes DEED INFORMATION
(L) denotes INFORMATION BY LEGAL DESCRIPTION
(M) denotes MEASURED INFORMATION
(R) denotes RECORD OR PLATTED INFORMATION

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

- COMM — COMMUNICATION
- DRAIN — DRAINAGE
- FPL — ELECTRIC
- FM — FORCE MAIN
- IRRIG — IRRIGATION
- GAS — NATURAL GAS
- SM — SANITARY SEWER
- WM — WATER

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS **BOUNDARY** SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: *Mark Steven Johnson*
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

MARK STEVEN JOHNSON LICENSE NUMBER 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

B.B.E. DENOTES BAY BOTTOM ELEVATION

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

20 0 10 20
1 INCH = 20 FEET

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: L.E.G. | Checked By: M.S.J. | Date: 12-06-2024
Survey Date: 12-04-2024 | Scale: AS SHOWN
Order No. 2168845 | F.B. No. 2312 Pg.36

NOTE: This sketch is not valid unless it bears the original embossed seal of a Florida licensed surveyor and mapper.

ALTA/NSPS LAND TITLE SURVEY

1819 JFK COUSEWAY

Section 09, Township 53 South, Range 42 East, Miami-Dade County, Florida

A PORTION OF N.E. 1/4 OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST NOT SUBDIVIDED

REVISIONS

By	Remarks

Order No. | Field Book | Desc.

Sheet 2 of 2

FILE NO. AJ-6308 COM

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North Bay Village
1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.northbayvillage-fl.gov

APPLICATION FOR ZONING CHANGE, INCLUDING REGULATING PLAN AND SPECIAL AREA PLAN APPROVAL

Zoning Map Amendment _____ **Special Area Plan X**

ULDC Text Amendment _____

This application form is to be used to petition for amendments to the North Bay Village Zoning Map or Form-Based Code Regulating Plan, or for amendments to the text of the North Bay Village Unified Land Development Code (ULDC) pursuant to Sections 4.15 and 4.17 and Subsection 15.2.G. of the ULDC.

Submit your application, with all the required information to the Village Planning and Zoning Official. The application and all supplemental forms and data may be submitted electronically for review via svargas@cgasolutions.com. Physical copies of materials may be requested prior to public hearing, to be delivered at the Village offices located at 1666 Kennedy Causeway, Suite 300.

This application, including supporting materials, must be completed in accordance with the attached instructions and submitted to NORTH BAY VILLAGE with the required fees pursuant to the most up-to-date Fee Schedule. Accepted payment methods for the required fees are check or credit card when paying in person at the Village offices. You may also call (305) 756-7171 to make your credit card payment by phone.

Amendments to the Unified Land Development Code (ULDC) and amendments to boundaries of the Zoning District Map are subject to the requirements and procedures of Section 4.4 of the ULDC (Public hearing, public notice, and adoption requirements and procedures).

This form is a fillable PDF. TYPE OR PRINT LEGIBLY ALL INFORMATION ON THE APPLICATION.

1. Applicant Name: Christopher Penelas, Esq. on behalf of 1755 JFK Owner, LLC and 1819 NBV Owner, LLC
   (If different from Owner)
2. Contact Phone: 305-982-5678 Email Address: Christopher.penelas@akerman.com
3. Mailing Address 98 Southeast Seventh Street Suite 1100 Miami, FL 33131

For ULDC Text Amendment:

1. Proposed section to be changed and description of proposed change(s) (use separate page as needed)

N/A

2. Reason for Request: N/A

For Zoning Map Amendment, including Special Area Plan:

1. Property Owner Name: 1755 JFK Owner, LLC and 1819 NBV Owner, LLC
2. Contact Phone: 305-982-5678 Email Address: Christopher.penelas@akerman.com
3. Mailing Address: 98 Southeast Seventh Street Suite 1100 Miami, FL 33131
4. Site Address: See attached Survey.
5. Legal Description of Property: See attached Survey.
6. Folio Number(s): 23-3209-000-0110 and 23-3209-000-0123
7. Lot Size (Acres): 3.652
8. Existing Zoning Designation: T6-30 Zoning Requested: Continuum NBV SAP
9. Reason for Request: See Letter of Intent

APPLICANT AFFIDAVIT

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

I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Section 4.4 of the ULDC. This affidavit is subject to penalties of law (Perjury). 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.

_____
Signature

Attorney
Title (if applicable)

Corporate Seal (affix if applicable)

Sworn to and subscribed to before me this _____ day of_____, 20____.

_____
Notary

Public Commission expires: _____

CONSENT TO PUBLIC HEARINGS

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

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

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

I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Village Code Chapter 7. Any person submitting false information or misrepresenting in their presentation shall have all privileges granted to them by the Planning & Zoning Board and the Village Commission revoked.

Authorized Signature_____

Print Name Christopher Penelas, Esq. on behalf of 1755 JFK Owner, LLC and 1819 NBV Owner, LLC

(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 _____

Sworn to and subscribed to before me this _____ day of _____, 20____,

by _____, who is personally known to

me or who has produced _____ as identification.

_____
Notary Public Signature

Commission
Number/Expiration_____

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent commit to the payment of all applicable cost recovery fees involved as part of my application process. Cost recovery includes, but is not limited to, staff time, attorney fees, planning consultant fees and any other professional service costs incurred by North Bay Village in the review and processing of a development application, regardless of the outcome of the review and/or public hearing process. I further understand and acknowledge that failure to remit payment for incurred costs pursuant to Subsections 5.12.B. and C. (attached) of the North Bay Village Unified Land Development Code (ULDC) constitutes a violation of the Code and the Village may levy penalties to secure compliance, as outlined in Subsection 5.12.C of the ULDC.

Please type or print the following:

Date: _____

Relationship to the project: (e.g., property owner, architect, developer, attorney)
Attorney

Full Name: Christopher Penelas, Esq. on behalf of 1755 JFK Owner, LLC and 1819 NBV Owner, LLC

Current Address: 98 Southeast Seventh Street Suite 1100

City: Miami State: FL Zip: 33131

Telephone: 305-982-5678 Email: Christopher.penelas@akerman.com

I am fully authorized to commit to the expenditures contemplated by this Cost Recovery Affidavit.

_____
Signature

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____

_____
Notary Public, State of Florida at Large

My Commission expires _____, 20____.

Subsections 5.12.B. and C. Regarding Cost Recovery

B. Cost Recovery Established

1. The applicant shall reimburse the Village for the actual cost of consultant or employed professional review services pursuant to the cost recovery procedures and requirements of subsection C below.

2. Payment in full by the applicant to the Village for the Village's actual expenditures for review of the application shall be a written condition of any development order. These cost recovery deposits fees shall be in addition to any and all other fees required by law, rule, or regulation of the Village Code of Ordinances.

C. Cost Recovery procedure.

1. At the time of submission of any application for development approval, the applicant shall pay the minimum cost recovery deposit fee outlined in the development approval fee and cost recovery deposit schedule set forth in this section, which funds shall be deposited into a cost recovery escrow account established for this purpose. Withdrawals shall be made to reimburse the Village for the cost of consultant services.

2. The Village shall provide the applicant with a copy of the consultant's invoice for any services charged against the applicant's cost recovery escrow account.

3. When the balance in the Village's cost recovery escrow account is reduced to one-half of its initial amount, the applicant shall deposit additional funds into such account to bring its balance up to the amount of the initial deposit. If such amount is not replenished within 30 calendar days after the applicant is notified, in writing, of the requirement of such additional deposit, the Village shall suspend its review of the application and the application shall be deemed withdrawn.

4. If an application is suspended due to nonpayment of the additional escrow deposit specified in subsection 3., a resubmission fee shall be paid, and the cost recovery deposit shall be replenished to a minimum of one-half of the original deposit amount before the application will be reviewed.

5. Prior to the scheduling or noticing of any board or commission hearing, the Village Manager's review of the application shall be complete, and the cost recovery escrow account balance shall be replenished to equal at least one-half of the initial deposit amount.

CONDITIONS FOR APPROVAL OF A REZONING REQUEST

SEC. 4.17.A.(2): Spot Zoning is prohibited. Individuals seeking to have property rezoned for their private use shall show evidence that their application meets one or more of the following:

(1) Consideration of the general welfare of the public;

(2) The effect on the surrounding property (including adequate buffers);

(3) Whether all uses permitted in the classification sought are appropriate to the location proposed; or

(4) Conformity to generally accepted Comprehensive Planning and zoning principles (including alterations to the population density patterns and increase of load on utilities, schools, and traffic)

In addition, the application shall demonstrate that:

b. The proposed change is in conformity with the Comprehensive Plan.

c. The proposed rezoning would not grant privileges not generally extended to property similarly located in the area.

SEC. 4.17.B.(1): No proposed zoning amendment that rezone property or substantially changes the uses permitted in zoning districts shall be approved unless:

a. The proposed amendment will place all property similarly situated in the area in the same category, or in appropriate complementary categories.

b. There is a convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest, and not merely in the interest of an individual or small group of people.

c. There is a convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which an applicant states he intends to make of the property involved).

d. There is convincing evidence that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.

e. The proposed change is in accord with the Comprehensive Plan and sound Comprehensive Planning and zoning principles.

SEC. 4.17.C.: Amendments to the Unified Land Development Code that do not rezone property or substantially change uses permitted in zoning districts shall be in general accord with sound comprehensive planning and zoning principles and consistent with the adopted Comprehensive Plan. (Procedures to permit minor deviations from uses allowed in the Urban Core Zone by Warrant, are set forth in Chapter 15, Section 15.1.H.)

CRITERIA FOR SPECIAL AREA PLAN

SUBSEC 15.2.G. Special Area Plan:
The purpose of a Special Area Plan is to allow parcels of at least two (2) Abutting acres in size to be master planned so as to allow greater integration of public improvements and Infrastructure, to enable connectivity; to encourage a variety of Building Heights, massing, and to provide high quality design elements and greater flexibility so as to result in higher or specialized quality building and Streetscape design within the Special Area Plan, to further the intent of this Code expressed in Section 15.1.

1. General.
    a. The single or multiple owner(s) of Abutting properties in excess of two (2) acres may apply for a rezoning to a Special Area Plan and shall be approved by the process of rezoning following review by the Planning and Zoning Board and Village Commission with the site plan approval process.
    b. All regulations of the underlying Transect Zone and this [Form Based] Code that are not otherwise addressed by the SAP shall apply.
    c. A Special Area Plan shall assign Thoroughfares (as appropriate), Cross Block Pedestrian Passages, and Civic Spaces, with appropriate transitions to Abutting areas. Guidelines for Thoroughfares and Public Frontages may be adjusted to the particular circumstances of the Special Area Plan.
    d. A Special Area Plan shall include a site plan, map of the proposed layout, circulation, view corridors, and the standards that deviate from the requirements of Chapter 15, Section 15.3., and this Code.
    e. A Special Area Plan shall assign at least five percent (5%) of its aggregated Lot Area to a Civic Space Type. The developer shall be responsible for constructing any required public improvements within the Special Area Plan, including but not limited to the Civic Spaces, and Thoroughfares.
    f. Development within the Special Area Plan shall be pursuant to a recorded development agreement that will establish the allocation of Civic Spaces, Thoroughfares, and Building area among the Building sites.
    g. Unless a Building is specifically approved as part of the Special Area Plan, any Building shall be reviewed by the Planning & Zoning Official for conformance with the Special Area Plan and this Code and referred to the Village Manager for final approval per the requirements of Section 5.9, prior to issuance of the Building Permit.
    h. A parking management program that enables shared parking among public and private Uses.
    i. Flexible allocation of development capacity and Height, excluding Density on individual sites within the Special Area Plan may be allowed so long as the capacity or Height distribution does not result in development that is out of Scale or character with the surrounding area, and provides for appropriate transitions.

APPLICANT CHECKLIST

Applications are incomplete until all materials have been received by the Planning and Zoning Official. Applicant must provide the following upon submittal of application:

- ☐ Complete Application, including all required forms, signed by applicant or, if applicable, property owner or owner's representative.
- ☐ Letter of Authorization from property owner (if applicable).
- ☐ Proof of ownership (if applicable).
- ☐ Letter of intent, signed by the Applicant, explaining the nature of the request, justification for the proposed amendment, and evidence that the request complies with the applicable criteria of Section 4.17 of the North Bay Village Unified Land Development Code. Insufficient justification may result in denial of the application.
- ☐ Certified Land Survey dated within two (2) years of the application filing date, reflecting all current conditions (if applicable).
- ☐ Legal description (if applicable).
- ☐ Map indicating the present and the proposed rezoning of the property (if applicable).
- ☐ Conceptual site plan of proposed project eliciting the rezoning request, if applicable, including:
  - Total acreage
  - Dwelling units per acre
  - Gross floor area
  - Building height
  - Floor area ratio
- ☐ Level of Service Assessment based on the projected development capacity of land proposed for rezoning or land impacted by proposed text amendment, as applicable.
- ☐ Filing fees and cost recovery deposit (Refer to the most current North Bay Village Fee Schedule).

*** Supporting materials may be submitted electronically for review. Physical copies of materials may be requested prior to public hearing***

Office Use Only:

Date Submitted: _____ Total Paid: $_____

Date Paid: _____ Filing Fee: $_____

Cash or Check #_____ Cost Recovery Dep: $_____

Appendix C

CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN

I. General Provisions

A. *Title*. This appendix shall be known as the Continuum Waterfront District Special Area Plan or "**Continuum Waterfront District**."

B. *Purpose and intent*. This appendix sets forth the standards applicable to this special area plan. In addition to the purpose and intent set forth in § 15.1.B., these standards are intended to facilitate the economic viability and execution of the development of Continuum Waterfront District, a transformational mixed-use project in the heart of North Bay Village situated on two main parcels, 1755 Kennedy Causeway ("Continuum West") and 1819 Kennedy Causeway ("Continuum East"), totaling approximately 3.652 acres. Continuum Waterfront District will elevate the Village's skyline with a variety of building heights composed of high-quality design elements and will serve Village residents and visitors by providing civic space, interaction with Biscayne Bay through the provision of an Island Walk, public benefits, and a mix of uses which may include residences, hotel and associated amenities, restaurants, entertainment, and shopping.

C. *Location.* The general geographic boundaries of the Continuum Waterfront District are as shown on Figure 1 below:



Figure 1

The legal description of the site is provided in Section VIII below. The site as identified in this subsection shall be designated as the Continuum Waterfront District on the official zoning map.

D. *Applicability*. This appendix shall govern the development of lands located within the geographic boundaries of the Continuum Waterfront District as defined above.

E. *Effect of Continuum Waterfront District Designation*. The provisions of this SAP shall supersede the provisions of the ULDC. ULDC provisions applicable to the underlying transect zone that are not otherwise addressed by and are not in conflict with this SAP shall apply to new development within the SAP boundaries.

II. Procedures

A. *Development Pursuant to Continuum Waterfront District SAP*. Development within the Continuum Waterfront District shall be permitted pursuant to the procedures contained in section 4.19(D) of the ULDC as adopted by ordinance number 2025-003, with the following modifications:

1. The Planning and Zoning Official shall issue a recommendation to the Village Manager within 120 calendar days of a determination that the application is complete. The Village Manager shall issue a final decision on the SAP Permit within 14 calendar days of receiving the Planning and Zoning Official's findings and recommendations, unless the applicant and Village agree to a different timetable.
2. Notwithstanding the provisions provided in section 4.19(D)(2) of the ULDC, SAP permit applications that meet all applicable land development regulations shall only be subject to review by the Planning and Zoning Board and Village Commission at the request of the applicant.
3. Approval of an SAP permit may not be subject to the provision of any additional community or other contribution fees, public facilities or infrastructure improvements, or other public benefits beyond those agreed to in the Continuum Waterfront District SAP Development Agreement.
4. The Village Manager's determination on an SAP permit application may only be appealed by an applicant. Any such appeal shall be subject to the procedures set forth in Chapter 4 – Administration and Enforcement, Section 4.4, and Section 4.5, of the ULDC. Challenges by any other party may be filed in the appropriate court of law.

III. Development Regulations

The development regulations provided in this Section shall govern development in the Continuum Waterfront District.

A. *Density and intensity calculations.* Density and intensity shall be measured and calculated based on the net lot area of the Continuum Waterfront District as a whole based on the Floor Lot Ratio and Density regulations of the Comprehensive Plan and ULDC, including permitted bonuses.

B. *Height*. Except as otherwise provided in this appendix, maximum heights shall be as follows:

1. Continuum West: For building height, the lesser of 40 stories or 440 feet.

2. Continuum East:
   a. For building height, the lesser of 60 stories or 600 feet. However, within 50 feet from the eastern property line height shall be the lesser of 40 stories or 440 feet; and
   b. For parking garages and pedestals, the lesser of 10 stories or 120 feet.

C. *Allowable Rooftop Projections*. Height and area limitations shall not apply to rooftop mechanical equipment and other non-habitable rooftop features, provided that such features shall not exceed 30 feet above the maximum building height. Mechanical equipment on a roof shall be enclosed by parapets or architectural screening to the minimum height necessary to conceal it from pedestrian view and shall not exceed the maximum building height by more than 32 feet. Trellises may extend above the maximum building height up to 35 feet. Extensions more than the heights provided in this subsection for stair, elevator, mechanical enclosures, or ornamental purposes, shall be permitted by process of Waiver.

D. *Floorplates*. Above the pedestal, the building floorplate dimensions shall be limited as follows:

1. Continuum West:
   a. 20,000 square feet maximum for residential uses.
   b. 300 feet maximum length for all uses.

2. Continuum East:
   a. 30,000 square feet maximum for all uses, up to a maximum building height of the lesser of 40 stories or 440 feet. Thereafter, 20,000 square feet maximum for all uses.
   b. 300 feet maximum length for all uses.

E. *Continuum East Stepbacks*. Notwithstanding any provision within the ULDC to the contrary, balconies provided on the west facade (i.e., west side yard) as part of a tower on Continuum East may encroach up to 10 feet into the required Stepback.

F. *Pedestals, Parking Structures and Liners*. Notwithstanding any provision within the ULDC to the contrary, Pedestals, Parking structures, and Liners shall be regulated as follows:

1. Liners are optional.
2. Liners facing Kennedy Causeway may encroach into the Setback above a Gallery or Arcade.
3. Any portion of a parking structure's facade without Liners shall utilize green walls, architectural screening, artwork, or a combination of these options.
4. Artificial landscaping may be used for a green wall.

5. Architectural screening or artwork provided pursuant to this subsection shall be approved by SAP Permit or, at the applicant's request, the Planning and Zoning Board.

G. *Exhaust Air Fans and Louvers*. Notwithstanding any provision within the ULDC to the contrary, exhaust fans may be placed 15 feet or more above grade on a building's side, provided they are visually screened with a louver and not plainly audible at distance of 150 feet from the exterior boundary of the Continuum Waterfront District SAP.

H. *Curb Cuts*. Notwithstanding any provision within the ULDC, curb cuts shall be permitted in all portions of a Primary Frontage facing Kennedy Causeway as permitted by FDOT.

I. *Sidewalks and the front setback.*

1. In lieu of the Sidewalk requirements contained in Section 15.3.C.1.I. of the ULDC, a paved pedestrian path shall be provided over at least 40% of the front setback along Kennedy Causeway.
2. Any unpaved portion of the front Setback may be used for vehicular entries, landscaping, structural support for the Gallery or Arcade, and other similar uses.
3. If any additional dedications (including easements) are required for the Kennedy Causeway right of way (including for expansion of the existing public sidewalks), such additional dedication area shall be calculated as if included within the front Setback. In addition, the size of the minimum required Gallery or Arcade shall, at the applicant's request, be reduced by up to the size of such dedication.
4. The pedestrian path provided pursuant to this subsection shall remain open to the public, but an easement shall not be required to be provided to the Village. Provisions ensuring public access shall be memorialized in a Development Agreement.

J. *Island Walk*.

1. Notwithstanding any provision within the ULDC to the contrary, the Island Walk Public Access Walkway shall be provided along the eastern and western exterior boundaries of the Continuum Waterfront District.
2. It is provided that, at the applicant's request, the Island Walk Public Access Walkway may instead be located pursuant to the requirements of Section 15.3.C.7.3.(d).
3. The Island Walk Public Access Walkway, shall remain open to the public, but an easement shall not be required to be provided to the Village. Provisions ensuring public access shall be memorialized in a Development Agreement.

K. *Awnings and Canopies*. Notwithstanding any provision within the ULDC to the contrary, Awnings and Canopies shall be permitted to encroach 3 feet north into the Island Walk passive zone in addition to the encroachment provided in section 15.3.C.2.h.3 of the ULDC, provided that such Awnings and Canopies:

1. Are placed at a height of at least 8 feet above the average elevation of the Island Walk; and
2. Do not encroach on the View Corridors or the waterward projection of the View Corridors.

L. *Civic Spaces*. Five percent (5%) of the SAP's aggregate lot area shall be assigned to Civic Spaces. Civic Spaces shall be defined as areas accessible by the general public, whether open air or conditioned space provided at grade, on an elevated plane, or at any level of a building or structure, improved and arranged generally for community purposes. Any land used for the provision of public infrastructure on site shall count toward the minimum Civic Space requirement. Lobbies, retail spaces, and food and beverage establishments shall not be considered Civic Space.

M. *Public Infrastructure*. Should the provision of public infrastructure be required within the SAP boundaries, such infrastructure shall be permitted below grade in any required Setback or View Corridor, except the Island Walk Public Access Walkway, and shall not count against maximum lot coverage requirements. It is further provided that control panels or other supporting equipment for the below grade infrastructure shall be permitted at a maximum height of 3.5 feet in a location within the view corridor approved by the Village Manager. Public infrastructure, if provided on site, shall be the subject of appropriate easement(s) providing for maintenance, repair, and replacement of the facilities and any private property impacted by such work.

N. *View Corridor*. Notwithstanding any ULDC provisions to the contrary, the following standards shall apply to the View Corridor:
1. The Continuum West View Corridor shall be at least 60 feet wide, and the Continuum East View Corridor shall be at least 62 feet wide.
2. A porte cochere shall be permitted to encroach a maximum of 20 feet into the View Corridor.
3. The grade of the View Corridor may rise up to five (5) feet above the Island Walk.
4. Within the Continuum East View Corridor:
    a. If a publicly accessible square of at least 1,200 square feet is provided adjacent to the Island Walk, walls, hedges, fences, and gates shall be allowed at a maximum height of 7 feet if 50 percent of the surface area above the height of 3.5 feet is transparent. Otherwise, these features shall be permitted at a height of 3.5 feet as provided for in the ULDC.
    b. Security gate barrier arms shall be permitted to encroach the length of the driveway.

O. *Continuum East Guard House*. Notwithstanding any ULDC provisions to the contrary, a security structure, not exceeding 200 square feet in floor area, shall be permitted within the front setback of Continuum East provided it is outside the View Corridor and it does not encroach on the Island Walk Access Walkway.

P. *Continuum East Workforce Housing*. Notwithstanding any ULDC provisions to the contrary and pursuant to the terms of Continuum Waterfront District SAP Development Agreement, the developer may elect to develop onsite workforce housing units as part of a hotel on Continuum East. If developed as part of a hotel or mixed-use building, the units shall be permitted to be developed as a separate component clustered together, serviced by mixed-use elevators and other facilities that may be separate from the hotel use. Further, all units developed pursuant to this section shall be one or two bedrooms and shall be provided access to hotel amenities.

Q. *Marinas and waterfront structures*. Notwithstanding any ULDC provisions to the contrary, marinas, docks, decks, shade structures, and other appurtenant facilities and structures shall be allowed without regard to internal property lines and shall be permitted by right through SAP Permit, provided they are approved by DERM/FDEP. Docks, piers, wharfs, dolphins, pilings, boat lifts, and similar structures shall remain within the projections of the east/west side boundaries of the Continuum Waterfront District into the waters of Biscayne Bay, but said structures shall not otherwise be limited by the dimensional restrictions in Section 9.12(B) of the ULDC, provided they are approved by DERM/FDEP. However, any structure directly north of the view corridor that rises by more than 3.5 feet shall be permitted subject to approval by the Village Manager upon a finding that the proposed structure does not significantly impede views.

R. *Loading Berth Requirements*. The minimum loading berth requirements for the uses listed below shall be modified as follows:

Use	**Berth Requirement**
a. Residential	One (1) 420 square foot berth per 200 units or fraction thereof.
b. Lodging	One (1) 420 square foot berth per 300 rooms or fraction thereof.

Notwithstanding any applicable loading requirements, if applicant covenants to service a development with private trash hauling, then any required residential loading berth may be reduced to 240 square feet.

IV. Platting

Notwithstanding the provisions of Chapter 5, Division 3 of the ULDC and any other provision within the ULDC or Village Code requiring platting, the parcels that make up the Continuum Waterfront District shall be deemed exempt from platting, and the Village Manager shall confirm the exemption at applicant's request.

V. Alcoholic Beverage and Entertainment Regulations

It is the intent of the Continuum Waterfront District to encourage significant monetary investment and improve the economic viability of a mixed-use project that is designed to attract a variety of entertainment and restaurant options to the Village. The standards and regulations contained in this article shall serve as the exclusive mechanism through which the Village shall regulate the location and operation of alcohol service establishments and the provision of music and entertainment within the developed portions of the SAP. It is the intent of the Village for these regulations to supersede the alcoholic beverage regulations promulgated in Chapter 111 of the Village Code and noise regulations promulgated in Chapter 96 of the Village Code for uses established within new development authorized under these regulations. It is provided however that such uses established within development existing as of the effective date of this ordinance shall continue to be governed by Chapters 96 and 111 of the Village Code.

A. *Distance requirements*.

1. No minimum distance shall be required between any business within the SAP licensed by the state to sell alcoholic beverages either for consumption on or off premises and any other business, school, or religious institution within the SAP.

2. No minimum distance shall be required between any establishment licensed to sell alcoholic beverages either for consumption on or off premises within the SAP and any business or religious institution outside of the SAP.

3. In consideration of Kennedy Causeway being a six-lane highway, no minimum distance shall be required from any school located south of Kennedy Causeway.

4. No business licensed to sell alcoholic beverages either for consumption on or off premises within the SAP shall be located within 500 feet of any school located outside the SAP and north of Kennedy Causeway.

B. *Hours of operation.*

1. The hours of sale of alcoholic beverages shall be modified as follows:

   a. Nightclub, bars, places of assembly, and lounges shall be allowed to sell, serve, and dispense alcoholic beverages for consumption on the premises from 10:00 a.m. to 5:00 a.m., seven days a week.
   b. Restaurant license holders shall be allowed to sell, serve, and dispense alcoholic beverages for consumption on the premises from 7:00 a.m. to 2:00 a.m., seven days a week.
   c. Retail vendors of alcoholic beverages for consumption on and off the premises shall be allowed to remain open from 8:00 a.m. until 2:00 a.m., seven days a week.

2. The hours of sale listed in subsection B.1 above shall be the only hours when alcoholic beverages may be sold, dispensed, or served. However, these limits shall not prohibit establishments from serving food or nonalcoholic beverages prior to or beyond the hours for serving alcoholic beverages.

C. *Sales of alcoholic beverages within the Continuum Waterfront District.* If permitted in accordance with state permitting requirements, alcoholic beverages sold for consumption on the premises by a vendor within the SAP may be consumed, held, carried, and transported in the container in which it was served at any location within the SAP, either indoors, outdoors, or aboard boats moored at docks located within the SAP, to the extent it is permitted by state law.

D. *Hours for music and entertainment; permissible sound levels.*

1. Music, singing, and other forms of entertainment, whether amplified or not, shall be permitted within the SAP:
    a. Indoors at any time during business hours of any facility or business; and
    b. Outdoors no later than 11:00pm during weeknights and 11:59pm on Fridays, Saturdays, Sundays, and legal holidays as provided by state law.

2. In lieu of the regulations contained in Chapter 96, businesses within the SAP shall not cause, allow, or permit the making of any sound that is plainly audible at a distance of 150 feet from the exterior boundary of the Continuum Waterfront District between the hours of 11:00pm and 7:00am during weeknights and 11:59pm and 7:00am on Fridays, Saturdays, Sundays, and legal holidays as provided by state law.

    a. For the purpose of this subsection plainly audible shall mean a sound that is clearly and distinctly heard by a person using their normal hearing faculties. The sound must be easily perceived and not muffled or distorted.

3. The Village Manager may issue a temporary permit to allow noise that would otherwise be prohibited when produced by a temporary use, special event, or activity.

E. *Outdoor sales of alcoholic beverages.* Provided that each operator of an outdoor facility vending and serving alcoholic beverages is duly licensed by the state and permitted to operate pursuant to the Village Code, those persons or entities within the SAP licensed under the state beverage license laws may sell and serve beer, wine, and alcoholic beverages of any type, regardless of alcohol content, at any location within the SAP licensed for such sale and under the control of such licensee, including, but not limited to: sidewalk cafes; outdoor areas designed for food or beverage consumption or both adjacent to and operated in concert with a business operated within enclosed premises;

and licensed freestanding structures such as outdoor bars and kiosks selling food or beverages and pushcart type vehicles.

F. *Conflict with Chapter 111 of the Village Code*. In the event of a conflict with any provision of chapter 111 of the Village Code, this section shall prevail.

VI. Signs

A. Notwithstanding Section 15.6.E or any other ULDC provisions to the contrary, in furtherance of the intent of the Continuum Waterfront District to provide transformational mixed-use development to elevate the Village's skyline, each building frontage may have a wall mural sign where the area actually occupied by the graphic and text elements of the sign does not exceed 50 percent of the wall area on which it is located, provided that such sign is at least 300 feet above grade and either (i) directs attention to a business, service, entertainment venue, or facility located upon the premises where such sign is located, (ii) contains artwork or other noncommercial message, or (iii) identifies the owner, operator, tenant, or developer of the property.

B. For avoidance of doubt, the sign area shall not include the building paint scheme so long as such paint scheme is consistent for the entire facade of the building that the sign is located on.

C. Sandwich signs shall be prohibited within the Island Walk.

VII. Construction Hours

Notwithstanding Chapter 96 of the Village Code of Ordinances or any other Village Code provision to the contrary, construction shall be permitted within the Continuum Waterfront District SAP Monday through Saturday subject to the following conditions:

A. Hours of work and site access shall be from dawn to dusk, Monday through Saturday.
B. Loud construction noise, such as but not limited to the operation of machinery, is prohibited during the following times:
    a. Before 8:00 am Monday through Friday;
    b. After 5:00 pm Monday through Friday; and
    c. Before 9:00 am on Saturday.
C. During construction, loud music shall be prohibited at all times.
D. Monday through Friday, concrete pours can occur prior to 8 am and continue until such pour is complete as long as a white noise alarm system or flag man is used in lieu of back up alarms.
E. Once a structure is enclosed and under air, construction activities may occur from dawn to dusk subject to the provisions of Chapter 96 of the Village Code.
F. Should the Developer, its contractor(s), or their construction crews cause unreasonable noise in violation of this Section, the Village Manager shall have the right to temporarily suspend construction activities during those hours and Saturdays for a period no longer than 15 days. Repeated violations may result in the termination of the extended hours granted in this Section;
G. Construction activities shall not be permitted on Sundays or National Holidays unless there is an emergency as determined by the Village Manager.

VIII. Legal Description

The following are the legal descriptions of the sites that comprise the Continuum Waterfront District:

A. Continuum West:

THE EASTERLY 300.00 FEET OF THE WESTERLY 1,800.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT: COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH NAME IS RECORDED IN PLAT BOOK 25 AT PAGE 70 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RUN NORTH 88°41'24" EAST 1,960.00 FEET; THENCE NORTH 01°37'08' WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND: THENCE CONTINUE NORTH 01°37'08" WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90°18'32" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'24" EAST 2,169.970 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE RIGHT THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 40°32'45" AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°45'51" EAST 102.180 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID NORTHEAST SEVENTY-NINTH STREET CAUSEWAY; THENCE TO A SOUTHEASTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID EXISTING RIGHT-OF-WAY TO THE POINT OF PLACE OF BEGINNING.

B. Continuum East:

THE EASTERLY 310 FEET OF THE WESTERLY 2110 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT: COMMENCING AT THE ONE HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST AS SHOWN ON THE MAP OF RIGHT OF WAY OF PROPOSED N.E. 79TH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA RUN NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 1960.00 FEET, THEN NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 50.00 FEET TO THE POINT OR PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND: THENCE CONTINUE NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90 DEGREES 18 MINUTES 32 SECONDS AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 2169.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING AN INTERIOR ANGLE OF 44 DEGREES 32 MINUTES 45 SECONDS AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET

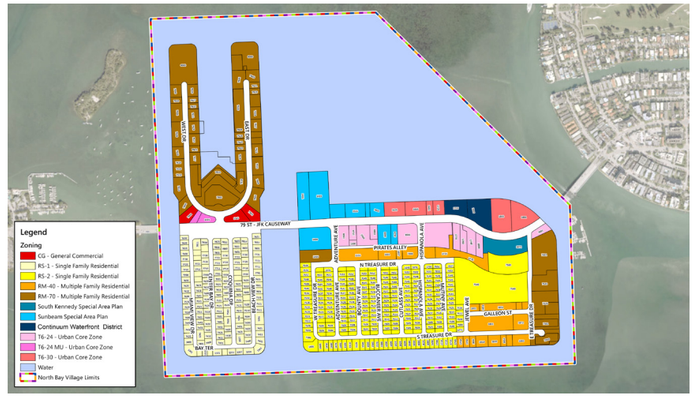
TO A POINT OF TANGENCY; THENCE SOUTH 46 DEGREES 45 MINUTES 51 SECONDS EAST 102.180 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID N.E. 79TH STREET CAUSEWAY; THENCE IN A SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID EXISTING RIGHT OF WAY TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

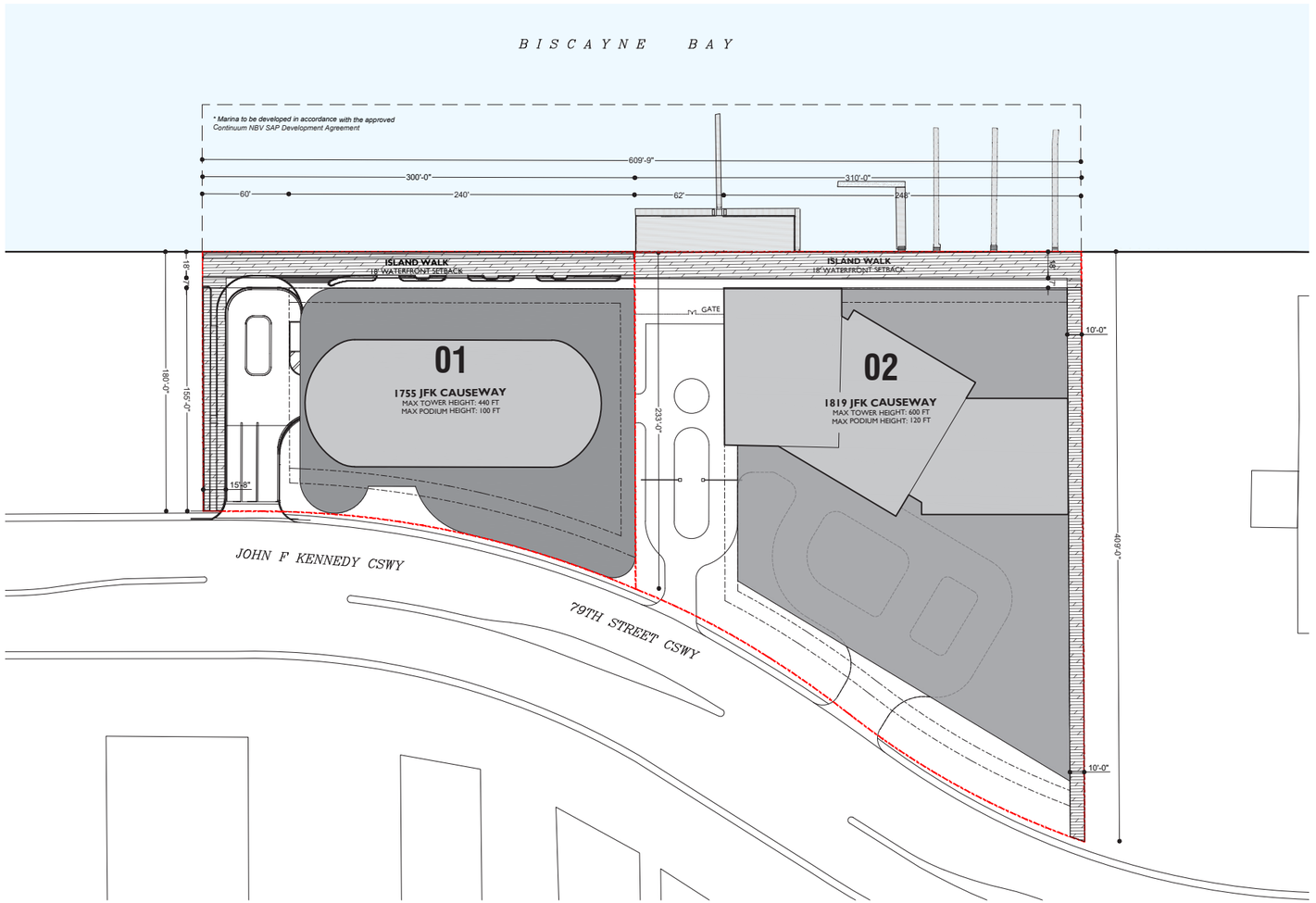
CONTINUUM WATERFRONT DISTRICT

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TAX FOLIOS

	FOLIO	LOT AREA SF	LOT AREA AC
01	23-3209-000-0110	58,504 SF	1.343
02	23-3209-000-0120	100,564 SF	2.309
	TOTAL	**159,068 SF**	**3.652**

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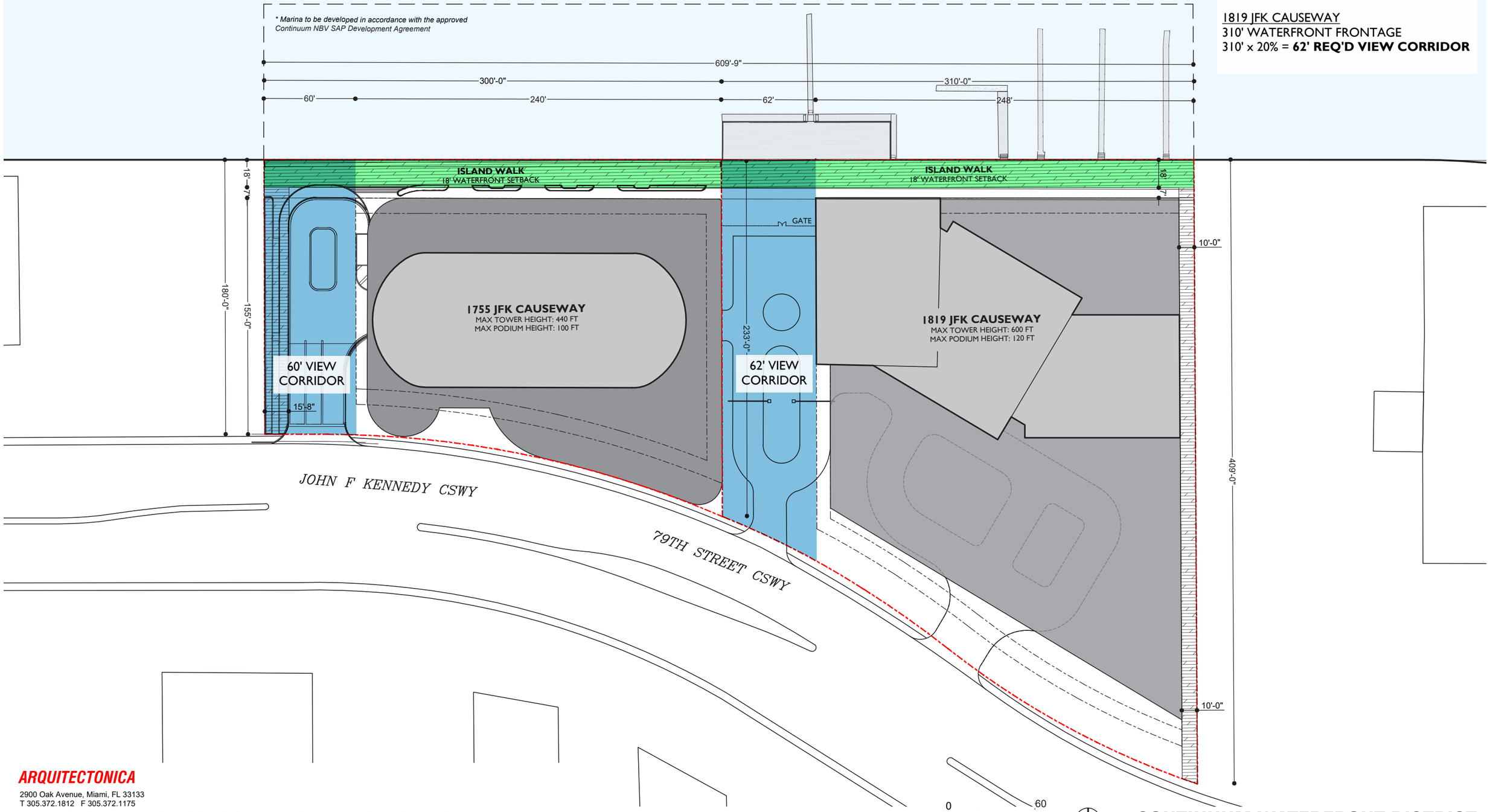
04.22.2025

VIEW CORRIDOR

VIEW CORRIDOR REQ'D WIDTH:
20% OF WATERFRONT FRONTAGE

1755 JFK CAUSEWAY
300' WATERFRONT FRONTAGE
300' x 20% = **60' REQ'D VIEW CORRIDOR**

1819 JFK CAUSEWAY
310' WATERFRONT FRONTAGE
310' x 20% = **62' REQ'D VIEW CORRIDOR**



04.22.2025

0 60

SCALE: 1" = 60'

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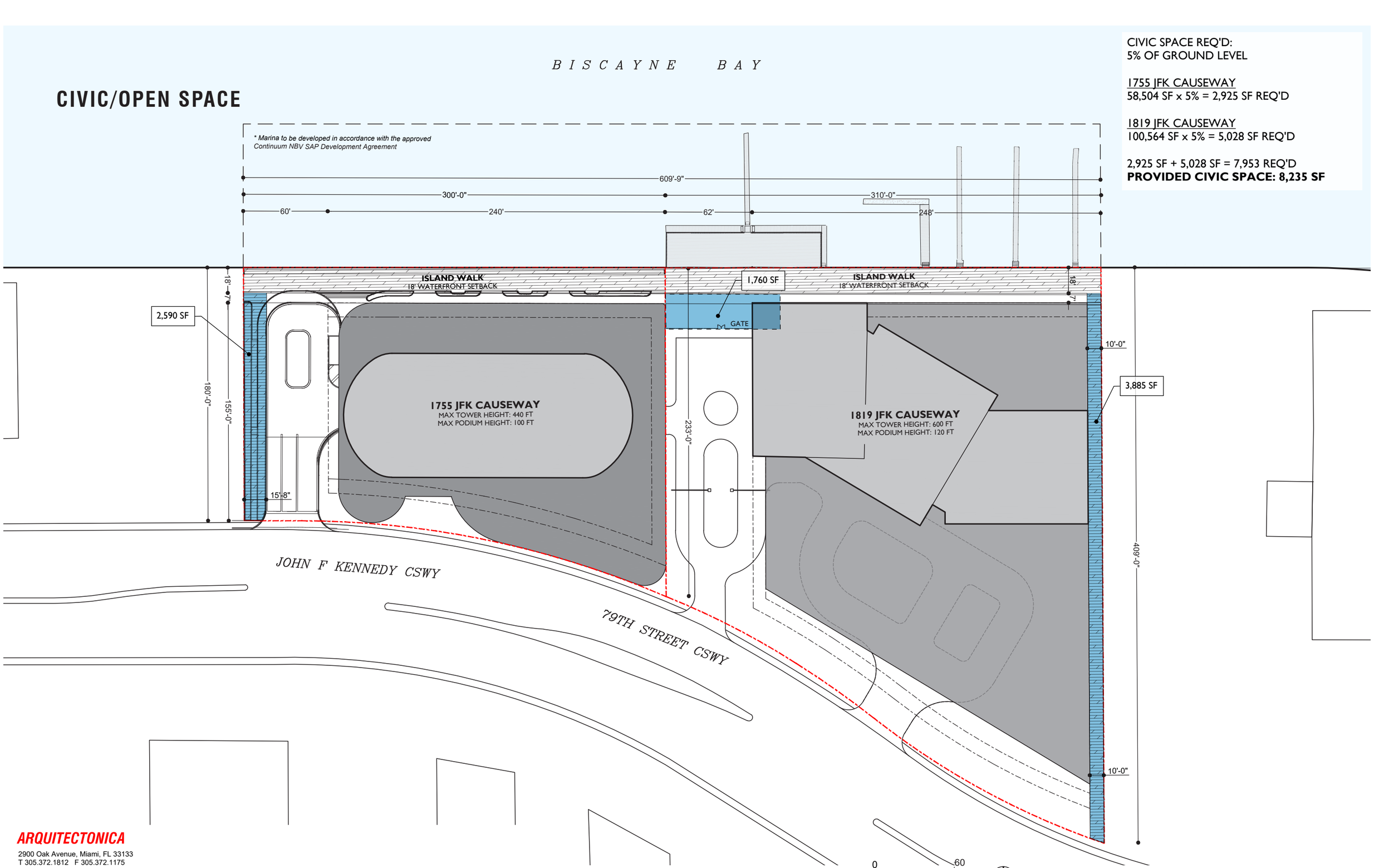
CIVIC/OPEN SPACE

CIVIC SPACE REQ'D:
5% OF GROUND LEVEL

1755 JFK CAUSEWAY
58,504 SF x 5% = 2,925 SF REQ'D

1819 JFK CAUSEWAY
100,564 SF x 5% = 5,028 SF REQ'D

2,925 SF + 5,028 SF = 7,953 REQ'D
PROVIDED CIVIC SPACE: 8,235 SF



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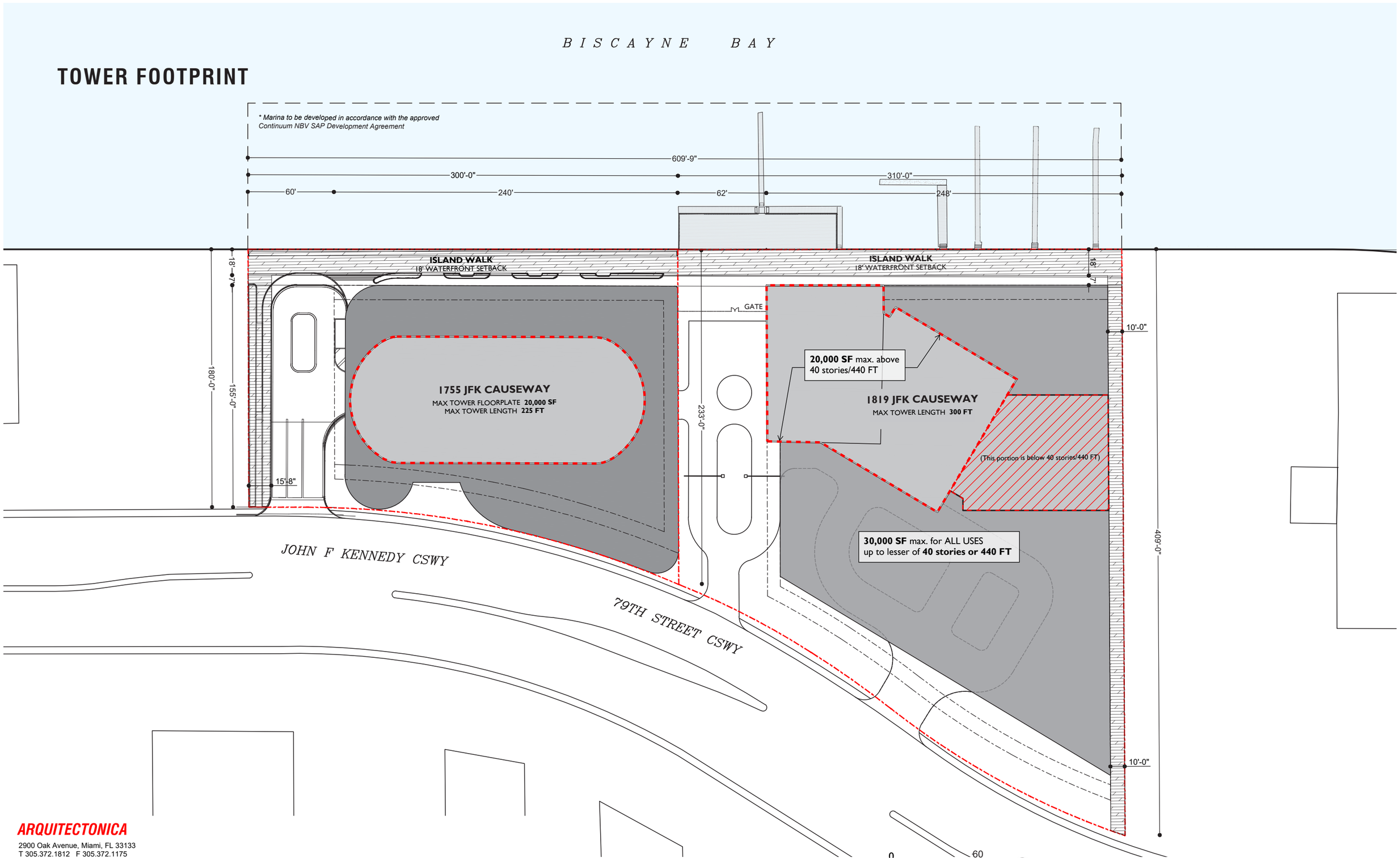
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04.22.2025

0 60
SCALE: 1" = 60'

TOWER FOOTPRINT



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04.22.2025

0 60

SCALE: 1" = 60'


Legend
Zoning
CG - General Commercial
RS-1 - Single Family Residential
RS-2 - Single Family Residential
RM-40 - Multiple Family Residential
RM-70 - Multiple Family Residential
South Kennedy Special Area Plan
Sunbeam Special Area Plan
Continuum Waterfront District
T6-24 - Urban Core Zone
T6-24 MU - Urban Core Zone
T6-30 - Urban Core Zone
Water
North Bay Village Limits
79 ST - JFK CAUSEWAY
PIRATES ALLEY
N TREASURE DR
S TREASURE DR
GALLEON ST
ADVENTURE AVE
HISPANIOLA AVE
JAY TERR
BAY TER
BAY VIEW DR
TREASURE DR

NORTH BAY VILLAGE, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name:	1755 Kennedy Causeway
Location:	1755 John F. Kennedy Cswy., North Bay Village, FL 33141
Address:	1755 John F. Kennedy Cswy., North Bay Village, FL 33141
General Project Description:	Redevelopment of existing surface parking lot to a multi-story mixed-use building including 236 apartment units, 10,998 SF of full-service restaurant space and 634 SF of take-out restaurant.
Site Square Feet / Acreage:	60,900 SF / 1.40 acres

The following information and analysis are intended to satisfy the requirements set forth in Sections 5.18 – 5.20 of the Unified Land Development Code of North Bay Village, Florida, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each development.

§ 5.20.A Potable Water –

1. Minimum design flow: 110 gallons per day (GPD) per capita:

   The following projected total potable water demand was calculated using land uses, square footage and/or number of units from the proposed development program, and demand rates from the Miami-Dade Water and Sewer Department's (MDWASD) "Schedule of Daily Rated Gallonage for Various Occupancy":

Type of Land Use	Qty.	Unit	Demand Rate per Unit (GPD)	Projected Flow Demand (GPD)
Apartment	236	Units	135 GPD/unit	31,860 GPD
Restaurant Full Service	10,998	SF	100 GPD/100 SF	10,998 GPD
Restaurant Take-Out	634	SF	100 GPD/100 SF	634 GPD
			Total Projected Demand (GPD)	43,492 GPD
			Total Projected Demand (MGD)	.043 MGD

   The total population for the Project is based on a per-capita demand of 100 gallons-per-day (GPD) from Chapter 11.243 of "Recommended Standards for Wastewater Facilities" ("Ten States Standards"), which results in a total population of 430. Applying the minimum required design flow from §5.20.A results in a total projected gallonage of 47,300 GPD, or .047 MGD. The table below shows the current permitted capacity of the MDWASD Water Treatment Plant serving the Project, along with actual consumption rates in MGD. Adding the projected demands to the actual consumption results in a projected consumption of 153.69 MGD, which is well within the permitted capacity of the plant.

Plant	Permit No.	Expiration Date	Current Annual Avg. Capacity (MGD)	Annual Avg. Incl. Project (MGD)	Permitted Capacity (MGD)	Remaining Capacity (MGD)	Remaining Capacity (%)
Hialeah-Preston	PWO-00001	-	153.64	153.69	225	71.31	31.7%

2. Pressure: To meet the minimum flow/pressure required for fire suppression as stipulated in Section 2-103.21. - Required Fire Flow; Consumption of the Miami-Dade County Code of Ordinances:

   A fire hydrant flow test performed by Miami-Dade Fire and Rescue (issued 2/4/2024) is included in Appendix A.

§ 5.20.B Wastewater - Minimum design flow of 110 gallons per day (GPD) per capita:

The following calculations of projected total wastewater flows and total population are the same as that calculated for potable water in §5.20.A.1 above. Applying the minimum required design flow of 110 GPD from §5.20.B to a population of 430 results in a total projected gallonage of 47,300 GPD, or 0.0478 MGD. The table below shows the current permitted capacity of the MDWASD Wastewater Treatment Plant serving the Project, along with actual flow rates in MGD. Adding the projected demands to the actual consumption results in a projected consumption of 110.55 MGD, which is well within the permitted capacity of the plant.

Plant	FDEP Permit No.	Expiration Date	Current Annual Avg. Influent Flows (MGD)	Annual Avg. Incl. Project (MGD)	Permitted Capacity (MGD)	Remaining Capacity (MGD)	Remaining Capacity (%)
Central District	FL0024805	12/31/2025	110.50	110.55	143	32.45	22.7%

Wastewater flows from the Project will be collected by an existing 12-inch diameter gravity sanitary sewer main flowing west along John F. Kennedy Causeway and conveyed south along Hispanola Avenue via a system of existing 8-inch to 15-inch diameter gravity sewer mains to the existing Hispanola Pump Station (No. 23-0003), which then lifts the flow into an existing 18-inch diameter gravity sewer main that conveys it to the existing Galleon Street (Main) pump station (No. 23-0001). The Main Pump Station then pumps into an existing 16-inch diameter sewage force main that conveys the flow north and west to Miami-Dade Water and Sewer Lift Station No. 2 (No. 30-0001).

The North Bay Village Hispanola Pump Station (No. 23-0003) is in “OK” condition per Miami-Dade County DERM. Average daily operating hours for the station are projected to be 8.20 hr./day, which is below the 10 hr./day operating rate usually flagged by Miami-Dade for further observation. The project rate was determined using Miami-Dade’s online Pump Station Capacity Estimator (Refer to Appendix B).

§ 5.20.C Transportation System –

Please refer to the updated traffic study prepared by Kimley-Horn and Associates dated January 31, 2025.

Please also refer to the North Bay Village established minimum LOS accepted for collector roadways:

Type of Facility	Minimum Peak Hour Level of Service
Collector Roadways	D

§ 5.20.D Drainage System –

The Project shall have the capacity to retain the total runoff from a design storm event of five-year frequency, including retention or detention with filtration of the first inch of runoff. Based upon the stormwater management calculations for the Project included in Appendix C, eight (8) stormwater gravity injection wells with minimum specific drawdown capacities of 250 GPM/ft-head are proposed, which will be sufficient to retain the total storm runoff volume from a design storm event of 25-year frequency and 72-hour duration with a safety factor of 2. This exceeds the Village criteria of a 5-year frequency storm.

§ 5.20.E Solid Waste – Required level of service of four pounds per capita per day.

Based on the Project population of 430 calculated in Section 5.20.A above and the solid waste section of North Bay Village's Comprehensive Plan (4 pounds of solid waste/ day), the project is expected to produce approximately 1720 lbs/day. It is anticipated that the Miami-Dade County landfill servicing North Bay Village will have the capacity required to handle the Project's solid waste.

APPENDIX A

FIRE FLOW TEST RESULTS

Hydrant Flow Test Report

Hydrant Information			
Hydrant ID:	MDFR440	Agency Hydrant ID:	
Repair Owner:	NBV	Station:	27
Location:	1725 79TH STREET CSWY		

Flow Test Information			
Flow Test Date:	02/01/2024 14:24:00	Flow Status:	COMPLETE
Test By:	E326996	Pitot 1:	17
Static Pressure:	53	Pitot 2:	16
Residual Pressure:	48	Pitot 3:	
Hydrant Flow:	1211.97		
Available Flow @ 20 PSIG:	3357.72		
Sprinkler Static Pressure:	48		
Sprinkler Residual Pressure:	43		
Sprinkler Flow:	1136.97		
Comments:			

Map



Requestor Information

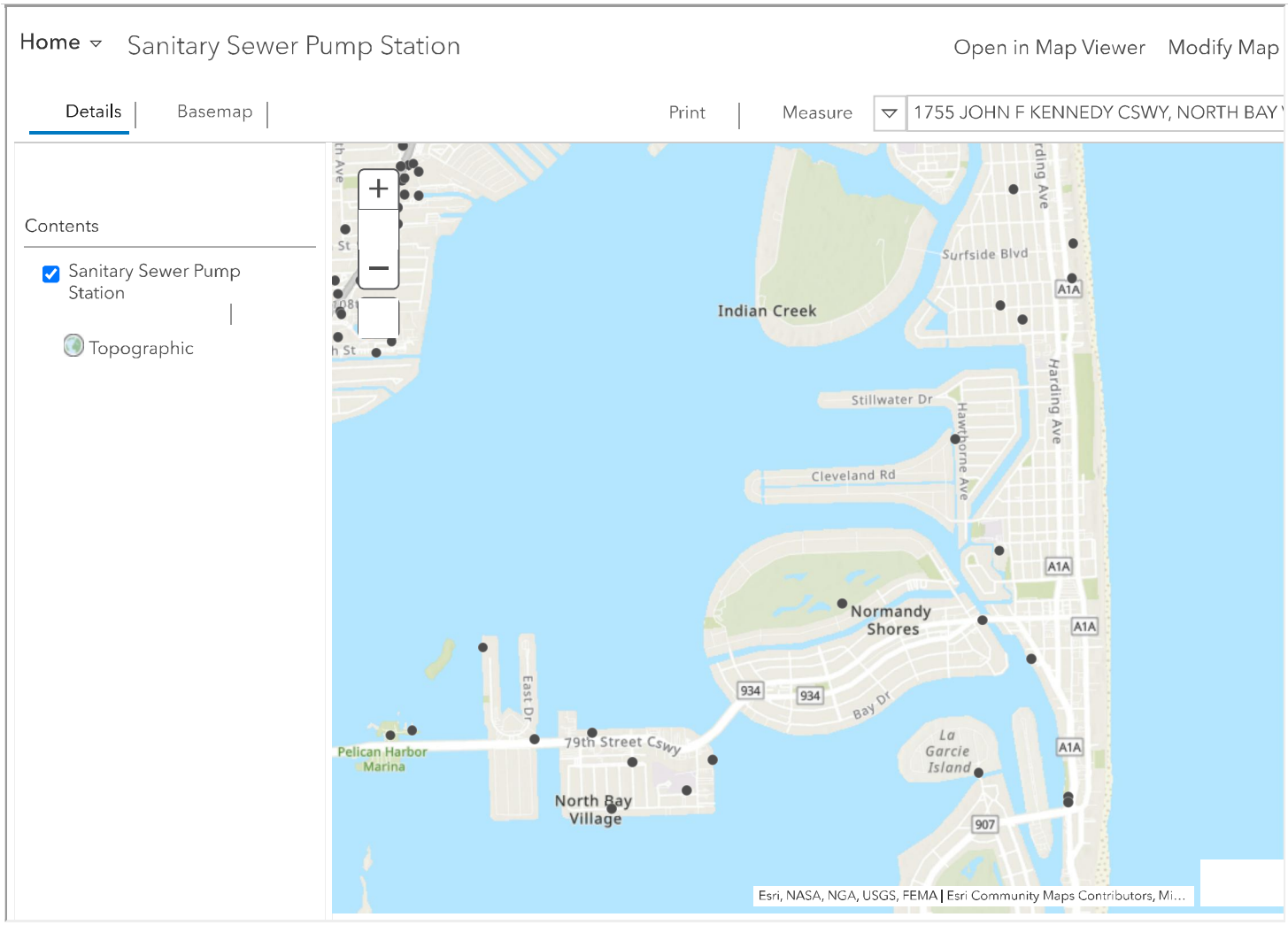
Date Requested:	02/01/2024 14:24:49
Requested By:	FIRE DEPT
Project Name:	
Application #:	

APPENDIX B

MIAMI DADE COUNTY

PUMP STATION CAPACITY ESTIMATOR

Pump Station Capacity Estimator



This Is Not An Official Document
2/11/2025 2:48 PM - Version i2.20

Calculations are based on the criteria stipulated in Section 24-42.3, Miami-Dade Code, and Federal Consent Decree (Case: No. 1:12-cv-24400-FAM)

Please be aware that the information obtained with this Application is for general information only, and it is only correct as of the time and date in which the search was executed. Consequently, the information obtained with this application DOES NOT CONSTITUTE AN OFFICIAL DEPARTMENTAL DETERMINATION or APPROVAL for your project. For any additional information about the **Pump Station Capacity Estimator** application, please refer to the Application Guidelines or contact the **RER–DERM Wastewater Permitting Section** at 305-372-6600 or via email at PSO@miamidade.gov

* Required fields

Search Criteria	
Sanitary Sewer Utility *	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number *	0003
Proposed Projected Flow (GPD) *	43492 GPD *(Only numbers are allowed)*
Project will require, or is part of, a Sewer Extension *	Yes
Submit Clear	

Pump Station Capacity Estimator Result
→ UNCONDITIONAL ALLOCATION ALLOWED ←

Search Criteria Detailed Result	
Sanitary Sewer Utility	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number	0003
Proposed Projected Flow (GPD)	43,492 GPD
Project will require, or is part of, a Sewer Extension	Yes

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	23	0003	OK	7.46	0.74	8.20
↓	30	0001	OK	5.88	0.01	5.89
↓↓	30	CD	–	–	–	–

Treatment Plant Codes

CD	Central District Treatment Plant
ND	North District Treatment Plant
SD	South District Treatment Plant
TP	Homestead Treatment Plant
AV	Americana Village

Pump Station Acronyms

GDP	Gallons Per Day
HAMA	High Annual Monthly Average
NAPOT	Nominal Avg. Pump Operating Time

Moratorium Codes

AC	Approved And Corrected
AH	Approved And Corrected - HAMA Limited
AM	Absolute Moratorium - NAPOT Above 10. Plan Submitted
CH	Conditional Moratorium - HAMA Limited
CM	Conditional Moratorium
CN	Conditional Moratorium - New Collection System
DE	Decommissioned - Removed
FH	No Allocations - Last Mart > 10 Hrs. HAMA Limited
FN	No Allocations - Last Mart > 10 Hrs.
IM	Initial Moratorium
IN	Incomplete - Information Missing
OH	OK - HAMA Limited
OK	OK
RM	Restricted Moratorium
TH	No Allocations - Due To High Hours With HAMA
TM	Temporary Moratorium

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LANGAN

Development Impact Analysis Report

1221 Brickell Avenue, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201

North Bay Village, Florida
Development Impact Analysis Report

Project Name:	1819 JFK Causeway
Address:	1819 John F. Kennedy Causeway, North Bay Village, FL 33141
Project Description:	Proposed development of a mixed-use building with 311 apartments units, 250 hotel rooms, 11,449 square-feet of restaurant space and 58,551 square-feet of commercial space.
Site Area:	100,564 SF / 2.31 AC

This analysis was conducted in accordance with Sections 5.20 and 5.22 of the Unified Land Development Code of North Bay Village, which outlines the Level of Service (LOS) standards and requirements set forth in the adopted Comprehensive Plan. The purpose of the provided information is to ensure compliance to these LOS standards and demonstrate that sufficient capacity exists for the proposed project.

§5.22.A. Potable water

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

1. *Minimum design flow: 110 gallons per day (GPD) per capita*

The projected water demand calculations are based on the proposed development's land uses, square footage, and number of units, using the demand rates provided by the Miami-Dade Water and Sewer Department's (MDWASD) "Schedule of Daily Rated Gallonage for Various Occupancies".

Proposed Use	Loading Unit	Loading/Use		Average Daily Flow (GPD)
Apartment	311	135	GPD/UNIT	41,985
Hotel	250	115	GPD/Room	28,750
Full Service Restaurant	11,449	100	GPD/100 SF	11,449
Commercial	58,551	10	GPD/100 SF	5,855
		Total (GPD)		**88,039**
		Total (MGD)		**0.088**

As outlined in Chapter 11.243 of the Recommended Standards for Wastewater Facilities (Ten State Standards), the total population for this project is based on a per capita demand of 100 gallons per day (GPD), which results in a population of 880 for the site. Using the minimum required design flow from §5.22.A, the total projected flow is calculated to be 96,843 GPD, or 0.097 MGD.

The permitted capacity of the receiving MDWASD Water Treatment plant, along with the actual consumption rates in MGD is outlined in the table below. Based on readily available information, the Hialeah-Preston Water Treatment Plant should have enough capacity to receive flows from the project.

Plant	FDEP Permit No.	Expiration Date	Current Annual Avg. Influent Flows (MGD)	Annual Avg including Project Flows (MGD)	Permitted Capacity (MGD)	Remaining Capacity (MGD)	Remaining Capacity %
Hialeah-Preston	PWO-0001	11/30/22	135.36	135.46	225	89.5	40%

2. *Pressure: To meet Miami- Dade County Fire flow ordinance.*

A fire hydrant flow test was performed by Miami Dade County Fire Rescue on 08/26/2022. Refer to **Appendix B.**

§5.22.B. Wastewater

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

1. *Minimum design flow: 110 gallons per day (GPD) per capita*

The projected wastewater flows and population are consistent with those determined for potable water in §5.22.A.1. above. The permitted capacity of the receiving MDWASD Wastewater Treatment plant, along with the actual consumption rates in MGD is outlined in the table below. Based on readily available information, the Central District Wastewater Treatment Plant should have sufficient capacity to received flows from the project.

Plant	FDEP Permit No.	Expiration Date	Current Annual Avg. Influent Flows (MGD)	Annual Avg including Project Flows (MGD)	Permitted Capacity (MGD)	Remaining Capacity (MGD)	Remaining Capacity %
Central District	FL0024805	12/31/2025	117.16	117.26	143	25.74	18%

Wastewater from the project will be conveyed to the Hispanola Pump Station (PS 23-0003) via an existing 10-inch sanitary sewer main running west along John F. Kennedy Causeway and an existing 15-inch sanitary sewer main running south on Hispanola Avenue. Flows from PS 23-0003 are then conveyed to the Galleon Street (Main) Pump Station No. 23-0001 through an existing 18-inch gravity sanitary sewer main. PS 23-0001 pumps into an existing 16-inch sewer force main to the Miami-Dade Water and Sewer Lift Station PS 23-0002.

The receiving pump station for the project is the Hispanola Pump Station No. 23-0003. Using Miami-Dade's Pump Station Capacity Estimator, the nominal average pumping operating time (NAPOT) of PS 23-0003 is currently 7.28 hr/day. The projected average daily flow for the project increases the operating time of the pump station to 8.77 hr/day, which is above the 8 hr/day threshold where DERM would require further monitoring of the pump station. Therefore, additional analysis is required from Miami-Dade DERM to determine if the pump station will have sufficient capacity for the project.

The capacity of the downstream receiving pump stations was also analyzed using the County's Pump Station Capacity Estimator. The NAPOT of Galleon Street Pump Station (PS 23-0001) is currently 3.12 hr/day. The projected average daily flow for the project increases the NAPOT of PS 23-0001 to 3.59 hr/day, which is below the 8 hr/day threshold and therefore has capacity to receive the additional flows from the project. The further downstream receiving Pump Station PS 23-0002 is currently in a temporary moratorium and has a NAPOT of 4.42 hr/day. The Pump Station would have capacity to serve the project if the moratorium is lifted, as the proposed NAPOT with the projected average daily flow is 5.45 hr/day. It is our understanding that the city is expecting the moratorium to be lifted as the latest testing results were favorable, but the final decision would be up to DERM. Refer to **Appendix B** for Pump Station Capacity Estimator.

§5.22.C. Transportation System

A Traffic Impact Analysis (TIA) will be submitted by Langan Engineering and Environmental Services and coordinated with FDOT. The TIA will also be submitted to Miami-Dade County Traffic Engineering Department as required. Trip generation calculations and any subsequent trip generation equivalency matrices will be based upon the most recent version of the Institute of Transportation Engineers (ITE) *Trip Generation, Trip Generation Handbook*, and other pertinent sources.

The table below shows the minimum LOS accepted by North Bay Village for different roadway types per the Land Development Code:

Type of Facility	Minimum Peak Hour Level of Service
Arterial Roadways	D
Collector Roadways	D
Limited Access Roadways	D

A preliminary analysis of the capacity of the 79th Street Causeway was performed for three (3) major projects in the Village. The following table summarizes the preliminary analysis indicating excess capacity of the facility.

79th Street Causeway Peak Hour Capacity Analysis	
LOS D Two-Way Capacity [1]	4,850 vph

Current Trips [2]	3,120 vph
Trips from Approved Projects	
1755 79th Street / LGE [3]	121 nph
1850 79th Street / Shoma [3]	141 vph
Trips from Proposed Project	
1819 JFK Continuum	502 vph
Remaining Capacity	966 vph

[1] Source: FDOT 2023 Quality LOS Handbook - C5 Roadway
[2] Source: 2025 Existing Traffic Volume Collected
[3] Source: Approved traffic studies for each project

§5.22.D. Drainage System

No new development shall be approved unless there is sufficient capacity available to sustain a five-year frequency storm event including retention of detention with filtration of the first inch of runoff, as established in the Drainage sub-element of the North Bay Village Comprehensive Plan.

The project will be designed to retain the total runoff from a 5-year storm event using gravity injection wells. In accordance with DERM's water quality criteria, the wells have been sized to provide a 90-second detention time. Nine (9) stormwater gravity injection wells with a minimum specific drawdown capacity of 740 GPM/ft-head are required for the project per the stormwater management calculations included in **Appendix C**. The wells have sufficient capacity to retain the 100-year, 24-hour storm event with a safety factor of 1.50, exceeding the Village's requirement for a five-year frequency storm.

§5.22.E. Solid Waste

No New development shall be approved unless there is sufficient available capacity to sustain a lever of service for solid waste of four (4) pounds per capita per day as established in the Solid Waste sub-element of the North Bay Village Comprehensive Plan.

Based on the project population of 880 calculated in Section 5.22.A.1. above, the projected solid waste production for the Project will be 3,520 lb./day. It is anticipated that the Miami-Dade County landfill servicing North Bay Village will have the capacity required to handle the Project's solid waste.

Appendix:

Appendix A – Hydrant Flow Test
Appendix B – Miami-Dade Pump Station Capacity Estimator
Appendix C – Stormwater Calculations

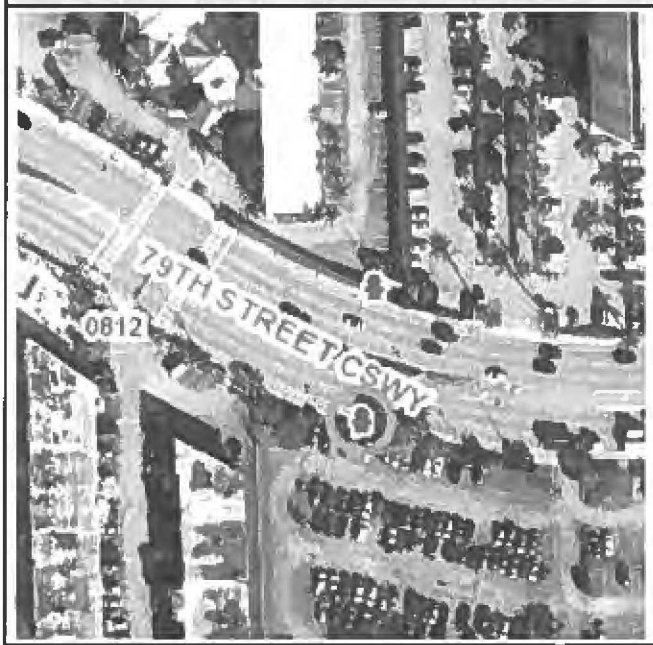
Appendix A

Hydrant Flow Test

Hydrant Flow Test Report

Hydrant Information			
Hydrant ID:	MDFR426	Agency Hydrant ID:	
Repair Owner:	NBV	Station:	27
Location:	1800 79TH STREET CSWY		
Flow Test Information			
Flow Test Date:	08/26/2022 13:47:00	Flow Status:	COMPLETE
Test By:	E205683	Pitot 1:	18
Static Pressure:	50	Pitot 2:	18
Residual Pressure:	47	Pitot 3:	0
Hydrant Flow:	1266		
Available Flow @ 20 PSIG:	4389.7		
Sprinkler Static Pressure:	45		
Sprinkler Residual Pressure:	42		
Sprinkler Flow:	1191		
Comments:	X2022169247		

Map



Requestor Information	
Date Requested:	08/31/2022 13:49:01
Requested By:	FIRE DEPT
Project Name:	NORTH BAY INN
Application #:	

Appendix B

Miami-Dade Pump Station Capacity Estimator

Search Criteria	
Sanitary Sewer Utility *	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number *	0003
Proposed Projected Flow (GPD) *	88039 GPD *(Only numbers are allowed)*
Project will require, or is part of, a Sewer Extension *	No
Submit Clear	

Pump Station Capacity Estimator Result
→ UNCONDITIONAL ALLOCATION ALLOWED ←

Search Criteria Detailed Result	
Sanitary Sewer Utility	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number	0003
Proposed Projected Flow (GPD)	88,039 GPD
Project will require, or is part of, a Sewer Extension	No

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	23	0003	OK	7.28	1.49	8.77
↓	30	0001	OK	5.88	0.02	5.90
↓↓	30	CD	--	--	--	--

Treatment Plant Codes

CD	Central District Treatment Plant
ND	North District Treatment Plant
SD	South District Treatment Plant
TP	Homestead Treatment Plant
AV	Americana Village

Pump Station Acronyms

GDP	Gallons Per Day
HAMA	High Annual Monthly Average
NAPOT	Nominal Avg. Pump Operating Time

Moratorium Codes

AC	Approved And Corrected
AH	Approved And Corrected - HAMA Limited
AM	Absolute Moratorium - NAPOT Above 10. Plan Submitted
CH	Conditional Moratorium - HAMA Limited
CM	Conditional Moratorium
CN	Conditional Moratorium - New Collection System
DE	Decommissioned - Removed
FH	No Allocations - Last Mart > 10 Hrs. HAMA Limited
FN	No Allocations - Last Mart > 10 Hrs.
IM	Initial Moratorium
IN	Incomplete - Information Missing
OH	OK - HAMA Limited
OK	OK
RM	Restricted Moratorium
TH	No Allocations - Due To High Hours With HAMA
TM	Temporary Moratorium

Search Criteria	
Sanitary Sewer Utility *	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number *	0001
Proposed Projected Flow (GPD) *	88039 GPD *(Only numbers are allowed)*
Project will require, or is part of, a Sewer Extension *	No
Submit Clear	

Pump Station Capacity Estimator Result
→ UNCONDITIONAL ALLOCATION ALLOWED ←

Search Criteria Detailed Result	
Sanitary Sewer Utility	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number	0001
Proposed Projected Flow (GPD)	88,039 GPD
Project will require, or is part of, a Sewer Extension	No

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	23	0001	OK	3.12	0.47	3.59
↓	30	0002	OK	6.30	0.05	6.35
↓↓	30	CD	--	--	--	--

Treatment Plant Codes

CD	Central District Treatment Plant
ND	North District Treatment Plant
SD	South District Treatment Plant
TP	Homestead Treatment Plant
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Pump Station Acronyms

GDP	Gallons Per Day
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IN	Incomplete - Information Missing
OH	OK - HAMA Limited
OK	OK
RM	Restricted Moratorium
TH	No Allocations - Due To High Hours With HAMA
TM	Temporary Moratorium

Search Criteria	
Sanitary Sewer Utility *	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number *	0002
Proposed Projected Flow (GPD) *	88039 GPD *(Only numbers are allowed)*
Project will require, or is part of, a Sewer Extension *	No
Submit Clear	

Pump Station Capacity Estimator Result
→ ALLOCATION IS NOT ALLOWED ←

Search Criteria Detailed Result	
Sanitary Sewer Utility	23 - CITY OF NORTH BAY VILLAGE
Pump Station Number	0002
Proposed Projected Flow (GPD)	88,039 GPD
Project will require, or is part of, a Sewer Extension	No

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	23	0002	TM	4.42	1.03	5.45
↓	30	0002	OK	6.30	0.05	6.35
↓↓	30	CD	--	--	--	--

Treatment Plant Codes

CD	Central District Treatment Plant
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SD	South District Treatment Plant
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Pump Station Acronyms

GDP	Gallons Per Day
HAMA	High Annual Monthly Average
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OK	OK
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Appendix C

Stormwater Management Calculations

Stormwater Management Calculations

DRAINAGE WELL CALCULATIONS

PROPOSED CONDITION WEIGHTED C-VALUE 1855 79 STREET CSWY		
Impervious Area (Ac)	Pervious Area (Ac)	Weighted C-Value
C = 0.9	C = 0.3	
2.31	0	**0.9**
Lowest elev.::	7.55 ft-NGVD	

Discharge Rate of Wells(DR) CFS/FT-Head = 740 GPM = 1.65 CFS

PROPOSED CONDITION RUNOFF CALCULATIONS								
Storm Event	Weighted C-Value	Intensity I ("/hr)	Area A (Ac)	Runoff (Q) Q=C*I*A (CFS)	Available Head H (ft)	Safety Factor	Well Discharge Rate with Safety Factor(CFS)	Wells Required
100-YR Storm 1-hr	0.90	14.70	2.31	30.56	3.15	1.50	3.46	8.83

Wells Provided 9

Notes:

1. Discharge Rate (DR) is assumed to be 740 GPM-FT Head Per Well based on other nearby drainage wells.
2. Peak Runoff Rate is the Stormwater Runoff (Q) - Discharge Rate of Existing Wells (DR)*Available Head (H).
3. The available head is the height between the rim of the lowest structures connected to the drainage area network to 1.5-ft above the SHWT (except when rim elevation is >9.5' NGVD (8-ft NAVD); see below).
4. If lowest rim elevation is higher than 9.5 ft NGVD (8-ft NAVD), use 9.5-ft NGVD for calculations. When abutting FDOT roads, use 8 regardless of Datum.

DRAINAGE WELL DETENTION VOLUME CALCULATIONS
PROJECT NO: 300360101

DRAINAGE WELL DETENTION VOLUME CALCULATIONS
PROJECT NO. 300360101

Drainage Area -	DA-1	
Q =	6.95	CFS (From 5 YR 1 HR Storm Event)
Volume =	625.50	CF (Q x 90 secs)
Total Number of Wells within Drainage Area =	9	Wells
Required Volume Per Well=	69.50	CF (Volume/Number of Wells)
2040 October Season High Ground Water Table	2.9	NGVD
Minimum Well Dimensions:		
L =	8	FT
W =	6	FT
Area =	48	SF (L x W)
Lowest Grate Elevation/Rim Elevation =	7.55	FT (NGVD)
Min. Top of Well Casing Elevation =	4.40	FT (NGVD)
Min. Bottom of Well Box Elevation =	2.40	FT (NGVD)
Minimum Height of Well Box for 90 sec. Detention Time		
H =	2.00	FT (Top of Well Casing Elevation - Bottom of Well Box (El.)
Total Detention Volume Below Well Casing =	89.72	CF (Area x H)-casing vol. Okay

CONTINUUM WATERFRONT DISTRICT

STUDY MASSINGS

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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the data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, mep and life safety systems. as these are further refined, the numbers will be adjusted accordingly.



MASSING STUDY
PROPOSED DESIGN



MASSING STUDY
AS OF RIGHT - OPTION 1



MASSING STUDY
AS OF RIGHT - OPTION 2

ARQUITECTONICA
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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MASSING STUDY | DATA TABLE

AS OF RIGHT - OPTION 1				WEST PARCEL TOWERS 1 + 2 FLR	EAST PARCEL TOWERS 3 + 4 FLR
			340'		
Level 30	Units	12'	328'	20,060 sf	33,005 sf
Level 29	Units	10'	318'	20,060 sf	33,005 sf
Level 28	Units	10'	308'	20,060 sf	33,005 sf
Level 27	Units	10'	298'	20,060 sf	33,005 sf
Level 26	Units	10'	288'	20,060 sf	33,005 sf
Level 25	Units	10'	278'	20,060 sf	33,005 sf
Level 24	Units	10'	268'	20,060 sf	33,005 sf
Level 23	Units	10'	258'	20,060 sf	33,005 sf
Level 22	Units	10'	248'	20,060 sf	33,005 sf
Level 21	Units	10'	238'	20,060 sf	33,005 sf
Level 20	Units	12'	226'	20,060 sf	33,005 sf
Level 19	Units	10'	216'	20,060 sf	33,005 sf
Level 18	Units	10'	206'	20,060 sf	33,005 sf
Level 17	Units	10'	196'	20,060 sf	33,005 sf
Level 16	Units	10'	186'	20,060 sf	33,005 sf
Level 15	Units	10'	176'	20,060 sf	33,005 sf
Level 14	Units	10'	166'	20,060 sf	33,005 sf
Level 13	Units	10'	156'	20,060 sf	33,005 sf
Level 12	Units	10'	146'	20,060 sf	33,005 sf
Level 11	Units	10'	136'	20,060 sf	33,005 sf
Level 10	Units	10'	126'	20,060 sf	33,005 sf
Level 9	Units	10'	116'	20,060 sf	33,005 sf
Level 8	Amenities	20'	**96'**	20,060 sf	33,005 sf
Level 7	Parking	16'	80'	41,700 sf	79,035 sf
Level 6	Parking	10'	70'	41,700 sf	79,035 sf
Level 5	Parking	10'	60'	41,700 sf	79,035 sf
Level 4	Parking	10'	50'	41,700 sf	79,035 sf
Level 3	Parking	10'	40'	41,700 sf	79,035 sf
Level 2	Parking	10'	30'	41,700 sf	79,035 sf
Mezzanine		10'	20'	12,510 sf	23,711 sf
Level 1	Ground Floor	20'		29,190 sf	55,325 sf
				FLR	FLR
SUBTOTALS				753,280 sf	1,312,360 sf
TOTAL FLR		**2,065,640 sf**			

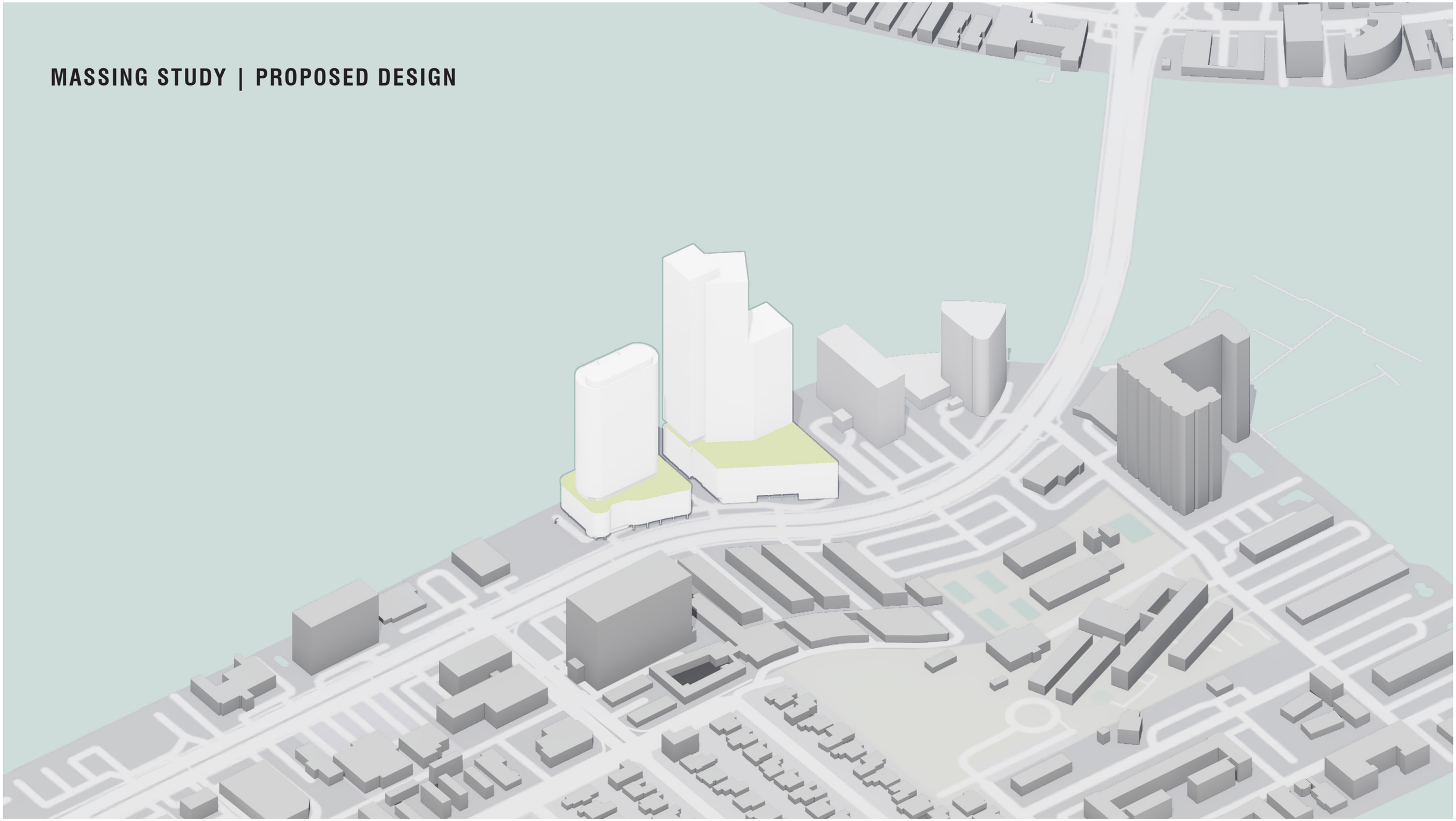
AS OF RIGHT - OPTION 2				TOWER 1 FLR	TOWER 2 FLR	TOWER 3 FLR	TOWER 4 FLR	TOWER 5 FLR	TOWER 6 FLR
			340'						
Level 30	Units	12'	328'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 29	Units	10'	318'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 28	Units	10'	308'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 27	Units	10'	298'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 26	Units	10'	288'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 25	Units	10'	278'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 24	Units	10'	268'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 23	Units	10'	258'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 22	Units	10'	248'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 21	Units	10'	238'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 20	Units	12'	226'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 19	Units	10'	216'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 18	Units	10'	206'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 17	Units	10'	196'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 16	Units	10'	186'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 15	Units	10'	176'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 14	Units	10'	166'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 13	Units	10'	156'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 12	Units	10'	146'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 11	Units	10'	136'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 10	Units	10'	126'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 9	Units	10'	116'	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 8	Amenities	20'	**96'**	7,500 sf	7,500 sf	8,515 sf	7,500 sf	12,000 sf	14,230 sf
Level 7	Parking	16'	80'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Level 6	Parking	10'	70'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Level 5	Parking	10'	60'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Level 4	Parking	10'	50'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Level 3	Parking	10'	40'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Level 2	Parking	10'	30'	10,855 sf	11,700 sf	13,785 sf	17,195 sf	22,330 sf	31,175 sf
Mezzanine		10'	20'	3,257 sf	3,510 sf	4,136 sf	5,159 sf	6,699 sf	9,353 sf
Level 1	Ground Floor	20'		7,599 sf	8,190 sf	9,650 sf	12,037 sf	15,631 sf	21,823 sf
				FLR	FLR	FLR	FLR	FLR	FLR
SUBTOTALS				248,485 sf	254,400 sf	292,340 sf	292,865 sf	432,310 sf	545,515 sf
TOTAL FLR		**2,065,915 sf**							

PROPOSED DESIGN	
PROPOSED LOT AREA	**159,068 sf**
INTENSITY / FLR 13.0 MAX	**2,067,884 sf**

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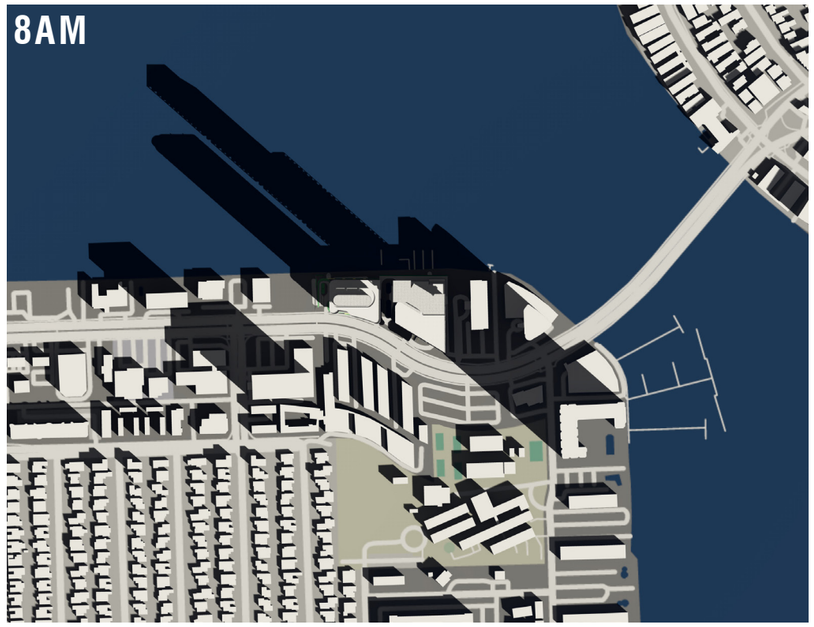
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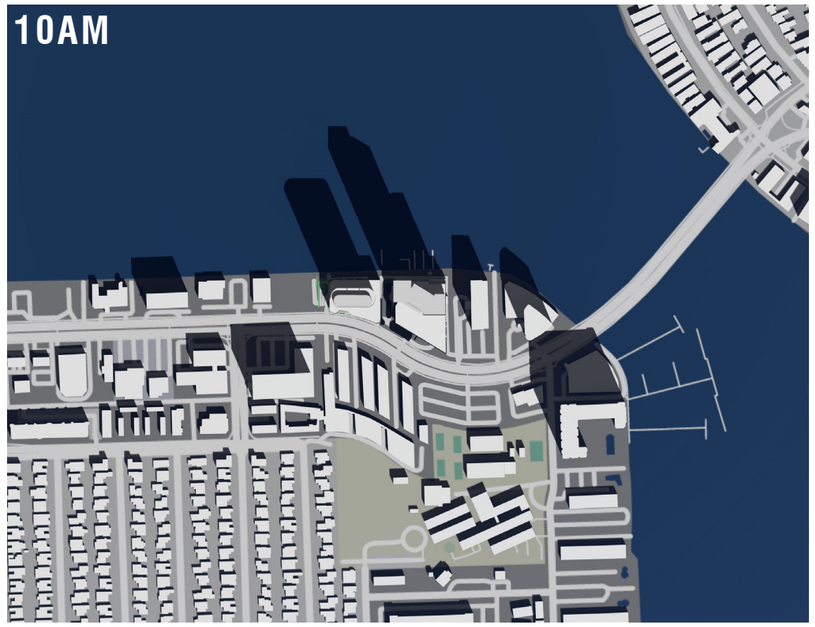


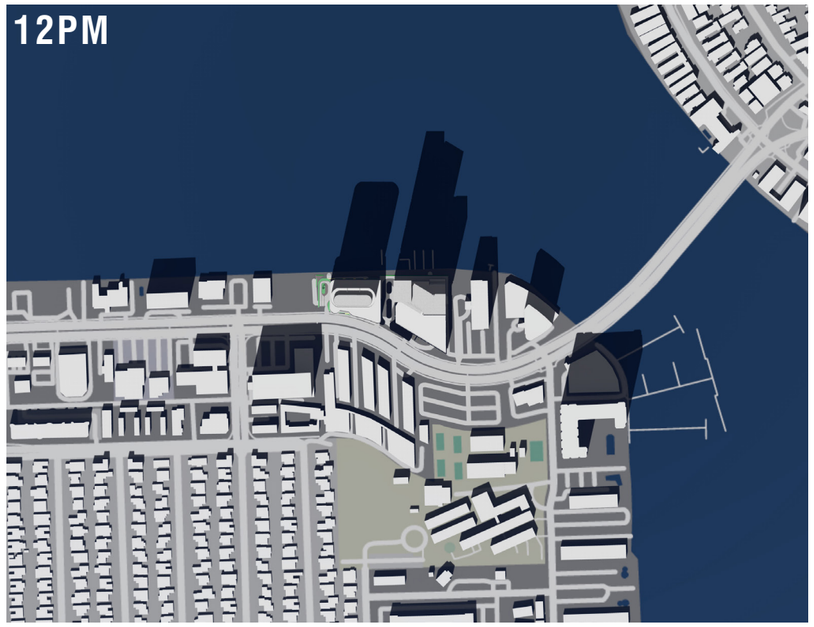
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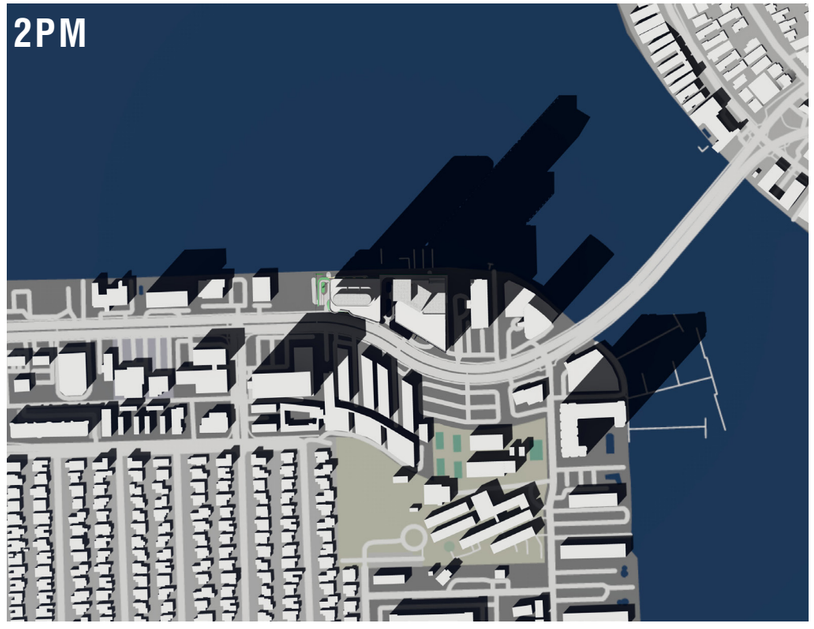
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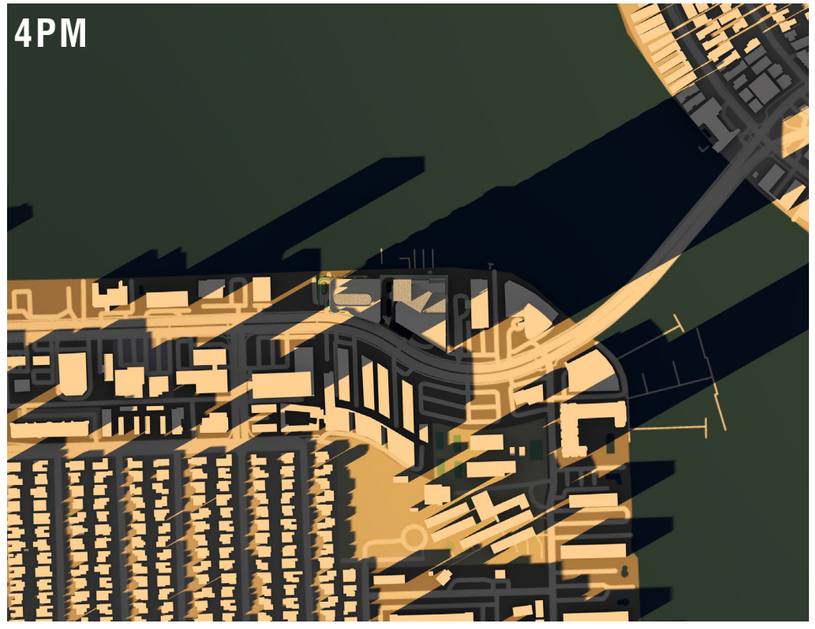
MASSING STUDY | PROPOSED DESIGN | WINTER SUN STUDY













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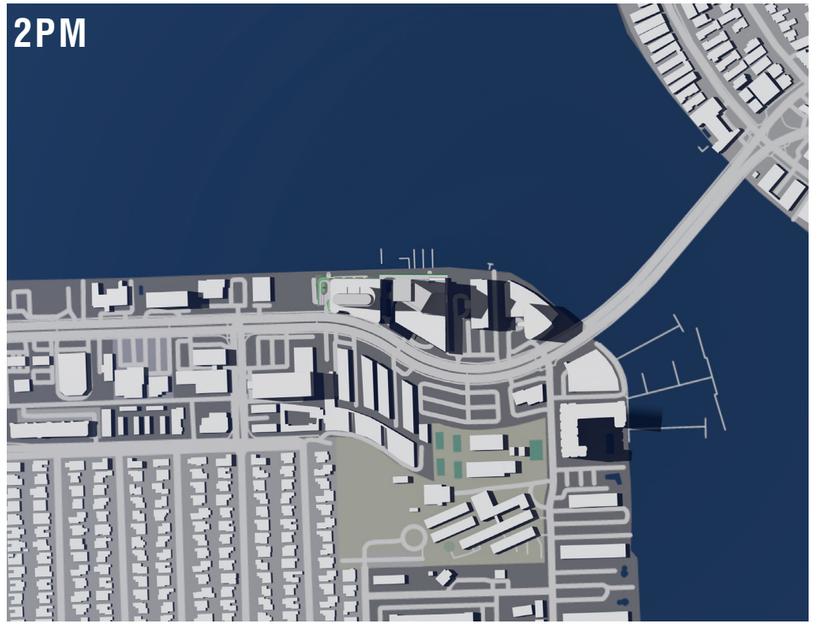
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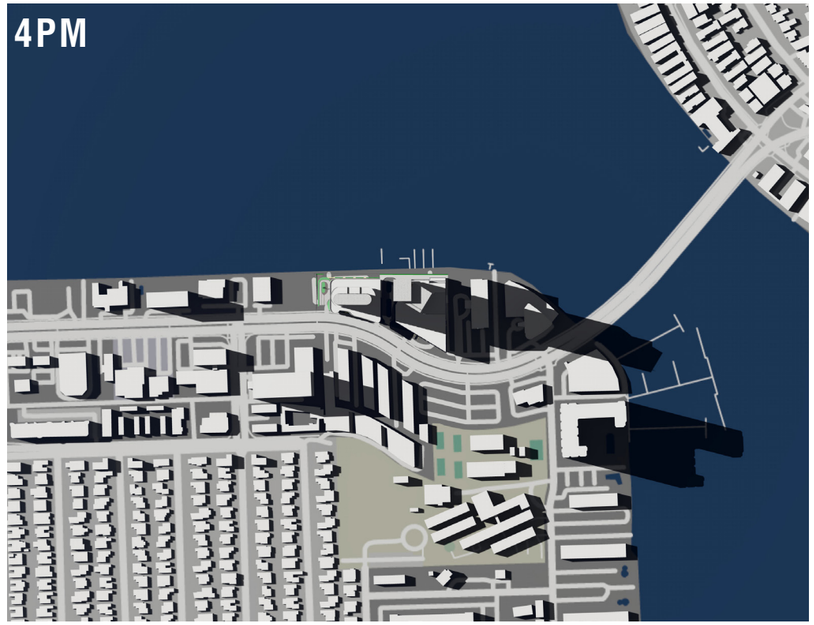
MASSING STUDY | PROPOSED DESIGN | SUMMER SUN STUDY

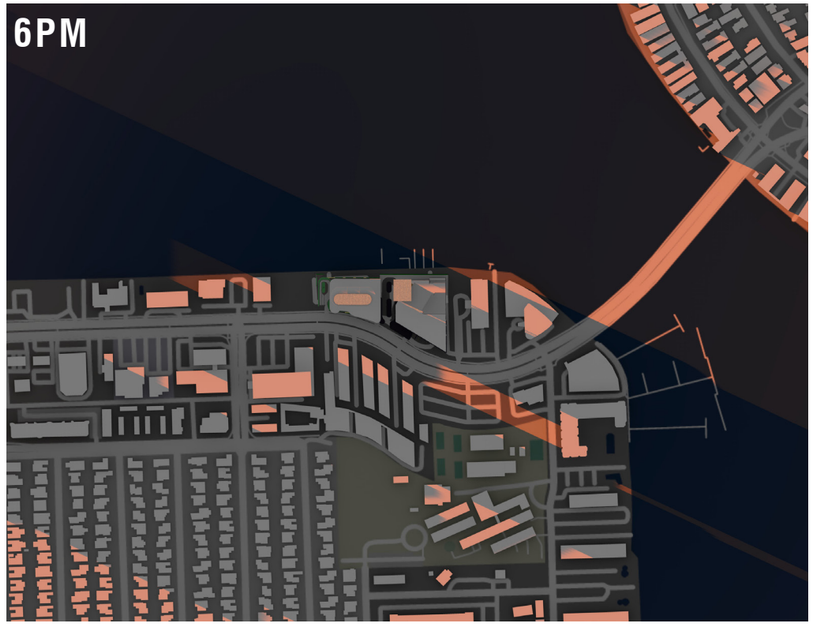










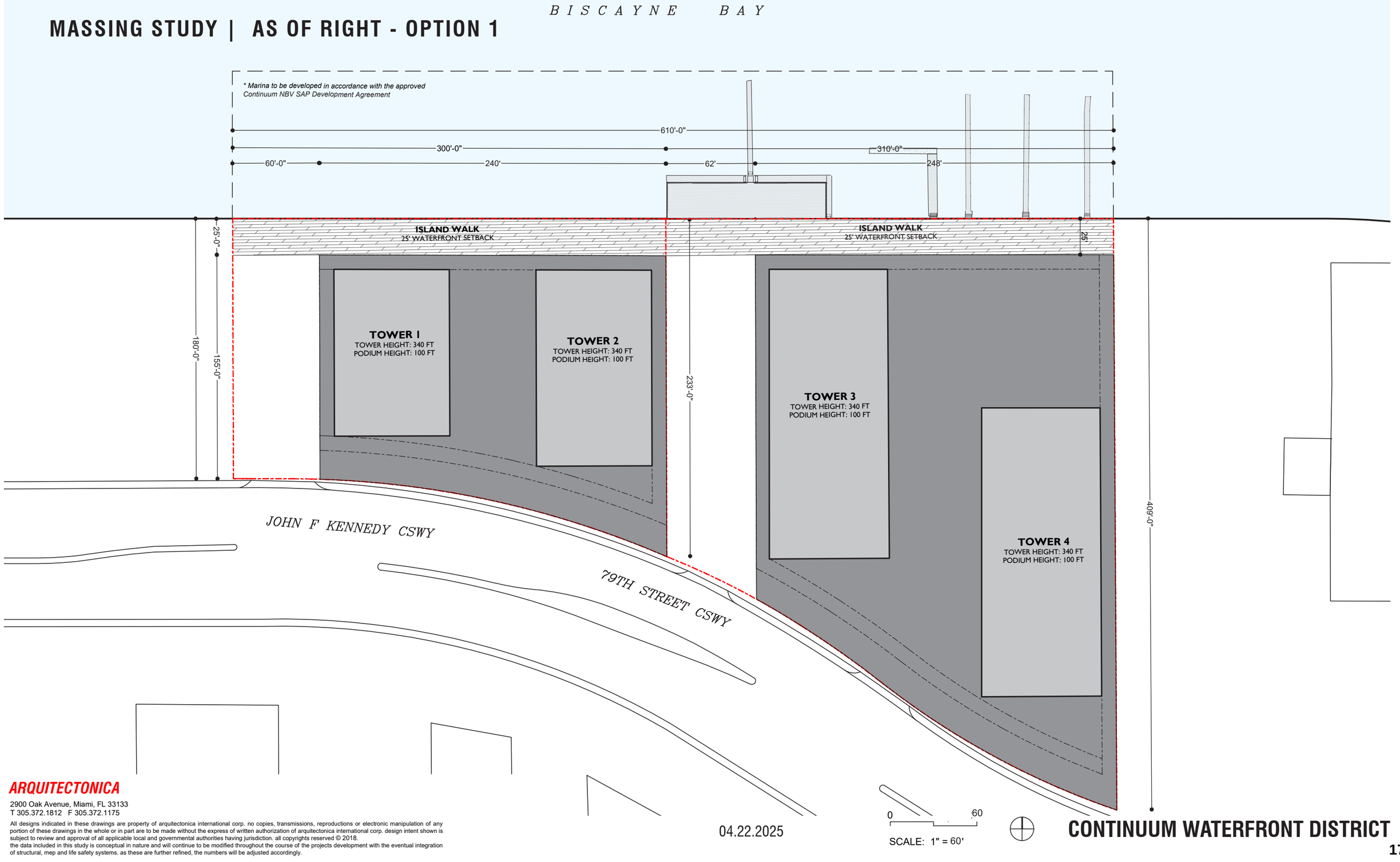


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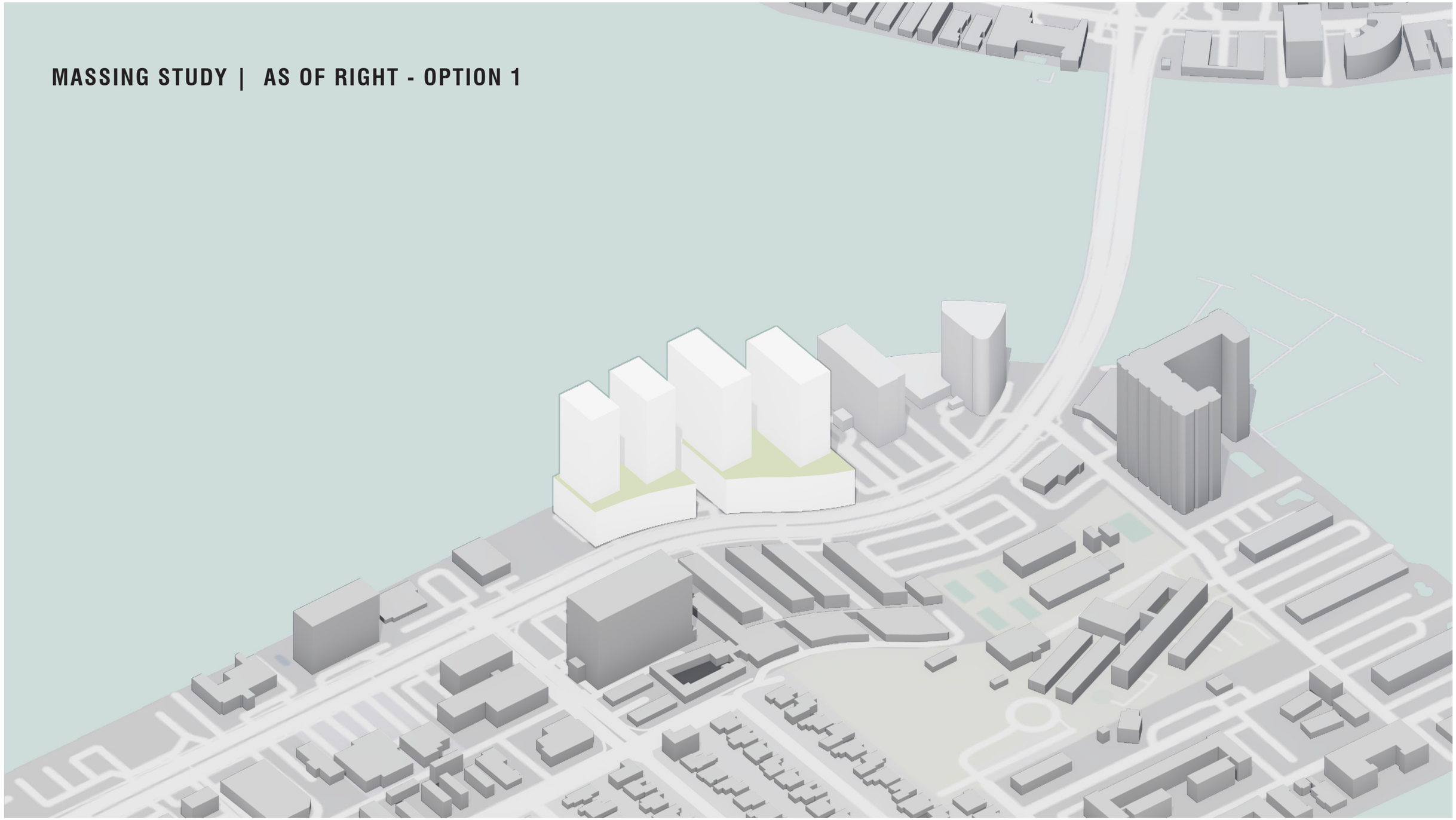


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04.22.2025

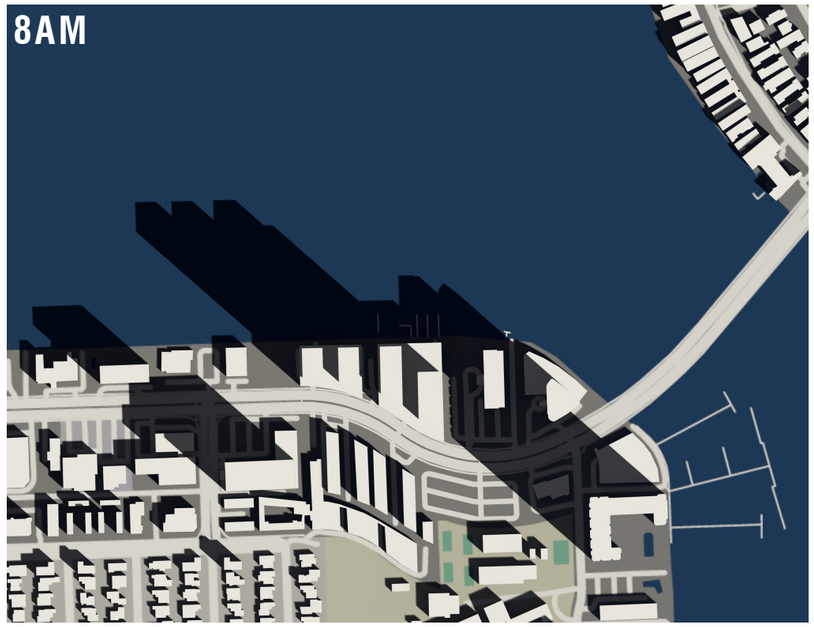
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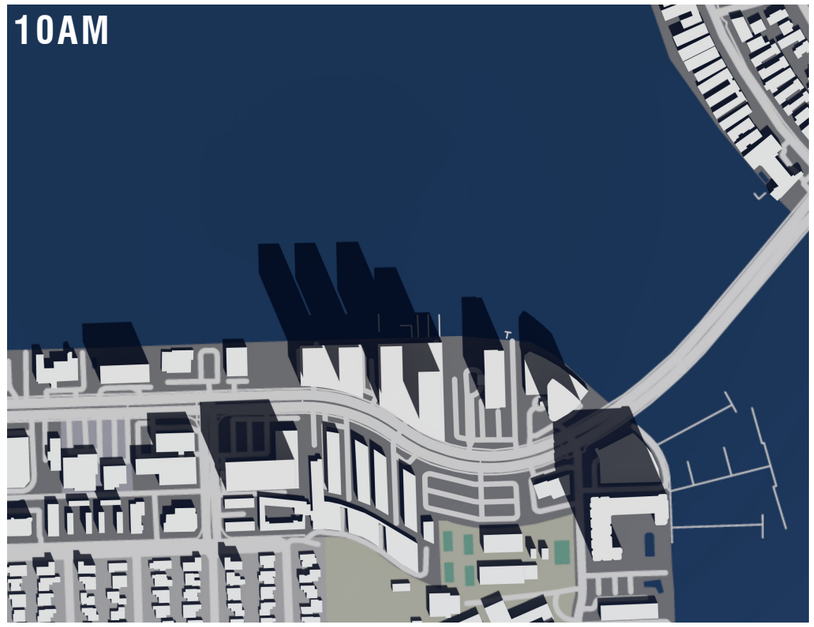


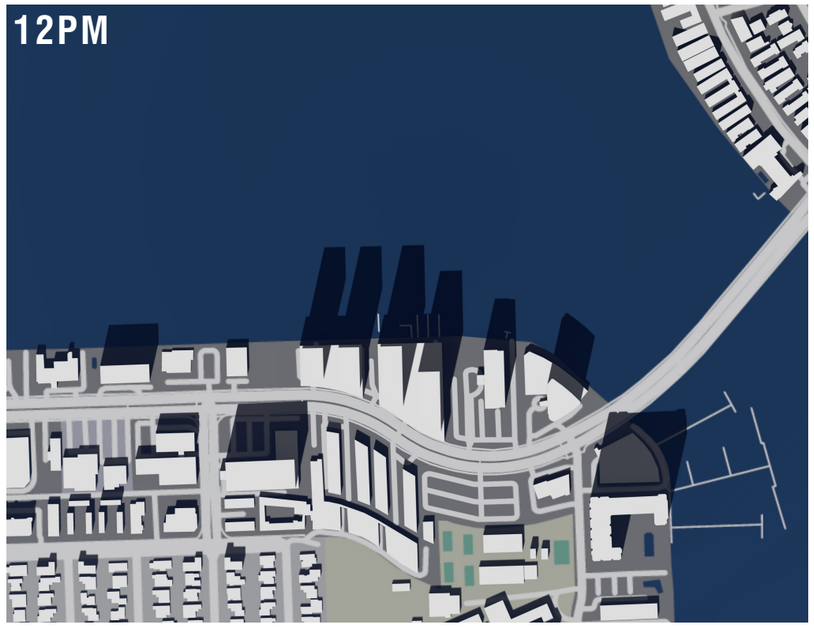
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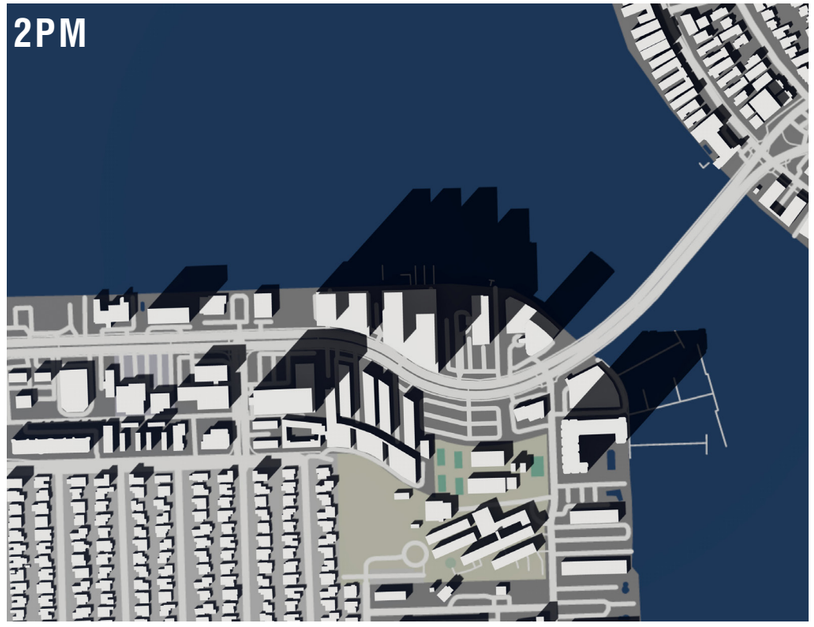
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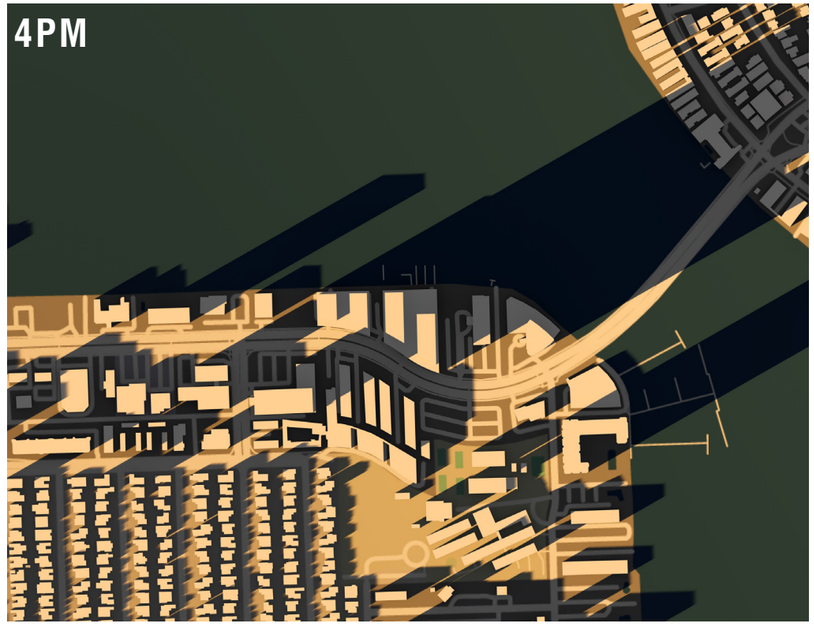
MASSING STUDY | AS OF RIGHT - OPTION 1 | WINTER SUN STUDY











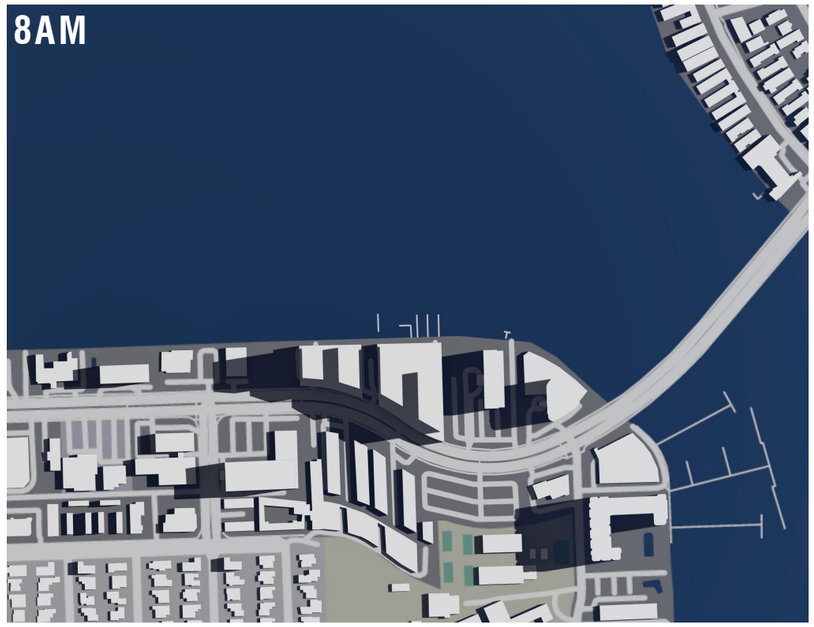


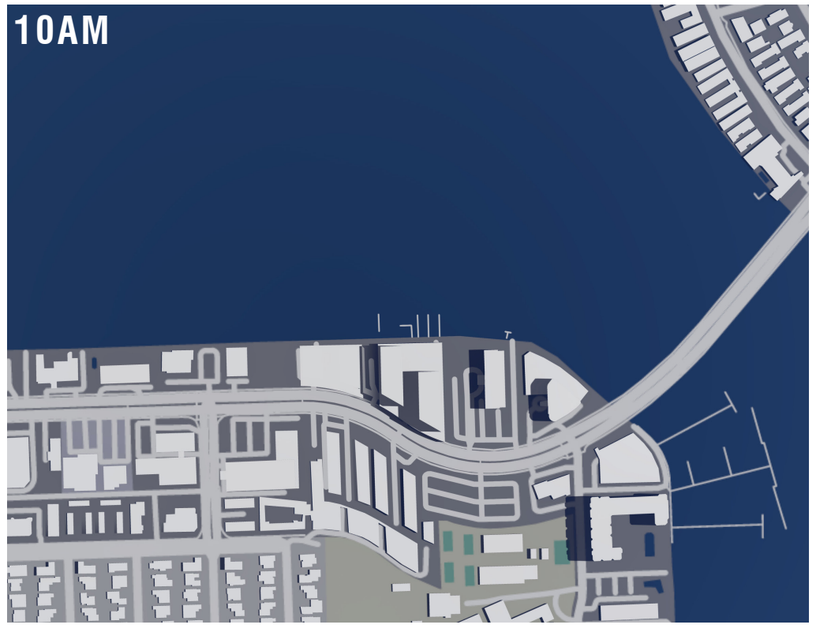
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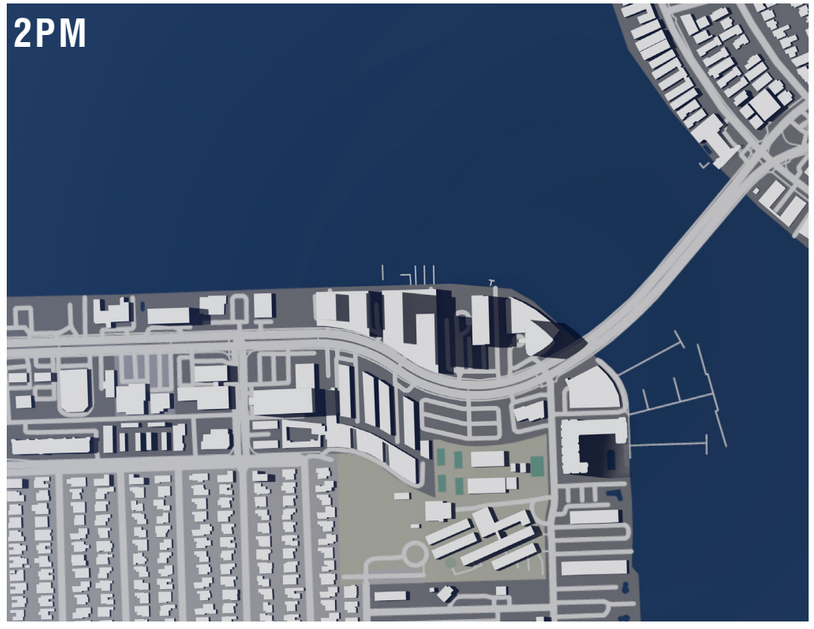
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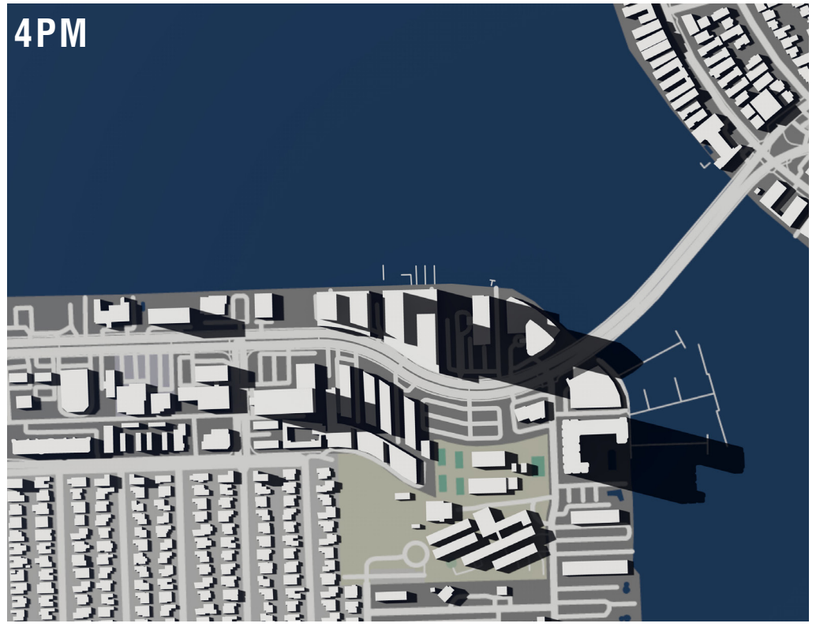
MASSING STUDY | AS OF RIGHT - OPTION 1 | SUMMER SUN STUDY

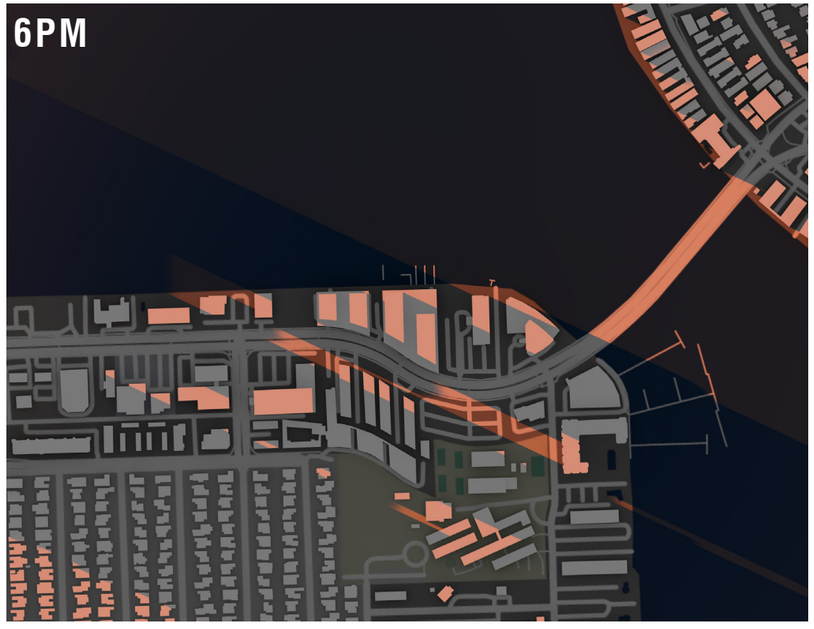








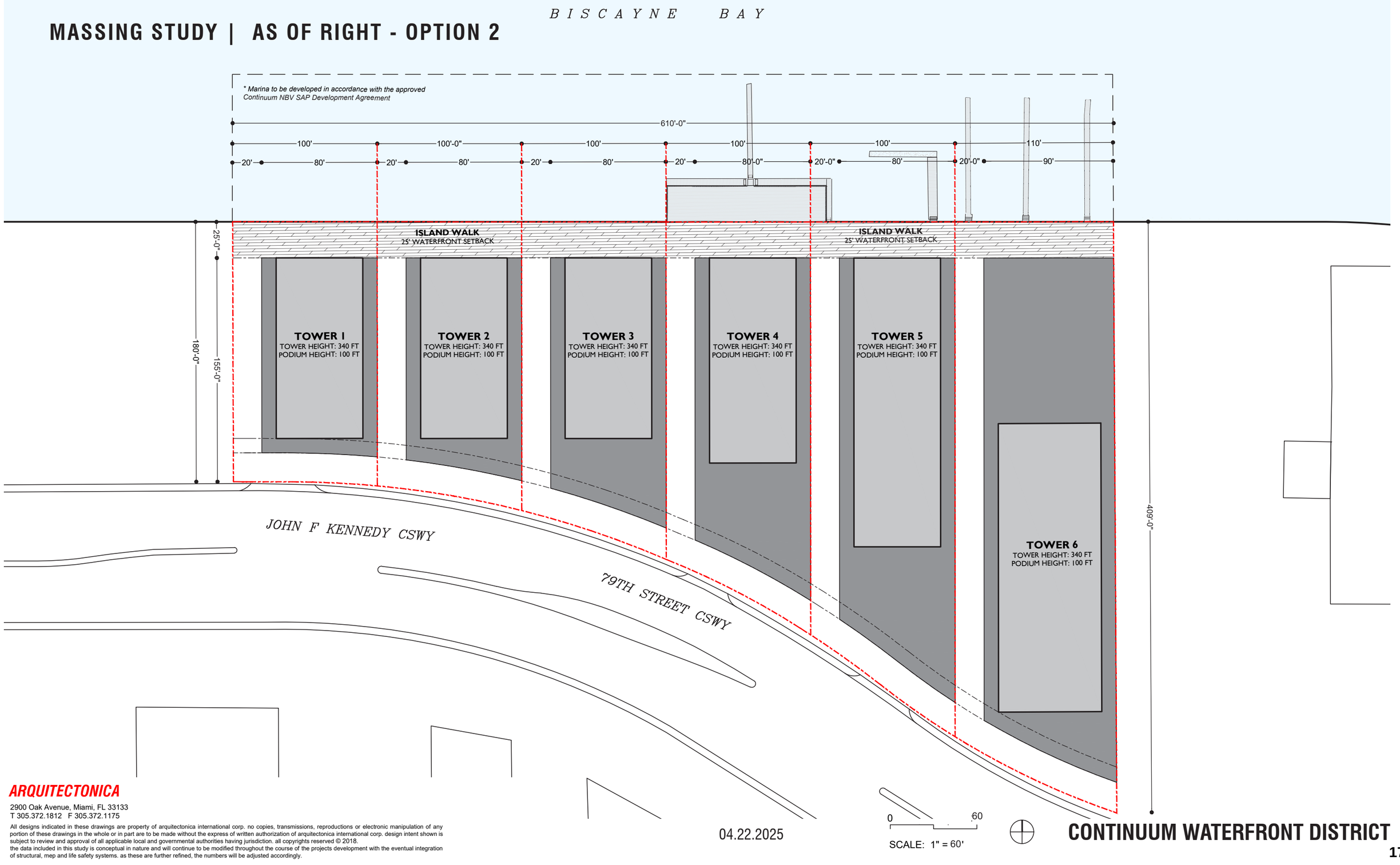




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04.22.2025

0 60

SCALE: 1" = 60'

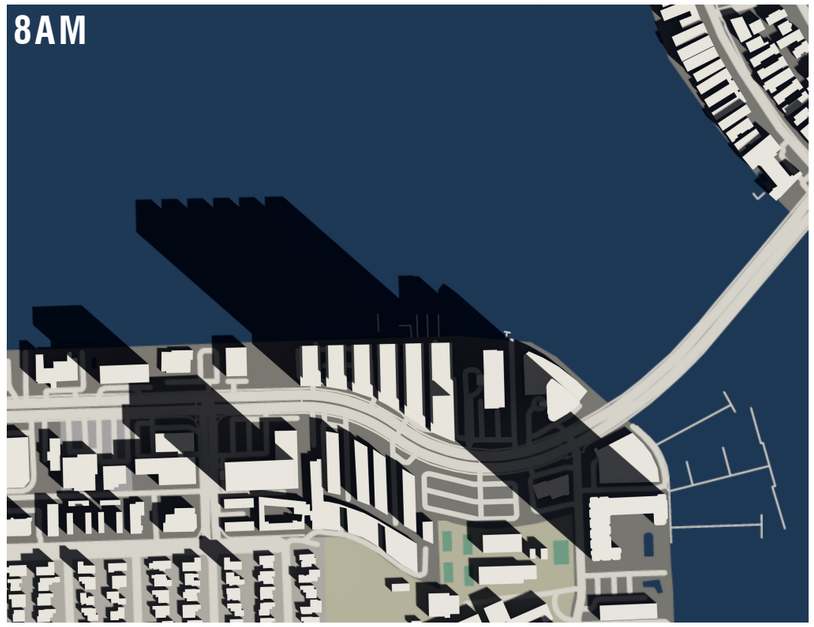
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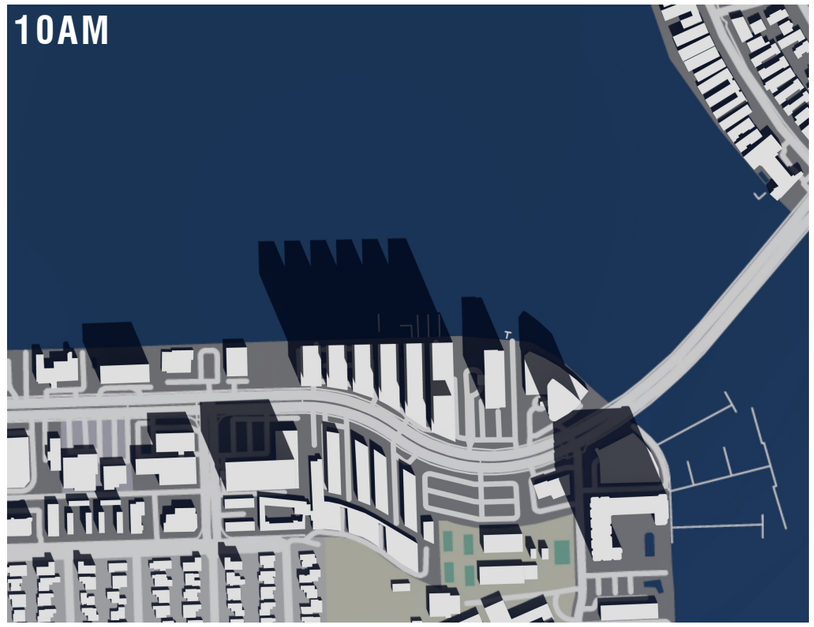


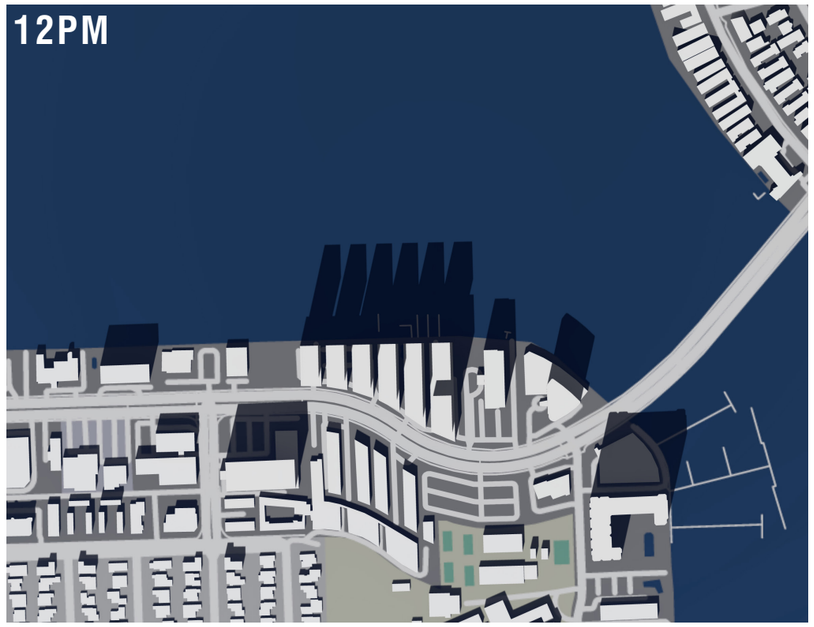
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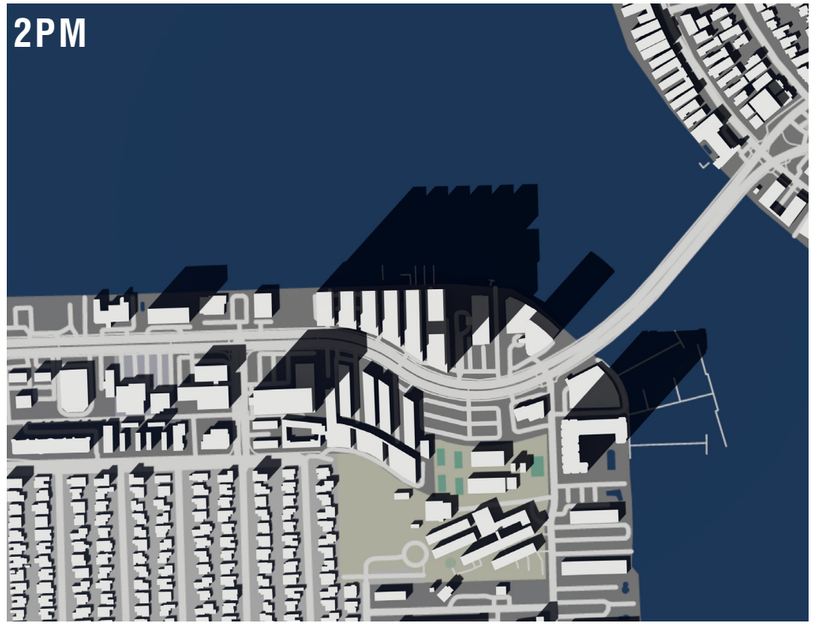
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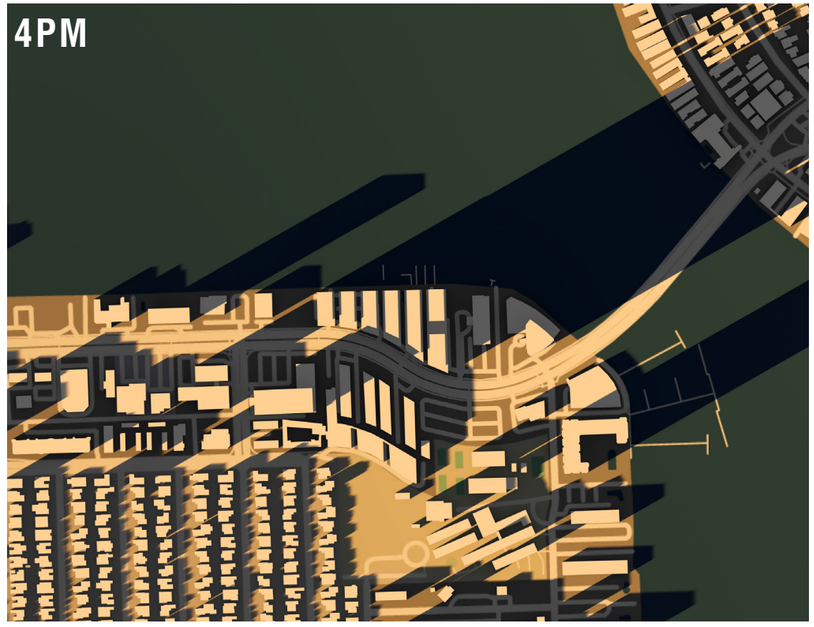
MASSING STUDY | AS OF RIGHT - OPTION 2 | WINTER SUN STUDY









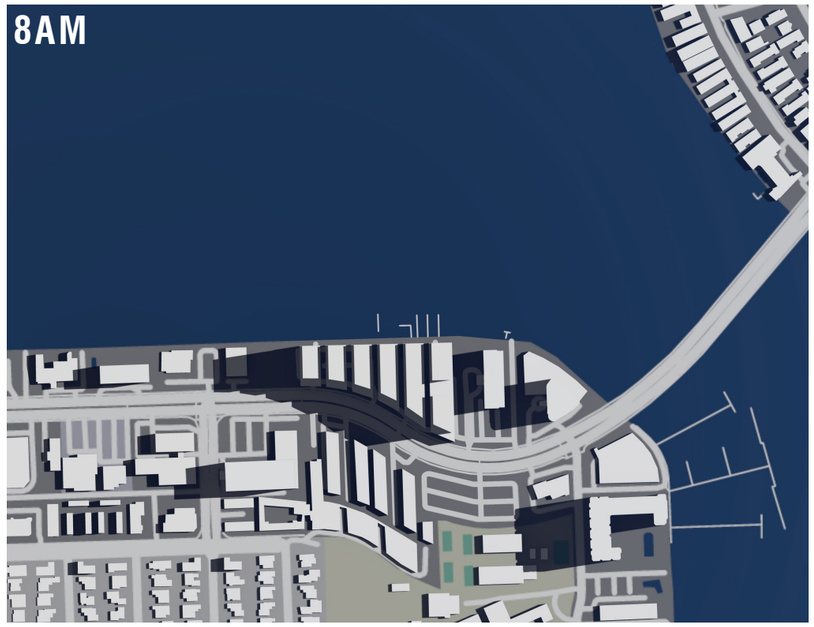


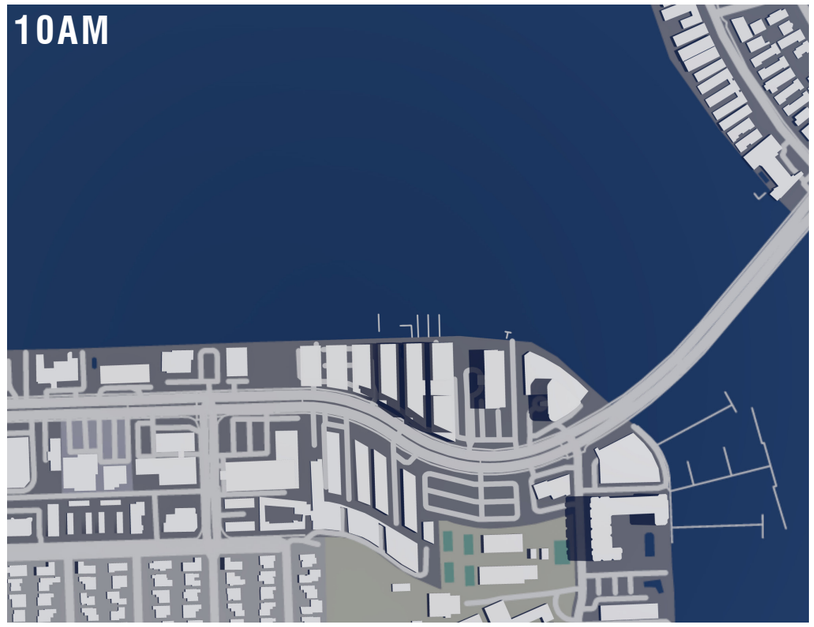


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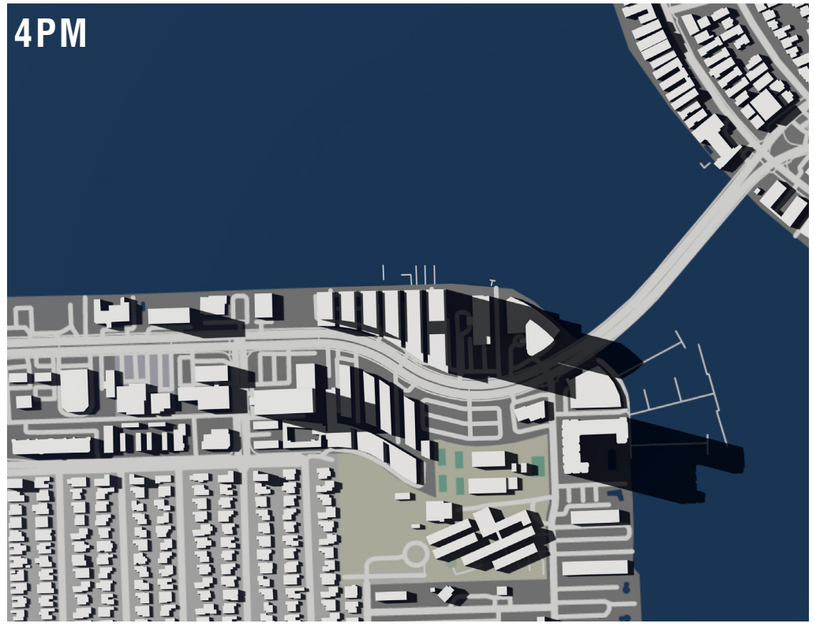
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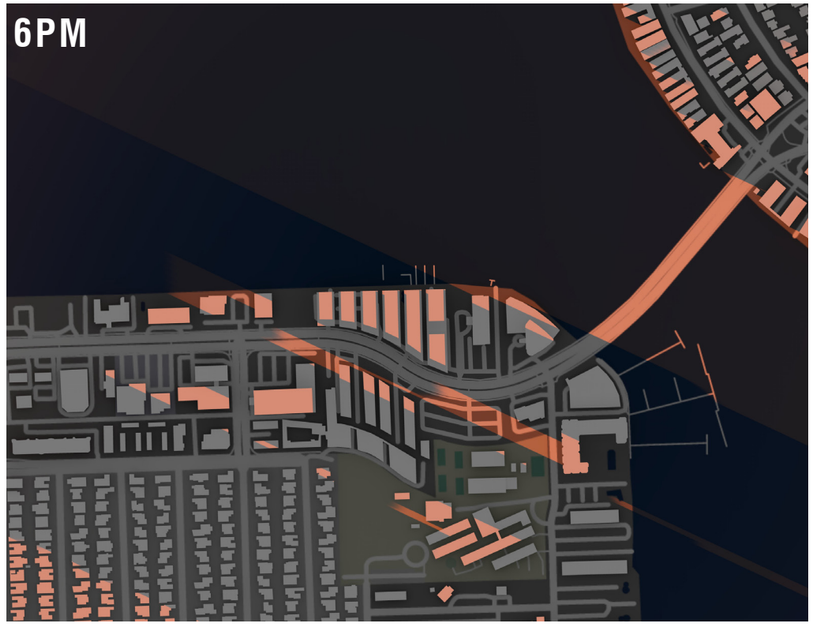










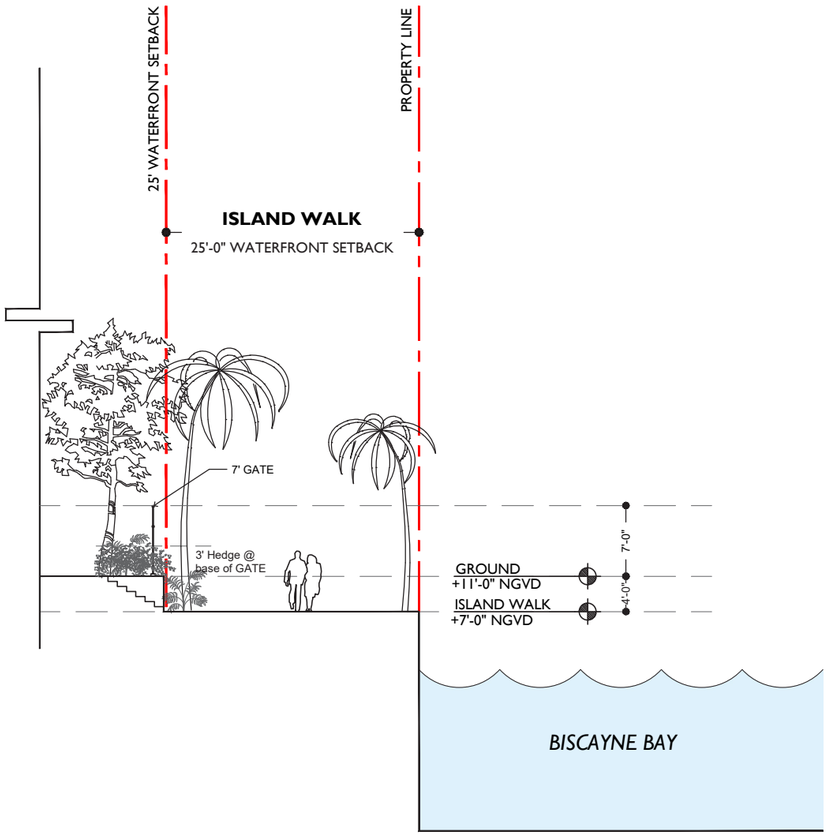


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ISLAND WALK





DIAGRAMMATIC ISLAND WALK SECTION

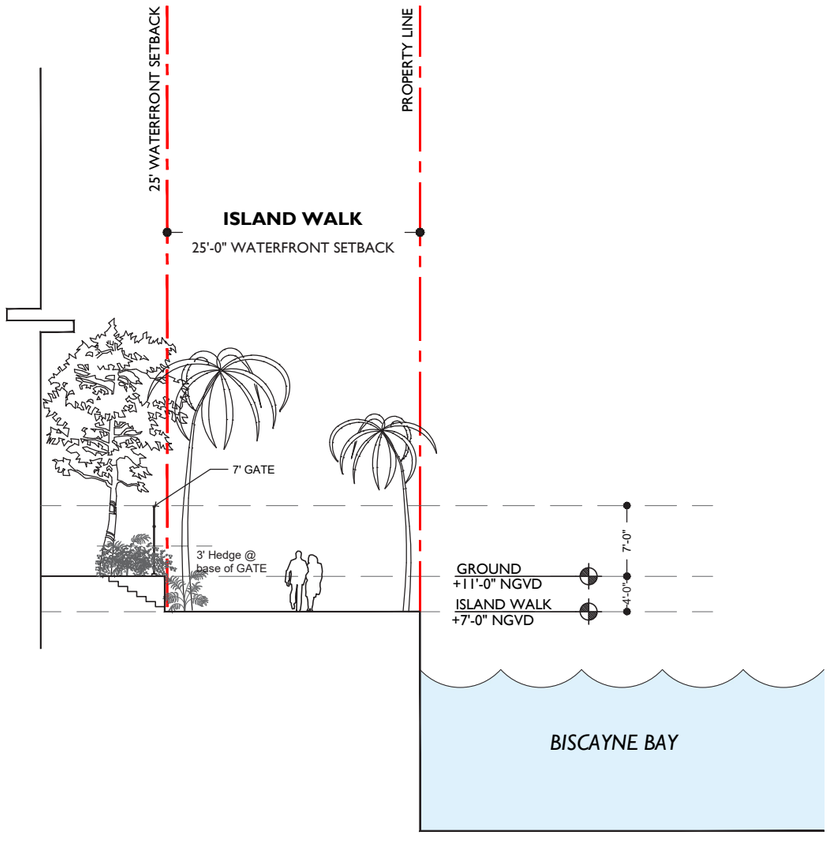
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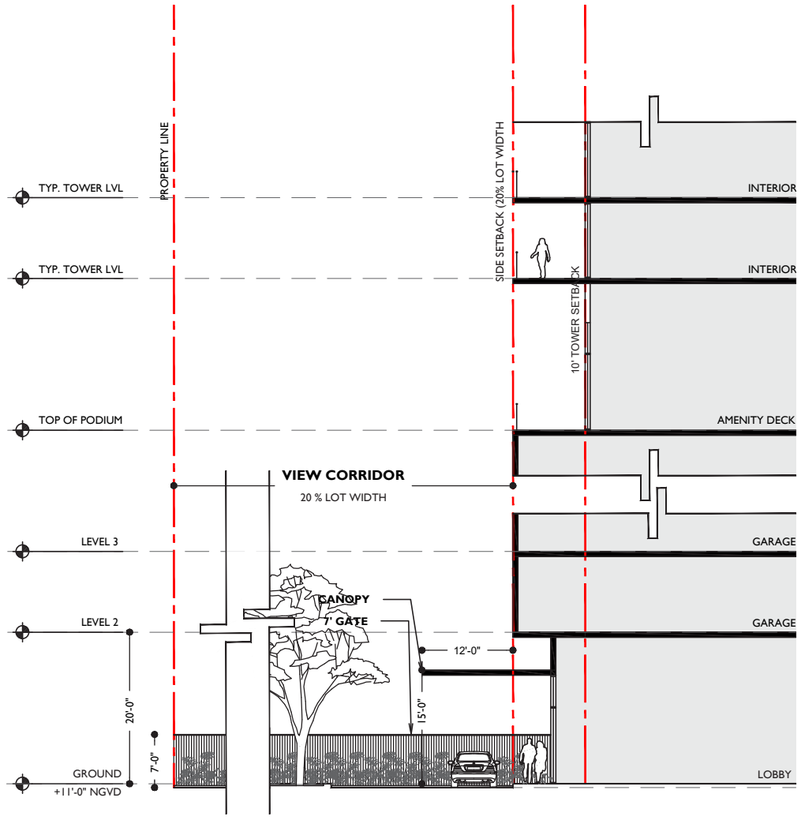
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VIEW CORRIDOR





DIAGRAMMATIC VIEW CORRIDOR SECTION

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the data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, mep and life safety systems. as these are further refined, the numbers will be adjusted accordingly.

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE ZONING OF CERTAIN PARCELS LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120), FROM T6-30 TRANSECT TO "CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX C, CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, BINDING EFFECT, AND AN EFFECTIVE DATE.

WHEREAS, while celebrating its 75th anniversary in 2020, and following an extended public discussion about future growth and development, North Bay Village (the "Village") updated its Unified Land Development Code ("ULDC") as a part of NBV100, a community visioning and master planning process that looks to equip the Village with the tools to become more livable, more resilient, and more prosperous over the next 25 years; and

WHEREAS, to implement the NBV100 Master Plan, the Village adopted Ordinance No. 2021-004 on February 9, 2021, amending the ULDC by the addition of Chapter 15, "Form Based Code"; and

WHEREAS, Chapter 15 sets forth the standards applicable to Form-Based Districts and Transect Zones within the Village; and

WHEREAS, these standards are intended to support the goals, objectives, and policies of the North Bay Village Comprehensive Plan and of the NBV100 Master Plan, which include three pillars: Livability, Resiliency, and Prosperity; and

WHEREAS, to further the intent of the Form-Based Code expressed in Section 15.1., at the time the subject application was filed, Section 15.2.G. of the Form-Based Code allowed parcels of at least two (2) abutting acres in size to be master planned through a Special Area Plan process so as to allow greater integration of public improvements and infrastructure, to enable connectivity; to encourage a variety of building heights, massing, and to provide high quality design elements and greater flexibility so as to result in higher or specialized quality building and streetscape design within the Special Area Plan; and

WHEREAS, following submittal of the subject application, the provisions addressing the Special Area Plan were incorporated into Section 4.19 of the ULDC pursuant to Ordinance No. 2025-003, including the requirement that parcels consist of least two (2) abutting acres; and

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WHEREAS, the single or multiple owner(s) of such abutting properties exceeding two (2) acres may apply for a rezoning to a Special Area Plan, which shall be approved by the process of rezoning following review by the Planning and Zoning Board and Village Commission concurrent with the site plan approval process; and

WHEREAS, pursuant to Section 4.2 and Section 15.2.G. of the ULDC, as it existed on the date of the subject application, an applicant seeking a rezoning to a Special Area Plan may propose development parameters specific to development within the Special Area Plan as an amendment to the ULDC, while regulations of the underlying Transect Zone and the Form-Based Code that are not otherwise addressed by the SAP remain in effect; and

WHEREAS, 1755 JFK Owner LLC and 1819 NBV Owner LLC (collectively, the "Applicant"), which own 1755 79th Street Causeway and 1819/1855 79th Street Causeway, respectively, that together comprise 3.652 acres of real property (collectively, the "Property"), legally described in the attached Exhibit "A" and depicted in the attached Exhibit "B", have submitted an application for a special area plan; and

WHEREAS, the Applicant has applied for:

1) a rezoning of the Property from "T6-30" Transect Zone to "Continuum Waterfront District Special Area Plan" ("Continuum SAP");

2) adoption of a corresponding ULDC text amendment in the form of Appendix C to Chapter 15, which includes a regulating plan and regulations for the development of the Property, a copy of which is attached hereto and incorporated herein as Exhibit "C" ("Appendix C to Chapter 15 Continuum Waterfront District Special Area Plan"); and

3) approval of a proposed project Site Plan and Development Agreement, which are being considered concurrently with this Ordinance and approved separately by Resolution of the Village Commission; and

WHEREAS, Staff has reviewed the application for a rezoning of the Property from "T6-30" Transect Zone to "Continuum Waterfront District Special Area Plan" and the proposed Appendix C to Chapter 15 (also known as the "Continuum SAP"), and determined that the rezoning and proposed Appendix C to Chapter 15 satisfy the conditions of Sections 4.2 and 4.18 of Chapter 4 and Section 15.2.G of the ULDC, as the same existed as of the date of the subject application, and recommends approval of the rezoning and the proposed Appendix C to Chapter 15; and

WHEREAS, on _____, 2025, at a duly noticed public hearing, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, reviewed this Ordinance, found that it is consistent with the Village's Comprehensive Plan, and recommended approval with modifications; and

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WHEREAS, this Ordinance was presented to the Village Commission in two readings, with the public hearing conducted for second reading on _____, 2025; and

WHEREAS, after due notice and hearing, the Mayor and Commission find that adoption of this Ordinance is consistent with the Village's Comprehensive Plan, the Village's ULDC, and the Florida Community Planning Act; implements the pillars and goals of the NBV100 Master Plan; and is in the best interest and welfare of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above recitals are true and correct and incorporated herein by this reference.

Section 2. Amending the Zoning. That the Village Commission hereby approves a rezoning of the Property described in Exhibits "A" and "B", attached hereto and incorporated herein, comprising approximately 3.652 acres (159,081 sq. ft.) from "T6-30" Transect Zones to "Continuum Waterfront District Special Area Plan."

Section 3. Amending Chapter 15 of the Unified Land Development Code. That Chapter 15 of the Unified Land Development Code of North Bay Village, Florida, is hereby amended as provided in the attached Exhibit "C", which is incorporated herein and made a part hereof by this reference, to provide for an Appendix C to Chapter 15, which includes a regulating plan and regulations for the development of the Property, and shall be referred to as "Appendix C to Chapter 15" or the "Continuum Waterfront District Special Area Plan," which shall apply to the Property zoned "Continuum Waterfront District Special Area Plan."

Section 4. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Codification. That it is the intention of the Village Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Village's Code of Ordinances, and that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. Conflicts. That all ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 7. Binding Effect. That the Property described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein, shall be subject to the regulations set forth in Appendix C, which is attached hereto as Exhibit "C", and any other

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non-conflicting land development regulations. This ordinance shall be binding on the Applicant and any successors and assigns with any interest in the Property.

Section 8. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading. This Ordinance shall automatically cease to have any force, effect, or applicability with respect to new development but shall continue to apply to then-existing development upon the termination or expiration of the Development Agreement.

PASSED on first reading on the ____ day of_____, 2025.

PASSED AND ADOPTED on second reading on the ____ day of_____, 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

First Reading:
Moved By:
Seconded By:

Second Reading:
Moved By:
Seconded By:

Vote on Final Adoption:
Mayor Rachel Streitfeld ___
Vice Mayor Goran Cuk ___

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Commissioner Doris Acosta ___

Commissioner Richard Chervony ___

Commissioner Andrew Rotondaro ___

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EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI–DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE EASTERLY 300.00 FEET OF THE WESTERLY 1,800.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT: COMMENCING AT THE ONE–HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT–OF–WAY OF PROPOSED NORTHEAST SEVENTY–NINTH STREET CAUSEWAY, WHICH NAME IS RECORDED IN PLAT BOOK 25 AT PAGE 70 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RUN NORTH 88°41'24" EAST 1,960.00 FEET; THENCE NORTH 01°37'08' WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND:

THENCE CONTINUE NORTH 01°37'08" WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90°18'32" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'24" EAST 2,169.970 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE RIGHT THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 40°32'45" AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°45'51" EAST 102.180 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT–OF–WAY OF SAID NORTHEAST SEVENTY–NINTH STREET CAUSEWAY; THENCE TO A SOUTHEASTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NOTHERLY LINE OF SAID EXISTING RIGHT–OF–WAY TO THE POINT OF PLACE OF BEGINNING.

TOGETHER WITH

THE EASTERLY 310 FEET OF THE WESTERLY 2110 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT:

COMMENCING AT THE ONE HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST AS SHOWN ON THE MAP OF RIGHT OF WAY OF PROPOSED N.E. 79TH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, PAGE 70, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY FLORIDA RUN NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 1960.00 FEET, THEN NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 50.00 FEET TO THE POINT OR PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND: THENCE CONTINUE NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90 DEGREES 18 MINUTES 32 SECONDS AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 2169.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING AN INTERIOR ANGLE OF 44 DEGREES 32 MINUTES 45 SECONDS AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46 DEGREES 45 MINUTES 51 SECONDS EAST 102.180 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT–OF–WAY OF SAID N.E. 79TH STREET CAUSEWAY; THENCE IN A SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID EXISTING RIGHT OF WAY TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI–DADE COUNTY, FLORIDA.

EXHIBIT "B"
SKETCH





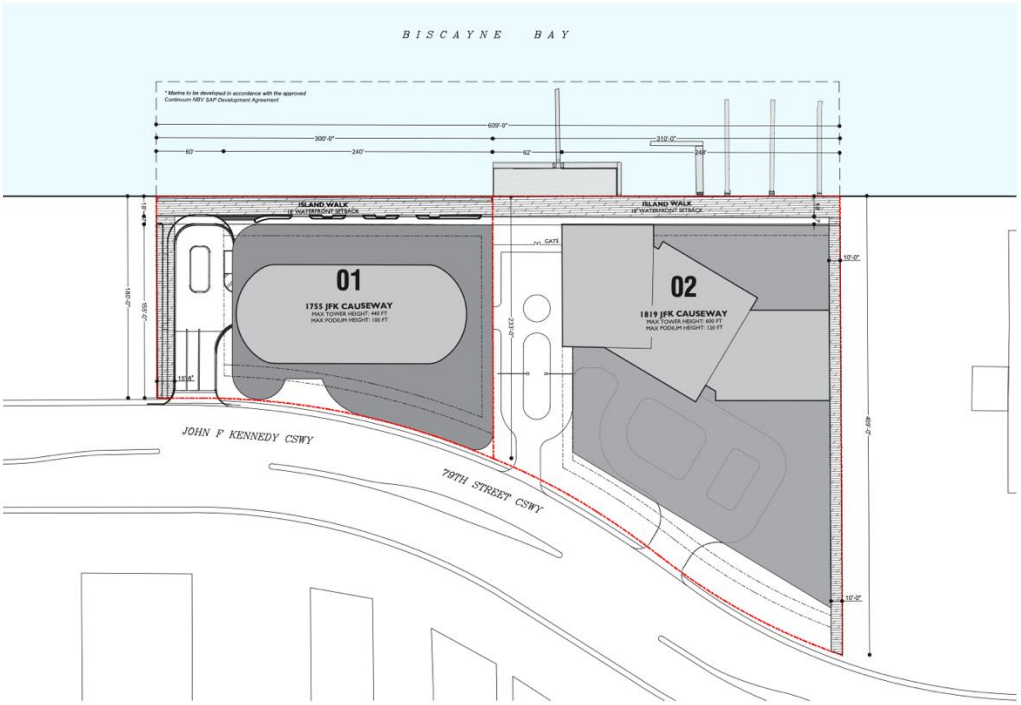


EXHIBIT "C"
APPENDIX C TO CHAPTER 15

Continuum Waterfront District
Special Area Plan
(attached)

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RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF THE VILLAGE OF NORTH MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 5.8 OF THE VILLAGE UNIFIED LAND DEVELOPMENT CODE, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A CONCEPTUAL SITE PLAN BY 1755 JFK OWNER, LLC AND 1819 NBV OWNER, LLC TO DEVELOP A MIXED-USE DEVELOPMENT PROJECT CONSISTING OF TWO PROJECT SUBAREAS, CONTINUUM WEST AND EAST, WHICH TOGETHER WILL INCLUDE: A) 547 RESIDENTIAL UNITS AT A DENSITY OF 150 UNITS PER ACRE; B) 200 HOTEL ROOMS; C) APPROXIMATELY 81,632 SQUARE FEET OF COMMERCIAL SPACE; AND E) APPROXIMATELY 46,278 SQUARE FEET OF CIVIC AND OPEN SPACE; TO BE LOCATED ON CERTAIN PARCELS IDENTIFIED BY FOLIO NUMBERS 23-3209-000-0110 AND 23-3209-000-0120, WITH ADDRESSES AND BOUNDARIES, AS DESCRIBED IN EXHIBIT "A," ATTACHED AND INCORPORATED; ACKNOWLEDGING THAT THE SQUARE FOOTAGES ABOVE ARE APPROXIMATE AND MAY VARY AT THE TIME OF BUILDING PERMIT BUT SHALL NOT EXCEED A FLOOR LOT RATIO (FLR) OF 13.0 AND A RESIDENTIAL DENSITY OF 150 UNITS PER ACRE (UPA); PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 1755 JFK Owner LLC and 1819 NBV Owner LLC (collectively, the "Applicant"), which own 1755 79th Street Causeway and 1819/1855 79th Street Causeway, respectively, that together comprise 3.652 acres of real property (collectively, the "Property"), legally described in the attached Exhibit "A" and depicted in the attached Exhibit "B", have submitted an application for a special area plan (SAP) and site plan approval; and

WHEREAS, the SAP and proposed conceptual site plan will modify previously approved Projects for each of the locations, in the case of 1755 JFK Causeway (aka Continuum West) via Resolution No. 2022-011A (subsequently modified through Resolution No. 2022-091 Administrative Site Plan Modification 2024-01); and in the case of 1819 JFK Causeway (aka Continuum East) via Resolution No. 2023-002; and

WHEREAS, the new Project consists of a mixed-use development consisting of 547 residential units, a 200-room hotel, and complementary residential and hotel amenities; 81,632 square feet of commercial space (restaurant, retail and service uses); Island Walk, marina, structured parking, and other amenities; and

WHEREAS, the conceptual site plan for the Project is attached hereto as Exhibit "C"; and

WHEREAS, the Project is to be constructed in the "Continuum Waterfront District Special Area Plan," which has been approved by Ordinance No. 2025-___, which provides for an optional set of development regulations, set forth in "Appendix C, Continuum Waterfront District Special Area Plan," which may be voluntarily employed to guide the development of the Property; and

WHEREAS, Village staff reviewed the Project and found its proposed density, intensity, and uses consistent with the Continuum Waterfront District SAP, the Commercial Future Land Use category of the Comprehensive Plan and other relevant goals, objectives and policies in the Future Land Use Element, and the Village's goals articulated in the NBV100 Master Plan, to revitalize its commercial sector and attract new mixed-use developments to its Village center, and recommends approval subject to the conditions herein; and

WHEREAS, pursuant to Section 8.13 and Chapter 15 of the ULDC, Village Staff and the Applicant have agreed on the terms of a development agreement, which memorializes density bonus requirements, building area in the Project, and other requirements; and

WHEREAS, after a duly noticed public hearing held on _____, 2025, the Planning and Zoning Board by a vote of _____ recommended [approval/approval with conditions/denial] of the Site Plan request; and

WHEREAS, the Village Commission conducted a duly noticed public hearing on _____, 2025 in accordance with the law to hear the application; and

WHEREAS, the Mayor and Village Commission find the proposed Site Plan is [consistent/not consistent] with the Village's NBV100 Master Plan vision, the Comprehensive Plan and ULDC; furthers the purpose, goals, objectives, and policies of same; and is in the best interest of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Decision; Conditions. Pursuant to Section 5.8 and Appendix C of the ULDC, the site plan to construct a mixed-use development Project parking (as shown in Exhibit "C") consisting of 547 residential units, including 5% of all units developed as part of the Continuum East project as workforce housing units, along with 200 lodging units, complementary hotel and residential amenities, and payment in the amount of $811,649.00 in satisfaction of the workforce housing requirement for the Continuum West project; 81,632 square feet of commercial space for restaurant, retail and service uses, as well as an Island Walk, a marina, structured parking, and other amenities, is hereby [approved/denied/approved subject to the following conditions]:

General conditions:

1. The Project Approval shall be valid for a period consistent with the Development Agreement, commencing on the effective date of the Approval Resolution, within which time the Applicant must obtain the Master Building Permit, except as provided in the Development Agreement or applicable law. No more than two (2) additional one-year extensions may be granted upon approval by the Village Commission based upon a finding that Applicant has made good faith efforts to seek a Master Building Permit (together, the initial two-year term and any subsequent extension that has been granted by the Village Commission, is the "Project Validity Period"). A request for extension must be filed with the Village at least thirty (30) days prior to the end of the then-current Project Validity Period.
2. Applicant's failure to obtain a Master Building Permit within the Project Validity Period shall result in the automatic revocation of the Project Approval and the automatic termination of this approval and the Development Agreement pursuant to Section 4.d of the Development Agreement.
3. Cost recovery charges must be paid pursuant to Section 5.12. 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 payments, 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.
4. The Site Plan shall incorporate and be developed in substantial conformance with the following documents:
   A. Land Title Survey prepared by Schewekke, Shiskin and Associates, dated 12/4/24.
   B. SAP Regulatory and Site Plan Concept Plan prepared by Arquitectonica.
   C. Level of Service Analysis for 1755 JFK Causeway prepared by Kimley-Horn.
   D. Level of Service Analysis for 1819 JFK Causeway prepared by Langan.

Prior to issuance of a building permit

Development Agreement:

1. Pursuant to Section 8.15 and Chapter 15 of the ULDC, the Applicant shall record a Development Agreement memorializing the Project's Site Plan Approval conditions including, but not limited to the Applicant's responsibility for constructing all the required associated public improvements, as well as the density bonus and related requirements as approved herein.

Planning:

2. Five percent (5%), or twenty-eight (28) units, of the total units proposed for the SAP are required to be reserved and provided as non-subsidized workforce housing units. The Applicant previously elected to pay in lieu of providing units on site for the Continuum West project. All agreed-on payments shall be completed in compliance with the terms of the Development Agreement. However, the Applicant shall develop 5% of the units developed at Continuum East as workforce housing units, subject to the requirements of the Appendix C of the ULDC. If the Applicant elects not to develop 5% of the units developed at Continuum East as workforce housing units, the Applicant shall pay the fee in lieu of

workforce housing pursuant to Section 8.10.2 of the ULDC calculated based on rates applicable as of the time the election is made.

3. If the Applicant provides workforce housing in accordance with Appendix C of the ULDC, a Workforce Housing Agreement shall be entered into between the Applicant and the Village.
4. As a condition of building permit, Applicant shall provide evidence of compliance with Parks level of service (LOS) standards that demonstrates that levels of service shall be met no later than one year after issuance of a temporary certificate of occupancy. The current LOS standard is 1.5 acres per 1,000 persons. Should the standard be reduced by the Village Commission prior to a building permit being issued, the applicant may base its analysis on the reduced standard. In the event that levels of service Village-wide are not met, the Applicant shall only be responsible for providing park and recreation facilities to meet the needs generated by the development provided in the building permit.
5. In addition, the Applicant shall be required to establish that the LOS standards required by the Village for the following services have been met at the time of building permit, in accordance with Sec. 5.22 of the ULDC and the applicable provisions of the Comprehensive Plan:
    a. Potable Water;
    b. Wastewater;
    c. Drainage;
    d. Solid Waste; and
    e. Schools (as determined by Miami-Dade County Public Schools).

    Should capacity for Potable Water, Wastewater, Drainage, and Solid Waste not exist at the time of the building permit application, the Applicant may improve any or all applicable facilities to ensure the LOS standard required for the development provided for in the building permit will be met on or before temporary certificate of occupancy, and the development shall be permitted to proceed if the Applicant can establish that the required levels of service will be met by or before scheduled occupancy of the development subject to the application. Should the Applicant improve facilities to meet LOS, they shall be entitled to an impact fee credit to the extent permitted by the Development Agreement. The Applicant shall not be entitled to a temporary certificate of occupancy until the applicable facility improvements have been completed and are in service, among other requirements applicable to a temporary certificate of occupancy.
6. If required by the County, the Developer shall seek and obtain approval from the Miami-Dade County Shoreline Development Review Committee (SDRC). The Village shall provide written confirmation of the Village's development approvals to the SDRC upon written request. Should the SDRC impose additional conditions as part of their review, said conditions shall be incorporated and reflected into an application for an SAP Permit, without the need to modify the Site Plan, as long they do not decrease the size of the Island Walk, View Corridors, and Island Walk Public Access points as shown in the Site Plan.
7. The Island Walk Public Access Walkways shall be marked with standard Island Walk identification signage specified by the Village.
8. Island Walk-adjacent, publicly accessible or public-oriented uses, such as restaurants, cafes or shops, shall identify the use in the Island Walk transition zone with signage in

compliance with Shopfront standards in Section 15.5.E and Signage standards in Section 15.2.F. of the ULDC.

Landscape:

9. The Applicant shall seek to attain no less than 26 points from the North Bay Village Green Building Program for each mixed-use project included in the SAP.
10. All structured parking shall be screened from view from the adjacent rights-of-way in accordance with the amended regulations (if approved).
11. All loading spaces, services areas, outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be concealed from view from any frontage or sidewalk by streetscreens, walls, hedges, fences or opaque gates.
12. Synthetic turf may only be used in accordance with the standards of Sec. 9.24 of the ULDC.
13. A photometric plan by a Registered Architect or Engineer shall be submitted.
14. Walls, hedges, fences and gates shall not exceed a height of 3.5 feet within the primary and secondary frontages of the site. Elsewhere, walls, hedges fences and gates shall not exceed a height of 8 feet.
15. Any blank walls over 25' in length and other unattractive areas of the site or building shall be heavily screened with landscaping. Additionally, landscape screening shall be utilized around the proposed dumpsters, FPL transformers, propane tanks, A/C units, generators, above ground utilities, and irrigation pump.

Engineering:

16. All existing and proposed utility easements, water and sewer mains, services and appurtenances shall be shown in grayscale on the Landscaping Plan. Water meters and backflow devices shall be located within landscaped areas and no permanent structures, including landscaping, shall be located above the water or sanitary system.
17. Prior to issuance of the Master Building Permit, the Applicant shall obtain, and submit to the Village, all pertinent plan approvals from Miami-Dade County Environmental Resources Management (DERM), Miami- Dade Water and Sewer Department (WASD), and Miami-Dade County Fire Rescue, as well as a Tree Removal Permit.
18. A fire flow test shall be conducted to verify the availability of required fire flow.
19. Specifications of the permeability coefficient of proposed pervious paving materials shall be submitted for approval by the Village Public Works Department prior to Master Building Permit approval.
20. Prior to Master Building Permit approval, the Applicant shall provide data of the drainage system (stage storage and pipe sizing calculations) in a report form prepared by the Engineer of Record indicating the method of control of stormwater and groundwater, including the method of drainage, existing water elevations, recurring high-water elevations, proposed design water elevations, drainage structures, canals, ditches and other pertinent information associated with the system, as well as drainage calculations for 10-, 25- and 100-year storms.
21. To the extent the Property's area allows under generally accepted engineering standards, Applicant shall install additional injection wells to meet stormwater retention calculations based on the updated NOAA Atlas 14 data set.

Traffic:

22. The Applicant shall submit verification that the proposed development has been reviewed and found in compliance for access management consideration by all agencies having jurisdiction.
23. All sidewalks providing circulation to the public shall meet the minimum design criteria of the ADA, as well as FDOT sidewalk standards. Ramp curbs shall be provided on the sidewalk at the driveway entrance (FDOT index 304).
24. The Applicant shall submit a parking plan, including enough off-street parking spaces required to support the various proposed uses, and which shall show any and all proposed mechanical parking, electric vehicle-ready spaces, accessible spaces, and bicycle parking spaces and/or storage.
25. Pavement markings on all levels of the parking garage shall be revised to meet MUTCD criteria, with diagonal crosshatch markings slanting away from traffic to discourage travel on certain paved areas.
26. Wheel stops shall be provided for parking bays to prevent vehicular encroachment into non-parking areas.
27. The Applicant shall include sidewalk/grass strip restoration according to North Bay Village core requirements.
28. Proposed driveway grades shall not exceed three (3) percent. The maximum slope immediately beyond the right-of-way line shall not change in excess of five (5) percent for either angle of approach or breakover angle.
29. Parking for each project shall be provided in accordance with the underlying regulations of Chapter 15.
30. Loading facilities shall be in the required number and sizes according to the proposed amendment to help ensure that loading functions are confined to the site.
31. If valet parking service be intended for either the Continuum West or East projects, the Applicant shall submit Valet Queuing Calculations and Assumptions as part of an SAP Permit.
32. Previously identified traffic operation mitigation improvements for the following intersections shall be completed prior to the issuance of a Certificate of Occupancy for the project, subject to approval and implementation by FDOT:
    a. 79th St. Causeway (SR 934) & Hispanola Avenue
        - Reduce cycle length from 150 seconds to 120 seconds
    b. 79th St. Causeway & 1800 Block/Site Driveway 1
        - Reduce cycle length from 150 seconds to 120 seconds
        - Add eastbound left protected permitted phasing
        - Extend eastbound left storage bay to 125 feet
    c. 79th St. Causeway & E Treasure Drive
        - Reduce cycle length from 150 seconds to 120 seconds
        - Remove northbound and southbound split phasing
33. The Applicant shall continue to work with FDOT and the Village to identify necessary improvements, with the Applicant paying its fair share, to mitigate queueing beyond provided storage bays along 79th Street Causeway related to the Shuckers project; provided, however, that such improvements shall be limited to addressing the incremental impact of the Project.

Section 3. Findings of Fact. The Mayor and Village Commission make the following findings of fact based upon the substantial competent evidence provided:

> The requested site plan [meets/does not meet] the applicable Site Plan Review Standards provided in Section 5.8. The requested site plan approval [is/is not] contrary to the public interest or detrimental to the community and [is/is not] compatible with the surrounding land uses while maintaining the basic intent and purpose of the zoning and land use regulations. The Project [supports/does not support] the goals, objectives, and policies of the North Bay Village Comprehensive Plan and those of the NBV100 Master Plan, which include Livability, Resiliency, and Prosperity. The Project [is/is not] compatible with surrounding intensities and densities of development, [provides/does not provide] access to adequate light and air for surrounding properties, [provides/does not provide] commercial use(s) intended to serve the needs of the residents; and [creates/does not create] a pedestrian-friendly experience at the ground level.

Section 4. Limitation of Approval. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 5. Implementation. The Village Manager, Village Attorney, and Village Clerk are hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution.

Section 6. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by ___ who moved its adoption. The motion was seconded by ___ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	___
Vice Mayor Goran Cuk	___
Commissioner Doris Acosta	___
Commissioner Richard Chervony	___
Commissioner Andrew Rotondaro	___

PASSED AND ADOPTED on this ___ day of _____ 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

Exhibit "A"
LEGAL DESCRIPTION

Address: 1755 and 1819/1855 79th Street Causeway, NORTH BAY VILLAGE

Folio Number: 23-3209-000-0110 (1755) and 23-3209-000-0120 (1819)

==

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE EASTERLY 300.00 FEET OF THE WESTERLY 1,800.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT: COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH NAME IS RECORDED IN PLAT BOOK 25 AT PAGE 70 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RUN NORTH 88°41'24" EAST 1,960.00 FEET; THENCE NORTH 01°37'08' WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND:

THENCE CONTINUE NORTH 01°37'08" WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90°18'32" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'24" EAST 2,169.970 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE RIGHT THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 40°32'45" AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°45'51" EAST 102.180 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID NORTHEAST SEVENTY-NINTH STREET CAUSEWAY; THENCE TO A SOUTHEASTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NOTHERLY LINE OF SAID EXISTING RIGHT-OF-WAY TO THE POINT OF PLACE OF BEGINNING.

TOGETHER WITH

THE EASTERLY 310 FEET OF THE WESTERLY 2110 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS MEASURED ALONG A LINE RUNNING AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID TRACT:

COMMENCING AT THE ONE HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST AS SHOWN ON THE MAP OF RIGHT OF WAY OF PROPOSED N.E. 79TH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA RUN NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 1960.00 FEET, THEN NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 50.00 FEET TO THE POINT OR PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND: THENCE CONTINUE NORTH 1 DEGREE 37 MINUTES 08 SECONDS WEST 129.730 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING AN INTERIOR ANGLE OF 90 DEGREES 18 MINUTES 32 SECONDS AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.809 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 41 MINUTES 24 SECONDS EAST 2169.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING AN INTERIOR ANGLE OF 44 DEGREES 32 MINUTES 45 SECONDS AND A RADIUS OF 600.00 FEET FOR AN ARC DISTANCE OF 466.483 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46 DEGREES 45 MINUTES 51 SECONDS EAST 102.180 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT-OF-WAY OF SAID N.E. 79TH STREET CAUSEWAY; THENCE IN A SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID EXISTING RIGHT OF WAY TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Exhibit “B”
SITE PLAN APPLICATION SET

(Attached)

Exhibit “C”
DEVELOPMENT AGREEMENT

(Attached)

NORTH BAY VILLAGE
Notice of Public Hearings
Notice of Intent to Consider a Development Agreement

NOTICE IS HEREBY GIVEN that pursuant to Section 163.3225, Florida Statutes, the North Bay Village Commission will hold TWO public hearings to consider a Development Agreement for:

PROPERTY: Real property located at 1755 79th Street Causeway (Folio no. 23-3209-000-0110) (a/k/a Continuum West) and 1819/1855 79th Street Causeway (Folio no. 23-3209-000-0120) (a/k/a Continuum East), which are legally described in the surveys attached to the Application.

The proposed Development Agreement specifies the standards and conditions that will govern development of the property in connection with a site plan approval, including the following proposed uses, population densities, building intensities, and height:

- Multi-phased mixed-use development (multifamily residential housing, commercial, hotel/lodging, retail, and civic uses) including, overall:
  - 2,068,054 square feet of development (at a maximum Floor Lot Ratio (FAR) of 13.0)
  - 547 residential units (at a maximum density of 150 units/gross acre)
  - Building height
    - Continuum West: 40 stories/440 feet maximum.
    - Continuum East: 60 stories/600 feet maximum.

FIRST PUBLIC HEARING	**SECOND PUBLIC HEARING**
Tuesday, May 20, 2025 at 6:00 p.m., or as soon thereafter as the same may be heard at **North Bay Village Village Hall – Commission Chambers 1666 Kennedy Causeway, #101 North Bay Village, FL 33141**	**Tuesday, June 17, 2025 at 6:00 p.m.,** or as soon thereafter as the same may be heard at **North Bay Village Village Hall – Commission Chambers 1666 Kennedy Causeway, #101 North Bay Village, FL 33141**

Copies of the proposed Development Agreement are available for public inspection online at: https://northbayvillage-fl.gov/agendas_minutes or at Village Hall, Office of the Village Clerk, 1666 Kennedy Causeway, #300, North Bay Village, FL 33141. Interested persons are invited to attend the public hearing or provide written comments on the proposed Development Agreement to the Village Clerk.

To request this material in accessible format, a sign language interpreter, information on access for persons with disabilities, and/or any accommodation to review any document or participate in these proceedings, please contact 305-756-7171 five days in advance to initiate the request. TTY Users may also call 711 (Florida Relay Service).

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Village Commission, with respect to any matter considered at such hearing or meeting, the person will need a record of the proceedings and, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

Alba L. Chang, CMC, Village Clerk
Advertised in *The Miami Herald* on May 9, 2025
Mailed to affected property owners on May 9, 2025
Posted on publicly accessible website on May 9, 2025

Public Hearing - Notice of Intent to Consider a Development Agreement

North Bay Village | Publish Date: May 7, 2025

NOTICE IS HEREBY GIVEN that pursuant to Section 163.3225, Florida Statutes, the North Bay Village Commission will hold TWO public hearings to consider a Development Agreement for: Real property located at 1755 79th Street Causeway (Folio no. 23-3209-000-0110) (a/k/a Continuum West) and 1819/1855 79th Street Causeway (Folio no. 23-3209-000-0120) (a/k/a Continuum East), which are legally described in the surveys attached to the Application.

Public Hearing - North Bay Village Commission Meeting

North Bay Village | Publish Date: May 7, 2025

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON MAY 20, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER.

Public Notice - Administrative Adjustments (Zone North)

Regulatory and Economic Resources | Publish Date: May 6, 2025

Pursuant to Section 33-36.1 of the Code of the County of Miami-Dade County, the Assistant Director of the Department of Regulatory and Economic Resources has approved with conditions the following adjustments for residences at the following addresses.

111 NW 1st Street,
Suite 17-202
Miami, FL 33128
305-375-5126
Request Public Records

2025-05-07-nbv-notice-of-inter
Adobe Acrobat: PDF edit, convert, sign tools
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.miamidade.gov/resources/legal-ads/municipalities/north-bay-village/2025/2025-05-07-nbv-notice-of-intent.pdf
All tools Edit Convert E-Sign
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Share AI Assistant Sign in

NORTH BAY VILLAGE
Notice of Public Hearings
Notice of Intent to Consider a Development Agreement

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Alba L. Chang, CMC, Village Clerk
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01 - NBV: Madam Clerk
MDC Legal Notices - Pu
2025-05-07-nbv-notice-
5/8/2025

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- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

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Total Postage and Fees
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Continuum West
1819
DA

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

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Postage
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Total Postage and Fees
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Postmark Here

Continuum West
1755
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PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

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Continuum West
1855
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Disney to build a Magic Kingdom park in the Middle East

BY BROOKS BARNES
NYT News Service

LOS ANGELES

Mickey Mouse is headed to the Middle East.

In a new test for its singularly American brand, the Walt Disney Co. said Wednesday that it had reached an agreement with the Miral Group, an arm of the Abu Dhabi, United Arab Emirates, government, to build a theme park resort on the Persian Gulf. The property, the seventh in Disney's global portfolio, will have a castle and modernized versions of some classic Disney rides, along with new attractions tailored to the climate and local culture.

"It's not just about 'If you build it, they will come,'" Robert Iger, Disney's CEO, said in a brief phone interview from Abu Dhabi. "You have to build it right. And quality means not just scale, but quality and ambition. We are planning to be very ambitious with this."

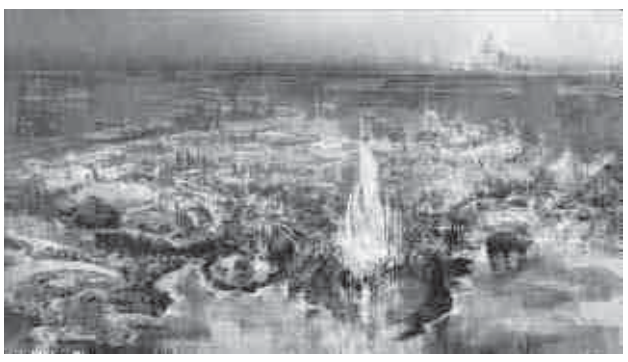
Disney and Miral declined to give acreage, budget or construction timeline details for what they are calling Disneyland Abu Dhabi, except to say it will be a full-scale property on a par with Disney's other "castle" parks. Miral is footing the entire bill for building the park. (New theme parks of this scale typically cost $5 billion or more.)

Arab leaders have long courted Disney, which expanded its theme park business to Japan in 1983, France in 1992, Hong Kong in 2005 and the Chinese mainland in 2016. At a Council on Foreign Relations event in 2018, Iger said Saudi Crown Prince Mohammed bin Salman had made an "impassioned plea" for Disney to build a theme park in his kingdom.

"I explained when we make decisions like this we consider cultural issues, economic issues and political issues," Iger said then, declining to give further details of their "very frank" discussion. The region, he added at the time, "has not been at the top of our list in terms of markets that we would open up in."

What changed?

For a start, the UAE has grown into a tourist destination. Abu Dhabi, the capital, attracted roughly 24 million visitors in 2023, according to government figures. Sheikh Mohammed bin Zayed Al Nahyan, the country's president, has set a goal of attracting 39 million visitors annually to Abu Dhabi by 2030. The Louvre Abu Dhabi, which opened in 2017, has been a hit. Warner Bros. Discovery opened a modest indoor theme park in the city in 2018, and SeaWorld Abu Dhabi arrived in 2023.



The Walt Disney Company via TNS

The Disney Company is planning a new theme park, created with Miral, which will have a waterfront location on Yas Island of the United Arab Emirates.

The Miral Group, which built Warner Bros. World Abu Dhabi and SeaWorld Abu Dhabi, made Disney a hard-to-refuse financial offer: In addition to paying for construction, Miral will pay Disney to design the rides, shops, restaurants and accompanying hotels. Once the park is open, Disney will receive royalties for the use of its characters as a percentage of revenue, according to a securities filing. Disney will also receive other fees.

At the same time, Disney has come under pressure to find new areas for growth to offset declines in cable television and at the box office. By opening a theme park in Abu Dhabi, Disney hopes to create an engine that drives demand among the Middle East's 500 million residents for other Disney products — princess dolls, Disney+ subscriptions, cruise ship vacations, Marvel movies, touring stage productions.

"After studying the region carefully, engaging with potential partners and visiting three times in the past nine months," Iger said, "it became more and more clear that not only was the region right and ready for us, but the place to build was Abu Dhabi."

Disneyland Abu Dhabi could allow Disney to tap into India's expanding middle class. A direct flight from Mumbai to Abu Dhabi takes 3 hours, 17 minutes. Currently, the closest Disney outpost to Mumbai is Hong Kong Disneyland, a six-hour flight away.

"In looking at some research that we've done recently, we determined that, for every person visiting one of our parks, there are 10 people in the world that have a desire to visit," Iger said. "One of the biggest reasons they don't — everybody always thinks immediately it's affordability. It's not. It's accessibility. It's a long trip to get to where we are for a lot of people."

There will be obstacles. The climate is one. Disney will need to design a park that allows for visitation in scalding desert heat.

Disney could also face criticism for its partnership with the UAE, which is ruled as an autocracy with limits to freedom of expression, speech and the press, and which provides arms to fighters accused of atrocities in a devastating civil war in Sudan. In November, Human Rights Watch slammed the NBA, which has made Abu Dhabi its Middle East hub, for helping the country to distract from its human rights record.

To attract more tourists and foreign investors, the UAE in 2020 improved protections for women, loosened regulations on alcohol consumption and diminished the role of Islamic legal codes in its justice system. Criticizing the government or its leaders remains illegal, however, and can lead to long prison sentences. Migrant workers are often subject to inhumane conditions, according to human rights groups and the State Department. Homosexuality is illegal.

In a statement, a Disney spokesman said, "We are respectful of the countries and cultures where we do business, while always adhering to our own standards and values."

Disney faced a similar situation when it teamed with the Chinese government to build Shanghai Disneyland. In addition to awkward optics, the construction of that park required the contentious relocation of thousands of suburban Shanghai residents. (Disneyland Abu Dhabi won't have that headache; it will rise on human-made Yas Island.)

Public Notice

NOTICE IS GIVEN that the meeting of the **Policy Council (PC)**, scheduled to be held in the Miami-Dade Commission Chambers, located on the second floor, of the Stephen P. Clark Government Center, 111 NW First Street, Miami, Florida, 33128, on **Monday, May 12, 2025, at 9:00 a.m., has been CANCELLED.**

Miami-Dade County provides equal access and equal opportunity in its programs, services and activities and does not discriminate on the basis of disability. To request materials in an accessible format, a sign language interpreter, and/or any other accommodation to participate in any County-sponsored program or meeting, please contact (305) 375-2035, or send an e-mail to agendco@miamidade.gov in advance of the meeting to initiate your request. TTY users may also call 711 (Florida Relay Service).

JUAN FERNANDEZ-BARQUIN, CLERK OF THE COURT AND COMPTROLLER
BASIA PRUNA, DEPUTY CLERK

For legal ads online, go to **http://legalads.miamidade.gov**

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Alba L. Chang, CMC, Village Clerk
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Posted on publicly accessible website on May 9, 2025

PUBLIC NOTICE

THE MAY 21, 2025 6:30 PM, PLANNING, ZONING AND APPEALS BOARD ("PZAB") MEETING WILL BE BROADCAST LIVE FOR MEMBERS OF THE PUBLIC TO VIEW ON THE CITY'S WEBSITE (WWW.MIAMIGOV.COM/TV) AND CHANNEL 77 (COMCAST ONLY FOR RESIDENTS LIVING IN THE CITY OF MIAMI).

PUBLIC COMMENT ON AGENDA ITEMS TO BE HEARD AT THIS MEETING CAN BE SUBMITTED VIA AN ONLINE COMMENT FORM AND WILL BE DISTRIBUTED TO THE BOARD MEMBERS AND MADE PART OF THE RECORD. THE DEADLINE TO SUBMIT

PUBLIC COMMENT VIA THE ONLINE COMMENT FORM WILL OCCUR WHEN THE CHAIRPERSON CLOSES PUBLIC COMMENT FOR THE MEETING. **PLEASE VISIT HTTP://WWW.MIAMIGOV.COM/BOARDCOMMENTS FOR DETAILED INSTRUCTIONS ON HOW TO PROVIDE PUBLIC COMMENT USING THE ONLINE PUBLIC COMMENT FORM. ** PUBLIC COMMENT ON AGENDA ITEMS TO BE HEARD AT THIS MEETING MAY ALSO BE PROVIDED IN-PERSON ON THE DAY OF THE MEETING AT CITY HALL, 3500 PAN AMERICAN DRIVE, MIAMI, FLORIDA, SUBJECT TO ANY AND ALL RULES AND PROCEDURES AS THE CITY MAY IMPLEMENT OR AMEND. PUBLIC COMMENT WILL BEGIN AT APPROXIMATELY AT 6:30 PM.

A COPY OF THE AGENDA FOR THE PLANNING, ZONING AND APPEALS BOARD MEETING WILL BE AVAILABLE AT: HTTP://MIAMIFL.IQM2.COM/CITIZENS/DEFAULT.ASPX A

T ITS MEETING ON **MAY 21, 2025 AT 6:30 PM**, THE PLANNING, ZONING AND APPEALS BOARD WILL CONSIDER THE FOLLOWING ITEMS:

FILE ID 17590 A RESOLUTION OF THE MIAMI PLANNING ZONING AND APPEALS BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING CHAPTER 35/ARTICLE I OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CITY CODE"), TITLED "MOTORIZED VEHICLES AND TRAFFIC/IN GENERAL," SPECIFICALLY BY AMENDING SECTION 35-1 OF THE CITY CODE, TITLED "DEFINITIONS," TO PROVIDE A DEFINITION FOR A HOMESTEAD PROPERTY, AND BY ESTABLISHING A NEW SECTION 35-11 OF THE CITY CODE, TITLED "PARKING FOR HOMESTEAD EXEMPT PROPERTY," TO PROVIDE FOR CERTAIN ALLOWABLE PARKING ON A HOMESTEAD; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

FILE ID 17585 FILE ID 17585: A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD, WITH ATTACHMENT(S), RECOMMENDING APPROVAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 10544, AS AMENDED, THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN OF THE CITY OF MIAMI, FLORIDA, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS SUBJECT TO SECTION 163.3184, FLORIDA STATUTES, BY AMENDING THE INTERPRETATION OF THE FUTURE LAND USE MAP AND THE CORRESPONDENCE CHART TO CREATE A NEW FUTURE LAND USE DESIGNATION CALLED "TRANSIT ORIENTED NODE"; AMENDING APPENDIX LU-1; AMENDING POLICY LU-5.1.3 AND POLICY LU-5.2.1; AND AMENDING THE FUTURE LAND USE DESIGNATION OF THE PROPERTIES GENERALLY BOUNDED BY NORTHWEST 7TH AVENUE TO THE WEST, NORTHWEST 76TH STREET TO THE NORTH, NORTHEAST 2ND AVENUE TO THE EAST AND NORTHWEST 70TH STREET TO THE SOUTH IN MIAMI, FLORIDA, APPROXIMENTLY 143.75 ACRES, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED AND INCORPORATED IN EXHIBIT "A" FROM "GENERAL COMMERCIAL", "LIGHT INDUSTRIAL", "MEDIUM DENSITY MULTIFAMILY RESIDENTIAL", "MEDIUM DENSITY RESTRICTED COMMERCIAL", AND "MAJOR INSTITUTIONAL, PUBLIC FACILITIES, TRANSPORTATION AND UTILITIES" TO "TRANSIT ORIENTED NODE – 1" AND "TRANSIT ORIENTED NODE – 2"; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

FILE ID 17591 A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, ("MIAMI 21 CODE") BY AMENDING ARTICLE 3, TITLED "GENERAL TO ALL ZONES", MORE SPECIFICALLY TO ADD SECTION 3.18, TITLED "TRANSIT STATION NEIGHBORHOOD DEVELOPMENT" TO ESTABLISH CRITERIA FOR TRANSIT ORIENTED DEVELOPMENT WITH DESIGN FLEXIBILITY AND PUBLIC BENEFITS; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

FILE ID 17592 A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD RECOMMENDING TO THE MIAMI CITY COMMISSION APPROVAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MIAMI 21 CODE"), BY AMENDING ARTICLE 4, TABLE 4, TITLED "DENSITY, INTENSITY AND PARKING," TO MODIFY FOOD SERVICE ESTABLISHMENTS PATRON LIMITATION; AND BY AMENDING ARTICLE 5, SECTION 5.4, TITLED "GENERAL URBAN TRANSECT ZONES (T4)" TO INTRODUCE A FLEXIBLE LOT COVERAGE PROGRAM, TO ADJUST THE MAXIMUM LOT AREA, TO UPDATE ROOF ELEMENTS STANDARDS, AND TO MODIFY SIDE AND REAR SETBACKS; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

FILE ID 17487 A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD, RECOMMENDING APPROVAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, ("MIAMI 21 CODE") BY AMENDING ARTICLE 1, SECTION 1.2, TITLED "DEFINITIONS/DEFINITIONS OF TERMS," TO UPDATE AND ADD DEFINITIONS RELATED TO PARKING STRUCTURES AND PODIUM HEIGHT; BY AMENDING ARTICLE 3, SECTION 3.15, TITLED "GENERAL TO ZONES/ AFFORDABLE AND ATTAINABLE MIXED-INCOME HOUSING SPECIAL BENEFIT PROGRAM SUPPLEMENTAL REGULATIONS," AND SECTION 3.16, TITLED "WORKFORCE HOUSING SPECIAL BENEFIT PROGRAM SUPPLEMENTAL REGULATIONS" TO UPDATE AFFORDABLE AND ATTAINABLE MIXED-INCOME HOUSING AND WORKFORCE HOUSING PARKING DESIGN STANDARDS AND ADJUST SETBACK REQUIREMENTS; BY AMENDING ARTICLE 4, TABLE 4, TITLED "STANDARDS AND TABLES/DENSITY, INTENSITY AND PARKING" AND TABLE 12, TITLED "DESIGN REVIEW CRITERIA," TO UPDATE PARKING REQUIREMENTS FOR LINER USES AND TO CLARIFY DESIGN REVIEW CRITERIA FOR PARKING STRUCTURES AND PODIUMS; BY AMENDING ARTICLE 5, TITLED "SPECIFIC TO ZONES," SPECIFICALLY SECTIONS 5.4, 5.5, 5.6, 5.8, 5.9, AND 5.10, TO CLARIFY DESIGN STANDARDS FOR PARKING STRUCTURES AND PODIUMS, CLARIFY ALLOWABLE PARKING SCREENING ENCROACHMENTS, CREATE DEVELOPMENT INCENTIVES FOR LINER BUILDINGS, AND MODIFY LOADING AND ACCESS REGULATIONS WHEN ABUTTING T3 TRANSECT ZONES; BY AMENDING ARTICLE 6, SECTION 6.1, TITLED "SUPPLEMENTAL REGULATIONS/INTENT AND EXCLUSIONS" TO UPDATE AND CLARIFY THE LOCATIONS THAT ALLOW FOR MICRO DWELLING UNITS IN LINERS; AND BY AMENDING ARTICLE 7, SECTION 7.1, TITLED "PROCEDURES AND NONCONFORMITIES/PROCEDURES," TO INCLUDE UNIFORMITY IN CODE LANGUAGE; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

FILE ID 17466 A RESOLUTION OF THE MIAMI PLANNING, ZONING, AND APPEALS BOARD GRANTING OR DENYING THE APPEAL FILED BY MARK GRAFTON, ESQUIRE, ON BEHALF OF 4055 POINCIANA AVE, LLC ("APPELLANT") OF THE DECISION OF THE CITY OF MIAMI PLANNING DEPARTMENT'S DENIAL OF WARRANT NO. PZ-23-17396 PURSUANT TO APPENDIX A, SECTION A.3.6(G)(1), AND ARTICLE 7, SECTIONS 7.1.1.2 AND 7.1.2.4 OF ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, ("MIAMI 21 CODE") TO DIMINISH A LOT TO ALLOW FOR THE CONSTRUCTION OF MORE THAN ONE (1) SINGLEFAMILY RESIDENCE ON A PARCEL ZONED "T3-R," SUB-URBAN TRANSECT ZONE – RESTRICTED, WITH THE "NCD-3," COCONUT GROVE NEIGHBORHOOD CONSERVATION DISTRICT OVERLAY, LOCATED AT 4055 POINCIANA AVENUE, MIAMI, FLORIDA; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

FILE ID 17597 A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, ("CITY CODE") BY AMENDING CHAPTER 2/ARTICLE IV/DIVISION 2, TITLED "ADMINISTRATION/ DEPARTMENTS/ PLANNING, BUILDING AND ZONING DEPARTMENT," MORE PARTICULARLY BY AMENDING SECTION 2-211, TITLED "DENIAL OR REVOCATION OF CERTIFICATE OF USE," BY RESTRICTING CHAPTER 10 OF THE CITY CODE VIOLATIONS FROM CAUSING A DENIAL OR REVOCATION OF A CERTIFICATE OF USE IN LIMITED CIRCUMSTANCES; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

FILE ID 17598 A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY AMENDING ARTICLE 7, TITLED "PROCEDURES AND NONCONFORMITIES," MORE PARTICULARLY BY AMENDING SECTION 7.1.2.1, TITLED "PERMITTED USES," AND SECTION 7.1.2.7, TITLED "NO APPROVAL AVAILABLE IF CODE ENFORCEMENT VIOLATIONS," TO UPDATE THE CRITERIA FOR WHEN A CERTIFICATE OF USE MAY BE DENIED OR REVOKED; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The petition and supporting papers are on file with Hearing Boards and are viewable at the Planning, Zoning and Appeals Board's page located at http://miamifl.iqm2.com/Citizens/Board/1037-Planning-Zoning-and-Appeals-Board.

Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the city clerk prior to engaging in lobbying activities before city staff, boards, committees, or the City Commission. A copy of the applicable ordinance is available in the Office of the City Clerk (Miami City Hall), located at 3500 Pan American Drive, Miami, Florida 33133.

In accordance with the Americans with Disabilities Act of 1990, all persons who require special accommodations to participate in this meeting should contact the Office of Hearing Boards at (305) 416-2030 (Voice) no later than two (2) business days prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than two (2) business days prior to the proceeding.

Hearing Boards Ad No HB25-050

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0232348
Order Status:
Submitted
Classification:
Display Ad - ROP
Package:
Display Ad ROP - Upload Your Camera Ready Ad
Site:
miami
Final Cost:

Referral Code:
Notice of Intent to Consider a Dev Agree 175
Payment Type:
Account Billed
User ID:
IPL0023350

ACCOUNT INFORMATION

CITY OF NORTH BAY VILLAGE IP
1666 KENNEDY CAUSEWAY #300
MIAMI BEACH, FL 33141
305-756-7171
szamacona@nbvillage.com
CITY OF NORTH BAY VILLAGE

TRANSACTION REPORT

Date
May 7, 2025 4:02:28 PM EDT
Amount:

SCHEDULE FOR AD NUMBER IPL02323480

May 9, 2025
Miami Herald Print Publication

PREVIEW FOR AD NUMBER IPL02323480

4.9inches x 8.5inches

NORTH BAY VILLAGE
Notice of Public Hearings
Notice of Intent to Consider a Development Agreement

NOTICE IS HEREBY GIVEN that pursuant to Section 163.3225, Florida Statutes, the North Bay Village Commission will hold TWO public hearings to consider a Development Agreement for:

PROPERTY: Real property located at 1755 79th Street Causeway (Folio no. 23-3209-000-0110) (a/k/a Continuum West) and 1819/1855 79th Street Causeway (Folio no. 23-3209-000-0120) (a/k/a Continuum East), which are legally described in the surveys attached to the Application.

The proposed Development Agreement specifies the standards and conditions that will govern development of the property in connection with a site plan approval, including the following proposed uses, population densities, building intensities, and height:

- Multi-phased mixed-use development (multifamily residential housing, commercial, hotel/lodging, retail, and civic uses) including, overall:
  - 2,068,054 square feet of development (at a maximum Floor Lot Ratio (FAR) of 13.0)
  - 547 residential units (at a maximum density of 150 units/gross acre)
  - Building height
    - Continuum West: 40 stories/440 feet maximum.
    - Continuum East: 60 stories/600 feet maximum.

FIRST PUBLIC HEARING	SECOND PUBLIC HEARING
Tuesday, May 20, 2025 at 6:00 p.m., or as soon thereafter as the same may be heard at **North Bay Village Village Hall – Commission Chambers 1666 Kennedy Causeway, #101 North Bay Village, FL 33141**	**Tuesday, June 17, 2025 at 6:00 p.m.,** or as soon thereafter as the same may be heard at **North Bay Village Village Hall – Commission Chambers 1666 Kennedy Causeway, #101 North Bay Village, FL 33141**

Copies of the proposed Development Agreement are available for public inspection online at: https://northbayvillage-fl.gov/agendas_minutes or at Village Hall, Office of the Village Clerk, 1666 Kennedy Causeway, #300, North Bay Village, FL 33141. Interested persons are invited to attend the public hearing or provide written comments on the proposed Development Agreement to the Village Clerk.

To request this material in accessible format, a sign language interpreter, information on access for persons with disabilities, and/or any accommodation to review any document or participate in these proceedings, please contact 305-756-7171 five days in advance to initiate the request. TTY Users may also call 711 (Florida Relay Service).

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Village Commission, with respect to any matter considered at such hearing or meeting, the person will need a record of the proceedings and, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

Alba L. Chang, CMC, Village Clerk
Advertised in *The Miami Herald* on May 9, 2025
Mailed to affected property owners on May 9, 2025
Posted on publicly accessible website on May 9, 2025

<< Click here to print a printer friendly version >>

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON JUNE 4, 2025, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE ZONING OF CERTAIN PARCELS LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120), FROM T6-30 TRANSECT TO "CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX C, CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, BINDING EFFECT, AND AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY 1755 JFK OWNER LLC AND 1819 NBV OWNER LLC TO CONSOLIDATE AND MODIFY THE SITE PLANS PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2022-011A, AS AMENDED BY RESOLUTION NO. 2022-091, AND RESOLUTION NO. 2023-002 TO DEVELOP A TWO-PHASED MIXED-USE DEVELOPMENT PROJECT CONSISTING OF MULTIFAMILY HOUSING, HOTEL, AND COMMERCIAL USES INCLUDING ALCOHOL SERVICE ESTABLISHMENT(S), ENTERTAINMENT ESTABLISHMENT(S), FOOD SERVICE ESTABLISHMENT(S), GENERAL COMMERCIAL, AND CIVIC SPACE, ALL LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120); PROVIDING FOR FINDINGS, CONDITIONS, LIMITATION OF APPROVAL, IMPLEMENTATION, AND AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY T6 TRANSECT REGULATIONS TO ADDRESSS ROOFTOP/MECHANICAL STRUCTURES, BONUS HEIGHT, FLOORPLATE LIMITATIONS, AND VIEW CORRIDOR REQUIREMENTS; PROVIDING SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID: 835 6358 6974 PASSCODE: 973744
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661

FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-305-224-1968 OR 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR 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.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

heard. Applicant(s) Michelle Ferreira ("Applicant") Address 200 N Esplanade Drive ("Property") Property Owner(s) Jovany Jimenez, Ambar Sara Preval Folio Number(s) 05-3118-016-1590 Zoning R-1C Single Family Residential Lot Size 7,500 sq. ft. The Applicant is appealing an administrative determination relating to a setback at the Applicant's neighbor's Property. The Applicant is requesting that a building permit be revoked and that a stop work order be issued.

Public Notice - Advertisement for Bids - Contract S-966 - North District Wastewater Treatment Plant High Level Disinfection Facilities

Water and Sewer | **Publish Date: May 22, 2025**

Scope of Work – The scope of this Contract is for the construction of a new filtration disinfection system, HLD flow metering facility, a disk filtration structure, two HLD substations, four chlorine contact basins, a sodium hypochlorite storage and feeding facility, and a HLD lift station at the NDWWTP. It also includes all associated site work. Location – 2575 Northeast 156th Street, North Miami, Florida 33160

Public Hearing - Planning & Zoning Board

North Bay Village | Publish Date: May 22, 2025

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON JUNE 4, 2025, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

Public Notice - Transfer of Density Rights

North Bay Village | Publish Date: May 22, 2025



MIAMI-DADE CLERK OF THE BOARD
Basia Pruna
Director

Stephen P. Clark Center
111 NW 1st Street,
Suite 17-202
Miami, FL 33128
305-375-5126

Request Public Records

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

May 9, 2025

North Bay Village
Planning & Zoning Department
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141

Re: Property owners within 200 feet of:
SUBJECT: 1755 79 Street Causeway, North Bay Village, FL 33141
FOLIO NUMBER: 23-3209-000-0110

SUBJECT: 1819-1855 79 Street Causeway, North Bay Village, FL 33141
FOLIO NUMBER: 23-3209-000-0120

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 200 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Miami-Dade County Property Appraisers' Office as of 5/5/2025.

I affirm the notices were sent via First Class mail on 5/9/2025.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **528, including 6 international**

ANTONIO FESTA
ANDREA YAYBEK
ALMIRANTE HARWOOD #6149
MONTEVIDEO CP 11500
URUGUAY

DIGNA MARIA JIMENEZ
RAMY CHOEB
7430 TERBOIS ST
SAINT LEONARD QC H1S 2M4
CANADA

DIGNA MARIA JIMENEZ JTRS
RAMY CHOEB JIMENEZ JTRS
7430 TERBOIS
MONTREAL QC H1S 2M4
CANADA

JOHN NASSAR
SANDRA NASSAR
2428 HENSALL ST
MISSISSAUGA ON L5A 2T2
CANADA

PULIZZI MASSIMILIANO
VIA FLOSA 663 B
MEDICINA BOLOGNA 40059
ITALY

RAMY CHOEB
DIGNA MARIA JIMENEZ
7430 TERBOIS
MONTREAL QC H1S 2M4
CANADA

1755 JFK OWNER LLC
C/O THE CONTINUUM COMPANY LLC
49 WEST 23 ST 4 FL
NEW YORK, NY 10010

1800 BAY DRIVE PARTNERS LLC
1800 BAY DR
MIAMI BEACH, FL 33141

1819 NBV OWNER LLC
C/O THE CONTINUUM COMP LLC
49 WEST 23 ST 4 FL
NEW YORK, NY 10010

A 107 RENTALS LLC
2641 N FLAMINGO RD 304N
SUNRISE, FL 33323

ABEL GONZALEZ
7901 HISPANOLA AVE 605
NORTH BAY VILLAGE, FL 33141

ACD INVESTMENT GROUP LLC
7901 HISPANOLA AVE 902
NORTH BAY VILLAGE, FL 33141

ADDI PROPERTIES LLC
1000 VENETIAN WAY 1404
SOUTH BEACH, FL 33139

ADEL ACEBAL SUAREZ
IVELISE SOLA FERNANDEZ
1800 79 STREET CSWY A307
NORTH BAY VILLAGE, FL 33141

ADITYA TELLA
7901 HISPANOLA AVE 810
NORTH BAY VILLAGE, FL 33141

ADRIAN COSTAS
1865 79 STREET CSWY #6D
NORTH BAY VILLAGE, FL 33141

ADRIAN ILCHITZKY
1865 79 STREET CSWY #10K
NORTH BAY VILLAGE, FL 33141

ADRIANA CAMPA LOPEZ
1865 79 STREET CSWY PH H
NORTH BAY VILLAGE, FL 33141

AJIT BAINS
102 ASPEN DR
WEST WINDSOR, NJ 08550

AKAY LLC
C/O SELOGERAMIAMI
301 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140

ALBERTO VILLEGAS LE
REM JOSE RAFAEL CASTILLO RIVERA
7301 HARDING AVE 12
MIAMI BEACH, FL 33141

ALEJANDRA GUEVARA
1865 79 STREET CSWY #7J
NORTH BAY VILLAGE, FL 33141

ALEJANDRA SLATAPOLSKY
JAVIER GUSTAVO KITAIGORODSKY
3641 N 55 AVE
HOLLYWOOD, FL 33021

ALEJANDRO MARTINEZ
1865 79 STREET CSWY 14A N
NORTH BAY VILLAGE, FL 33141

ALEKSANDAR KOCMAR
162 ROSLYN PLACE
BLOOMINGDALE, IL 60108

ALEX SCHRODER
133 NE 2 AVE #1901
MIAMI, FL 33132

ALEX SCHRODER RIVERA
133 NE 2 AVE #1901
MIAMI, FL 33132

ALEXANDER COVARRUBIAS
1865 79 STREET CSWY 3G
NORTH BAY VILLAGE, FL 33141

ALEXANDRA MOLNAR
1865 79 STREET CSWY #12K
NORTH BAY VILLAGE, FL 33141

ALEXANDRA WELCH
1700 KENNEDY CSWY #1708
NORTH BAY VILLAGE, FL 33141

ALEXANDRE REMY
JENNIFER SCHONWETTER
7901 HISPANOLA AVE #1610
NORTH BAY VILLAGE, FL 33141

ALICE DE MELLO KROFF BRAZAO
1700 KENNEDY CSWY #1811
NORTH BAY VILLAGE, FL 33141

ALICIA M VALDIVIESO LE
REM STEPHANIE V PEREIRA LIMA
REM RENATA V PEREIRA LIMA
1523 BLUE RD
CORAL GABLES, FL 33146

ALLIVEL M CHETTY
1865 79 STREET CSWY #15C
NORTH BAY VILLAGE, FL 33141

ALTAGRACIA MUNOZ &H ORLANDO
17960 NW 68 AVE UNIT 22
MIAMI, FL 33015

AMANDA NUNES
469 ILLINGTON RD
OSSINING, NY 10562-1005

AMAURI DA MOTA
MARIA CRISTINA DA SILVA
1865 79 STREET CSWY 10I
NORTH BAY VILLAGE, FL 33141

AMBER HELM
20 TORTUGA CAY
ALISO VIEJO, CA 92656

AMIT BANERJEE
DENISE M BANERJEE
2201 BRENTFORD ST
LANCASTER, PA 17601-5609

ANA CAIRNS
7901 HISPANOLA AVE 2002
NORTH BAY VILLAGE, FL 33141

ANA ISABEL MATA
1790 79 ST CSWY B110
NORTH BAY VILLAGE, FL 33141

ANA TEJEIRO
NELSON TEJEIRO
1770 79 ST CSWY #D-102
NORTH BAY VILLAGE, FL 33141

ANA TERESA TAMBINI TRS
ANA TERESA TAMBINI LIVING TRUST
6800 SW 63 ST
SOUTH MIAMI, FL 33143

ANDREW ROY LOIACONO
32A WESTLAND ST
METHUEN, MA 01844

ANDROMACHI KAMVYSELLI
PETROS PYROVOLAKIS
7901 HISPANOLA AVE 1802
NORTH BAY VILLAGE, FL 33141

ANDYS MEJIAS BAUJIN
1780 79 STREET CSWY C203
NORTH BAY VILLAGE, FL 33141

ANGEL RODRIGUEZ
MIRIAM RODRIGUEZ
18 PLUM COURT
HIGHLAND MILLS, NY 10930

ANGEL W GARCIA VILORIA
1770 79 STREET CSWY UNIT D115
NORTH BAY VILLAGE, FL 33141

ANGELA MARIA PARRA
JOHN FLICKINGER
7901 HISPANOLA AVE 1405
NORTH BAY VILLAGE, FL 33141

ANIBAL MORGADO
CLARIVEL MORGADO
1865 79 STREET CSWY 12I
NORTH BAY VILLAGE, FL 33141

ANITA SAU FUN NG
7901 HISPANOLA AVE #1909
NORTH BAY VILLAGE, FL 33141

ANNIA DE JESUS COBO
2005 55 AVE
VERO BEACH, FL 32966

ANTONIO FERNANDEZ
1865 79 STREET CSWY #7O
NORTH BAY VILLAGE, FL 33141

ANTONIO LONARDO
LIDIA COLOMBO
7901 HISPANOLA AVE 1011
NORTH BAY VILLAGE, FL 33141

ANUSH DAWIDJAN LE
REM TARA LEIGH DAWIDJAN
7901 HISPANOLA AVE 1509
NORTH BAY VILLAGE, FL 33141

ARBEE HOLDINGS ASSET INC
7901 HISPANOLA AVE #1805
NORTH BAY VILLAGE, FL 33141

ARNOBIO FREIRE & MARCOS FREIRE &
MARCELO FREIRE
1700 KENNEDY CSWY #907
NORTH BAY VILLAGE, FL 33141

ATAL PROP INC
C/O MARSHALL WATSON PA
1865 79 STREET CSWY #11F
NORTH BAY VILLAGE, FL 33141

AUGUSTO M PENA
1800 79 ST CSWY A304
NORTH BAY VILLAGE, FL 33141

AUGUSTO RAMIREZ
1865 79 STREET CSWY #12N
NORTH BAY VILLAGE, FL 33141

B 202 RENTALS LLC
2641 N FLAMINGO RD 304N
SUNRISE, FL 33323

B AND B JACK LLC
413 NE 191 ST STE 205
MIAMI, FL 33179

BAILA ARONOVSKI LE
REM MAURO ARONOVSKI
REM ARNALDO ARONOVSKI
1865 79 STREET CSWY #10A
NORTH BAY VILLAGE, FL 33141

BARBARA D BRENZINI DE VAZQUEZ
7901 HISPANOLA AVE 1501
NORTH BAY VILLAGE, FL 33141

BARBARA ROSS LE
REM JEROME MILLER
REM RENEE MILLER
7901 HISPANOLA AVE UNIT 1609
NORTH BAY VILLAGE, FL 33141

BELISA MORILLO
7901 HISPANOLA AVE #1903
NORTH BAY VILLAGE, FL 33141

BENEDETTA INVERSIONES LLC
150 SE 2 AVE 1408
MIAMI, FL 33131

BERNARDO BURSTEIN
EVA MARIA BURSTEIN
1865 79 STREET CSWY #6E
NORTH BAY VILLAGE, FL 33141

BERTHA CAMINERO
1790 79 STREET CSWY #B208
NORTH BAY VILLAGE, FL 33141

BLANCA E PAZ
1800 79 STREET CSWY #A205
NORTH BAY VILLAGE, FL 33141

BLANCA E PAZ &
NIDIA E REYES JTRS
1790 79 STREET CSWY #B104
NORTH BAY VILLAGE, FL 33141

BLED LLC
500 S POINTE DR STE 230
MIAMI BEACH, FL 33139

BLUE DORILAND LLC
8 THE GREEN A
DOVER, DE 19901

BOJAN PUSONJA
21 E HURON ST 2404
CHICAGO, IL 60611

BOM CAMINHO LLC
1865 79 STREET CSWY UNIT 6K
NORTH BAY VILLAGE, FL 33141

BOZO I LLC
101 HUDSON ST 25 FL
JERSEY CITY, NJ 07302

BRAD E FRYAR
1865 79 STREET CSWY 6C
NORTH BAY VILLAGE, FL 33141

BRENDA CAROL LAMBETH
LARRY J THORSON
7901 HISPANOLA AVE #1706
NORTH BAY VILLAGE, FL 33141

BRITNEY BENJAMIN
1865 79 STREET CSWY 2K
NORTH BAY VILLAGE, FL 33141

BRUNO TOLEDO MARINO
1865 79 STREET CSWY PHC
NORTH BAY VILLAGE, FL 33141

CAMRON MURPHY
7901 HISPANOLA AVE 704
NORTH BAY VILLAGE, FL 33141

CARLOS A RIVERO
1780 79 STREET CSWY #C306
NORTH BAY VILLAGE, FL 33141

CARLOS ALVAREZ
1865 79 STREET CSWY #16B
NORTH BAY VILLAGE, FL 33141

CARLOS S OLIVA LE
JEANNE GIORDANO OLIVA LE
REM DIANA OLIVA ALVAREZ
11112 GRIFFING BLVD
BISCAYNE PARK, FL 33161

CARMEN A NARANJO LE
REM LUIS NARANJO
1770 79 STREET CSWY #D201
NORTH BAY VILLAGE, FL 33141

CAROLINA GOMEZ
1865 79 ST CSWY 5L
NORTH BAY VILLAGE, FL 33141

CASCOS HOMES LLC
2020 NE 163 ST 300D
MIAMI, FL 33162

CATALINA INVESTMENTS LLC
5951 ALTON RD
MIAMI BEACH, FL 33140

CAUE YAMADA FERREIRA
1700 KENNEDY CSWY #1209
NORTH BAY VILLAGE, FL 33141

CESAR IZTURIS
7901 HISPANOLA AVE #607
NORTH BAY VILLAGE, FL 33141

CHECK C ENG TRS
CHECK C AND ONEIDA B ENG FAMILY
WEALTH TRUST
8704 RAYBURN RD
BETHESDA, MD 20817

CHERBER HOLDINGS INC
2775 NE 187 ST #124
AVENTURA, FL 33180

CHRISTIAN A JAIME
MARITZA JAIME
1770 79 STREET CSWY D304
NORTH BAY VILLAGE, FL 33141

CHRISTOPHER LEACOCK
7901 HISPANOLA AVE 1111
NORTH BAY VILLAGE, FL 33141

CHRISTOPHER SMITH
7901 HISPANOLA AVE #1107
NORTH BAY VILLAGE, FL 33141

CINTHIA TAICH
1801 S TREASURE DR 429
NORTH BAY VILLAGE, FL 33141

CLAUDIA J ALAVREZ
SANDRA GARCIA PARDO
1865 79 ST CSWY 9K
NORTH BAY VILLAGE, FL 33141

CLAUDIA J ALVAREZ
7928 WEST DR #PH3
NORTH BAY VILLAGE, FL 33141

CLAUDIO NAPOLITANO
9755 NW 52 ST APT 503
DORAL, FL 33178

CLAUDIO SALA
RALUCA VASILICA IFTIME
2600 SW 27 AVE 508
MIAMI, FL 33133

CLUP FLIPPER MIAMI LLC
7901 HISPANOLA AVE 1502
NORTH BAY VILLAGE, FL 33141

COCARI LLC
1925 BRICKELL AVE #D2001
MIAMI, FL 33129

CONCEPCION CUESTA 1
655 E 45 ST
HIALEAH, FL 33013-1921

CONCORDIA REAL ESTATE LLC
650 NW 180 TER 103
PEMBROKE PINES, FL 33029

CONSUELO PEREZ
1790 79 STREET CSWY B106
NORTH BAY VILLAGE, FL 33141

CORALIA CUESTA
1865 79 STREET CSWY #5M
NORTH BAY VILLAGE, FL 33141

COREY M NARSON
TODD M NARSON
7901 HISPANOLA AVE 602
NORTH BAY VILLAGE, FL 33141

DALTON HABITAT INC
750 NE 63 ST #B 514
MIAMI, FL 33138

DANIEL BLANARU
PHYLLIS TASHJIAN BLANARU
7901 HISPANOLA AVE 601
NORTH BAY VILLAGE, FL 33141

DANIEL GONZALEZ
7901 HISPANOLA AVE 811
NORTH BAY VILLAGE, FL 33141

DANIEL MAX AZICRI &W HELEN
541 EAST PARK AVE
LONG BEACH, NY 11561

DANIELA C MONTANA
1770 79 STREET CSWY D212
NORTH BAY VILLAGE, FL 33141

DAO RENTALS OF MIAMI INC
18520 NW 67 AVE STE 121
MIAMI, FL 33015

DASMARY CRUZ ORTIZ
DAILEN ALVAREZ
1865 79 STREET CSWY 7D
NORTH BAY VILLAGE, FL 33141

DAVID ANGEL AROCHO
AMANDA VICTORIA MORAN
953 OLYMPIA BLVD
STATEN ISLAND, NY 10306

DAVID G TARR
LINDA H TARR
7901 HISPANOLA AVE 1102
NORTH BAY VILLAGE, FL 33141

DAVID MARTINEZ
1770 79 STREET CSWY D109
NORTH BAY VILLAGE, FL 33141

DAVID PANIAGUA &W ELIZABETH
1865 79 STREET CSWY #7H
NORTH BAY VILLAGE, FL 33141

DAVIDE PACELLA
7901 HISPANOLA AVE 1211
NORTH BAY VILLAGE, FL 33141

DAWN GARCEN
1865 79 STREET CSWY PH O
NORTH BAY VILLAGE, FL 33141

DEANNA SHIFRIN
ROBIN BUCKNER
7901 HISPANOLA AVE 1704
NORTH BAY VILLAGE, FL 33141

DEBORAH NEWCOMB
11722 CHANTICLEER CT
PENSACOLA, FL 32507-9166

DEBRA BARRIENTOS
JULIO DANIEL DIAZ
1790 79 STREET CSWY B207
NORTH BAY VILLAGE, FL 33141

DEBRA BARRIENTOS
JULIO DIAZ
7533 ADVENTURE AVE
NORTH BAY VILLAGE, FL 33141

DIANA FRANCO
1865 79 STREET CSWY #5K
NORTH BAY VILLAGE, FL 33141

DIANA M MENDEZ
9020 NE 8 AVE UNIT 1J
MIAMI SHORES, FL 33138

DIMITRI HAACKE
7901 HISPANOLA AVE #1002
NORTH BAY VILLAGE, FL 33141

DINA JACK KHAYYAT TRS
DINA JACK KHAYYAT REV TRUST
7928 WEST DR 911
NORTH BAY VILLAGE, FL 33141

DIONICIA MABEL ARIAS
1865 79 STREET CSWY 1N
NORTH BAY VILLAGE, FL 33141

DJIBOUTI LLC
701 BRICKELL AVE #2040
MIAMI, FL 33131

DLJ MORTGAGE CAPITAL INC
3900 CAPITAL CITY BLVD
LANSING, MI 48906

DORA C PEREZ
15606 SW 63 TERR
MIAMI, FL 33193-2802

DORIS JOSEFINA NAVA DE LAGUNA
31 MOHAWK DR
UNIONVILLE, CT 06085

DYLAS PROPERTY MANAGEMENT LLC
16518 FORESTLAKE DR
TAMPA, FL 33624

DYNASTIC INTERNATIONAL LLC
3363 NE 163 ST #502
NORTH MIAMI BEACH, FL 33160

EDILENE SILLER
1770 79 STREET CSWY #D303
NORTH BAY VILLAGE, FL 33141

EDWARD BARLETTA TRS
EDWARD BARLETTA REVOCABLE TR
MARIA R BARLETTA
1605 BAY DR
MIAMI BEACH, FL 33141

EDWIN PAUL MONTEIRO JR
1865 79 STREET CSWY 11J
NORTH BAY VILLAGE, FL 33141

EFREM PALMER
7901 HISPANOLA AVE 1707
NORTH BAY VILLAGE, FL 33141

EL ARROYITO LLC
1865 79 STREET CSWY 10L
NORTH BAY VILLAGE, FL 33141

EL ARROYITO LLC
1865 79 STREET CSWY #4B
NORTH BAY VILLAGE, FL 33141

ELINOR HARRIS LE
REM ROSLIN PERICH
1790 79 STREET CSWY B303
NORTH BAY VILLAGE, FL 33141

ELIZABETH G ABRAHAM
1865 79 STREET CSWY 7N
NORTH BAY VILLAGE, FL 33141

ELSI ALAVA TRS
ALAVA FAMILY REVOCABLE TRUST
1780 79 STREET CSWY C302
NORTH BAY VILLAGE, FL 33141

ENRIQUE IVAN MONSALVE TRS
THE MONSALVE RESTREPO RAMOS
FAMILY REVOCABLE TRUST
1087 BRYANT WAY
SUNNYVALE, CA 94087

ERIKA DIANA SPACCAROTELLA
2707 NE 164 ST
N MIAMI BEACH, FL 33160-4002

ERIN MOHRES
1865 79 STREET CSWY #6G
NORTH BAY VILLAGE, FL 33141

ERNEST GAMBARO
MONICA GAMBARO
5550 LAGORCE DR
MIAMI BEACH, FL 33140

ERNEST U GAMBARO
1700 KENNEDY CSWY #1908
NORTH BAY VILLAGE, FL 33141

ERNESTO K ORDONEZ
1865 79 STREET CSWY APT 4A
NORTH BAY VILLAGE, FL 33141

ERNESTO ZAMORA
1800 79 STREET CSWY #A309
NORTH BAY VILLAGE, FL 33141

ESPEJAIME INVERSIONES INC
1865 79 STREET CSWY UNIT 12D
NORTH BAY VILLAGE, FL 33141

ESPERANZA JAHRMARKT
7901 HISPANOLA AVE 2006
NORTH BAY VILLAGE, FL 33141

EST OF MARIA E OCAMPO
1790 79 ST CSWY APT B306
NORTH BAY VILLAGE, FL 33141

ESTHER J CARDONA
1865 79 STREET CSWY #15H
NORTH BAY VILLAGE, FL 33141

ESTHER PERCAL LE
REM CARLOS RAMON FERNANDEZ
6330 PINETREE DR
MIAMI BEACH, FL 33141

ESTMO LLC
1865 79 STREET CSWY #14D
NORTH BAY VILLAGE, FL 33141

EUGENE CIOFFI
1865 79 STREET CSWY #11 I
NORTH BAY VILLAGE, FL 33141

EUGENIO S LOPEZ
10780 SW 88 ST #E-15
MIAMI, FL 33176

EULALIA ESCORCIA
1865 79 STREET CSWY 8H
NORTH BAY VILLAGE, FL 33141

EUNICE W LARA
1865 79 STREET CSWY #1G
NORTH BAY VILLAGE, FL 33141

EVA EXPOSITO
1865 79 STREET CSWY #7M
NORTH BAY VILLAGE, FL 33141

EVANGELINA BALMORI
120 CONFEDERATE AVE
DANVILLE, VA 24541

EVELIO HORTA JR
1865 79 STREET CSWY #6I
NORTH BAY VILLAGE, FL 33141

EVELYN TIEDEMANN
369 MAHOGANY DR
KEY LARGO, FL 33037

EZEBEL LLC
304 INDIAN TRACE #507
WESTON, FL 33326

FABIAN BENITO
JACQUELINA M CASADIDIO
42 GOLFVIEW CT
ROTON DE WEST, FL 33947

FABIO DENTINO
1780 79 STREET CSWY #C 104
NORTH BAY VILLAGE, FL 33141

FEDERICO ZAMORA
1800 79 STREET CSWY A208
NORTH BAY VILLAGE, FL 33141

FEDERICO ZAMORA
1800 79 STREET CSWY #A311
NORTH BAY VILLAGE, FL 33141

FERMIN L DE VALES
7524 BUCCANEER AVE
NORTH BAY VILLAGE, FL 33141

FIMAR INVEST INC
21125 NE 3 CT
MIAMI, FL 33179

FLAVIO LAURENT & DIANA HOYOS
1865 79 STREET CSWY #4J
NORTH BAY VILLAGE, FL 33141

FLOR MARIA SOLANO
JULIA ISABEL PENA
1790 79 STREET CSWY #B301
NORTH BAY VILLAGE, FL 33141

FLORA LUISA HEREU
SANDRA PEREZ
1865 79 STREET CSWY 16H
NORTH BAY VILLAGE, FL 33141

FRANCISCO A ALVAREZ
ROSENDO A ALVAREZ
8004 NW 154 ST #298
MIAMI LAKES, FL 33016

FRANCISCO ALMEIDA &W
MARIA F ALMEIDA
1865 79 STREET CSWY #4H
NORTH BAY VILLAGE, FL 33141

FRANCISCO J ALTUNA
1770 79 STREET CSWY #D111
NORTH BAY VILLAGE, FL 33141

FRANK PEREZ GONZALEZ
1770 79 STREET CSWY D314
NORTH BAY VILLAGE, FL 33141

FREDERIC AND BRICE LLC
1865 79 STREET CSWY 6J
NORTH BAY VILLAGE, FL 33141

FREDY AVISAI DIAZ
THAISME DIAZ
4200 MARYLAND CT
MIDDLETOWN, MD 21769

FVZ L L C
3370 NE 190 ST #2813
AVENTURA, FL 33180

GABRIEL BARBAT
ANA DOMINGUEZ
2655 COLLINS AVE #2108
MIAMI BEACH, FL 33140

GABRIEL BARBAT
ANA DOMINGUEZ
1800 79 STREET CSWY #A202
NORTH BAY VILLAGE, FL 33141

GABRIEL CAROLI
1770 79 STREET CSWY D307
NORTH BAY VILLAGE, FL 33141

GABRIEL CAROLI VARGAS
1770 79 STREET CSWY D307
NORTH BAY VILLAGE, FL 33141

GABRIELA ESTHER DEPILLIS
8000 WEST DR 605
NORTH BAY VILLAGE, FL 33141

GABRIELA HEMMERDE VECCO
5750 COLLINS AVE APT 4B
MIAMI BEACH, FL 33140

GAIL M SOLIS
IVAN SOLIA
110 SEAVER CIRCLE
BRIDGEPORT, CT 06606

GENNARO PULEO
1780 79 STREET CSWY APT C211
NORTH BAY VILLAGE, FL 33141

GEORGE KALIL III
9200 SW 212 TER
CUTLER BAY, FL 33189-3832

GEORGE MCMILLIAN &W MARGARET
100 S BIRCH ROAD #1906
FORT LAUDERDALE, FL 33316

GERARDO ALVAREZ &W PAULA &
RAFAEL ALVAREZ
2930 POINT EAST DR #E505
AVENTURA, FL 33160-2685

GERARDO ALVAREZ &W PAULA LE
REM RAFAEL ALVAREZ
2930 POINT EAST DR #E505
NO MIAMI BEACH, FL 33160-2685

GG DEVELOPMENT & INVESTMENT LLC
1200 WEST AVE PH 14
MIAMI BEACH, FL 33139

GIGI LAND INC
3 FAIRLAWN DR
DEER PARK, NY 11729

GILBERTO SANCHEZ &W BEATRIZ
1865 79 STREET CSWY #9M
NORTH BAY VILLAGE, FL 33141

GINA HICKEY
1700 KENNEDY CSWY #1207
NORTH BAY VILLAGE, FL 33141

GIOVANNI TUMMOLILLO
BERTHA ELENA TUMMOLILLO
7901 HISPANOLA AVE 711
NORTH BAY VILLAGE, FL 33141

GISELA PEREZ
1790 79 STREET CSWY B 305
NORTH BAY VILLAGE, FL 33141

GISELE BEAUVOIR
1865 79 STREET CSWY #12M
NORTH BAY VILLAGE, FL 33141

GLADYS LOPEZ-TRIGO
70 SHORE DR WEST
MIAMI, FL 33133

GLENN S (EST OF) & VIOLET SAMBERG
1770 79 STREET CSWY #D202
NORTH BAY VILLAGE, FL 33141

GLOBAL INVESTMENT AND
ASSOCIATES LLC
311 9 ST
HALLANDALE BEACH, FL 33009

GLORIA C RESTREPO
1800 79 ST CSWY A302
NORTH BAY VILLAGE, FL 33141

GOLDEN SEA RTM LLC
1865 79 STREET CSWY 2L
NORTH BAY VILLAGE, FL 33141

GOOD HOMES USA GROUP INC
1800 79 STREET CSWY A207
NORTH BAY VILLAGE, FL 33141

GORAN CUK
7901 HISPANOLA AVE UNIT 1401
NORTH BAY VILLAGE, FL 33141

GREGORY DANENBERG
215 E 95 ST #34H
NEW YORK, NY 10128

GREGORY HOFFMAN
16395 BISCAYNE BLVD #1805
NORTH MIAMI BEACH, FL 33160

GREY HOLDINGS INC
2775 NE 187 ST #124
AVENTURA, FL 33180

GUILLERMO FERNANDEZ
2771 VILLAGE GREEN DR
MIAMI, FL 33175-2359

GUILLERMO GARCIA &W MARICELA
1710 S TREASURE DR
NORTH BAY VILLAGE, FL 33141

GUSTAVO ADOLFO BALMACEDA
7901 HISPANOLA AVE 1009
NORTH BAY VILLAGE, FL 33141

GUSTAVO QUINTINI LE
REM ANTONIETA AVELEDO
7901 HISPANOLA AVE #709
NORTH BAY VILLAGE, FL 33141

HARCHER BATRAVIL
7901 HISPANOLA AVE 706
NORTH BAY VILLAGE, FL 33141

HECTOR HUGO DELLA GIOVANNA
1865 79 ST CSWY
NORTH BAY VILLAGE, FL 33141

HECTOR J MORENO LE
REM BARBARA MORENO
6423 COLLINS AVE #610
MIAMI BEACH, FL 33141

HELTON ORTIZ BARBOSA
1865 79 STREET CSWY APT 12B
NORTH BAY VILLAGE, FL 33141

HENRY SPRING JR
7901 HISPANOLA AVE APT 1507
NORTH BAY VILLAGE, FL 33141

HERNAN CARLOS GREVE
7901 HISPANOLA AVE 912
NORTH BAY VILLAGE, FL 33141

HIDRO CIVIL INDUSTRIAS LLC
1700 KENNEDY CSWY #1611
NORTH BAY VILLAGE, FL 33141

HLB 2 PROPERTIES LLC
15935 NW 82 CT
MIAMI LAKES, FL 33016

IA LOVE LLC
7928 EAST DR UNIT 904
NORTH BAY VILLAGE, FL 33141

IGNACIO MAGAN SANCHEZ
MARIA EUGENIA MADRIZ HERNANDEZ
1865 79 STREET CSWY PHN
NORTH BAY VILLAGE, FL 33141

IK 91015A LLC
1150 KANE CONCOURSE 2FL
BAY HARBOR ISLANDS, FL 33154

ILEANA A PEREZ
1800 79 STREET CSWY #A103
NORTH BAY VILLAGE, FL 33141

ILIYA KHRAMOV LE
REM ANTON KHRAMOV
7901 HISPANOLA AVE 1412
NORTH BAY VILLAGE, FL 33141

INGRID E MASON
1865 79 ST CSWY #14J
NORTH BAY VILLAGE, FL 33141

ISAAC ROMAN
1780 79 STREET CSWY C20
NORTH BAY VILLAGE, FL 33141

ISRAEL & ESTER SANTA MARIA
1865 79 STREET CSWY #2M
NORTH BAY VILLAGE, FL 33141

ISRAEL DANIEL SULTAN
ROSELYNE SULTAN
7901 HISPANOLA AVE 1912
NORTH BAY VILLAGE, FL 33141

IVAN BURGUENO
OLGA LOPEZ
1865 79 STREET CSWY 15E
NORTH BAY VILLAGE, FL 33141

IVAN MORALES &W DAYAMI
1770 79 STREET CSWY #D101
NORTH BAY VILLAGE, FL 33141

IVENS CORPORATION
800 71 ST #2 FLOOR
MIAMI BEACH, FL 33141

IVETTE DELGADO
1024 NE 144 ST
MIAMI, FL 33161

IVETTE DELGADO
7601 E TREASURE DR PH 118
NORTH BAY VILLAGE, FL 33141

IVETTE WEDDLE
ROY WEDDLE
7901 HISPANOLA AVE #1807
NORTH BAY VILLAGE, FL 33141

JAIME BAKER
34 41 85 ST 4M
FLUSHING, NY 11372

JAMES FRENCH
1865 79 STREET CSWY PH-I
NORTH BAY VILLAGE, FL 33141

JAMES GLANTZ
7901 HISPANOLA AVE 2011
NORTH BAY VILLAGE, FL 33141

JAMIE M ARDEN
7901 HISPANOLA AVE 1410
NORTH BAY VILLAGE, FL 33141

JAVIER ALBERTO ROMANO
PATRICIA MARIA ROMANO
7901 HISPANOLA AVE APT 1001
NORTH BAY VILLAGE, FL 33141

JAVIER MORERA
3801 NE 170 ST #A-5
NORTH MIAMI BEACH, FL 33160-3169

JAY ASHKANOZY
1865 79 ST CSWY #12-F
NORTH BAY VILLAGE, FL 33141

JEAN ANDREE REJAS
HEYDY ALEJANDRA REJAS
7951 NE BAYSHORE CT #1402
MIAMI, FL 33138

JEAN MICHEL DAVID WUETHRICH LE
REM JEAN M DAVID WUETHRICH TRS
REM JEAN M DAVID WUETHRICH LIV TR
7901 HISPANOLA AVE 2008
NORTH BAY VILLAGE, FL 33141

JEFFREY A KATZ
21500 HALBURTON ROAD
BEACHWOOD, OH 44122

JENNIEKE G ASTOR
1865 79 ST CSWY 3H
NORTH BAY VILLAGE, FL 33141

JENNY RONDON
1770 79 STREET CSWY #D305
NORTH BAY VILLAGE, FL 33141

JITENDRA SOOKLALL
369 DEER PARK ROAD
DIX HILLS, NY 11746

JOAQUIN VIRUE LE
ROSA M VIRUE LE
REM CONCEPCION RABINOVICH
428 NE 90 ST
EL PORTAL, FL 33138

JOEL BARRY MARGOLIS
1780 79 ST CSWY #314 BLDG C
NORTH BAY VILLAGE, FL 33141

JOEL HOLTZMAN
1865 79 STREET CSWY #6A
NORTH BAY VILLAGE, FL 33141

JOEL LUBIN
7901 HISPANOLA AVE UNIT 1705
NORTH BAY VILLAGE, FL 33141

JOEL M ELLISON
5500 COLLINS AVE APT 402
MIAMI BEACH, FL 33140-5530

JOEL WEITZMAN
166-42 22ND
WHITESTONE, NY 11357

JOHANNY FERREIRA
RUBEN RABINO
1731 ANNANDALE CIR
ROYAL PALM BEACH, FL 33411

JOHN PARDI &W
GLADYS PARDI
1700 KENNEDY CSWY #1711
NORTH BAY VILLAGE, FL 33181

JOHN PARDI TRS
JOHN PARDI REVOCABLE TR
7901 HISPANOLA AVE 1711
NORTH BAY VILLAGE, FL 33141

JOHN SAKAL
7901 HISPANOLA AVE 1112
NORTH BAY VILLAGE, FL 33141

JORGE L BRITO
LIANEL M BRITO
186 NORMANDY DR
TAVERNIER, FL 33070

JOSE DEL RIO
MARIA GAITAN
9440 W FLAGLER ST #105
MIAMI, FL 33174

JOSE R PINTO
1790 79 STREET CSWY #B203
NORTH BAY VILLAGE, FL 33141

JOSE VALERA
1865 79 STREET CSWY 9N
NORTH BAY VILLAGE, FL 33141

JOSE VALVERDE LE
MYRA ALEIDA GREGORIO LE
REM JORGE GOMEZ
1865 79 STREET CSWY 4M
NORTH BAY VILLAGE, FL 33141

JOSELY BARRIAL
1865 79 STREET CSWY #4F
NORTH BAY VILLAGE, FL 33141

JOSEPH M GRECO
7516 BUCCANEER AVE
NORTH BAY VILLAGE, FL 33141

JUAN C PEREZ
1568 NORMANDY DR
MIAMI BEACH, FL 33141

JUAN DAVID HERNANDEZ
NATALIA BOLIVAR
1865 79 STREET CSWY 8N
NORTH BAY VILLAGE, FL 33141

JUAN DIEGO PINTO
VANESSA BENTUE JACCOUD
7901 HISPANOLA AVE UNIT 1709
NORTH BAY VILLAGE, FL 33141

JUAN JOSE CASAIS
1700 KENNEDY CSWY #1701
NORTH BAY VILLAGE, FL 33140

JUANA PEREZ
3822 NW 58 CT
VIRGINIA GARDENS, FL 33166

JUDITH LOIS DRESDEN LOFT TRS
JUDITH L DRESDEN LOFT FAM TR
7901 HISPANOLA AVE 802
NORTH BAY VILLAGE, FL 33141

JULDIN LLC
333 N SHORE DR
MIAMI BEACH, FL 33141

JULIO LLONA & MARIA E BENAGLIA
1865-79 ST CSWY #5A
NORTH BAY VILLAGE, FL 33141

KAREL DIAZ REYES
ANNEYD AVALOS PENA
7901 HISPANOLA AVE 1803
NORTH BAY VILLAGE, FL 33141

KARLA C DOS SANTOS
7901 HISPANOLA AVE #2007
NORTH BAY VILLAGE, FL 33141

KEITH B MCKENZIE
1700 KENNEDY CSWY #2003
NORTH BAY VILLAGE, FL 33141

KEITH T FORRESTER
SHARON MERRIL FORRESTER
7901 HISPANOLA AVE APT 1106
NORTH BAY VILLAGE, FL 33141

KELLIE PETERSON
5620 SW 119 AVE
COOPER CITY, FL 33330-3351

KELLY ANN LOMANGINO
1780 79 STREET CSWY C210
NORTH BAY VILLAGE, FL 33141

KENDRA FLORES BATINEH
1865 79 STREET CSWY 1-I
NORTH BAY VILLAGE, FL 33141

KENNEDY HOUSE CONDO HOLDINGS LLC
5121 SW 87 AVE
MIAMI, FL 33165

KENNETH PEREZ
601 NW 208 CIR
PEMBROKE PINES, FL 33029-2136

KERRY ALLEN
1700 KENNEDY CSWY 1010
NORTH BAY VILLAGE, FL 33141

KEVIN COLIN
CYNTHIA COLIN
7901 HISPANOLA AVE 1101
NORTH BAY VILLAGE, FL 33141

KEY OCEAN LLC
13899 BISCAYNE BLVD STE 222
NORTH MIAMI BEACH, FL 33181

KFG PROPERTIES LLC
16 CLOVERFIELD DR
LOUDONVILLE, NY 12211

KIAN WONG
7901 HISPANOLA AVE 603
NORTH BAY VILLAGE, FL 33141

KIM CAIRINS
VALENTINA CAIRINS
7901 HISPANOLA AVE 608
NORTH BAY VILLAGE, FL 33141

KK 16 LLC
1150 KANE CONCOURSE 2ND FLR
BAY HARBOR ISLANDS, FL 33154

KRISTIANI LINS
1865 79 STREET CSWY 16K
NORTH BAY VILLAGE, FL 33141

KUNIOKA INVESTMENTS LLC
2200 NE 33 AVE 15K
FORT LAUDERDALE, FL 33305

LAMBROS REAL ESTATE LLC
7901 HISPANOLA AVE 1905
NORTH BAY VILLAGE, FL 33141

LEONARDO D SCHIAFFINO
OSVALDO SCHIAFFINO
DIONIGI DAMIAN SCHIAFFINO
1820 SW 2 AVE
MIAMI, FL 33129

LEONARDO DAVID SCHIAFFINO
1770 79 STREET CSWY #D311
NORTH BAY VILLAGE, FL 33141

LEONEL D CAMACHO
MARIA E CAMACHO
1700 KENNEDY CSWY #1105
NORTH BAY VILLAGE, FL 33141

LEONEL D CAMACHO
MARIA E CAMACHO
7901 HISPANOLA AVE #1105
NORTH BAY VILLAGE, FL 33141

LEONILA URREGO
1770 79 ST CSWY APT D309
NORTH BAY VILLAGE, FL 33141

LEONOR E ALBORNOZ LINARES
1549 NE 110 ST
MIAMI, FL 33161

LEXI 2009 LLC
304 INDIAN TRACE #507
WESTON, FL 33326

LEXI 708 LLC
7901 HISPANOLA AVE 2008
NORTH BAY VILLAGE, FL 33141

LEXI DEVELOPMENT CO INC
7301 SW 57 CR STE 565
SOUTH MIAMI, FL 33143

LEYLA GOMEZ
RAFAEL COMENSANA
1865 79 STREET CSWY 6M
NORTH BAY VILLAGE, FL 33141

LEYLA GOMEZ
RAFAEL COMESANA
1865 79 STREET CSWY 14L
NORTH BAY VILLAGE, FL 33141

LIGHT777 LLC
1770 79 ST CSWY #D310
NORTH BAY VILLAGE, FL 33141

LILIANA P DODD
1865 79 STREET CSWY 11A
NORTH BAY VILLAGE, FL 33141

LISA HALLORAN
7935 EAST DR 404
NORTH BAY VILLAGE, FL 33141

LOHM PROPERTIES INC
20621 NE 7 CT
MIAMI, FL 33179

LOLISCO LLC
8500 W FLAGLER ST STE B 209
MIAMI, FL 33144

LORENA P GUARDAMAGNA
1700 KENNEDY CSWY #701
NORTH BAY VILLAGE, FL 33141

LOURDES Z MENESES
YOLANDA MENESES
105 SW 96 CT #A
MIAMI, FL 33174-2000

LUCIA BOVIO
1865 79 STREET CSWY APT 6B
NORTH BAY VILLAGE, FL 33141

LUCIANA D PAVAN
1700 KENNEDY CSWY UNIT 803
NORTH BAY VILLAGE, FL 33141

LUCIANO P COTTINO ROUX
11010 NW 30 ST STE 104 CCS-14282
MIAMI, FL 33172-5032

LUIS ALFONSO BORREGO JTRS
HERMAN LUIS PLASENCIA JTRS
8525 SW 68 ST
MIAMI, FL 33143-2437

LUIS ALFONSO SOSA
MARISA ARTUS
7901 HISPANOLA AVE #905
NORTH BAY VILLAGE, FL 33141

LUIS ALFREDO NARANJO
LORENA PATRICIA DRYDEN
1790 79 STREET CSWY B205
NORTH BAY VILLAGE, FL 33141

LUIS ALFREDO NARANJO
3316 KEENLAND RD
MARIETTA, GA 30062

LUIS ANDRES RITTER ZAMORA
CARLY VIVIANA ARIAS PARAVICINI
1865 79 STREET CSWY UNIT 3J
NORTH BAY VILLAGE, FL 33141

LUIS FERNANDO TORO JTRS
PAOLA ANDREA TORO JTRS
7411 BEACHVIEW DR
NORTH BAY VILLAGE, FL 33141

LUIZ B CANTO
MAURIEN L SOARES
1865 79 STREET CSWY #5E
NORTH BAY VILLAGE, FL 33141

LURPIAZO LLC
6001 SW 70 ST 543
SOUTH MIAMI, FL 33143

LYNNE MARY LANDAU
1700 KENNEDY CSWY #1408
NORTH BAY VILLAGE, FL 33141

MAGALYS AMORES
ARMANDO AMORES
1790 79 STREET CSWY B304
NORTH BAY VILLAGE, FL 33141

MAGDALENA CABRAL
1790 79 STREET CSWY APT B201
NORTH BAY VILLAGE, FL 33141

MAICER IZTURIS
1700 KENNEDY CSWY #606
NORTH BAY VILLAGE, FL 33141

MAISIE MARGUILES LE
REM DAVID DARCEY &W JANICE
12619 SHOAL CREEK TERR
BELTSVILLE, MD 20705

MALCOLM L GONZALES
7901 HISPANOLA AVE 1504
NORTH BAY VILLAGE, FL 33141

MALLORCA INVESTMENTS GROUP LLC
901 PONCE DE LEON BLVD STE 204
CORAL GABLES, FL 33134

MANFRED KLAUS GROTH
LISET GROTH
7901 HISPANOLA AVE 1005
NORTH BAY VILLAGE, FL 33141

MANUEL ANTUNA &W
SUZANNE BELL ANTUNA
7901 HISPANOLA AVE #1006
NORTH BAY VILLAGE, FL 33141

MARCELO TERAN JR
1780 79 STREET CSWY C206
NORTH BAY VILLAGE, FL 33141

MARCO SALOMONE
1865 79 STREET CSWY #5C
NORTH BAY VILLAGE, FL 33141

MARCOS ANTONIO ESCANDELL
1141 FALCON AVE
MIAMI, FL 33166

MARCOS DE ALBUQUERQUE
JOSEPH B PILERI
7901 HISPANOLA AVE 712
NORTH BAY VILLAGE, FL 33141

MARIA DAVILA
521 SW 89 AVE
MIAMI, FL 33174-2451

MARIA DE LOS ANGELES JONES
6900 BAY DR 6A
MIAMI BEACH, FL 33141

MARIA DEL CARMEN ROZZO
1800 79 STREET CSWY #A306
NORTH BAY VILLAGE, FL 33141

MARIA F & LILY GAITAN JTRS
9440 W FLAGLER ST #105
MIAMI, FL 33174

MARIA FERNANDA GOMES LEAL
1865 79 STREET CSWY APT 4E
NORTH BAY VILLAGE, FL 33141

MARIA FIORELLA BLANCO
1865 79 STREET CSWY 8G
NORTH BAY VILLAGE, FL 33141

MARIA J FRIEDOPFER
1865 79 STREET CSWY #PHG
NORTH BAY VILLAGE, FL 33141

MARIA MENDONCA FREITAS TRS
THE MARIA MENDONCA FREITAS REV TR
1865 79 STREET CSWY PHB
NORTH BAY VILLAGE, FL 33141

MARIA PATRICIA OLIVARES
1780 79 STREET CSWY #C101
NORTH BAY VILLAGE, FL 33141

MARIA V KRAUS
1865 79 STREET CSWY #6F
NORTH BAY VILLAGE, FL 33141

MARIEL G LEMA
4354 SW 13 ST
MIAMI, FL 33134

MARIO AVERHOFF LE
REM PAULA AVERHOFF
255 GALEN DR 3F
KEY BISCAYNE, FL 33149

MARIO G MARTINEZ
1800-79 ST CSWY #A-101
NORTH BAY VILLAGE, FL 33141

MARIO JULY KONG SAN RIVERA
1865 79 STREET CSWY 3I
NORTH BAY VILLAGE, FL 33141

MARIO NIEDBALSKI
JOSE RAFAEL CASTILLO
1865 79 STREET CSWY #10E
NORTH BAY VILLAGE, FL 33141

MARION & MONICA WOOD
PO BOX 11688
MARINA DEL REY, CA 90295

MARISA ANAI ARTUS MARCHETTI
LUIS ALFONSO SOSA
7901 HISPANOLA AVE 908
NORTH BAY VILLAGE, FL 33141

MARK JAY EISENBERGER TRS
MARC JAY EISENBERGER LIVING TRUST
365 OCEAN BLVD UNIT 204
LONG BRANCH, NJ 07740

MARK TRACH
1865 79 STREET CSWY #11O
NORTH BAY VILLAGE, FL 33141

MARLENE PORTUONDO
7540 BOUNTY AVE
NORTH BAY VILLAGE, FL 33141

MARNIC LLC
3600 UNIVERSITY PARK LANE
IRVING, TX 75062

MARTA HERNANDEZ LE
REM MARTA MARIA RUIZ
7200 MIAMI LAKEWAY S
MIAMI LAKES, FL 33015

MARTHA BOYLE
1800 79 STREET CSWY #A110
NORTH BAY VILLAGE, FL 33141

MARVIAL LLC
18628 SW 50 CT
MIRAMAR, FL 33029

MARY CARMEN MARSICANO DE CASAIS
1700 KENNEDY CSWY #1503
NORTH BAY VILLAGE, FL 33141

MAURO SIVIERI
1865 79 STREET CSWY 8L
NORTH BAY VILLAGE, FL 33141

MAYRA J VALDES
1770 79 STREET CSWY #D208
NORTH BAY VILLAGE, FL 33141

MERCEDES OTEIZA
1865 79 STREET CSWY #7E
NORTH BAY VILLAGE, FL 33141

MG PROSPER NBV LLC
301 ALMERIA AVE 330
CORAL GABLES, FL 33134

MIAMI KA REAL ESTATE LP
3264 SO UNIVERSITY DR
MIRAMAR, FL 33021

MICHAEL ALAN CHAZEN
1865 79 STREET CSWY 3F
NORTH BAY VILLAGE, FL 33141

MICHAEL EDWARD DUELL
MARIBEL HART
1865 79 STREET CSWY 14M
NORTH BAY VILLAGE, FL 33141

MICHAEL RYAN &W KAREN RUMBERG
10 W 15 ST #1114
NEW YORK, NY 10011

MICHAEL SABBAH
CHRISTIANE J RENOU SABBAH
7901 HISPANOLA AVE 1602
NORTH BAY VILLAGE, FL 33141

MICHAEL THOMAS BIELER
150 CHELTENHAM RD
WEST BABYLON, NY 11704

MICHEL GOURVENNEC
1700 KENNEDY CSWY #1202
NORTH BAY VILLAGE, FL 33141

MICHEL SABBAH LLC
7901 HISPANOLA AVE #604
NORTH BAY VILLAGE, FL 33141

MICHEL SABBAH LLC
7901 HISPANOLA AVE 1602
NORTH BAY VILLAGE, FL 33141

MIGUEL RIOS
1800 79 STREET CSWY #A105
NORTH BAY VILLAGE, FL 33141

MIKEY NADER FALAH
MOHAMMAD FALAH
7901 HISPANOLA AVE 1702
NORTH BAY VILLAGE, FL 33141

MILADY SARRIA
1865 79 ST CSWY APT 9C
NORTH BAY VILLAGE, FL 33141

MILAN KOCIC
1865 79 STREET CSWY 8F
NORTH BAY VILLAGE, FL 33141

MIRNA AURISTELA GIOIA RIVERA
1700 KENNEDY CSWY #1007
NORTH BAY VILLAGE, FL 33141

MIRTA D RIOS
1800 79 STREET CSWY #A106
NORTH BAY VILLAGE, FL 33141

MM KENNEDY HOLDINGS LLC
6500 COW PEN RD 104
MIAMI LAKES, FL 33014

MOHAMAD J AKHTER
3329 W 47 ST
MIAMI BEACH, FL 33140

MONICA COELHO LITHG
1865 79 STREET CSWY 15I
NORTH BAY VILLAGE, FL 33141

MONICA FABIANA BIANCOSPINO
1865 79 STREET CSWY 3C
NORTH BAY VILLAGE, FL 33141

MONICA WOOD
PERRY TRACH
PO BOX 11688
MARINA DEL REY, CA 90295

MONTRI PUTLEK TRS
7521 BUCCANEER AVE
NORTH BAY VILLAGE, FL 33141

MPC MIAMI LLC
8500 WEST FLAGLER ST B208
MIAMI, FL 33144

MR BUBU LLC
10350 W BAY HARBOR DR 9H
BAY HARBOR ISLANDS, FL 33154

MRKDR PROPERTIES LLC
36 NW 6 AVE SUITE TS7
MIAMI, FL 33128

NABIL NAHID NAOSHY TRS
NAOSHY FAMILY TRUST
DIANA AKKAOUI NAOSHY TRS
7901 HISPANOLA AVE 1203
NORTH BAY VILLAGE, FL 33141

NANCY RIVERO
1865 79 STREET CSWY APT 8I
NORTH BAY VILLAGE, FL 33141

NATASA G BOLLOK
RODOLFO A SCHIAVO
1566 NE 110 ST
MIAMI, FL 33161

NATYLUCHI PROPERTIES LLC
5055 COLLINS AVE #11 N
MIAMI BEACH, FL 33140

NELAD LLC
521 SW 89 AVE
MIAMI, FL 33174

NELLY S & JENNY CORTES
1865 79 STREET CSWY #2C
NORTH BAY VILLAGE, FL 33141

NELSON GUILLERMO TEJEIRO
ANA TEJEIRO
7601 E TREASURE DR #907
NORTH BAY VILLAGE, FL 33141

NELSON J BRANDT
NICOLE MOUSTAKI
7901 HISPANOLA AVE 906
NORTH BAY VILLAGE, FL 33141

NEOTRADE LLC
1865 KENNEDY CSWY #9H
NORTH BAY VILLAGE, FL 33141

NEOTRADE LLC
3363 NE 163 ST #502
NORTH MIAMI BEACH, FL 33160

NEW ROCK LLC
1000 E HALLANDALE BEACH BLVD #30
HALLANDALE BEACH, FL 33009

NIBIA F RODRIGUEZ LE
REM FRANCISCO J RODRIGUEZ
REM JOSE FRANCISCO RODRIGUEZ
8475 SW 48 ST
MIAMI, FL 33145

NICHOLAS BELLETTO
ANA MARCELA DUARTE MATA
7040 SPENCER RD
TALLAHASSEE, FL 32312

NICOLE ACOSTA
GABRIELA MERCEDES PILOTO
1780 79 STREET CSWY #C301
NORTH BAY VILLAGE, FL 33141

NICOLE FREEDLANDER
1800 NE 114 ST UNIT 2303
NORTH MIAMI, FL 33181

NIMRUD 2014 LLC
20900 NE 30 AVE STE 809
AVENTURA, FL 33180

NJF VENTURES LLC
401 69 ST APT 407
MIAMI BEACH, FL 33141

NOLVIA F HOWARD
1790 79 STREET CSWY #B112
NORTH BAY VILLAGE, FL 33141

NORMA C GONZALEZ
DELILAH M ALFONSO
PAULETTE GONZALEZ
1865 79 STREET CSWY 2A
NORTH BAY VILLAGE, FL 33141

NORTH BAY VILLAGE A209 LLC
6346 NW 113 CT
DORAL, FL 33178

OBED JOSUE REYES
1770 79 STREET CSWY UNIT D106
NORTH BAY VILLAGE, FL 33141

OHANA ONE LLC
2020 NE 163 ST 300D
MIAMI, FL 33162

OLEKSANDR BLEKHEROV
7901 HISPANOLA AVE UNIT 1607
NORTH BAY VILLAGE, FL 33141

ORESTE ROSARIO BOCCIA
1780 79 STREET CSWY #C109
NORTH BAY VILLAGE, FL 33141

ORNERO LLC
900 NE 3 ST
POMPANO BEACH, FL 33060

OSCAR J PEREZ
OSCAR A PEREZ
ADIS N PEREZ SHIFFMAN
1790 79 STREET CSWY B312
NORTH BAY VILLAGE, FL 33141

OSCAR J PEREZ &W
YADIRA DEL S ESPINOZA
1790 79 STREET CSWY #B312
NORTH BAY VILLAGE, FL 33141

OSVALDO RIVERON
1790 79 STREET CSWY #B212
NORTH BAY VILLAGE, FL 33141

OSVALDO SCHIAFFINO LE
REM DIONIGI DAMIAN SCHIAFFINO
REM VINCENT LUCAS SCHIAFFINO
1865 79 STREET CSWY 16M
NORTH BAY VILLAGE, FL 33141

PABLO ALVARADO LE
REM ANDREW ALVARADO
REM ALEJANDRO ALVARADO
7901 HISPANOLA AVE 1403
NORTH BAY VILLAGE, FL 33141

PABLO EGGLE
2060 NW 81 AVE 325
PEMBROKE PINES, FL 33024

PABLO F VARELA
1780 79 STREET CSWY #C307
NORTH BAY VILLAGE, FL 33141

PABLO LONGA
JENNIFER ARJONA LONGA
1700 KENNEDY CSWY #1612
NORTH BAY VILLAGE, FL 33141

PASCUAL ALONSO PEREZ
1865 79 STREET CSWY 12C
NORTH BAY VILLAGE, FL 33141

PATRICIA ANN VILA
7901 HISPANOLA AVE UNIT #1004
NORTH BAY VILLAGE, FL 33141

PATRICIO BOYLE
7901 HISPANOLA AVE 911
NORTH BAY VILLAGE, FL 33141

PAULA PONTE
9595 COLLINS AVE 1101
SURFSIDE, FL 33154

PEDRO EDUARDO YUNIS
CLAUDIA ZULUAGA YUNIS
7901 HISPANOLA AVE UNIT 1806
NORTH BAY VILLAGE, FL 33141

PEDRO GIL &
MARGARITA M PEREZ
1770 79 STREET CSWY #D301
NORTH BAY VILLAGE, FL 33141

PENSCO TRS CO
3175 OAK PARK DR
LAKELAND, FL 33803

PIERO VITALE
SULMA TORRES
7901 HISPANOLA AVE 805
NORTH BAY VILLAGE, FL 33141

PSP MANAGEMENT LLC
740 NE 87 ST
MIAMI, FL 33138

RAFAEL CISNEROS
1780 79 STREET CSWY #C201
NORTH BAY VILLAGE, FL 33141

RAFAEL COMESANA
1865 79 STREET CSWY #12H
NORTH BAY VILLAGE, FL 33141

RAMIRO P SCHEJTMAN
1865 79 STREET CSWY #14O
NORTH BAY VILLAGE, FL 33141

RANDOLPH MARKS
1865 79 STREET CSWY #16O
NORTH BAY VILLAGE, FL 33141

RAUL DANIEL GARCIA
7901 HISPANOLA AVE 903
NORTH BAY VILLAGE, FL 33141

REBECA DIAZ
1770 79 STREET CSWY #D209
NORTH BAY VILLAGE, FL 33141

REGINA NUNES DA SILVA
LUCAS MANFRINI SOARES
1865 79 STREET CSWY #3 O
NORTH BAY VILLAGE, FL 33141

REGIS JOSEPH VILLETTAZ
1700 KENNEDY CSWY #1008
NORTH BAY VILLAGE, FL 33141

ROBERT EVAN MEYERS
HOPE D MEYERS
7901 HISPANOLA AVE UNIT #1601
NORTH BAY VILLAGE, FL 33141

ROBERT JOHN AKRAS TRS
ROBERT J AKRAS TRUST
7901 HISPANOLA AVE 1911
NORTH BAY VILLAGE, FL 33141

ROBLES FAMILY MGMT CO LLC
15575 NW 12 PL
PEMBROKE PINES, FL 33028

ROCHELLE MEDEARIS TRS
THE ROCHELLE MEDEARIS REV TR
100 MAIN ST APT 501
VISTA, CA 92084

RODOLFO A SCHIAVO
NATASA C BOLLOK
1566 NE 110 ST
MIAMI, FL 33161

ROGER CORN SR &W PAULA
1800 79 STREET CSWY #A310
NORTH BAY VILLAGE, FL 33141

ROGER ROJAS JR TRS
ROGER ROJAS JR REV LIV TR
12085 COLONY PRESERVE DR
BOYNTON BEACH, FL 33436

RONALD DAENECKE
11031 NW 2 CT
MIAMI, FL 33168

ROSA URBINA
MARCO ANTONIO HIDALGO
1770 79 STREET CSWY D214
NORTH BAY VILLAGE, FL 33141

ROXANNE R AWANG
1865 79 ST CSWY #9-O
NORTH BAY VILLAGE, FL 33141

RUDOLF KOHN
1865 79 STREET CSWY #15J
NORTH BAY VILLAGE, FL 33141

RUPERTO SARMIENTO TRS
SARMIENTO ENTERPRISES LLC TR
1865 79 STREET CSWY 8O
NORTH BAY VILLAGE, FL 33141

RUSSEL WARREN &W LUCIENE
128 HAGGE DR
DAYTONA BEACH, FL 32124

RUSSELL WARREN
128 HAGGE DR
DAYTONA BEACH, FL 32124

SALVATORE SCRIVO
395 HUGUENOT ST APT 2R
NEW ROCHELLE, NY 10801

SAMUEL ZAMACONA
1700 KENNEDY CSWY #1003
NORTH BAY VILLAGE, FL 33141

SANDRA LEVY
ANDREW S LEVY
7901 HISPANOLA AVE 1604
NORTH BAY VILLAGE, FL 33141

SANJIT VARGHESE
AZEENA LOBO VARGHESE
5906 NW 123 AVE
CORAL SPRINGS, FL 33076

SANTECH INTERNATIONAL INC
1436 MANTUA AVE
CORAL GABLES, FL 33146

SANTIAGO GATTO
ANASTASIA TKAL
7901 HISPANOLA AVE 1411
NORTH BAY VILLAGE, FL 33141

SASO GEGOVSKI
1790 79 STREET CSWY #B204
NORTH BAY VILLAGE, FL 33141

SEBASTIAN L SCHOLL
7901 HISPANOLA AVE 1605
NORTH BAY VILLAGE, FL 33141

SERGIO ANDRES GIMENEZ
1865 79 STREET CSWY 7A
NORTH BAY VILLAGE, FL 33141

SG MIAMI INVESTMENTS LLC
1865 79 STREET CSWY 10C
NORTH BAY VILLAGE, FL 33141

SHAHILA HOSSAIN
1080 RICHARDSON AVE
BENSALEM, PA 19020

SHERYL S BORG
ALICE A KERR
7901 HISPANOLA AVE 1906
NORTH BAY VILLAGE, FL 33141

SHIRENE TABARESTANI
1865 79 STREET CSWY 15K
NORTH BAY VILLAGE, FL 33141

SHIRLEY OSCHART
7901 HISPANOLA AVE #703
NORTH BAY VILLAGE, FL 33141

SHOMA NORTH BAY VILLAGE LLC
201 SEVILLA AVE 300
CORAL GABLES, FL 33134

SHOPPES OF NO BAY VILLAGE II LLC
1320 S DIXIE HWY STE 781
CORAL GABLES, FL 33146-2953

SHUANGYU SHEN
1865 79 STREET CSWY 3D
NORTH BAY VILLAGE, FL 33141

SIDNEY J & BARBARA L FELLMAN
5875 DOUGLAS ST
PITTSBURGH, PA 15217

SIGRID NILSSEN
1860 VENICE PARK DR 127
NORTH MIAMI, FL 33181

SILVANA X MONTI
1865 79 STREET CSWY #3M
NORTH BAY VILLAGE, FL 33141

SIMONA QUISPE TRS
SIMONA QUISPE REVOCABLE TRUST
1865 79 STREET CSWY #3N
NORTH BAY VILLAGE, FL 33141

SIMONE MAZAL ABECASSIS
1770 79 STREET CSWY D206
NORTH BAY VILLAGE, FL 33141

SOFIA ANEAS GARCIA TRS
THE CARMEN SAHAGUN LIVING TRUST
186 NE 106 ST
MIAMI SHORES, FL 33138

SOFIA CHATZIKONSTANTI
5597 SEMINARY RD #2005
SOUTH FALLS CHURCH, VA 22041

SOFIA FISCHER
1865 79 STREET CSWY 15M
NORTH BAY VILLAGE, FL 33141

SOLEDAD VILLARRUEL LARRE
LAURA MURRAY
7901 HISPANOLA AVE UNIT 1109
NORTH BAY VILLAGE, FL 33141

SOUHEIL BADAA
7901 HISPANOLA AVE #807
NORTH BAY VILLAGE, FL 33141

SPACA LLC
2935 NE 163 ST 6D
NORTH MIAMI BEACH, FL 33160

STARFISH ISLAND LLC
4911 COLUMBIA RD F
COLUMBIA, MD 21044

STEVEN JEFFREY GISH
1245 HAWTHORNE DR EAST
WANTAGH, NY 11793

STUART ROHATINER JTRS
JUDITH ROHATINER JTRS
1700 KENNEDY CSWY #705
NORTH BAY VILLAGE, FL 33141

SUNNYBEACHSC LLC
60 NW 37 AVE #1207
MIAMI, FL 33125

SUNSET OCEAN LLC
7901 HISPANOLA AVE #1602
NORTH BAY VILLAGE, FL 33141

SUSAN P RYAN
1865 79 STREET CSWY #14G
NORTH BAY VILLAGE, FL 33141

SYNNYBEACHSC LLC
60 NW 37 AVE #1207
MIAMI, FL 33125

TAMAR FREIMEN
SHMUEL FREIMEN
7901 HISPANOLA AVE APT 1508
NORTH BAY VILLAGE, FL 33141

TANIA M ROMERO
1770 79 STREET CSWY #D204
NORTH BAY VILLAGE, FL 33141

TAPTUS CORP
4001 S OCEAN DR 11C
HOLLYWOOD, FL 33019

TARIK HUSAIN
1700 KENNEDY CSWY #1103
NORTH BAY VILLAGE, FL 33141

TASMIN ARA KHAN
1865 79 STREET CSWY 11N
NORTH BAY VILLAGE, FL 33141

TEJEIRO F NELSON
1800 79 STREET CSWY A308
NORTH BAY VILLAGE, FL 33141

TETYANA SHVETS
1700 KENNEDY CSWY #1409
NORTH BAY VILLAGE, FL 33141

THE JOHN DANILOSKY TRUST
1770 79 STREET CSWY #D205
NORTH BAY VILLAGE, FL 33141

THE KENNEDY HOUSE LLC
1865 79 STREET CSWY 3K
NORTH BAY VILLAGE, FL 33141

THE LYONETTA CORP
16192 COASTAL HIGHWAY
LEWES, DE 19958

THE RUNNING TEAM LLC
2370 NE 184 TER
N MIAMI BEACH, FL 33160

THIERRY M RIAHI
7901 HISPANOLA AVE 1510
NORTH BAY VILLAGE, FL 33141

THOMAS HOLMENGREN
1700 KENNEDY CSWY #910
NORTH BAY VILLAGE, FL 33141

TINMAR COMPANY LLC
1700 KENNEDY CSWY #702
NORTH BAY VILLAGE, FL 33141

TOYOKO KONNO
12029 NW 13 ST
PEMBROKE PINES, FL 33026

TRISTAR REAL ESTATE
INVESTMENTS LLC
18101 PINES BLVD 105
PEMBROKE PINES, FL 33029

ULLRICH FRANZ JOSEF OEHMEN
7901 HISPANOLA AVE UNIT #1205
NORTH BAY VILLAGE, FL 33141

VANIA VASCONCELOS DE FREITAS
1865 79 STREET CSWY #4D
NORTH BAY VILLAGE, FL 33141

VENUS MIAMI LLC
876 NW 6 AVE
BOCA RATON, FL 33432

VERSO HOLDINGS LLC
5151 COLLINS AVE 1625
MIAMI BEACH, FL 33140

VERSO HOLDINGS LLC
7901 HISPANOLA AVE 1608
NORTH BAY VILLAGE, FL 33141

VICTORIA ILLEANA MONTERO
7901 HISPANOLA AVE 1206
NORTH BAY VILLAGE, FL 33141

VIVIANE GANZ SANCHEZ
7901 HISPANOLA AVE 1110
NORTH BAY VILLAGE, FL 33141

WELLINGTON ASSETS LLC
3363 NE 163 ST #502
NORTH MIAMI BEACH, FL 33160

WESLEY L UTTERBACK
1865 79 STREET CSWY #7 B
NORTH BAY VILLAGE, FL 33141

WHITE PEAK LLC
8 THE GREEN #5245
DOVER, DE 19901

WHITE STEEL LLC
1621 CORNWALL AVE
BELLINGHAM, WA 98225

WILLIAAM KRINICKAS
JOELLE HANNAH CAMPBELL
7901 HISPANOLA AVE 2004
NORTH BAY VILLAGE, FL 33141

WILLIAM BURGETT
CLAIRE BURGETT
5430 LINDA VISTA RD UNIT 15
SAN DIEGO, CA 92110

WILSON M VIVANCO
12534 GRIFFIN BLVD
NORTH MIAMI, FL 33161

WILSON ROLDAN LE
REM HUGO ROLDAN
1865 79 STREET CSWY 16D
NORTH BAY VILLAGE, FL 33141

WLB INVESTMENTS LLC
4000 HOLLYWOOD BLVD STE 140 N
HOLLYWOOD, FL 33021

WOLFGANG ANDRE MENZ
1865 79 STREET CSWY 5O
NORTH BAY VILLAGE, FL 33141

YEMFER M CASANOVA
1790 79 STREET CSWY #B103
NORTH BAY VILLAGE, FL 33141

YILENA GONZALEZ FERREIRO
ROMY MONTIEL HERNANDEZ
1790 79 STREET CSWY B102
NORTH BAY VILLAGE, FL 33141

YULIYA SIDOREVSKAYA
7901 HISPANOLA AVE 1812
NORTH BAY VILLAGE, FL 33141

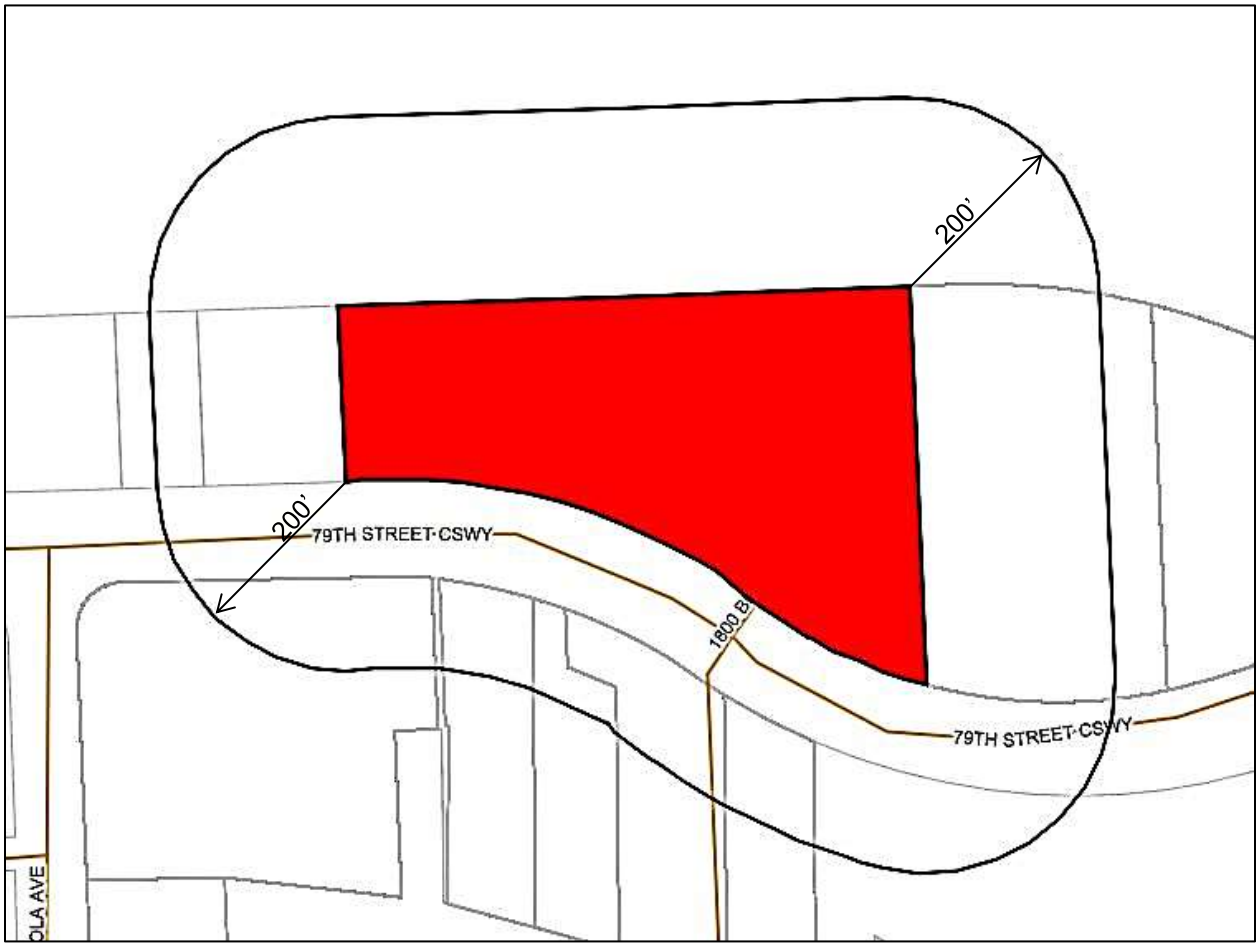
ZEN HOUSE HOLDINGS CORP
16760 NW 75 AVE
MIAMI, FL 33015

ZULEICA PERDOMO
4370 SW 82 AVE
MIAMI, FL 33155

ZUZANA CHARDIET
1865 79 STREET CSWY 15N
NORTH BAY VILLAGE, FL 33141

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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

200' RADIUS MAP (N.T.S.)



SUBJECT: 1755 79 Street Causeway, North Bay Village, FL 33141
FOLIO NUMBER: 23-3209-000-0110

SUBJECT: 1819-1855 79 Street Causeway, North Bay Village, FL 33141
FOLIO NUMBER: 23-3209-000-0120

ITEM NO. 5B

North Bay Village
Recommendation Memorandum

DATE: June 4, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Silvia Vargas, Village Planner

SPONSORED BY:

SUBJECT: **AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY T6 TRANSECT REGULATIONS TO ADDRESSS ROOFTOP/MECHANICAL STRUCTURES, BONUS HEIGHT, FLOORPLATE LIMITATIONS, AND VIEW CORRIDOR REQUIREMENTS; PROVIDING SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER, SILVIA VARGAS)**

RECOMMENDATION

That the Planning and Zoning Board consider the individual recommendations of Staff concerning each proposed amendment before forwarding their own recommendation to the Village Commission.

BACKGROUND AND ANALYSIS

This is a privately initiated text amendment request. See attached staff report and attachments.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ATTACHMENTS

Staff Report T6 Text Amendment (PZB).pdf
1. 1725 Kennedy Text Amendment Application Form.pdf

2. Letter of Intent - Zoning Text Amendments.pdf
3. Illustrations for Text Amendments.pdf
Public Notice - PZB- MDC Legal Ads 05.22.2025 .pdf
DRAFT_Ordinance__T6_Amendment_Privately Initiated_Updated.docx

NORTH BAY VILLAGE
EST. 1945

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **June 4, 2025**

To: **Planning and Zoning Board**

From: **Silvia E. Vargas, FAICP, Village Planner**

Subject: **Amendment to Chapter 15 of the ULDC - Rooftop/Mechanical Structures, Bonus Height, Floorplate Limitations, and View Corridor Standards**

---

1. General Information

Applicant:	MG Prosper NBV, LLC
Applicant Address:	301 Almeria Avenue, Ste 330, Coral Gables FL 33134
Site Address:	N/A
Site Acreage	N/A
Folio Number	N/A
Contact Person/Owner Representative:	Graham Penn BRFLT
Phone Number/Email:	305.377.6229/gpenn@brzoninglaw.com

2. Description of Applicant Request

This is a privately initiated request to amend the Village's Unified Land Development Code, specifically sections 15.2.C., 15.3.C., 15.4, and 15.7.C of Chapter 15, "Form-Based Code." The proposed changes would, according to the descriptions provided in the Letter of Intent, have the following impact:

- Create a height bonus of up to 10% subject to payment of community contribution fees.
- Increase the height and roof coverage allowance for already certain rooftop structures.
- Restrict the measurement of floorplate size to indoor floor areas (i.e., excluding balconies).
- Allow a building, above the 1st story, to cantilever over the required view corridor (west) up to 8% of the lot width, as long as the project provides an equivalently sized view corridor on the opposite side of the property (east).

The Applicant believes that these revisions "will improve the quality of development in the T6 transect."

The proposed wording changes are as follows, per the Letter of Intent:

[…]

CHAPTER 15, FORM-BASED CODE

[…]

§. **15.2 – General to Transect Zones**.

[…]

C. Measurement of height.

[…]

4. Except as specifically provided herein, the Height limitations of this Code shall not apply to any roof Structures for housing stairways, elevators, tanks , ventilating fans, solar energy collectors, Green Roofs or similar equipment required to operate and maintain the Building, provided that such Structures shall not cover more than ~~twenty percent (20%)~~ forty percent (40%) of roof area and shall not exceed the maximum Height by ~~ten (10)~~ twenty-five (25) feet; nor to church House of Worship spires, steeples, belfries, monuments, water towers, flagpoles, vents, or similar Structures, which may be allowed to exceed the maximum Height by Waiver; nor to fire or parapet walls, which shall conform to the Building Development Standards for each Transect Zone as described in Section 15.3. Solar energy collectors, Wind Turbines. and the structural components of green roofs are subject to the Height exceptions provided by Sec. 8. 17.G.

[…]

§. **15.3 – Specific to transect zones – Kennedy Boulevard District (KBD**).

[…]

C. Development standards for T6 Transect Zone.

[…]

7. Landscape and Waterfront Design Standards

(d) View Corridors

(1) The width of the view corridor shall equal 20 percent of the lot width. In T6-30, the view corridor shall be located on the west side of the lot. In T6-30, buildings may cantilever over the view corridor up to 8% of the lot width above the first story as long as an equal width view corridor open to the sky is located on the east side.

[…]

§. **15.4 –Definitions**.

[…]

B. Definition of Terms.

[…]

"F" Terms

[…]

Floorplate. The total indoor ~~and outdoor~~ floor area of any given story of a building measured to the exterior of the wall ~~or balcony~~.

[…]

§. **15.7.C. – Summary table and illustrations – T6-30**.

[…]

ii. BUILDING HEIGHT	
a. Min. Building Height	2 Stories
b. Max. Pedestal Height	10 Stories or 100 feet, whichever is less
c. Max. Building Height	30 Stories or 340 feet, whichever is less (up to 10% additional height in feet available by bonus)
1. Forecourts shall be pedestrian only. 2. Not allowed facing Kennedy Causeway † Note: Development approvals shall be valid for two years in accordance with Sec. 5.11 of the ULDC. See *Section 15.2.H* for additional requirements.	

[…]

3. Background and Analysis

On February 9, 2021, the Village Commission adopted Ordinance No. 2021-004 adding Chapter 15, "Form-Based Code," to the Unified Land Development Code to implement the vision and goals of the NBV100 Master Plan and amended related sections of the ULDC that were impacted by the new Chapter 15. The Form-Based Code concerns, primarily, the development of land which adjoins both sides of the 79th Street Causeway (aka John F. Kennedy Causeway) on Treasure Island.

For the past four years, the North Bay Village Commission has carefully evaluated private project proposals for new development on undeveloped sites or redevelopment of underdeveloped sites along the Causeway in accordance with the Form Based Code, including two Special Area Plans. Special Area Plans encourage the master planning of assembled parcels that exceed specific land area thresholds, "…in order to provide greater integration of improvements and infrastructure, enable thoroughfare connectivity, encourage a variety of building heights, massing and streetscape design, and provide high quality design elements…" A third SAP is currently under review.

More than 19 (or nearly 56%) of the approximately 34 acres of land zoned T6 Transect have received site plan or SAP approvals since the adoption of the Form Based Code. Of the remaining

sites, many are developed either with serviceable commercial buildings, condominiumized residential, or a mix of both. Most of the commercial uses are on smaller, individual parcels. Owners of such parcels are, as in the current case, likely to seek adjustment of certain requirements or restrictions in the Form Based Code to be more competitive with the larger projects.

In this context, Staff offers the following consideration of the Applicant's rationale for requesting the proposed text amendments:

Section	Applicant's Rationale	Staff's Analysis
Sec.15.2. C.4.	"Any modern multifamily building, especially those contemplated in the T6 transect, will require a significant amount of mechanical rooftop elements. The current ULDC permits these elements to encompass no more than 20% of the roof area and be no taller than ten (10) feet in height. These limits constrain modern development unduly – most rooftop mechanical structures will exceed the current limits in height. For smaller towers, the limit on the coverage of the rooftop is unduly limiting."	Staff acknowledge that the height exceptions provided in the current ULDC for appurtenances has proven insufficient to accommodate the mechanical equipment needs of modern tall buildings, including HVAC systems (air conditioning, heating, ventilation), generators, cooling towers, water tanks, storage tanks, and communication equipment. The height of mechanical equipment above the roof deck can vary, requiring additional height especially if housed within a penthouse or enclosed structure. While Staff supports providing more height for mechanical equipment, perhaps it should be more limited than 25 feet, given the fact that the Applicant is also suggesting additional building height which could be used to accommodate some of the mechanical equipment height needs. Also, if the proposed amendment is accepted, it is recommended that the screening requirements of Sec. 15.3.C.2.l. be reviewed/reinforced.
15.3. C.7(d)	"Each parcel along Biscayne Bay in the Village must provide a 20% view corridor on one side of the site to allow for public access to the Island Walk. In the T6-30 transect, the ULDC currently requires the view corridor to be located on the west side of a lot. Under the current ULDC, a building may be located at zero (0) feet from the eastern property line. The	Staff acknowledge that this provision could expand flexibility of design for applicants, especially those with smaller sites. In addition, allowing the building to cantilever to some extent over the required west view corridor could offer an alternative protection from the elements over portions of the Island Walk public accessway. However, with the building

	Applicant sees an opportunity to allow additional flexibility as to the design of the view corridor in a manner that will measurably improve the overall pedestrian experience along the corridor. The Applicant proposes to allow property owners to cantilever a building over maximum of eight (8) percent of the western view corridor at a height above the first story, as long as the project provides an equivalently sized view corridor on the east side of the property that is open to the sky. The percent of a lot that is devoted to a view corridor would increase for projects that take advantage of the proposed flexibility, For example, a project that takes advantage of the maximum eight (8) percent cantilever would be required to develop an overall view corridor of twenty-eight (28) percent – twenty-percent on the west side (with twelve percent open to the sky) and eight percent on the east side – completely open to the sky."	cantilevering above the first story, the sense of openness within the view corridor, as viewed from the street would be more constrained, and the accessway could become more tunnel-like in smaller sites where the view corridor is narrower to begin with. If the west view corridor accommodates vehicular access, the limitation becomes even more apparent. The proposed balance of an equivalent view corridor on the east size likely would still not provide the wide open view intended by the current language (unless considered in conjunction with the west view corridor of a site located to the east, from which, however, the east view corridor could be separated by a property boundary fence), but it would provide a secondary access way to the water, which supports the goal of expanding public waterfront access. If this amendment is accepted, the definition of View Corridor in Sec. 15.4.B. may also need to be reviewed for consistency.
15.4. B.	"The ULDC currently establishes a cap on floorplate sizes above a building pedestal in the T6 transects. For residential uses, for example, that cap is 15,000 square feet. The ULDC also currently defines building floorplate as being measured to edge of a balcony. This actively discourages the development of generous balconies because property owners will lose saleable floor area from units if balconies are too large. The Applicant believes that outdoor balconies should instead be directly encouraged by excluding that area from the floor plate definition – while retaining all required setbacks. Allowing architects the freedom to develop larger balconies will result	In architectural design, the definition of "floor plate" typically refers to the total area of a single floor within a building, measured between the exterior walls or the glazing line of windows. It generally does not include balconies in the calculation of the floor plate area. Thus, Staff supports this change, provided that other limitations on balconies remain intact or be added.

	in better-designed buildings in the Village."	
15.7. C.	"The T6-30 transect permits a maximum building height of 340 feet or thirty (30) stories, whichever is less. As you know, the amount of T6-30 land has been significantly reduced due to the approval of two Special Area Plans (SAPs) on the north side of Causeway. Both SAPs permit significantly additional height than T6-30. Given the changed environment on the north side of the Causeway, the Applicant believes that providing some height flexibility – approved only by the Village Commission and subject to the payment of community contribution fees – is reasonable. The Applicant is proposing to allow the Commission to approve up to ten (10) percent of additional height. This additional height would allow for design flexibility for the high quality developments the Village wants to see in this area – providing space for taller ceilings, mechanical parking, and interstitial space to accommodate rooftop planters and pools, for example.	It is true that recent projects have sought to reallocate height via the SAP process, resulting in certain potential buildings that could greatly exceed the current maximum T6-30 zoning district height of 340 feet. Such circumstances were contemplated within the provisions of the SAP, and the decision to allow such reallocations was, in each case, made following meticulous scrutiny by the Village Commission. The Applicant's proposed change involves, in essence, establishing new policy that could allow all future "as of right" projects in the T6-30 zone (not SAP) to aspire to 374 feet, and even 399 feet if the proposal for additional mechanical equipment height is considered. It must be noted, however, that the Applicant suggest this additional height would be approved as a bonus by the Village Commission subject to the payment of Community Contribution Fees – something that the Village likely will find desirable. However, the Applicant does not suggest, in their proposed amendment, what the fees should be or how they will be calculated. At a minimum, Staff recommends that, if this amendment is accepted, the bonus be structured similar to the bonus provided for in Sec. 8.12, and that the fee be established at the same level, or higher, that the fee that may be recommended via the study to be conducted at the direction of the Commission at the 05.20.25 meeting.

As always, the Village Commission has the authority to accept or reject these proposals, depending on whether they promote or detract from the Village's overarching vision for the 79th Street Causeway.

4. Consistency with NBV100 Comprehensive Plan and NBV100 Master Plan

Generally, the proposed amendments are consistent with the following statements in the NBV100 Comprehensive Plan:

Future Land Use Element

Objective 2.1
Manage future growth and development by implementing and enforcing all existing plans and regulations and by preparing and adopting new regulations as needed; and

Policy 2.1.1: Periodically review the Village's current balance of land uses and revise the Village's Comprehensive Plan and Land Development Regulations as necessary.

Objective 2.2
Implement policies, strategies and actions to promote the Village's character as an attractive, sustainable and resilient waterfront community and direct future development and redevelopment to be consistent with the desired community character, the vision and pillars of the NBV100 Master Plan, and goals, objectives, and policies within the Plan.

Policy 2.2.10: the Village shall develop and implement a strategy to support the expansion of existing Village businesses and incentivize new business to locate in the Village.

Objective 2.4
In accordance with the vision of the NBV100 Master Plan, the Village shall encourage innovative development and redevelopment in the Commercial Future Land Use District, while adjusting regulatory metrics in favor of good street frontages, an inviting public realm, better connections to the water (where applicable), a wider range of building types, a more varied skyline and better architecture, consistent with the goals of the NBV100 Master Plan and this comprehensive plan.

Policy 2.4.1: The Village shall rely primarily on the application of regulatory metrics such as setbacks, stepbacks and building heights that align with the goals of the NBV100 Master Plan to define the envelope of buildings in the Commercial Future Land Use District.

Coastal Management Element

Objective 8.2
Increase public access to coastal views and recreational opportunities such as boardwalks, marinas, kayak and canoe launches and fishing areas to the extent possible in private development and redevelopment.

Policy 8.2.1: Continue to implement the Village's Island Walk Program and Criteria Development by establishing mechanisms for obtaining public access rights and improvements from new coastal development and redevelopment projects.

Policy 8.2.2: Continue to review and, if necessary, modify zoning regulations to create more opportunities for safe direct water access.

Recreation and Open Space Element

Policy 10.1.4: Define specific standards to be used in land regulations for improving public access to the waterfront.

NBV100 Master Plan – Pillars and Goals

The proposed amendment also generally aligns with the vision and overarching goals for the Kennedy Boulevard corridor embraced in the NBV100 Master Plan. The goal of NBV100 is to equip North Bay Village with the tools necessary to become a more complete, sustainable, and economically successful community that can adapt to the challenges of a changing climate. The NBV100 vision is framed through three pillars and several related goals. The following assessment addresses each goal that relates to the proposed amendment.

Livability
The Livability principle focuses on the desire by the three-island community to have a stronger sense of place to more accurately reflect the existing civic pride, create a more people-centered public realm, and leverage the value of NBV's privileged but underutilized bay frontage. Key goals in making NBV a more livable home to its residents involve greater walkability; more public access to the waterfront; additional gathering spaces and services; and projecting a renewed and art-infused village image to the world.

(1) Prioritize people over cars.
(2) Embrace the waterfront.
(3) Improve the quality of life
(4) Synergize public space to refresh NBV identity.

Staff Evaluation: The proposed text amendments are not focusing on improving livability, but they would increase access points to the waterfront. They could also have an effect on the skyline and image of the Village by potentially adding variety to building forms. However, they could also make building scale more homogeneous by allowing future projects to seek a height of almost 400 feet. In exchange for bonus height, however, such projects would pay community contribution fees, which would enable the Village to invest in quality-of-life improvements to benefit all residents.

Resiliency
In order to ensure its Resilience, NBV must address how to secure the perimeter of the islands to keep the bay water out while efficiently managing the water that does come ashore. Adjusting sea walls, raising grades, good infrastructure planning and maintenance, as well as responsible stewardship of the bayfront edge's natural ecosystem, will be primary objectives.

(1) Created in water.
(2) Protected from water.
(3) Thriving with water.

Staff Evaluation: The proposed text amendment does not affect this pillar directly. See above comment regarding bonus height fees, which could be invested in resilience improvements.

Prosperity
The desire for Prosperity speaks to the shared goal to see the Village Center attract more retail, businesses and services that have found homes elsewhere in the region and bypassed NBV during prior boom years. The key to changing this pattern is linked to reinventing Kennedy Causeway as a welcoming pedestrian-oriented and business-friendly mixed-use main street and getting away from the existing car-oriented highway with disconnected shopping centers and isolated towers.

(*1) Capitalize on existing resources.*
(2) Increase private property value.
(3) Optimize and manage parking.
(4) Incentivize flexibility and predictability; and

Staff Evaluation: The proposed text amendment, by making smaller sites on the Causeway more attractive for redevelopment, could generate tax revenue and economic activity for the Village.

5. ULDC Text Amendment Approval Criteria

The ULDC does not have specific criteria for a text amendment to the Code but requires any changes be in general accord with sound comprehensive planning and zoning principles and consistency with the NBV Comprehensive Plan.

Chapter 4 – Administration and Enforcement, Division 3. – Amendments and Changes to Unified Land Development Code and Comprehensive Plan
4.17 – Amendments to the Unified Land Development Code.

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

6. Compliance with Unified Land Development Code

The proposed amendments align with the Village's intent to improve the image of the Village, attract investment, promote prosperity, and increase tax revenues and private property values. Chapter 15 set forth the standards applicable to Form-Based Districts and Transect Zones in the Village with the intent to:

- Support the goals, objectives, and policies of the Village's Comprehensive Plan.
- Support the goals of the NBV100 Master Plan, including the three pillars, Livability, Resiliency, and Prosperity.

Recommendation

1. Proposed amendment to Sec. 15.2.C.4, Measurement of Height: While Staff recognizes that mechanical equipment for taller buildings requires more height allowance than is currently provided, and could support the amendment, it is worth noting that the Applicant is also asking for additional height via bonus (though presumably for habitable space). If the bonus height amendment is favored by the Commission, the equipment height allowance could be incorporated into the additional height provided by that amendment. Also, if the proposed amendment is accepted, it is recommended that the screening requirements of Sec. 15.3.C.2.l. be reviewed/reinforced.
2. Proposed amendment to Sec. 15.3.C.7., (d) View Corridors: Staff recommend denial of the amendment as presented but if the Commission favors a change to this section, Staff would recommend further limiting the percentage of possible cantilever; or changing the allowed cantilever to a percentage of the required view corridor rather than the width of the lot; and that the requirement for an east view corridor be set with a minimum width.
3. Proposed amendment to Sec. 15.4.B., definition of Floorplate area: Staff recommend approval of the amendment as presented.
4. Proposed amendment to Sec. 15.7.C, Summary table and illustrations – T6-30: Staff recommends that, if this amendment is accepted, the bonus be structured similar to the bonus provided for in Sec. 8.12. Since the Commission provided direction to the Village Manager to conduct a study of the community contribution fees, action on this amendment could be deferred until the appropriate fee could be set in accordance with recommendations resulting from the study.

Conditions

N/A

List of Attachments to Staff Report

Attachment 1 – Application Form
Attachment 2 – Letter of Intent
Attachment 3 – Illustrations

North Bay Village

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.northbayvillage-fl.gov

NORTH BAY VILLAGE
EST. 1945

APPLICATION FOR ZONING CHANGE, INCLUDING REGULATING PLAN AND SPECIAL AREA PLAN APPROVAL

Zoning Map Amendment _____ **Special Area Plan _____**

ULDC Text Amendment X

This application form is to be used to petition for amendments to the North Bay Village Zoning Map or Form-Based Code Regulating Plan, or for amendments to the text of the North Bay Village Unified Land Development Code (ULDC) pursuant to Sections 4.15 and 4.17 and Subsection 15.2.G. of the ULDC.

Submit your application, with all the required information to the Village Planning and Zoning Official. The application and all supplemental forms and data may be submitted electronically for review via svargas@cgasolutions.com. Physical copies of materials may be requested prior to public hearing, to be delivered at the Village offices located at 1666 Kennedy Causeway, Suite 300.

This application, including supporting materials, must be completed in accordance with the attached instructions and submitted to NORTH BAY VILLAGE with the required fees pursuant to the most up-to-date Fee Schedule. Accepted payment methods for the required fees are check or credit card when paying in person at the Village offices. You may also call (305) 756-7171 to make your credit card payment by phone.

Amendments to the Unified Land Development Code (ULDC) and amendments to boundaries of the Zoning District Map are subject to the requirements and procedures of Section 4.4 of the ULDC (Public hearing, public notice, and adoption requirements and procedures).

This form is a fillable PDF. TYPE OR PRINT LEGIBLY ALL INFORMATION ON THE APPLICATION.

1. Applicant Name: MG Prosper NBV LLC
   (If different from Owner)
2. Contact Phone: (305) 374-5300 Email Address: gpenn@brzoninglaw.com
3. Mailing Address 301 Almeria Avenue, Suite 330, Coral Gables, FL 33134

For ULDC Text Amendment:

1. Proposed section to be changed and description of proposed change(s) (use separate page as needed)
   Sections 15.2(C)(4), 15.3(C)(3)(c)(1), 15.4, and 15.7.C

2. Reason for Request: See attached letter

For Zoning Map Amendment, including Special Area Plan:

1. Property Owner Name: _____
2. Contact Phone: _____ Email Address: _____
3. Mailing Address: _____
4. Site Address: _____
5. Legal Description of Property: _____
6. Folio Number(s): _____
7. Lot Size (Acres): _____
8. Existing Zoning Designation: _____ Zoning Requested: _____
9. Reason for Request: _____

APPLICANT AFFIDAVIT

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

I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Section 4.4 of the ULDC. This affidavit is subject to penalties of law (Perjury). 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.

Signature

Attorney
Title (if applicable)

Corporate Seal (affix if applicable)

Sworn to and subscribed to before me this 9th day of April, 2025.

Notary

Public Commission expires: 4.16.2027

DIANA RAMOS
Notary Public - State of Florida
Commission # HH 386927
My Comm. Expires Apr 16, 2027
Bonded through National Notary Assn.

CONSENT TO PUBLIC HEARINGS

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

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

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

I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Village Code Chapter 7. Any person submitting false information or misrepresenting in their presentation shall have all privileges granted to them by the Planning & Zoning Board and the Village Commission revoked.

Authorized Signature _____

Print Name Graham C. Penn

(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 Florida

Sworn to and subscribed to before me this 9 day of April, 2025,
by Graham C. Penn, who is personally known to
me or who has produced _____ as identification.

_____
Notary Public Signature

Commission
Number/Expiration 4.16.2027

DIANA RAMOS
Notary Public - State of Florida
Commission # HH 386927
My Comm. Expires Apr 16, 2027
Bonded through National Notary Assn.

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent commit to the payment of all applicable cost recovery fees involved as part of my application process. Cost recovery includes, but is not limited to, staff time, attorney fees, planning consultant fees and any other professional service costs incurred by North Bay Village in the review and processing of a development application, regardless of the outcome of the review and/or public hearing process. I further understand and acknowledge that failure to remit payment for incurred costs pursuant to Subsections 5.12.B. and C. (attached) of the North Bay Village Unified Land Development Code (ULDC) constitutes a violation of the Code and the Village may levy penalties to secure compliance, as outlined in Subsection 5.12.C of the ULDC.

Please type or print the following:

Date: April 9, 2025

Relationship to the project: (e.g., property owner, architect, developer, attorney)

Attorney

Full Name: Graham C. Penn

Current Address: 200 South Biscayne Blvd., Suite 300

City: Miami State: Florida Zip: 33131

Telephone: (305) 374-5300 Email: gpenn@brzoninglaw.com

I am fully authorized to commit to the expenditures contemplated by this Cost Recovery Affidavit.

Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 9th DAY OF April, 2025

Notary Public, State of Florida at Large

My Commission expires April 16, 2027

DIANA RAMOS
Notary Public - State of Florida
Commission # HH 386927
My Comm. Expires Apr 16, 2027
Bonded through National Notary Assn.

Subsections 5.12.B. and C. Regarding Cost Recovery

B. Cost Recovery Established

1. The applicant shall reimburse the Village for the actual cost of consultant or employed professional review services pursuant to the cost recovery procedures and requirements of subsection C below.

2. Payment in full by the applicant to the Village for the Village's actual expenditures for review of the application shall be a written condition of any development order. These cost recovery deposits fees shall be in addition to any and all other fees required by law, rule, or regulation of the Village Code of Ordinances.

C. Cost Recovery procedure.

1. At the time of submission of any application for development approval, the applicant shall pay the minimum cost recovery deposit fee outlined in the development approval fee and cost recovery deposit schedule set forth in this section, which funds shall be deposited into a cost recovery escrow account established for this purpose. Withdrawals shall be made to reimburse the Village for the cost of consultant services.

2. The Village shall provide the applicant with a copy of the consultant's invoice for any services charged against the applicant's cost recovery escrow account.

3. When the balance in the Village's cost recovery escrow account is reduced to one-half of its initial amount, the applicant shall deposit additional funds into such account to bring its balance up to the amount of the initial deposit. If such amount is not replenished within 30 calendar days after the applicant is notified, in writing, of the requirement of such additional deposit, the Village shall suspend its review of the application and the application shall be deemed withdrawn.

4. If an application is suspended due to nonpayment of the additional escrow deposit specified in subsection 3., a resubmission fee shall be paid, and the cost recovery deposit shall be replenished to a minimum of one-half of the original deposit amount before the application will be reviewed.

5. Prior to the scheduling or noticing of any board or commission hearing, the Village Manager's review of the application shall be complete, and the cost recovery escrow account balance shall be replenished to equal at least one-half of the initial deposit amount.

CONDITIONS FOR APPROVAL OF A REZONING REQUEST

SEC. 4.17.A.(2): Spot Zoning is prohibited. Individuals seeking to have property rezoned for their private use shall show evidence that their application meets one or more of the following:

(1) Consideration of the general welfare of the public;

(2) The effect on the surrounding property (including adequate buffers);

(3) Whether all uses permitted in the classification sought are appropriate to the location proposed; or

(4) Conformity to generally accepted Comprehensive Planning and zoning principles (including alterations to the population density patterns and increase of load on utilities, schools, and traffic)

In addition, the application shall demonstrate that:

b. The proposed change is in conformity with the Comprehensive Plan.

c. The proposed rezoning would not grant privileges not generally extended to property similarly located in the area.

SEC. 4.17.B.(1): No proposed zoning amendment that rezone property or substantially changes the uses permitted in zoning districts shall be approved unless:

a. The proposed amendment will place all property similarly situated in the area in the same category, or in appropriate complementary categories.

b. There is a convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest, and not merely in the interest of an individual or small group of people.

c. There is a convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which an applicant states he intends to make of the property involved).

d. There is convincing evidence that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.

e. The proposed change is in accord with the Comprehensive Plan and sound Comprehensive Planning and zoning principles.

SEC. 4.17.C.: Amendments to the Unified Land Development Code that do not rezone property or substantially change uses permitted in zoning districts shall be in general accord with sound comprehensive planning and zoning principles and consistent with the adopted Comprehensive Plan. (Procedures to permit minor deviations from uses allowed in the Urban Core Zone by Warrant, are set forth in Chapter 15, Section 15.1.H.)

CRITERIA FOR SPECIAL AREA PLAN

SUBSEC 15.2.G. Special Area Plan:
The purpose of a Special Area Plan is to allow parcels of at least two (2) Abutting acres in size to be master planned so as to allow greater integration of public improvements and Infrastructure, to enable connectivity; to encourage a variety of Building Heights, massing, and to provide high quality design elements and greater flexibility so as to result in higher or specialized quality building and Streetscape design within the Special Area Plan, to further the intent of this Code expressed in Section 15.1.

1. General.
    a. The single or multiple owner(s) of Abutting properties in excess of two (2) acres may apply for a rezoning to a Special Area Plan and shall be approved by the process of rezoning following review by the Planning and Zoning Board and Village Commission with the site plan approval process.
    b. All regulations of the underlying Transect Zone and this [Form Based] Code that are not otherwise addressed by the SAP shall apply.
    c. A Special Area Plan shall assign Thoroughfares (as appropriate), Cross Block Pedestrian Passages, and Civic Spaces, with appropriate transitions to Abutting areas. Guidelines for Thoroughfares and Public Frontages may be adjusted to the particular circumstances of the Special Area Plan.
    d. A Special Area Plan shall include a site plan, map of the proposed layout, circulation, view corridors, and the standards that deviate from the requirements of Chapter 15, Section 15.3., and this Code.
    e. A Special Area Plan shall assign at least five percent (5%) of its aggregated Lot Area to a Civic Space Type. The developer shall be responsible for constructing any required public improvements within the Special Area Plan, including but not limited to the Civic Spaces, and Thoroughfares.
    f. Development within the Special Area Plan shall be pursuant to a recorded development agreement that will establish the allocation of Civic Spaces, Thoroughfares, and Building area among the Building sites.
    g. Unless a Building is specifically approved as part of the Special Area Plan, any Building shall be reviewed by the Planning & Zoning Official for conformance with the Special Area Plan and this Code and referred to the Village Manager for final approval per the requirements of Section 5.9, prior to issuance of the Building Permit.
    h. A parking management program that enables shared parking among public and private Uses.
    i. Flexible allocation of development capacity and Height, excluding Density on individual sites within the Special Area Plan may be allowed so long as the capacity or Height distribution does not result in development that is out of Scale or character with the surrounding area, and provides for appropriate transitions.

APPLICANT CHECKLIST

Applications are incomplete until all materials have been received by the Planning and Zoning Official. Applicant must provide the following upon submittal of application:

- ☐ Complete Application, including all required forms, signed by applicant or, if applicable, property owner or owner's representative.
- ☐ Letter of Authorization from property owner (if applicable).
- ☐ Proof of ownership (if applicable).
- ☐ Letter of intent, signed by the Applicant, explaining the nature of the request, justification for the proposed amendment, and evidence that the request complies with the applicable criteria of Section 4.17 of the North Bay Village Unified Land Development Code. Insufficient justification may result in denial of the application.
- ☐ Certified Land Survey dated within two (2) years of the application filing date, reflecting all current conditions (if applicable).
- ☐ Legal description (if applicable).
- ☐ Map indicating the present and the proposed rezoning of the property (if applicable).
- ☐ Conceptual site plan of proposed project eliciting the rezoning request, if applicable, including:
  - o Total acreage
  - o Dwelling units per acre
  - o Gross floor area
  - o Building height
  - o Floor area ratio
- ☐ Level of Service Assessment based on the projected development capacity of land proposed for rezoning or land impacted by proposed text amendment, as applicable.
- ☐ Filing fees and cost recovery deposit (Refer to the most current North Bay Village Fee Schedule).

*** Supporting materials may be submitted electronically for review. Physical copies of materials may be requested prior to public hearing***

Office Use Only:

Date Submitted: _____ Total Paid: $_____

Date Paid: _____ Filing Fee: $_____

Cash or Check #_____ Cost Recovery Dep: $_____

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6233 office
305.377.6222 fax
gpenn@brzoninglaw.com

VIA ELECTRONIC SUBMISSION

April 11, 2025

Silvia E. Vargas, FAICP, LEED AP
Village Planner
City of North Bay Village
1666 Kennedy Causeway, 3rd Floor
North Bay Village, Florida 33141

Re: Letter of Intent – Application Requesting Amendments to the ULDC.

Dear Ms. Vargas:

This law firm represents MG Prosper NBV, LLC (the "Applicant"), the owner of 1681 and 1725 Kennedy Causeway (the "Property") within North Bay Village (the "Village"). The Applicant is currently contemplating development of the Property and recognized an opportunity to improve the quality of design and functionality of the proposed project. This letter shall serve as the Applicant's letter of intent in connection with proposed text amendments to the Village's Unified Land Development Code (ULDC) (the "Application") necessary for those improvements. Attached to this letter are illustrations of the impact of the more significant amendments.

Background and Requests. The Application proposes three minor amendments to the Kennedy Boulevard District portion of the Village's "NBV100" Form-Based District, focusing on the following three issues:

1. Flexibility on Building Height/Mechanical Structures;

2. Floorplate Size and Balconies; and

3. Adjustments to the View Corridor Requirements of T6-30.

The Applicant believes that its proposed revisions will improve the quality of development in the T6 transect.

Proposed Amendments.

Rooftop Structures. Any modern multifamily building, especially those contemplated in the T6 transect, will require a significant amount of mechanical rooftop elements. The current ULDC permits these elements to encompass no more than 20% of the roof area and be no taller than ten (10) feet in height. These limits constrain modern development unduly – most rooftop mechanical structures will exceed the current limits in height. For smaller towers, the limit on the coverage of the rooftop is unduly limiting. The Applicant is hereby proposing the following change to Section 15.2(C)(4):

4. Except as specifically provided herein, the Height limitations of this Code shall not apply to any roof *Structures* for housing stairways, elevators, tanks , ventilating fans, solar energy collectors, *Green Roofs* or similar equipment required to operate and maintain the *Building,* provided that such **Structures shall not cover more than twenty percent (20%) forty percent (40%) of roof area and shall not exceed the maximum Height by ten (10) twenty-five (25) feet;** nor to church *House of Worship* spires, steeples, belfries, monuments, water towers, flagpoles, vents, or similar Structures, which may be allowed to exceed the maximum Height by Waiver; nor to fire or parapet walls, which shall conform to the *Building Development Standards* for each Transect Zone as described in *Section 15.3.* Solar energy collectors, *Wind Turbines.* and the structural components of green roofs are subject to the Height exceptions provided by *Sec. 8. 17.* G.

Flexibility on Building Height. The T6-30 transect permits a maximum building height of 340 feet or thirty (30) stories, whichever is less. As you know, the amount of T6-30 land has been significantly reduced due to the approval of two Special Area Plans (SAPs) on the north side of Causeway. Both SAPs permit significantly additional height than T6-30. Given the changed environment on the north side of the Causeway, the Applicant believes that providing some height flexibility – approved only by the Village Commission and subject to the payment of community contribution fees – is reasonable. The Applicant is proposing to allow the Commission to approve up to ten (10) percent of additional height. This additional height would allow for design flexibility for the high quality developments the Village wants to see in this area – providing space for taller ceilings, mechanical parking, and interstitial space to accommodate rooftop planters and pools, for example. The Applicant proposes the following revision to Section 15.7.C of the ULDC:

Section 15.7.C:

T6-30 SUMMARY TABLE	
c. Max. Building Height	30 stories or 340 feet, whichever is less **(up to 10% additional height in feet available by bonus)**
1. Forecourts shall be pedestrian only. 2. Not allowed facing Kennedy Causeway	

Floorplate Measurement. The ULDC currently establishes a cap on floorplate sizes above a building pedestal in the T6 transects. For residential uses, for example, that cap is 15,000 square feet. The ULDC also currently defines a building floorplate as being measured to edge of a balcony. This actively discourages the development of generous balconies because property owners will lose saleable floor area from units if balconies are too large. The Applicant believes that outdoor balconies should instead be directly encouraged by excluding that area from the floor plate definition – while retaining all required setbacks. Allowing architects the freedom to develop larger balconies will result in better-designed buildings in the Village.

The Applicant accordingly requests the following revision to Section 15.4 of the ULDC:

Floorplate. The total indoor ~~**and outdoor**~~ floor area of any given story of a building measured to the exterior of the wall ~~**or balcony**~~.

Cantilever over View Corridor. Each parcel along Biscayne Bay in the Village must provide a 20% view corridor on one side of the site to allow for public access to the Island Walk. In the T6-30 transect, the ULDC currently requires the view corridor to be located on the west side of a lot. Under the current ULDC, a building may be located at zero (0) feet from the eastern property line. The Applicant sees an opportunity to allow additional flexibility as to the design of the view corridor in a manner that will measurably improve the overall pedestrian experience along the corridor.

The Applicant proposes to allow property owners to cantilever a building over maximum of eight (8) percent of the western view corridor at a height above the first story, as long as the project provides an equivalently sized view corridor on the east side of the property that is open to the sky. The percent of a lot that is devoted to a view corridor would increase for projects that take advantage of the proposed flexibility, For example, a project that takes advantage of the maximum eight (8) percent cantilever would be required to develop an overall view corridor of twenty-eight (28) percent – twenty-percent on the west side (with twelve percent open to the sky) and eight percent on the east side – completely open to the sky.

The Applicant accordingly requests the following revision to Section 15.3(C)(3)(c)(1) of the ULDC:

The width of the view corridor shall equal 20 percent of the lot width. In T6-30, the view corridor shall be located on the west side of the lot. **In T6-30, buildings may cantilever over the view corridor up to 8% of the lot width above the first story as long as an equal width view corridor open to the sky is located on the east side.**

Consistency with Comprehensive Plan. Approval of the proposed amendments, which will allow for architectural and site design flexibility on Kennedy Causeway is consistent with the following goals, objective, and policies of the Village's Comprehensive Plan:

Policy 2.1.4: *Continue to provide for, and promote, viable mixed-use development opportunities on the Village's Future Land Use and Zoning Maps and in the Unified Land Development Code.*

Policy 2.2.3: *The Village shall continue to implement the goals of the NBV100 Master Plan to transform Kennedy Causeway into Kennedy Boulevard, a complete street that prioritizes walkability, a diverse range of transportation options, and the success of local businesses.*

Policy 2.2.5: *The Village shall continue to encourage all future land use development and redevelopment to emphasize aesthetic quality and overall acceptability to local residents.*

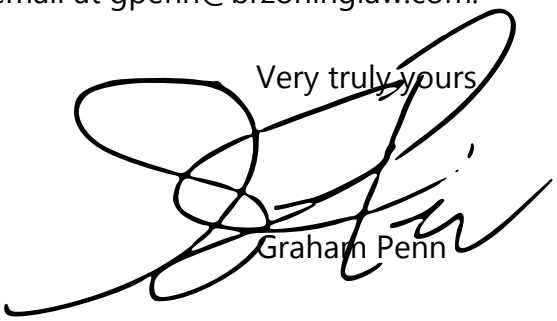
Objective 2.4*: In accordance with the vision of the NBV100 Master Plan, the Village shall encourage innovative development and redevelopment in the Commercial Future Land Use District, while adjusting regulatory metrics in favor of good street frontages, an*

inviting public realm, better connections to the water (where applicable), a wider range of building types, a more varied skyline and better architecture, consistent with the goals of the NBV100 Master Plan and this comprehensive plan.

Conclusion. Approval of the proposed amendments will allow for high quality development on Kennedy Causeway. The amendments will incentivize development that will complement the Village's vision for the Causeway.

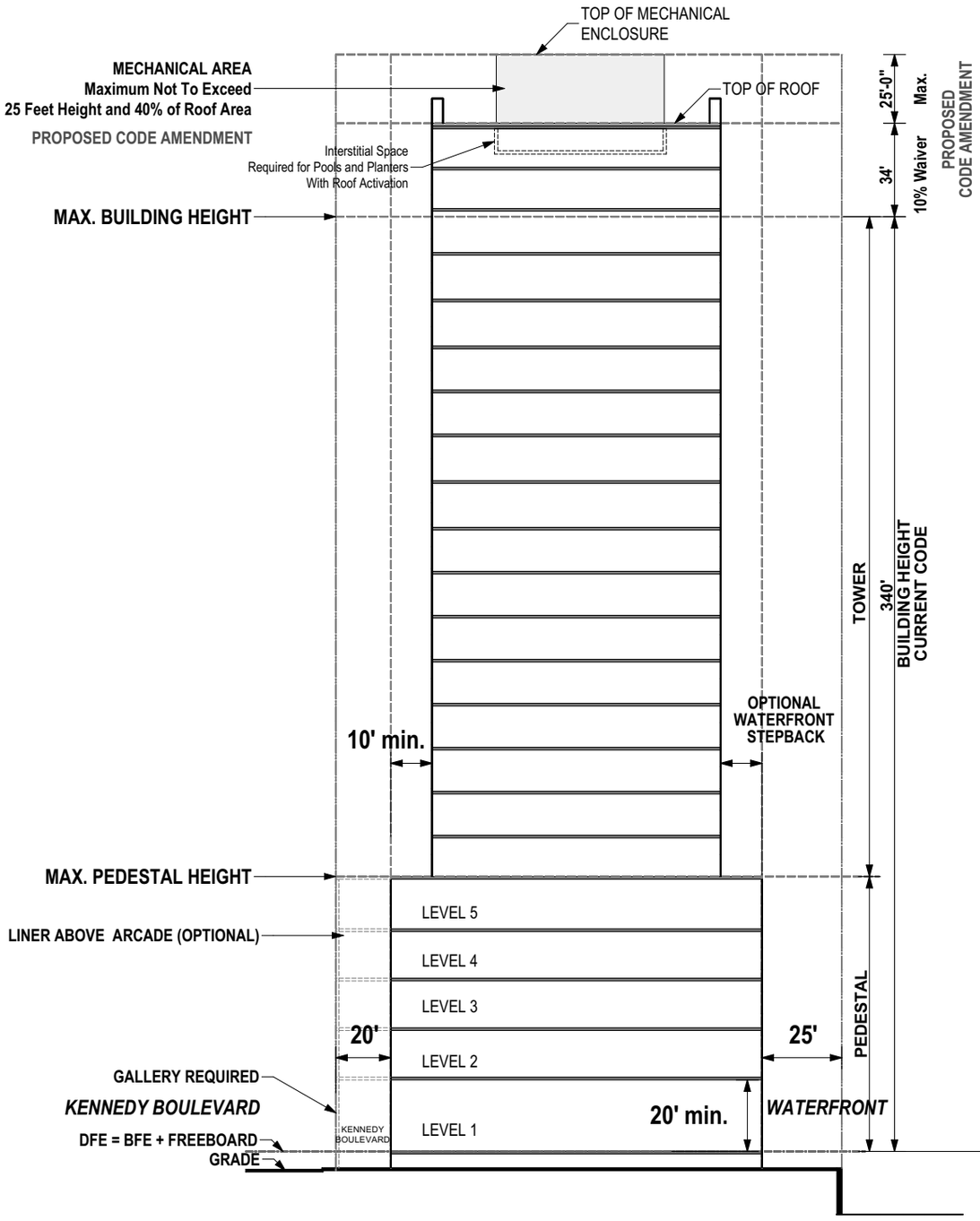
We look forward to working with the Village to ensure the development of successful legislation that will ultimately be benefit to the community. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at (305) 377-6229 or via email at gpenn@brzoninglaw.com.

Very truly yours,

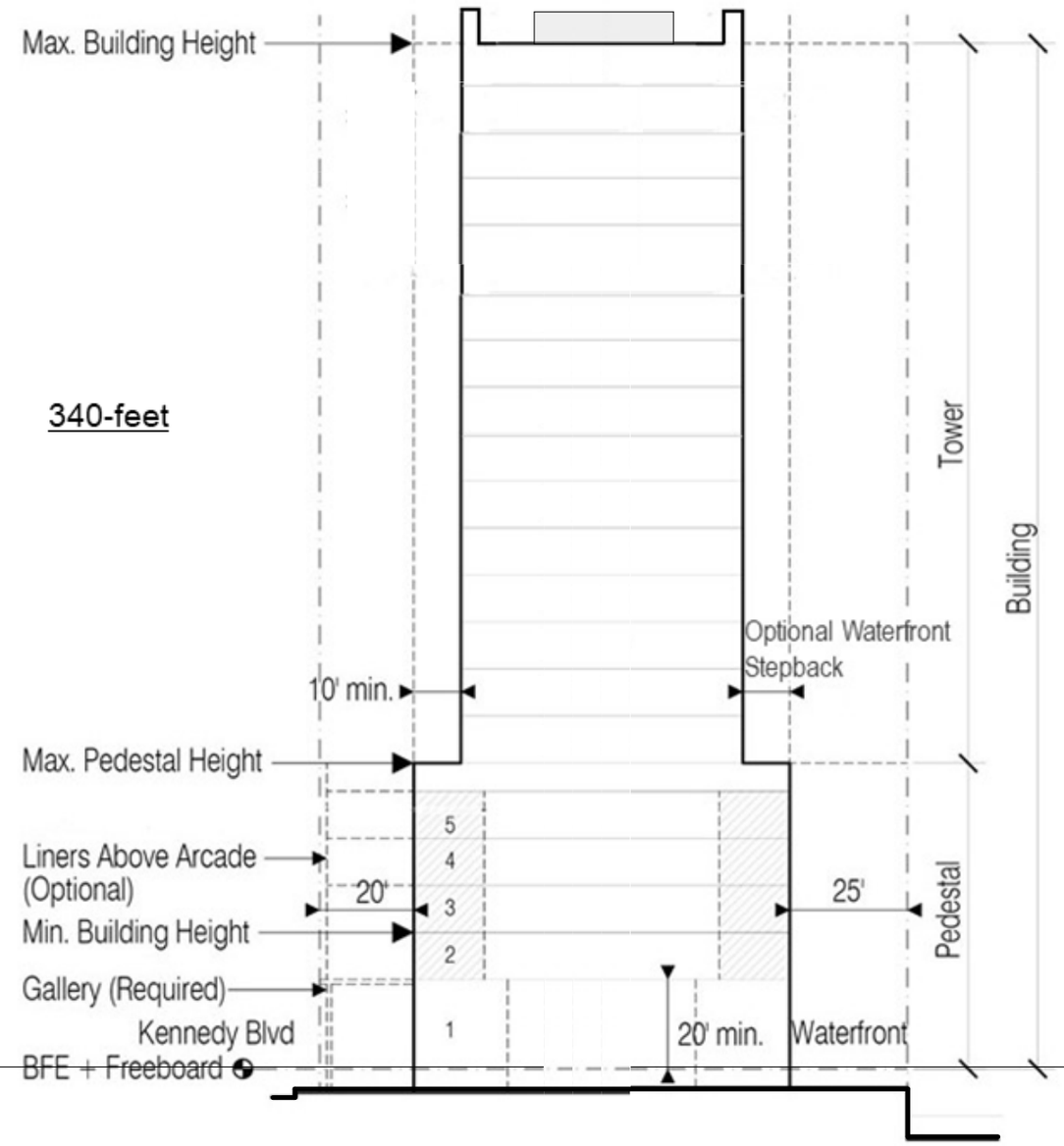


Graham Penn

Illustrations for Text Amendments



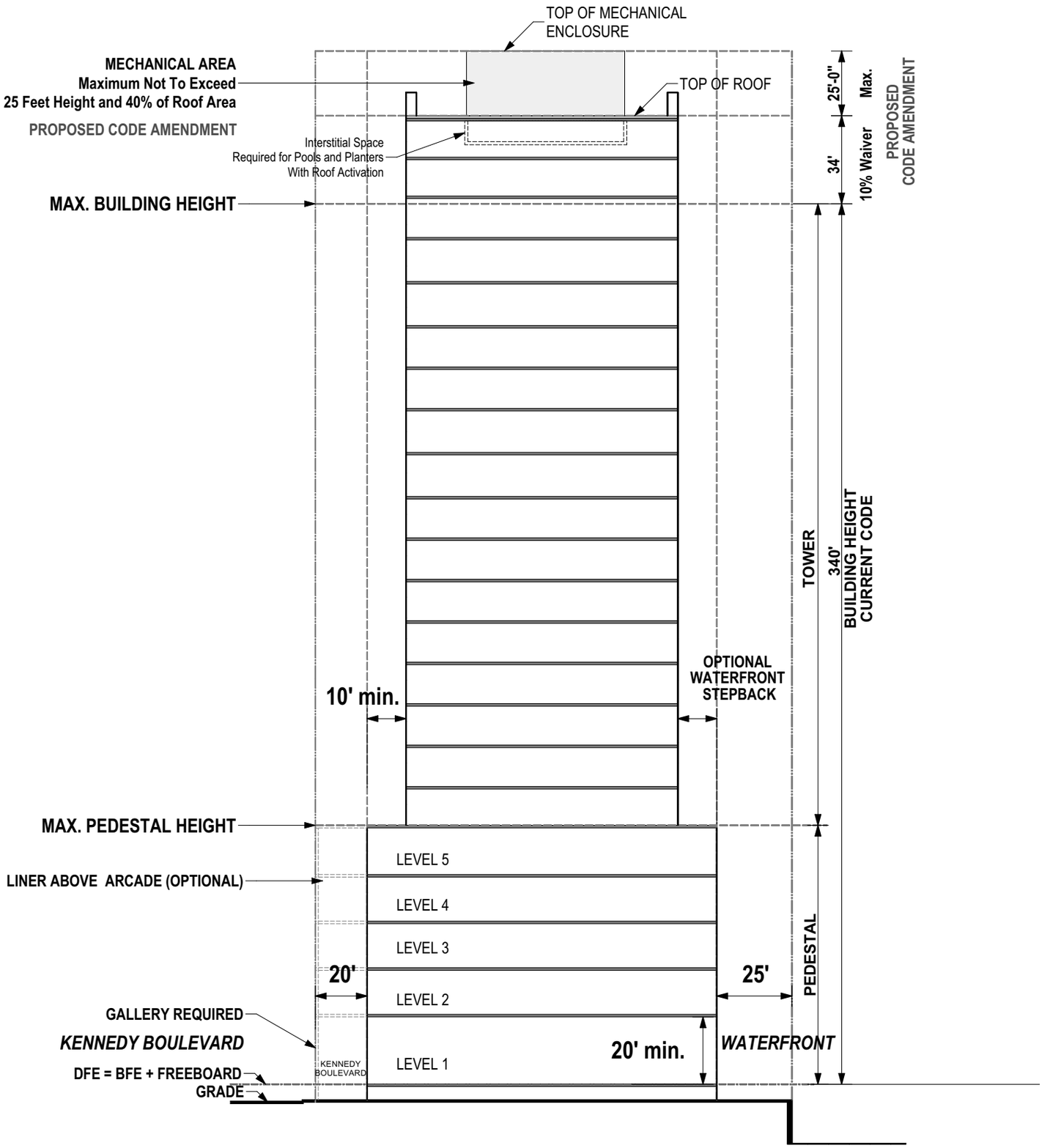
BUILDING HEIGHT
PROPOSED CODE AMENDMENT



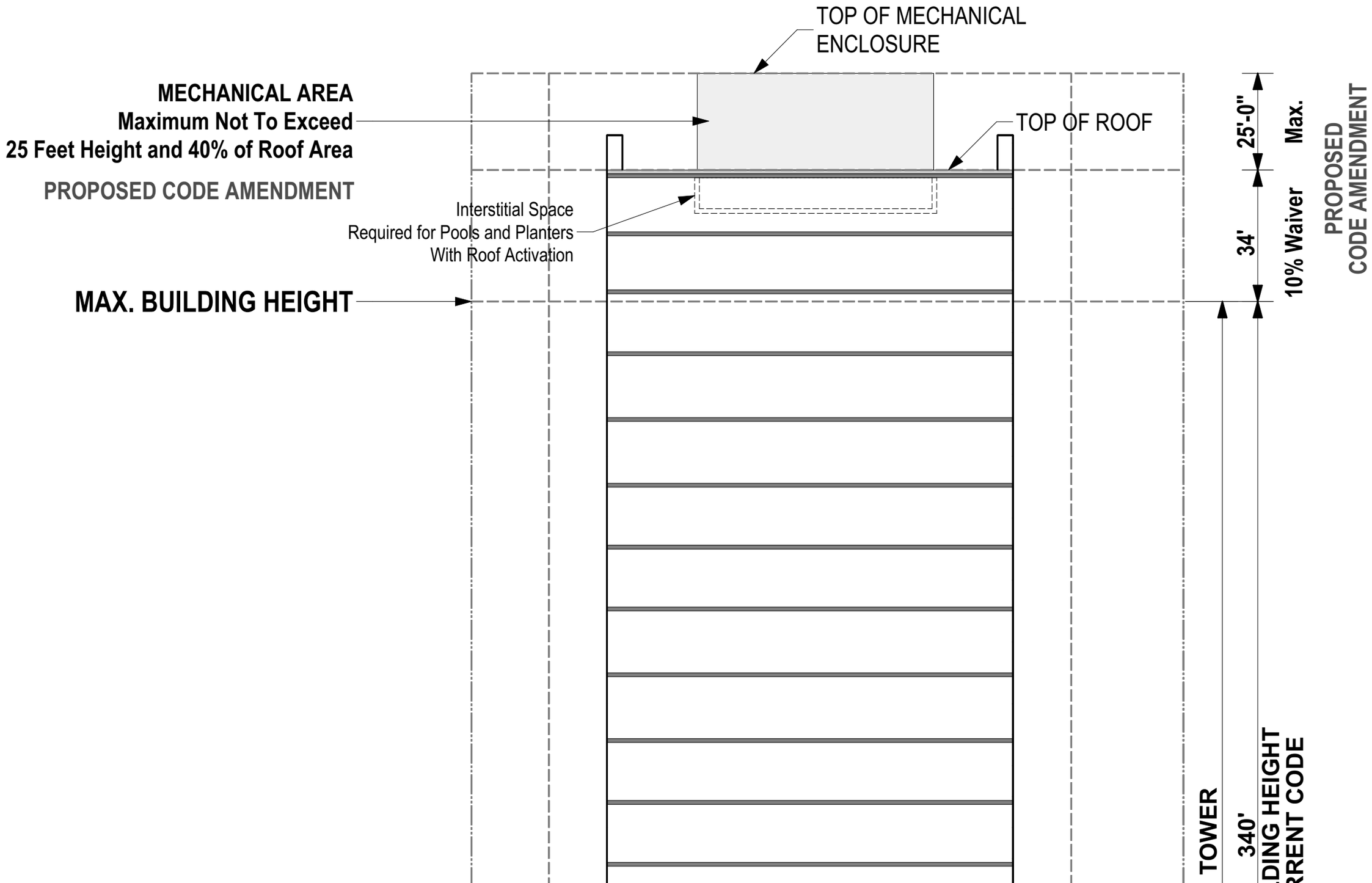
BUILDING HEIGHT
CURRENT CODE

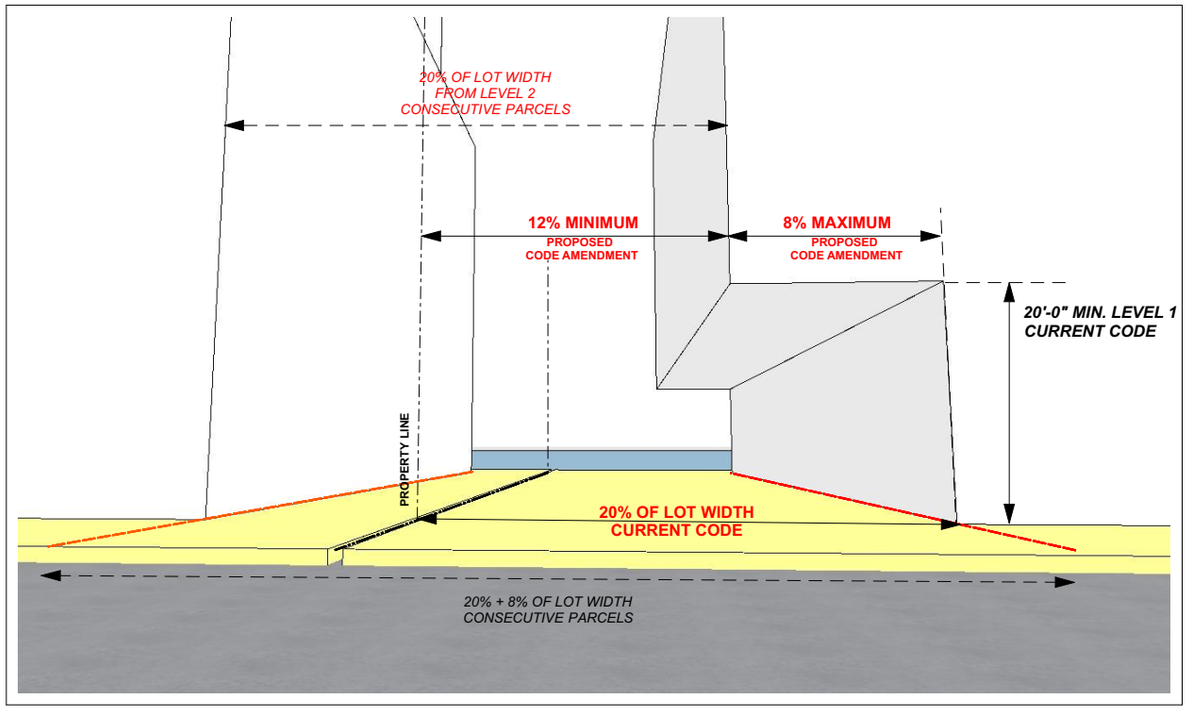
GENERIC DIAGRAM

A-6.2
BUILDING HEIGHT DIAGRAM - N-S



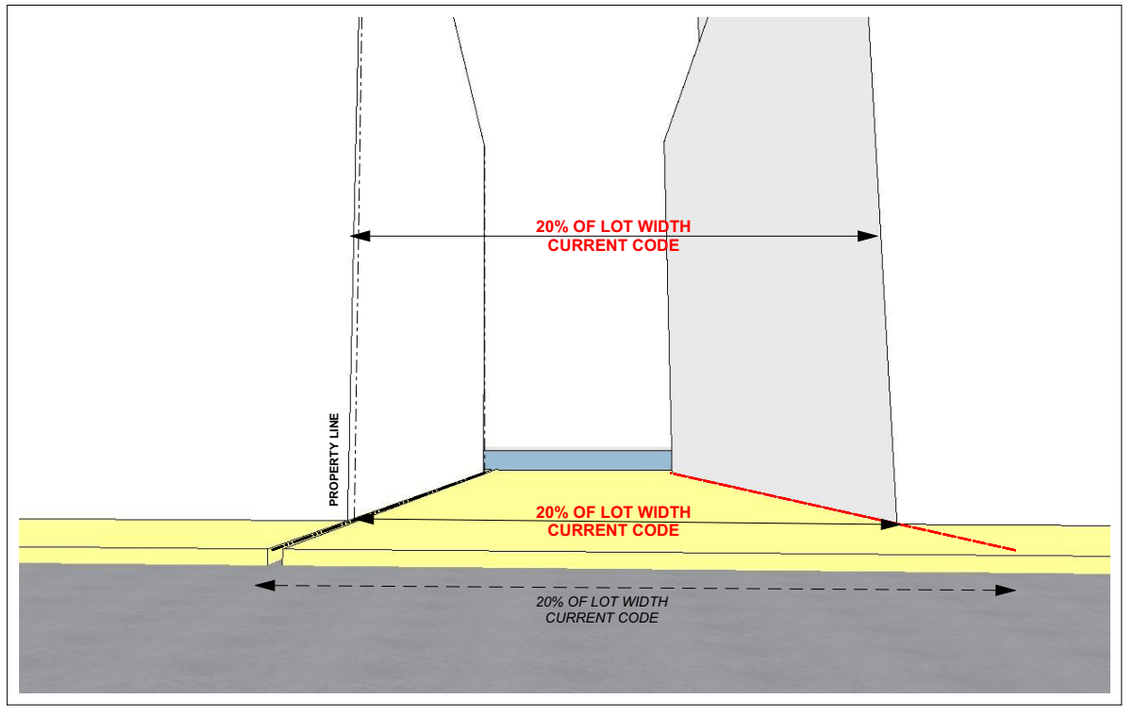
BUILDING HEIGHT
PROPOSED CODE AMENDMENT


TOP OF MECHANICAL ENCLOSURE
MECHANICAL AREA
Maximum Not To Exceed
25 Feet Height and 40% of Roof Area
PROPOSED CODE AMENDMENT
TOP OF ROOF
Interstitial Space
Required for Pools and Planters
With Roof Activation
MAX. BUILDING HEIGHT
25'-0"
Max.
34'
10% Waiver
PROPOSED
CODE AMENDMENT
TOWER
340'
DING HEIGHT
RRENT CODE



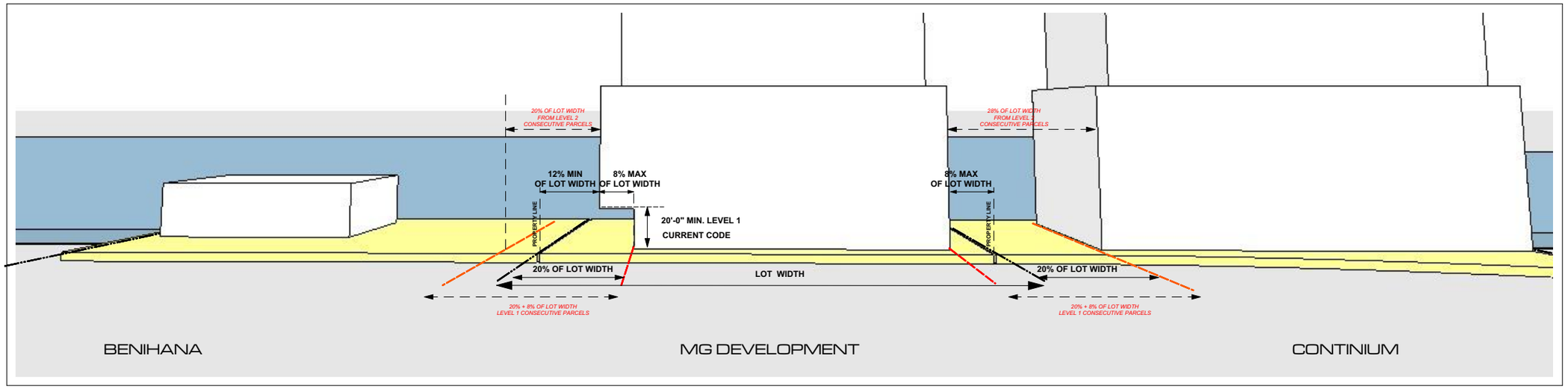
INCREASED VIEW CORRIDOR TO 28% AT LEVEL 1

VIEW CORRIDOR SETBACKS
PROPOSED CODE AMENDMENT

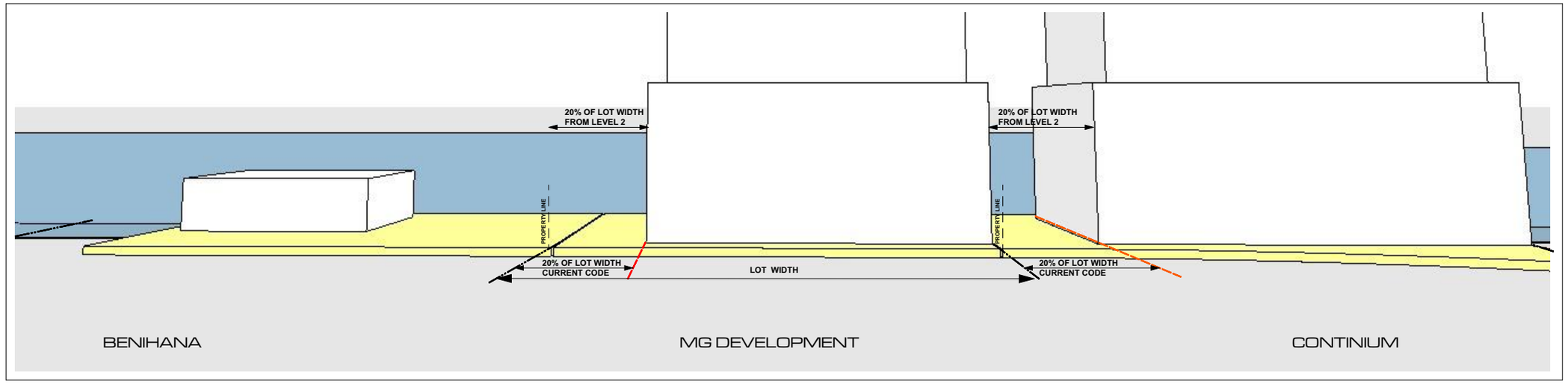


VIEW CORRIDOR SETBACKS
CURRENT CODE

GENERIC DIAGRAM



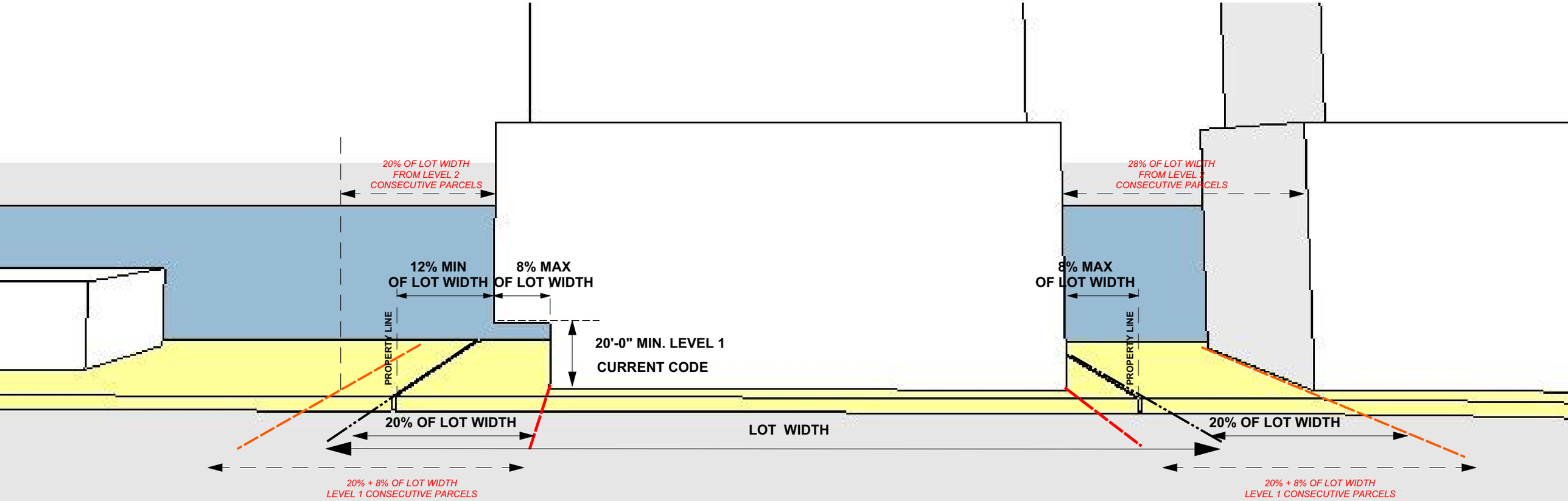
VIEW CORRIDOR SETBACKS
PROPOSED CODE AMENDMENT
EXISTING CONTEXT



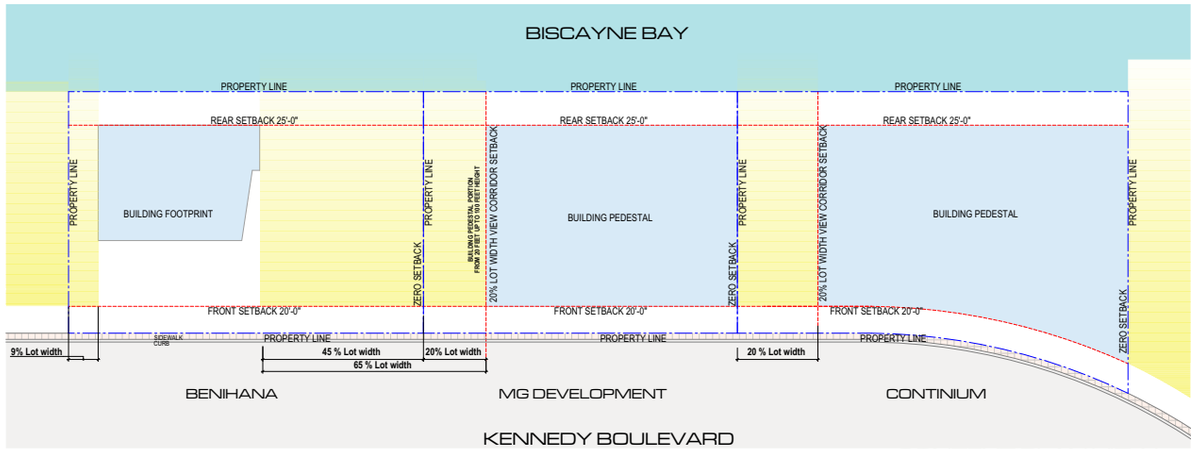
VIEW CORRIDOR SETBACKS
CURRENT CODE
EXISTING CONTEXT

CONTEXTUAL DIAGRAM

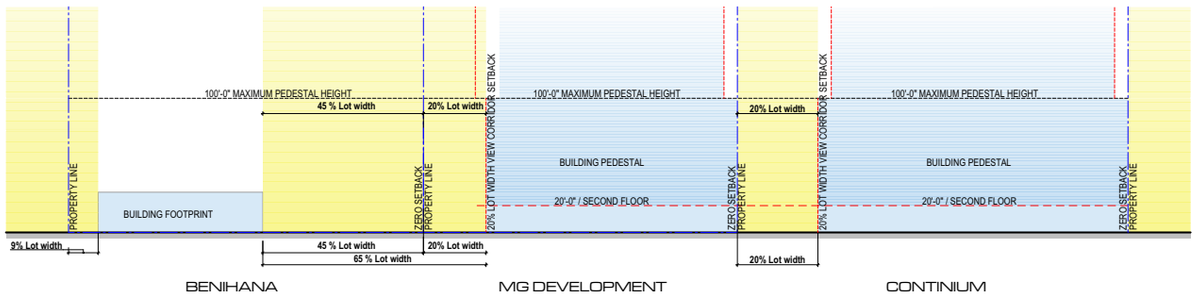
A-6.5
3d VIEWS HIGH LEVEL - CONTEXT MULTIPLE LOTS



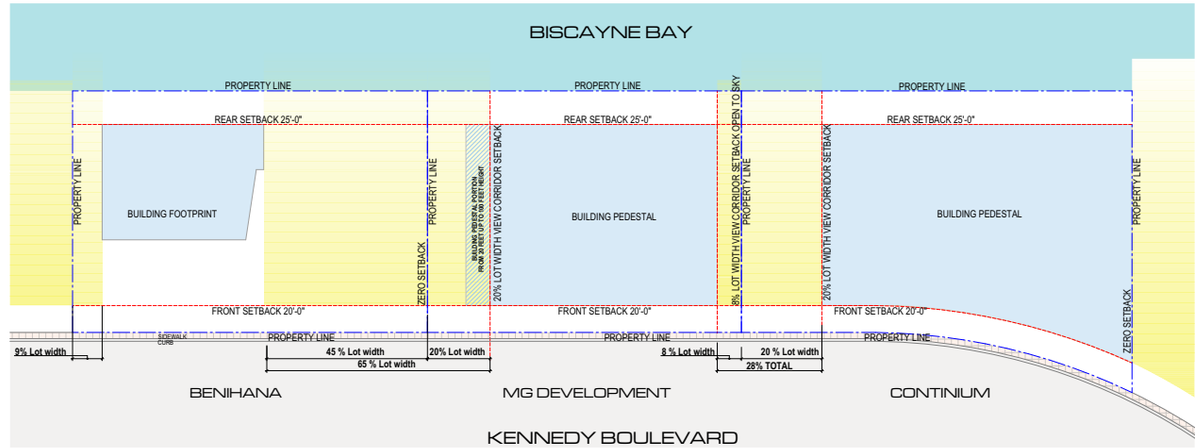
MG DEVELOPMENT



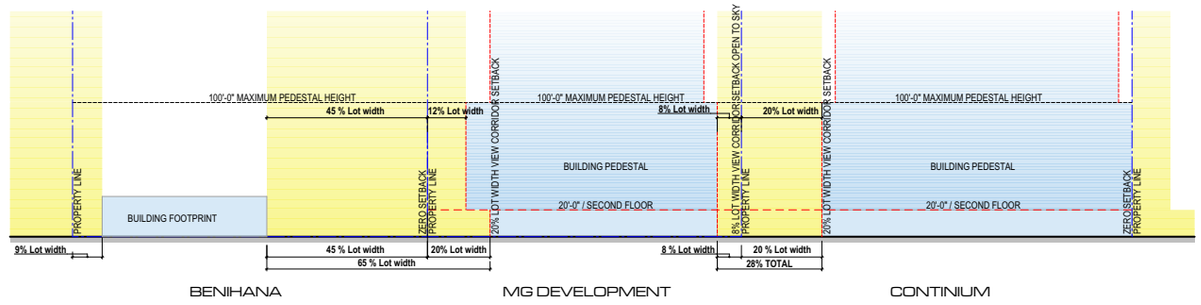
CONTEXT PLAN VIEW
CURRENT CODE



CONTEXT SECTION
CURRENT CODE



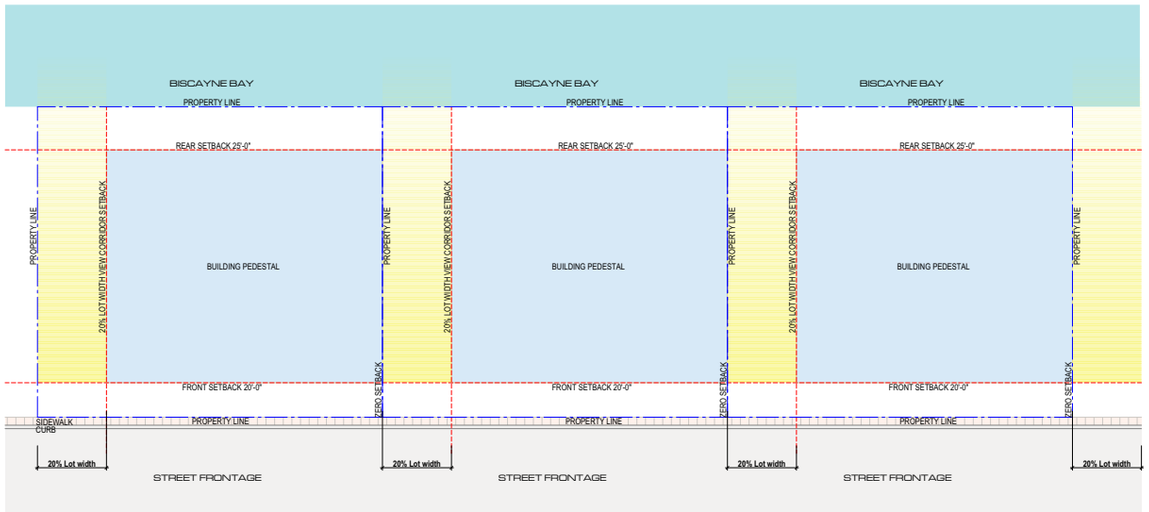
CONTEXT PLAN VIEW
PROPOSED CODE AMENDMENT



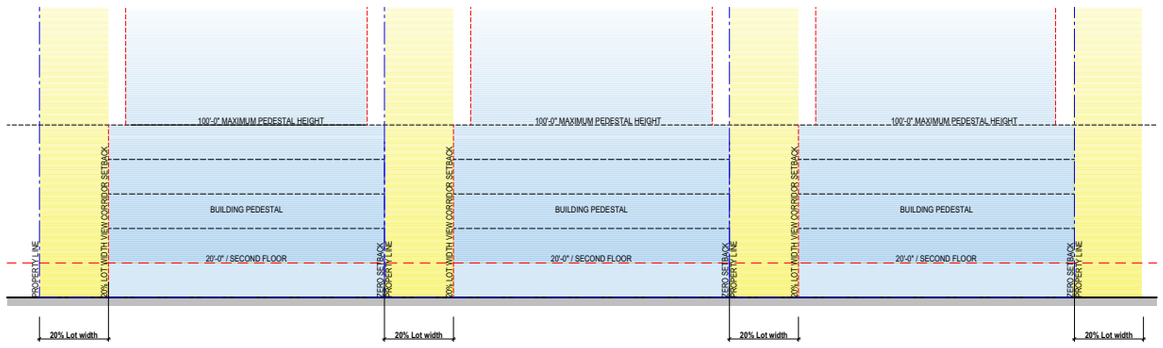
CONTEXT SECTION
PROPOSED CODE AMENDMENT

CONTEXTUAL DIAGRAM

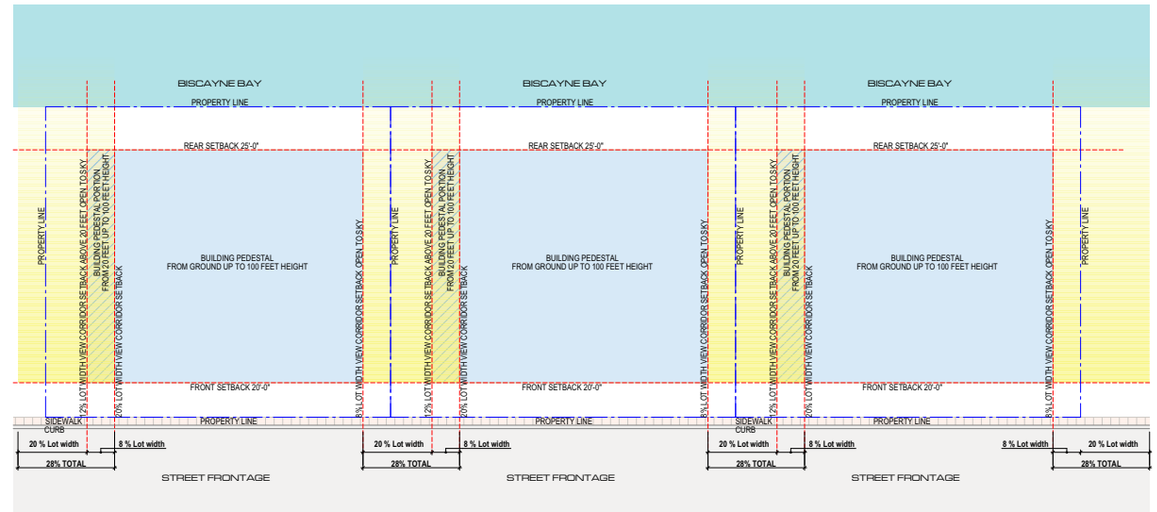
A-6.6
PLAN/SECTION VIEWS - CONTEXT MULTIPLE LOTS



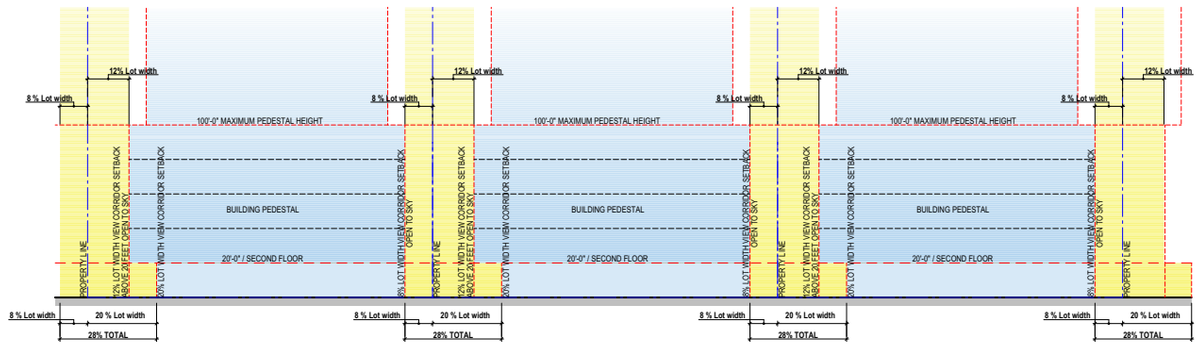
PLAN VIEW
CURRENT CODE



SECTION VIEW
CURRENT CODE



PLAN VIEW
PROPOSED CODE AMENDMENT



SECTION VIEW
PROPOSED CODE AMENDMENT

GENERIC DIAGRAM

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON JUNE 4, 2025, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE ZONING OF CERTAIN PARCELS LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120), FROM T6-30 TRANSECT TO "CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX C, CONTINUUM WATERFRONT DISTRICT SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, BINDING EFFECT, AND AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY 1755 JFK OWNER LLC AND 1819 NBV OWNER LLC TO CONSOLIDATE AND MODIFY THE SITE PLANS PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2022-011A, AS AMENDED BY RESOLUTION NO. 2022-091, AND RESOLUTION NO. 2023-002 TO DEVELOP A TWO-PHASED MIXED-USE DEVELOPMENT PROJECT CONSISTING OF MULTIFAMILY HOUSING, HOTEL, AND COMMERCIAL USES INCLUDING ALCOHOL SERVICE ESTABLISHMENT(S), ENTERTAINMENT ESTABLISHMENT(S), FOOD SERVICE ESTABLISHMENT(S), GENERAL COMMERCIAL, AND CIVIC SPACE, ALL LOCATED AT 1755 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0110) AND 1819/1855 79th STREET CAUSEWAY (FOLIO NO. 23-3209-000-0120); PROVIDING FOR FINDINGS, CONDITIONS, LIMITATION OF APPROVAL, IMPLEMENTATION, AND AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY T6 TRANSECT REGULATIONS TO ADDRESSS ROOFTOP/MECHANICAL STRUCTURES, BONUS HEIGHT, FLOORPLATE LIMITATIONS, AND VIEW CORRIDOR REQUIREMENTS; PROVIDING SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID: 835 6358 6974 PASSCODE: 973744
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661

FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-305-224-1968 OR 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR 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.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

heard. Applicant(s) Michelle Ferreira ("Applicant") Address 200 N Esplanade Drive ("Property") Property Owner(s) Jovany Jimenez, Ambar Sara Preval Folio Number(s) 05-3118-016-1590 Zoning R-1C Single Family Residential Lot Size 7,500 sq. ft. The Applicant is appealing an administrative determination relating to a setback at the Applicant's neighbor's Property. The Applicant is requesting that a building permit be revoked and that a stop work order be issued.

Public Notice - Advertisement for Bids - Contract S-966 - North District Wastewater Treatment Plant High Level Disinfection Facilities

Water and Sewer | **Publish Date: May 22, 2025**

Scope of Work – The scope of this Contract is for the construction of a new filtration disinfection system, HLD flow metering facility, a disk filtration structure, two HLD substations, four chlorine contact basins, a sodium hypochlorite storage and feeding facility, and a HLD lift station at the NDWWTP. It also includes all associated site work. Location – 2575 Northeast 156th Street, North Miami, Florida 33160

Public Hearing - Planning & Zoning Board

North Bay Village | Publish Date: May 22, 2025

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON JUNE 4, 2025, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

Public Notice - Transfer of Density Rights

North Bay Village | Publish Date: May 22, 2025



MIAMI-DADE CLERK OF THE BOARD
Basia Pruna
Director

Stephen P. Clark Center
111 NW 1st Street,
Suite 17-202
Miami, FL 33128
305-375-5126

Request Public Records

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY T6 TRANSECT REGULATIONS TO ADDRESSS ROOFTOP/MECHANICAL STRUCTURES, BONUS HEIGHT, FLOORPLATE LIMITATIONS, AND VIEW CORRIDOR REQUIREMENTS; PROVIDING SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village ("Village") has adopted a Unified Land Development Code (the "ULDC") to promote the health, safety, order, convenience, comfort, and general welfare of the public, and to promote and preserve the character and ecological quality of the Village as articulated in the Village's Comprehensive Plan; and

WHEREAS, on February 9, 2021, the Village Commission adopted Ordinance 2021-004, creating Chapter 15, “Form-Based Code,” to implement the vision and goals of the NBV100 Master Plan, a master visioning and planning process guided by principles which originated from the common concerns of North Bay Village residents, and centered on equipping the Village with the tools to become a more livable, resilient, and prosperous community that can adapt to the challenges of a changing climate; and

WHEREAS, the Village routinely amends the ULDC to improve the effective implementation of its land use goals, objectives, and policies; and

WHEREAS, MG Prosper NBV, LLC, the owner of 1681 and 1725 Kennedy Causeway, filed an application pursuant to Sec. 4.16 of the ULDC seeking adoption of certain text amendments to the ULDC; and

WHEREAS, the ULDC and the modifications provided herein [are/are not] consistent with the NBV100 Master Plan, the Village’s Comprehensive Plan, and the Florida Community Planning Act; and

WHEREAS, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, has reviewed this Ordinance and has recommended [approval/denial] to the Mayor and the Village Commission; and

WHEREAS, having considered this Ordinance at duly noticed and held public hearings, the Village Commission finds this Ordinance is in the best interests of the Village.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:[1]

Section 1. Recitals. That each of the above recitals are true and correct and incorporated herein by this reference.

Section 2. Amending Chapter 15 of the Village's ULDC. That Chapter 15, entitled "Form-Based Code" of the Unified Land Development Code of North Bay Village, Florida is hereby amended to read as provided in **Exhibit "A**,**"** which is incorporated herein and made a part hereof by this reference.

Section 3. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Codification. That it is the intention of the Village Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Village's Code of Ordinances, and that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 5. Conflicts. That all ordinances or parts of ordinances, resolutions, or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 6. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading.

PASSED on first reading this __ day of _____, 2025.

PASSED AND ADOPTED on second reading this ___ day of _____, 2025.

_____
Rachel Streitfeld, Mayor

[1] Coding: ~~Strikethrough words~~ are deletions to the existing text. Underlined words are additions to the existing text. Changes between first and second reading are indicated with a ~~double strikethrough~~ and double underline.

ATTEST

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND BENEFIT OF NORTH BAY VILLAGE ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
Village Attorney

First Reading:
Moved by _____
Seconded by _____

Second Reading:
Moved by _____
Seconded by _____

Vote on Final Adoption:

Mayor Rachel Streitfeld	____
Vice Mayor Goran Cuk	____
Commissioner Doris Acosta	____
Commissioner Richard Chervony	____
Commissioner Andrew Rotondaro	____

Exhibit A

AMENDING CHAPTER 15 OF THE ULDC

[…]

CHAPTER 15, FORM-BASED CODE

[…]

§. **15.2 – General to Transect Zones**.

[…]

C. Measurement of height.

[…]

4. Except as specifically provided herein, the Height limitations of this Code shall not apply to any roof Structures for housing stairways, elevators, tanks , ventilating fans, solar energy collectors, Green Roofs or similar equipment required to operate and maintain the Building, provided that such Structures shall not cover more than ~~twenty percent (20%)~~ forty percent (40%) of roof area and shall not exceed the maximum Height by ~~ten (10)~~ twenty-five (25) feet; nor to church House of Worship spires, steeples, belfries, monuments, water towers, flagpoles, vents, or similar Structures, which may be allowed to exceed the maximum Height by Waiver; nor to fire or parapet walls, which shall conform to the Building Development Standards for each Transect Zone as described in Section 15.3. Solar energy collectors, Wind Turbines. and the structural components of green roofs are subject to the Height exceptions provided by Sec. 8. 17.G.

[…]

§. **15.3 – Specific to transect zones – Kennedy Boulevard District (KBD**).

[…]

C. Development standards for T6 Transect Zone.

[…]

7. Landscape and Waterfront Design Standards

(d) View Corridors

(1) The width of the view corridor shall equal 20 percent of the lot width. In T6-30, the view corridor shall be located on the west side of the lot. In T6-30, buildings may cantilever over the view corridor up to 8% of the lot width above the first story as long as an equal width view corridor open to the sky is located on the east side.

[…]

§. **15.4 –Definitions**.

[…]

B. Definition of Terms.

[…]

"F" Terms

[…]

Floorplate. The total indoor ~~and outdoor~~ floor area of any given story of a building measured to the exterior of the wall ~~or balcony~~.

[…]

§. **15.7.C. – Summary table and illustrations – T6-30**.

[…]

ii. BUILDING HEIGHT	
a. Min. Building Height	2 Stories
b. Max. Pedestal Height	10 Stories or 100 feet, whichever is less
c. Max. Building Height	30 Stories or 340 feet, whichever is less (up to 10% additional height in feet available by bonus)
1. Forecourts shall be pedestrian only. 2. Not allowed facing Kennedy Causeway † Note: Development approvals shall be valid for two years in accordance with Sec. 5.11 of the ULDC. See *Section 15.2.H* for additional requirements.	

[…]