NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
REGULAR VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE

North Bay Village Commission will hold a public meeting on:

Tuesday, September 12, 2023 at 6:30 PM

1666 Kennedy Causeway, #101, North Bay Village, FL 33141

(In-person and virtual via Zoom. See below for details)

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: 838 3306 6677

Passcode: 775643

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
REGULAR VILLAGE COMMISSION MEETING
1666 Kennedy Causeway, #101, North Bay Village, FL 33141 (In-person and virtual via Zoom. See below for details)
Tuesday, September 12, 2023
6:30 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.

ADDENDUM NO. 1 - Released September 7, 2023
(Items in *red* contain updated information)

1. Opening Items
A. Call to Order
B. Roll Call
C. Pledge of Allegiance
D. Invocation

2. Order of Business

3. Presentations
A. Proclamations and Awards

B. Special Presentations to Commission

3.A. Legislative Update by Florida Senator Shevrin D. Jones

3.B. Presentation of a Proclamation on Childhood Cancer Awareness Month - Sponsored by Vice Mayor Dr. Richard Chervony

3.C. Recognition to Sandra Siefken for her 18 Years of Service

4. Open Forum

5. Approval of Commission Minutes

5.A. Approval of the July 19, 2023 Commission Meeting Minutes - Village Clerk Alba L. Chang, CMC

07.19.2023 DRAFT Minutes.pdf

6. Advisory Board Minutes/Written Reports.

7. Village Commission's Report

8. Village Attorney's Report

9. Village Manager's Report

9.A. Police Accreditation Update (August 2023)

CFA Accreditation Progress Matrix for August 2023.pdf

9.B. Traffic Enforcement Update (August 2023)

Monthly Traffic Report (August 2023).pdf

9.C. Code Enforcement Update (July 2023)

202300039414 (oir).pdf
PD Case 202300039414.pdf
Code Monthly Report JULY-2023.pdf

9.D. Federal Lobbyists' Update (August 2023)

August 2023 Federal Lobbyist Report.pdf

9.E. Communications & Special Events Report (August 2023)

AugustJulyCommsReport2023.pdf

9.F. Code Enforcement Update (August 2023)

202300041415.pdf
Code Monthly Report August-2023.pdf

9.G. Capital Improvement Projects Update (August 2023)

Key Capital Improvement Projects Construction Summary.pdf

10. Village Clerk's Report

10.A. Village Clerk's Monthly Report for July and August of 2023

PRR Log July 2023.pdf
PRR Log August 2023.pdf

11. Consent Agenda

A. Staff Items
B. Proclamation/Award/Village Key Requests

11.A. A Resolution Approving An Updated Master Fee Schedule for Administrative Services and Building Fees - Village Manager Ralph Rosado, Ph.D., AICP

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA APPROVING AN UPDATED FEE SCHEDULE FOR ADMINISTRATIVE SERVICES, BUILDING FEES, AND ZONING FEES TO PROVIDE FOR REVISED FEES RELATING TO THE VILLAGE'S HOURLY PARKING RATES ON HARBOR ISLAND AND MUNICIPAL BUILDING FEES FOR VILLAGE PROJECTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution Amending Master Fee Schedule -DOCX
Exhibit A - Edits to Master Fee Schedule 091223.pdf
Projected Permit Costs for Village Hall.pdf

11.B. A Resolution Ratifying Urban Qualification Cooperation Agreement to Participate in the County's Community Development Block Grant, Home Investment Partnerships, and Emergency Shelter Grant Programs for the 2024, 2025 and 2026 Fiscal Years - Village Manager Ralph Rosado, Ph.D., AICP

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE URBAN QUALIFICATION COOPERATION AGREEMENT WITH MIAMI-DADE COUNTY FOR THE VILLAGE'S PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME), AND EMERGENCY SOLUTIONS GRANT (ESG) PROGRAMS FOR FISCAL YEARS 2024, 2025, AND 2026, AS PART OF MIAMI-DADE COUNTY'S ENTITLEMENT JURISDICTION; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Approval of this item would allow NBV's participation in the Community Development Block Grant, Home Investment Partnerships and Emergency Shelter Grant programs, which are administered by the Department of Housing and Urban Development (HUD), as part of the County's jurisdiction.

Resolution Approving Urban Qualification Cooperation Agreement Exhibit A - North Bay Village Urban Qualification Cooperation Agreement

11.C. A Resolution Approving a Budget Amendment in the Amount of $10,701.10 for Emergency Repairs to a Sanitation Truck - Village Manager Ralph Rosado, Ph.D., AICP (Public Works Director Marlon Lobban, PE)

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2022-2023 TO ALLOCATE FUNDS FOR EMERGENCY REPAIRS TO A SANITATION TRUCK; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Approve a budget amendment in the amount of $10,701.10 for repairs to Sanitation Truck #801.

Resolution Approving Budget Amendment - Emergency Repairs Sanitation Truck
Exhibit A - Budget Amendment Memo
NEXTRAN_INV_07W18738_WITH_MEMO-1.pdf

11.D. A Resolution Ratifying the Submission of a Resilient Florida Grant for the Village Hall Implementation Project - Village Manager Ralph Rosado, PhD, AICP

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE SUBMISSION OF A GRANT APPLICATION FOR A RESILIENT FLORIDA GRANT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO PROVIDE FUNDING FOR THE VILLAGE HALL IMPLEMENTATION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

Approve the resolution supporting the Village's Resilient Florida Grant application.

Resolution Authorizing Village Manager To Apply For FDEP Grant - Village Hall FIN.pdf
Memo - Authorizing Village Manager to Apply for FDEP Grant 1.pdf Memo -Black-Veatch Village Hall-RFGP.pdf

11.E. A Resolution Ratifying the Submission of a Resilient Florida Grant for the Civic Park Implementation Project - Village Manager Ralph Rosado, PhD, AICP

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE SUBMISSION OF A GRANT APPLICATION FOR A RESILIENT FLORIDA GRANT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO PROVIDE FUNDING FOR THE CIVIC PARK IMPLEMENTATION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

Approve the resolution supporting the Village's Resilient Florida Grant application.
Resolution Authorizing Village Manager To Apply For FDEP Grant - Civic Park - FIN.pdf Memo - Authorizing Village Manager to Apply for FDEP Grant 3.pdf Memo Black - veatch CivicPark-RFGP.pdf

11.F. A Resolution Ratifying the Submission of a Resilient Florida Grant for the Treasure Island Resilience Implementation Project - Village Manager Ralph Rosado, PhD, AICP

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE SUBMISSION OF A GRANT APPLICATION FOR A RESILIENT FLORIDA GRANT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO PROVIDE FUNDING FOR THE TREASURE ISLAND RESILIENCE IMPROVEMENT PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

Approve the resolution supporting the Village's Resilient Florida Grant application.
Resolution Authorizing Village Manager To Apply For FDEP Grant - TI - FIN.pdf Memo - Authorizing Village Manager to Apply for FDEP Grant 2.pdf Memo Black - Veatch Treasure-Island-RFGP.pdf

11.G. A Resolution Approving Intergovernmental Agency Agreement with Miami Dade County for Village-wide Installation of Branded Street Signs - Village Manager Ralph Rosado, PhD, AICP (CIP Manager Delroy Peters)

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN INTERGOVERNMENTAL AGENCY AGREEMENT WITH MIAMI-DADE COUNTY FOR THE INSTALLATION OF VILLAGE-BRANDED STREET NAME SIGNS WITHIN THE VILLAGE; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Adopt a resolution to secure Miami-Dade County approval of the installation of new custom street signage.
Resolution Approving Intergovernmental Agency Agreement with MDC_ St. Signs.DOCX
Exhibit A - Intergovernmental Agreement w.MDC Re Street Signs.docx

11.H. A Resolution Authorizing the Village to Obtain a Drainage Utility Easement for the Proposed Drainage Outfall on North Bay Island - Village Manager Ralph Rosado, Ph.D., AICP (Public Works Director Marlon Lobban, PE)

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, FINDING THAT ACQUISITION, THROUGH NEGOTIATED CONVEYANCE, OR THE USE OF EMINENT DOMAIN OF PRIVATE PROPERTY DESIGNATED AS PARCEL 1 (PERMANENT EASEMENT) SERVES A PUBLIC PURPOSE AND IS NECESSARY FOR CONSTRUCTION OF STORMWATER PUMP STATION IMPROVEMENTS ON NORTH BAY ISLAND; AUTHORIZING

THE VILLAGE ATTORNEY AND OTHERS ACTING ON THEIR BEHALF TO INITIATE EMINENT DOMAIN PROCEEDINGS, IF NEEDED; AUTHORIZING THE VILLAGE MANAGER, VILLAGE ATTORNEY, AND OFFICIALS ACTING ON THEIR BEHALF TO RETAIN EXPERT WITNESSES AND CONSULTANTS, AND TO TAKE ALL FURTHER ACTIONS THAT ARE REASONABLY REQUIRED TO ACQUIRE THE PRIVATE PROPERTY DESCRIBED IN EXHIBIT "A" AND IMPLEMENT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE

It is recommended that the Village Commission authorize the Village Attorney to take action to obtain a drainage easement on private property, as part of the improvements for the proposed drainage pump on North Bay Island.

Resolution Authorizing Acquisition of Parcel 1 for North Bay Island Pump Station Improvements
Exhibit A - Legal Description
Exhibit B - Stormwater Pump Station Area Survey
Exhibit C - Project Location Map

11.I. A Resolution Authorizing Work Order No. 011-A1 with EAC Consulting, Inc. in the Amount of $10,778.98 to Carry Out a Benthic Survey for the Design of the Dock and Kayak Launch of the Civic Park on East Drive Project - Village Manager Ralph Rosado, PhD, AICP (CIP Manager Delroy Peters)

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A WORK ORDER TO EAC CONSULTING, INC. FOR A BENTHIC SURVEY FOR THE DESIGN OF THE DOCK AND KAYAK LAUNCH OF THE CIVIC PARK ON EAST DRIVE PROJECT IN AN AMOUNT NOT TO EXCEED $10,778.98; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution Approving WO to EAC for Benethic Survey-Civic Park Project
WO #11-A1 Civic Park Benthic Srv. amend.pdf

12. First Reading of Ordinances

Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during 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 crossexamination. If you refuse to be cross-examined or sworn-in, 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 Commission 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.

12.A. An Ordinance Amending the Zoning of Certain Parcels to "South Kennedy Special Area Plan" and Amending the ULDC to Create "Appendix B, South Kennedy Special Area Plan" - Village Manager Ralph Rosado, Ph.D., AICP (Village Planner Silvia E. Vargas, FAICP, LEED AP)

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY

VILLAGE, WITH ATTACHMENT(S), PURSUANT TO SECTION 4.2 OF CHAPTER 4, "ADMINISTRATION AND ENFORCEMENT," AND SECTION 15.2.G. OF CHAPTER 15, "FORM-BASED CODE" OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), AMENDING THE ZONING OF CERTAIN PARCELS IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE, COMPRISING APPROXIMATELY 2.8 ACRES, FROM T6-24 TRANSECT TO "SOUTH KENNEDY SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX B, SOUTH KENNEDY SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR CONFLICTS; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Recommended Action: At their July 27, 2023 meeting, the Planning and Zoning Board unanimously voted to recommend approval of the proposed code amendment and related rezoning to the Village Commission.

Staff Report_South Kennedy Special Area Plan_Shoma (VC_091223).pdf Attachment 1_SHOMA_Survey.pdf
Attachment 2_South Kennedy Special Area Plan Application.pdf
Attachment 3_Appendix B to Chapter 15, South Kennedy SAP (UPDATED VC).pdf Attachment 4_Proposed Site Plan and Arch Set.pdf Attachment 5_SHOMA BAY - SUN STUDY.pdf
Attachment 6_Amended North Bay Village Zoning Map.pdf
Attachment 7_Ord Rezoning to South Kennedy SAP and Amending_ULDC (VC).docx Attachment 8_Proposed Cpt. 15 Text Amdts. (Appendix B_UPDATED PZB).docx DBR 06.29.23-.pdf
DBR 07.06.23 Publication.pdf

12.B. An Ordinance Amending the Unified Land Development Code (ULDC) Creating Section 8.10.2, "Payment in Satisfaction of Workforce Housing Requirements for Condominium Developments" (Privately-Initiated Amendment by 1755 JFK Owner LLC) - Village Manager Ralph Rosado, Ph.D., AICP (Village Planner Silvia E. Vargas, FAICP)

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO CREATE SECTION 8.10.2, "PAYMENT IN SATISFACTION OF WORKFORCE HOUSING REQUIREMENTS FOR CONDOMINIUM DEVELOPMENTS," TO ESTABLISH A PAYMENT-IN-LIEU-OF MECHANISM FOR DEVELOPERS OF FOR-SALE RESIDENTIAL DEVELOPMENTS TO SATISFY WORKFORCE HOUSING REQUIREMENTS, AS WELL AS TO CREATE A TRUST FUND FOR THE USE OF SUCH PAYMENTS TO SUPPORT CERTAIN WORKFORCE HOUSING INITIATIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR

IMPLEMENTATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Recommended Action: At the July 27th, 2023 meeting, the Planning and Zoning Board voted to recommend approval of Staff's proposed alternate ordinance to the Commission (included as Attachment 5 to the Staff report).
Staff Report Workforce Housing Commission 091223.pdf
Attachment 1_Letter of Intent and Application Form dated July 13, 2023.pdf
Attachment 2_Workforce Housing Payment in-lieu Ordinance (Exhibit B).docx
Attachment 3_ Miami-Dade County Implementing Order IO 3-60 (Exhibit C).pdf
Attachment 4_Ordinance No. 2022-013.pdf
Attachment_5 ALTERNATE Workforce Housing Payment in-lieu O
(Staff recommendation).docx
DBR 07.27.23 PZB.pdf

12.C. An Ordinance to Consider Amendments to the High-Density Multifamily Residential (RM-70) Zoning District and Related Regulations - Village Manager Ralph Rosado, PhD, AICP (Village Planner Silvia E. Vargas, FAICP)

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) BY COMPREHENSIVELY UPDATING AND AMENDING CHAPTER 3, "DEFINITIONS," CHAPTER 8, "ZONING," AND CHAPTER 9, "GENERAL DESIGN STANDARDS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Recommended Action: Approval as presented (including revisions directed by the Commission at the regular meeting held on July 19, 2023, and shown in **Exhibits A, B and C** to the ordinance).
Ordinance Amendments to RM-70 Zoning District and Related Regulations.docx
Exhibit A_Chapter 3 Amendments (for 1st reading_091223).docx
Exhibit B_Chapter 8 Amendments (for 1st reading 091223).docx
Exhibit C_Chapter 9 Amendments (for 1st reading 091223).docx
Attachment 1_ Clean Copy of Proposed Amendments (for 1st reading_091223).pdf
Attachment 2_RM-70_Listening Session_Presentation (01172023).pdf Attachment 3_RM-70_Options Session_Presentation (03132023).pdf Attachment 4_RM-70_Review Session_Presesentation (03232023).pdf Attachment 5_Joint VC PZB Workshop (05172023).pdf
Attachment 6_RM-70_HI_Current and Max Development_(UPDATE_03012023).pdf Attachment 7_Traffic Generation Analysis for Harbor Island (04062023).pdf Attachment 8_Evolution of Key Changes (Summary)_090123.pdf DBR 07.06.23 Publication.pdf

12.D. An Ordinance Amending Section 15.3 of the ULDC to Make the Provision of a Green Wall in the T-6 Transect Optional (Privately-Initiated Amendment by

1755 JFK Owner LLC) - Village Manager Ralph Rosado, Ph.D., AICP (Village Planner Silvia E. Vargas, FAICP)

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 15.3 OF CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO MAKE THE PROVISION OF A GREEN WALL WITHIN THE T6-24 AND T6-30 ZONING DISTRICTS OPTIONAL; PROVIDING SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

Recommended Action: At a meeting held on July 27, 2023, the Planning and Zoning Board voted unanimously to forward to the Commission the version of this ordinance prepared by Staff (included as Attachment 4 to Staff report) with a recommendation for approval.

Staff Report Green Walls PZB 072723 (Updated).pdf
Attachment 1 - Letter of Intent (06132023).pdf
Attachment 2 - ULDC Text Amendment Application.pdf
Attachment 3 - Proposed Ordinance and Exhibit.docx
Attachment-4 ALTERNATE Ordinance and Exhibit(Staff recommendation).docx
DBR 07.27.23 PZB.pdf

13. Public Hearings

Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during 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 sworn-in, 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 Commission 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.

13.A. An Ordinance Authorizing the Issuance of a General Obligation Bond, Series 2023, for the Purpose of Financing the Costs of Stormwater and Related Roadway Improvements - Village Manager Ralph Rosado, PhD, AICP (Chief Financial Officer Angela Atkinson)

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF NOT EXCEEDING $10,000,000 OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance For Line of Credit v2.DOC
NBV Financing Timetable - Series 2023 GO Stormwater Line of Credit.pdf
DBR Notice of Public Hearing 08.31.23.pdf

14. Discussion/Action Items

A. Unfinished Business
B. New Business

14.A. Discussion and Approval of a Design for a Roundabout at the Entrance to Harbor Island Based on Stantec's Traffic Analysis Presented to Facilitate Traffic Flow and Improve Pedestrian Safety - Village Manager Ralph Rosado, PhD, AICP (CIP Manager Delroy Peters)

*** Capital Improvement Project**

Harbor Island Intersection Analysis Report - August 2023.pdf
HI Intersection Study - Presentation1_8-25-23.pdf

14.B. Discussion Regarding the ARKHAUS Biscayne Bay Project in Waters Adjacent to the Village- Sponsored by Mayor Brent Latham

Arkhaus Photos.pdf

14.C. Discussion Regarding the Sponsorship of a Booth at the 2023 Climate Leadership Summit - Sponsored by Vice Mayor Dr. Richard Chervony and Commissioner Rachel Streitfeld

Southeast Florida Climate Leadership Summit Sponsorship Deck.pdf
Sponsorship Form.pdf

14.D. Consideration and Appointment to Fulfill a Vacancy to the Resident Services and Community Enhancement Boards - Village Clerk, Alba L. Chang, CMC

F. Alili_ Advisory Board Request.pdf
Alili, Farahim - Resident Service Board - 09.06.2023.pdf

14.E. Discussion on the Safety and Process for Annexation of a Section West of the Causeway from Harbor Island / North Bay Island to Pelican Harbor Drive

15. 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. 3.A

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Legislative Update by Florida Senator Shevrin D. Jones

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RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ITEM NO. 3.B

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Vice Mayor Dr. Richard Chervony

SUBJECT: Presentation of a Proclamation on Childhood Cancer Awareness Month - *Sponsored by Vice Mayor Dr. Richard Chervony*

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ITEM NO. 3.C

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Recognition to Sandra Siefken for her 18 Years of Service

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RECOMMENDATION

BACKGROUND AND ANALYSIS

The Village wishes to recognize Finance Department Controller, Sandra Siefken for her eighteen (18) years of dedicated service to North Bay Village. Her remarkable dedication, commitment, and exceptional contributions have had a significant impact on the Village.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ITEM NO. 5.A

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Approval of the July 19, 2023 Commission Meeting Minutes - Village Clerk Alba L. Chang, CMC

RECOMMENDATION

BACKGROUND AND ANALYSIS

A meeting was held and Minutes have been provided for the Village Commission approval for the July 19, 2023 Regular Commission Meeting.

It is recommended that the Village Commission approve the meeting minutes, as presented.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ATTACHMENTS

07.19.2023 DRAFT Minutes.pdf

NORTH BAY VILLAGE
OFFICIAL MINUTES
REGULAR VILLAGE COMMISSION MEETING
JULY 19, 2023 - 6:00 PM
1666 Kennedy Causeway, #101, North Bay Village, FL 33141
Meeting ID: 880 6894 4612 Passcode: 211289

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1. Opening Items

A. Call to Order

B. Roll Call

The following members were in attendance:
Mayor Brent Latham
Vice Mayor Richard Chervony
Commissioner Goran Cuk
Commissioner Andrew Rotondaro
Commissioner Rachel Streitfeld

C. Pledge of Allegiance

D. Invocation

2. Order of Business

Commissioner Daro asked for Item 12B to be deferred to the September Regular Commission Meeting. There was a consensus to have a general discussion on the item, but no vote would be taken for the ordinance.

Vice Mayor Chervony announce that items 12A and 12B were being deferred to the September 12th Commission Meetings.

Village Manager Ralph Rosado asked for Item 11A to be removed from the Agenda.

Village Manager Rosado asked for the Village Commission to add a new agenda item to the consent agenda to consider an Interlocal Agreement with Miami-Dade County on the reestablishment and distribution of the six-cent local option of Gas Tax.

ACTION: Commissioner Streitfeld made a motion to approve the order of business. Commissioner Cuk seconded the motion, and it passed by unanimous voice vote.

3. Presentations

A. Proclamations and Awards

B. Special Presentations to Commission

~~**3. A Legislative Update by Florida Senator Shevrin D. Jones**~~

3.B Recognition of Appreciation to Public Works Employee Ernest Salter for his 42 years of Dedicated Service to North Bay Village

Public Works Superintendent, Megan Cook, presented a certificate of recognition to Ernest Salter for his 42 years of dedicated service to the Village.

3.C Recognition of Police Officer of the Quarter

Chief of Police Carlos Noriega recognized Officer Marcel Ascanio as Officer of the Quarter for April through June of 2023. He also recognized Officers Ascanio and Officer Floyd for the recent life savings events they assisted in.

3.D Recognition of Detective Columbano by the Financial Institutions Security Association (F.I.S.A.) as Officer of the Month.

Chief of Police Noriega recognized Detective Columbano for his dedicated investigative work in the Village. He also stated that Detective Columbano was also recognized as Officer of the Month by FISA.

3.E Recognition of Officer Wuihudson Francois by the South Florida Optimist (District 7) as the 2022-2023 Officer of the Year

Chief of Police Noriega recognized Officer Francois as the 2023 Florida Optimist District 7 Officer of the Year. He was recognized by the local law enforcement agencies in Miami Dade, Broward, and Monroe County. Officer Francois accounts for over 20,000 vehicle citations a year.

3.F Presentation of the Annual Comprehensive Financial Report (ACFR) for Fiscal Year ending in September 30, 2022 - ***Andrew S. Fierman CPA, Partner, Caballero Fierman Llerena & Garcia, LLP. - Village Manager Dr. Ralph Rosado (Chief Financial Officer Angela Atkinson)***

Enrique Llerana on behalf of Caballero Fierman, Llerna & Garcia, LLP presented a brief presentation of the annual comprehensive financial report (ACFR) for the fiscal year ending 9/30/2022.

4. Open Forum – None

5. Approval of Commission Minutes

5.A Approval of the Following Commission Meeting Minutes - *Village Clerk, Alba L. Chang*

* May 9, 2023 - Regular Commission Meeting
* May 17, 2023 - Joint Workshop Meeting
* June 8, 2023 - First Budget Workshop
* June 13, 2023 - Regular Commission Meeting
* June 20, 2023 - Commission Workshop - Proposed Village Hall
* June 22, 2023 - Budget Workshop

ACTION: Commissioner Streitfeld made a motion to approve the meeting minutes. Commissioner Daro seconded the motion, and it passed by unanimous voice vote.

6. Advisory Board Minutes/Written Reports.

6.A Resident Services Board Report - *Vice Chair Jose Parada*

Resident Services Board Vice Chair Jose Parada provided a brief update to the Village Commission. He announced the Board's recent vacancy and invited any interested residents to apply to the Village. The most recent Board discussion included the planning of the Concert at the Park event to be held in September.

7. Village Commission's Report

Commissioner Daro
- Announced the Village has received state and federal funding for sidewalk improvements.

Commissioner Streitfeld
- Listened to the July 13th Planning & Zoning Board Meeting on the RM70 zoning and thanked the Board for their valuable feedback. She expressed her vision to create a balance of density and open space.
- Welcomed Legislative Aide Chris Molina to the NBV team.
- Reported on recent legislation proposed by Miami-Dade County on stormwater and property owners.
- She reported the Vulnerability Assessment was underway and was the first step to obtaining more federal funding.
- She reported attending a shore clean-up at the Pelican Harbor sponsored by Surf Riders.

Commissioner Cuk
- Will be sponsoring the Music at the Park event on September 29th.
- Welcomed Legislative Aide Chris Molina.

Vice Mayor Chervony
- Thanked Sergeant Gordon for coordinating the Back-to-School Drive and Summer Camp.
- Thanked Commissioner Streitfeld for taking part and promoting the crosswalk projects.

- Attended the July 4th Event.
- Reminded residents of the upcoming Music at the Park event on September 29th.

8. Village Attorney's Report
9. Village Manager's Report

9.A Traffic Enforcement Update (June 2023)
9.B Police Accreditation Update (June 2023)
9.C Capital Improvement Project Update (June 2023)
9.D Code Enforcement Update (June 2023)
9.E Communications & Special Events Report (June 2023)
9.F Federal Lobbyists' Update (June 2023)

10. Village Clerk's Report

10.A Village Clerk's Monthly Report for June of 2023

11. Consent Agenda

A. Staff Items

B. Proclamation/Award/Village Key Requests

~~**11.A A Resolution Authorizing the Village Manager to Negotiate and Execute Agreement with Beach Towing Services, Inc. for Police Towing Services - Village Manager Dr. Ralph Rosado (Deputy Chief of Police Samuel Bejar)**~~

~~**A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH BEACH TOWING SERVICES, INC. FOR POLICE TOWING SERVICES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**~~

~~Approve the Resolution and allow the Village Manager / Designee to negotiate and execute the agreement and use the services of Beach Towing.~~

11.C A Resolution Approving an Agreement with the State of Florida, Office of the State Attorney for the Eleventh Judicial Circuit of Florida Relating to the Prosecution of Certain Criminal Violations of the Village Code - ***Village Manager Ralph Rosado, PhD, AICP (Police Chief Carlos Noriega)***

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT WITH THE STATE OF FLORIDA, OFFICE OF THE STATE ATTORNEY FOR THE ELEVENTH JUDICIAL CIRCUIT OF FLORIDA TO REIMBURSE THE STATE FOR THE COST OF STATE ATTORNEY PROSECUTION OF CERTAIN CRIMINAL VIOLATIONS OF THE VILLAGE CODE OF ORDINANCES; PROVIDING FOR AUTHORIZATION;

PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

11.D A Resolution Authorizing an Addendum to Work Order No. 013 (WO No. 013-A1) with Stantec in the Amount of $5,298.00 to Carry Out Traffic Analysis for the Harbor Island Entranceway Improvement Project - Village Manager Ralph Rosado, PhD, AICP (CIP Manager Delroy Peters)

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN ADDENDUM TO WORK ORDER NO. 013 WITH STANTEC CONSULTING SERVICES, INC. FOR TRAFFIC STUDY SERVICES FOR THE HARBOR ISLAND ENTRANCEWAY IMPROVEMENT PROJECT IN AN AMOUNT NOT TO EXCEED $5,298; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

11.E A Resolution Authorizing Work Order No. 016 to EAC Consulting Inc. in the Amount of $46,985.80 to Provide Post-Design Services for the Vogel Park Marine Facility Project - Village Manager Ralph Rosado, PhD, AICP (CIP Manager Delroy Peters)

A RESOLUTION OF THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ISSUE A WORK ORDER TO EAC CONSULTING, INC. FOR POST DESIGN SERVICES RELATING TO THE VOGEL PARK MARINE FACILITY PROJECT IN AN AMOUNT NOT TO EXCEED $46,985.80; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

11.F A Resolution Approving a Change Order to the Work Order with SFM Landscape Services, LLC for the Kennedy Causeway Median Beautification Project in the Amount of $6,250.00 plus a contingency of $16,818.40 - Village Manager Ralph Rosado, Ph.D., AICP (CIP Manager Delroy Peter)

A RESOLUTION OF THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ISSUE A CHANGE ORDER TO THE WORK ORDER WITH SFM LANDSCAPE SERVICES, LLC FOR THE KENNEDY CAUSEWAY MEDIAN BEAUTIFICATION PROJECT IN AN AMOUNT NOT TO EXCEED $6,250 AND A CONTINGENCY IN AN AMOUNT NOT TO EXCEED $16,818.40; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

New Item added during order of business.

A Resolution Approving an Interlocal Agreement with Miami Dade County Relating to the Reestablishment and Distribution of the Six-Cent Local Option of Gas Tax – Village Manager Ralph Rosado, Ph.D., AICP

A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE AN AMENDED AND RESTATED INTERLOCAL AGREEMENT WITH MIAMI-DADE COUNTY RELATING TO THE REESTABLISHMENT AND DISTRIBUTION OF THE SIX-CENT LOCAL OPTION GAS TAX; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: Commissioner Cuk made a motion to approve the consent agenda. Commissioner Streitfeld seconded the motion.

Upon roll call vote, the motion passed 4 - 0 with Commissioner Cuk, Commissioner Streitfeld, Commissioner Rotondaro, and Vice Mayor Chervony, voting for.

Mayor Latham joined the meeting via Zoom at 7:04 p.m.

11.B A Resolution Approving a Budget Amendment Appropriating $79,830 from General Fund Balance, $1,218 from Grant Fund Balance, and $49,312.42 from Forfeiture Fund Balance to the Police Department's Life-Safety Services Operational Accounts - Village Manager Ralph Rosado, PhD, AICP (Deputy Chief of Police Samuel Bejar)

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2022-2023 TO APPROPRIATE GENERAL AND FORFEITURE FUNDS FOR POLICE DEPARTMENT EXPENDITURES IN FURTHERANCE OF THE DELIVERY AND EFFICIENCY OF THE POLICE DEPARTMENT'S LIFE-SAFETY SERVICES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: Mayor Latham made a motion to approve the resolution. Commissioner Cuk seconded the motion. Upon roll call vote, the motion passed 4 - 1 with Commissioner Streitfeld, Commissioner Rotondaro, Commissioner Cuk, and Mayor Latham, voting for.

12. First Reading of Ordinances

Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during 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 sworn-in, 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 Commission 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.

12.C An Ordinance Authorizing the Issuance of a General Obligation Bond, Series 2023, for the purpose of Financing the Costs of Stormwater and Related Roadway Improvements - Village Manager Dr. Ralph Rosado (Chief Financial Officer Angela Atkinson)

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF NOT EXCEEDING $10,000,000 OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Village Clerk Chang read the ordinance title into the record.

Village Manager Rosado introduced the proposed ordinance to consider a $10,000,000 note for land acquisition and other stormwater improvement projects.

Chief Finance Officer Atkinson clarified the ordinance would allow the Village to acquire a line of credit over several years to purchase land and commence improvement projects. Once Black & Veatch determines the framework of the stormwater project, other financing options will be required. She further elaborated that there was a three-year time limit for spending and added a 24-month draw-down phase to convert to a bond note.

Commissioner Streitfeld requested a monthly report from Black & Veatch.

ACTION: Mayor Latham made a motion to approve. Commissioner Rotondaro seconded the motion.

Upon roll call vote, the motion passed 5 - 0 with Commissioner Streitfeld, Commissioner Rotondaro, Commissioner Cuk, Vice Mayor Chervony, and Mayor Latham, voting for.

14.D Discussion Regarding the Location for the Proposed Village Hall / Public Safety Complex and a Potential Additional Bond Referendum to Support the Project - Sponsored by Vice Mayor Richard Chervony and Commissioner Rachel Streitfeld

Village Manager Rosado introduced the discussion item on the proposed Village Hall / Public Safety Complex and the potential Bond referendum. He presented the Village Commission with a PowerPoint presentation of the project's history throughout the years and the key components to consider.

- 2008 – NBV voters approved the issuance of a bond for Village Hall.
- 2009 – The previous Village Hall was converted to Civic Park / Dog Park
- 2018 – The Village purchased the lot located at 1335 Kennedy Causeway.
- 2020 – Property was rezoned for civic uses.
- 2022 – Secured two (2) grants for the Civic Park.
- 2023 – Hired WF Engineering to prepare a design for the Village Hall.
- Presented the site comparisons.
- Financial considerations
- Intangible considerations.
- Parking requirements
- Timing delays

Commissioner Streitfeld was concerned with the traffic at the proposed site and did not agree with another referendum.

Vice Mayor Chervony was concerned with the Village's future growth and how it would impact the government services. He suggested adding an additional floor and for the Village Commission to share offices versus all elected officials having individual office space.

Mayor Latham was inclined with what could be done with the current resources and can address the Village's growth later.

Commissioner Cuk was opposed to changing the site and suggested that the Village Commission continue with the existing "Sakura" site for the Village Hall. He agreed with his colleague's idea to share office space among Commissioners.

Commissioner Streitfeld requested a future agenda item to understand the ingress and egress of traffic on Harbor Island.

Village Manager Rosado recommended that the Village continue the current path and ultimately construct the Village Hall on the "Sakura" site.

Village Planner Vargas provided a potential option for adaptable parking which could later be converted into office space.

There was a consensus to continue the design phase on the Sakura site located at 1335 79th Street.

There was a brief discussion of the funding options which included TDR's funds, and assistance from Miami Dade County for the Fire Station.

Vice Mayor Chervony opened the floor to public comment.

- Marc Schmulian, 7930 W. Drive.
- Manny Cassias, FOP Representative, 1666 Kennedy Causeway

There being no other request for comments, public comment was closed.

There was a consensus to invite all the stakeholders, the Miami Dade County Commissioner, Police Department, Architects, and the 360 Management Representative to a Sunshine meeting to discuss the proposed village hall.

13.A A Resolution to Consider a Hardship-Based Setback Variance for the Property Located at 7532 Buccaneer Avenue - Village Manager Ralph Rosado, PhD, AICP (Village Planner Silvia E. Vargas, FAICP)

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY GLENN BASKIN CONCERNING PROPERTY LOCATED AT 7532 BUCCANEER AVENUE, NORTH BAY VILLAGE, FLORIDA, IDENTIFIED FOR REAL PROPERTY TAX PURPOSES BY MIAMI-DADE COUNTY FOLIO NO. 23-3209-009-1000, FOR VARIANCES OF SECTION 8.17 (M)(2)(b), ULDC, TO PERMIT: (a) A 4.33-FOOT REAR SWIMMING POOL SETBACK WHERE 7.5 FEET IS REQUIRED; (b) A 1-FOOT SIDE SWIMMING POOL SETBACK, WHERE 7.5 FEET IS REQUIRED; AND (c) 4 FOOT-1 INCH AND 3 FOOT-11 INCH SWIMMING POOL SETBACKS FROM TWO SIDES OF THE PRINCIPAL STRUCTURE, WHERE 5 FEET IS REQUIRED, RESPECTIVELY; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Village Clerk Chang read the resolution title into the record.

Village Planner Vargas introduced the proposed variance application for the property located at 7532 Buccaneer Avenue. The property owner was seeking a variance from the Code to permit a

spa swimming pool in the setback area. The Planning & Zoning Board recommended approval of the variance requested on a 3-2 vote. The Board also recommended including variances from two sides of the principal structure (as described in the resolution title), which the Applicant did not request in his application, but are necessary for the placement of the swim spa as proposed.

Property owner Glen Basking came forward and asked for the Village Commission to approve the variance request for the swimming spa. He added that due to the home's backyard layout, the swimming spa could not fit within the code. He also stated that both adjacent neighbors have agreed to the variance request.

ACTION: Mayor Latham made a motion to approve the variance request as recommended by staff. Commissioner Cuk seconded the motion.

Upon roll call vote, the motion passed 5 - 0 with Mayor Latham, Commissioner Cuk, Commissioner Rotondaro, Commissioner Streitfeld, and Vice Mayor Chervony voting for.

12.B An Ordinance to Consider Amendments to the High-Density Multifamily Residential (RM-70) Zoning District and Related Regulations - Village Manager Ralph Rosado, PhD, AICP (Village Planner Silvia E. Vargas, FAICP)

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) BY COMPREHENSIVELY UPDATING AND AMENDING CHAPTER 3, "DEFINITIONS," CHAPTER 8, "ZONING," AND CHAPTER 9, "GENERAL DESIGN STANDARDS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Village Planner introduced the proposed ordinance and provided an update on all the proposed changes.

- Provides a definition for principal and accessory uses.
- The district's purpose is to reflect the NBV100 goals and vision.
- Update on the setbacks
- Increased pervious area requirements.
- Features were modernized.
- Limitation to Transfer of Development Rights (TDRs) relates to bonus height.
- Update the parking requirements to provide for mechanical parking.

Village Planner Vargas explained that at the July 13, 2023, Planning & Zoning Board Meeting the Board recommended modifying the transaction for the community contributions fee schedule for

TDRs. They recommended that 25% of the funds be allocated within 90 days of approval, and the other 75% be provided when the building permit is issued.

There was a Commission consensus to revert back and have the developer pay all the money upfront.

Village Planner Vargas explained the Planning & Zoning Board recommendations from the July 13th Meeting were as follows:

- Podium / Pedestal – defined as a portion of the building below and less than 100 feet.
- Tower – defined as a portion of the building above 100 feet.
- Floor plate limited to 17,500 square feet.
- Parking requirements – provides the maximum requirements.
- Podium shall be parking and amenities only.
- Tower stands after the podium.

There was a brief discussion on the proposed green space for the district.

Mayor Latham suggested more green space in the front yard to provide flexibility.

Vice Mayor Chervony suggested green space separate from the sidewalk and asked staff to explore a combination to increase the percentage.

Height
Commissioner Streitfeld stated that there would not be additional density to Harbor Island.

Accessory Uses
Commissioner Streitfeld was opposed to any amendments that would create additional traffic and suggested a waterfront restaurant.

Village Planner Vargas clarified that the proposed amendment would only allow it for buildings over 400 + units or more. There were only two properties that would meet those requirements. The 360 Development and the Bayshore Yacht Club.

Commissioner Streitfeld suggested that the businesses be accessible to the public and would like a list of approved uses listed.

PUBLIC COMMENT

Luis Navas, 7913 W. Drive

Marc Schmulian, 7313 E. Drive

Paul Bashbail, 7940 W. Drive

CLOSED PUBLIC COMMENT

There was a consensus to leave the undersized parcels as recommended by the Planning & Zoning Board.

~~**12.A An Ordinance Amending the Zoning of Certain Parcels to "South Kennedy Special Area Plan" and Amending the ULDC to Create "Appendix B, South Kennedy Special Area Plan" - Village Manager Ralph Rosado, Ph.D., AICP (Village Planner Silvia E. Vargas, FAICP, LEED AP)**~~

~~**AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, WITH ATTACHMENT(S), PURSUANT TO SECTION 4.2 OF CHAPTER 4, "ADMINISTRATION AND ENFORCEMENT," AND SECTION 15.2.G. OF CHAPTER 15, "FORM-BASED CODE" OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), AMENDING THE ZONING OF CERTAIN PARCELS IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE, COMPRISING APPROXIMATELY 2.8 ACRES, FROM T6-24 TRANSECT TO "SOUTH KENNEDY SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX B, SOUTH KENNEDY SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR CONFLICTS; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**~~

~~**Recommended Action:** At their July 13, 2023 meeting, the Planning and Zoning Board lacked quorum to vote on this item and therefore was required to defer it. The Board allowed the applicant to make an informal presentation. The item will be brought back before the Board at the July 27, 2023 meeting.~~

13. Public Hearings

Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during 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 sworn-in, 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 Commission 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.

~~**13.B A Resolution To Consider a Site Plan Review Application for Mixed-Use Project at 1872 79th Street Causeway Submitted by Shoma North Bay Village – Village Manager Ralph Rosado, Ph.D., AICP (Village Planner Silvia E. Vargas, FAICP, LEED AP)**~~

~~**A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, PURSUANT TO SECTION 5.2 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY SHOMA NORTH BAY VILLAGE, LLC, PURSUANT TO SECTION 5.8 OF THE ULDC, TO MODIFY THE SITE PLAN PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2021-046 IN A MANNER EXCEEDING THE SCOPE OF MODIFICATIONS ALLOWED UNDER SECTION 5.9 OF THE ULDC, TO PROVIDE FOR DEVELOPMENT OF A 24-STORY (253 FT., 10 INCHES TALL) MIXED-USE PROJECT THAT WILL ENCOMPASS UP TO 333 DWELLING UNITS WITH COMPLEMENTARY RESIDENT AMENITIES; 750 PARKING SPACES; 52,929 SQ. FT. OF COMMERCIAL SPACE; TO BE LOCATED ON AN APPROXIMATELY 2.8-ACRE PARCEL OF LAND IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**~~

~~**Recommended Action:** At their July 13, 2023 meeting, the Planning and Zoning Board lacked quorum to vote on this item and therefore was required to defer it. The Board allowed the applicant to make an informal presentation. The item will be brought back before the Board at the July 27, 2023 meeting.~~

14. Discussion/Action Items

A. Unfinished Business

B. New Business

14.A A Resolution To Consider the Proposed 2023-2024 Budget, Tentative Millage Rate and Dates for Two (2) Public Hearing in September, Pursuant to Section 200.065, Florida Statutes - Village Manager Dr. Ralph Rosado (Chief Financial Officer Angela Atkinson)

A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, DECLARING, AS REQUIRED BY SECTION 200.065, FLORIDA STATUTES, THE VILLAGE'S PROPOSED MILLAGE RATE, ROLLED-BACK RATE COMPUTED PURSUANT TO SECTION 200.065(1), FLORIDA STATUTES, AND THE DATE, TIME AND PLACE AT WHICH THE FIRST AND SECOND PUBLIC BUDGET HEARINGS WILL BE HELD TO CONSIDER THE PROPOSED MILLAGE RATE AND THE TENTATIVE BUDGET FOR FISCAL YEAR 2023-2024; DECLARING THE PROPOSED DEBT-SERVICE MILLAGE RATE; DIRECTING THE VILLAGE

CLERK AND VILLAGE MANAGER TO FILE THIS RESOLUTION WITH THE MIAMI-DADE COUNTY PROPERTY APPRAISER; AUTHORIZING THE VILLAGE MANAGER TO CHANGE BUDGET HEARING DATES, IF NEEDED; AND PROVIDING FOR AN EFFECTIVE DATE.

Village Clerk Chang read the resolution title into the record.

Chief Financial Officer Atkinson introduced the proposed resolution and explained the proposed resolution would allow for a 6.0 millage rate and a 1.2119 debt rate.

Commissioner Streitfeld and Vice Mayor Chervony asked for additional funding for the police department for the boat operations, ballistic helmets, and tasers.

There was a brief discussion on the proposed millage rate to be sent to the Miami-Dade County Property Appraiser Office.

ACTION: Vice Mayor Chervony made a motion to approve the proposed resolution declaring the proposed millage rate to be 5.8000 miles and the proposed debt service millage to be 1.2119 Commissioner Cuk seconded the motion.

Upon roll call vote, the motion passed 5 - 0 with Commissioner Streitfeld, Commissioner Rotondaro, Commissioner Cuk, Vice Mayor Chervony, and Mayor Latham, voting for.

14.B Consideration and Appointment to Fulfill a Vacancy to the Community Enhancement Board - Village Clerk, Alba L. Chang, CMC

ACTION: Vice Mayor Chervony made a motion to appoint Christopher Cotton to the Community Enhancement Board. Commissioner Streitfeld seconded the motion.

Upon roll call vote, the motion passed 5 - 0 with Vice Mayor Chervony, Commissioner Streitfeld, Commissioner Cuk, Commissioner Rotondaro, and Mayor Latham, voting for.

14.C Discussion of Supporting Creation of an NBV Chamber of Commerce - Sponsored by Mayor Brent Latham

Mayor Latham introduced the proposed discussion item on the creation of a North Bay Village Chamber of Commerce to support the local businesses in the Village.

Village Manager Rosado explained that he was approached by Mr. Luis Navas who intends to generate a 501c nonprofit Chamber of Commerce. He clarified that there would be no financial obligation to the Village and would assist by providing a list of all the local businesses. The group

was in the process of planning a kick-off meeting within the next 6 weeks and would hold quarterly meetings.

At this time Commissioner Cuk asked to be recognized and stated that is working with the Administrative Staff to assist and utilize extra funds from his Commissioner account to fix and paint an FP&L electrical box located at Civic Park. In addition, he is working with the Village legal team on the Noise regulations.

He also added that he is currently researching the Noice regulations with the Village legal team.

15. Adjournment

Commissioner Streitfeld made a motion to adjourn the meeting. Commissioner Cuk seconded the motion, and it passed by unanimous voice vote.

The being no further business to discuss the meeting was adjourned until 11:18 p.m.

Respectfully submitted,

Accepted this 12th day of September 2023.

_____
Brent Latham, Mayor

ATTEST

_____
Alba L. Chang, CMC
Village Clerk

ITEM NO. 9.A

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Ana Gonzalez, Executive Assistant to Chief of Police

SPONSORED BY:

SUBJECT: Police Accreditation Update (August 2023)

RECOMMENDATION

BACKGROUND AND ANALYSIS

Background

Accreditation is the utilization of police industry best practices to manage a law enforcement agency. The Commission for Florida Law Enforcement Accreditation (CFA) is the governing body for administering the accreditation process in the State of Florida.

The CFA has created and developed a list of accepted police industry best practices which accredited agencies must follow. Currently, those standards encompass thirty-two (32) chapters with approximately two hundred thirty (230) Standards. The CFA meets every four months and reviews the standards, at which time they may add, delete, and/or modify them to keep up with the ever -changing field of law enforcement. The North Bay Village Police Department (NBVPD) is working towards CFA accreditation.

The initial step in the accreditation process requires a law enforcement agency to create and or modify their procedures (policies) to reflect and comply with the CFA standards (note that one policy may encompass multiple standards). Once the compliant policies have been created and developed, the agency must collect twelve (12) months of proofs of compliance with the CFA standards (currently, this process will mandate the collection of approximately three hundred (300) proofs for our agency).

The NBVPD's existing policies were taken from the Ft. Lauderdale Police Department in 2006. The policies (some of which were outdated at the time) were in use for years prior to the NBVPD adopting and implementing them. NBVPD's existing policies are in dire need of updating. The CFA accreditation process will ensure that the NBVPD has and maintains policies that are are consistent with police industry best practices standards. Attaining CFA accreditation ensures that the NBVPD meets and operates within industry best practices.

The LEAC Group was previously contracted to act as a consultant in the creation of policy templates that meet the CFA accreditation standards. The policies provided by LEAC will be modified, when possible, to best suit the actual operations and practices of the NBVPD. NBVPD's operations and practices will be modified and developed to meet the CFA standards.

Benefits of Attaining Accreditation

TO THE COMMUNITY

Accreditation increases the law enforcement agency's ability to prevent and control crime through more effective and efficient delivery of law enforcement services to the community it serves. It enhances community understanding of the law enforcement agency and its role in the community as well as its goals and objectives. Accreditation creates a forum in which police and citizens work together to control and prevent crime. This forum help citizens to understand the challenges that confront law enforcement, and law enforcement, in turn, receives clear direction from the community about its expectations. Through this partnership, a common set of goals and objectives will be arrived at and implemented.

TO THE CHIEF, VILLAGE ADMINISTRATION, AND COMMISSION

Accreditation increases cooperation and coordination with other law enforcement agencies and other branches of the criminal justice system. The accreditation process requires an in-depth review of every aspect of the agency's organization, management, operations, and administration to include:

- establishment of agency goals and objectives with provisions for periodic updating re-evaluation of whether agency resources are being used in accord with agency goals,

objectives, and mission.
- re-evaluation of agency policies and procedures, especially as documented in the agency's written directive system.
- correction of internal deficiencies and inefficiencies before they become public problems.

The accreditation standards provide norms against which agency performance can be measured and monitored over time as well as providing objective measures to justify decisions related to budget requests and personnel policies. Accreditation streamlines operations, providing more consistency and more effective deployment of agency manpower. Accreditation provides a legal defense for civil actions brought against the agency and presents the opportunity to re-organize without the appearance of personal attacks.

TO THE OFFICERS

Accreditation requires that agency policies and procedures are in written form and available to all agency personnel at all times. It assures employees that every aspect of the agency's personnel system is in accord with professional standards and that the system is both fair and equitable. Agency morale is enhanced by increasing the employees' confidence in the effectiveness and efficiency of their own agency. Operations become more streamlined and consistent, and the standards address officer safety issues and provide for adequate training and equipment of the officers. Officers also receive a level of protection when personally named in a civil action.

Major Tasks Towards Achieving Initial Accreditation

There are numerous tasks required in preparation for the initial accreditation process. The below list, though not all inclusive, presents most of the major requirements:

- Review of LEAC policy templates proffered for use as a base for changes needed for existing policies.
- Review and modification of all policies to ensure compliance with the CFA standards.
- Configuration, setup, and training for the PowerDMS policy and accreditation management software.
- Creation of reports for time-sensitive standards including daily, weekly, monthly, semi-annually, and annual reports to track and measure the status of the agency.
- Inspection of all police facilities and functions including (but not limited to) the Communications Center, Property and Evidence storage, Prisoner processing, Training, Certifications, Forms and Reports, the Security of the Physical Plant, the Security of both Hardcopy and Digital Information Storage, Confidentiality of Juvenile Records, Confidentiality of other Exempt Records.
- Training of every member of the agency, both sworn and civilian, in the accreditation process and their role in that process.

- Collection of proofs of compliance with the standards and policies (this process begins following the completion of the creation of the standards-compliant policies).
- Mock on-site assessment to ensure compliance with the CFA standards prior to the actual assessment.
- CFA on-site assessment which includes: a review of every policy (which includes presentation of the Proofs of Compliance to the assessment team), physical inspections of police facilities, review and observation of actual police operations, interviews with police department staff (both sworn and civilian), and public meetings between the community and commission.

Timeline to Completion

The North Bay Village Police Department has initiated the accreditation process and actively continues to work towards achieving accredited status. (**NOTE:** an Accreditation Manager was hired in the second week of August 2019). Unfortunately, issues related to the continuing COVID-19 Pandemic, Civil Unrest, and Major Weather Events have delayed the planned timeline.

- The normal timeframe to achieve the initial accreditation from CFA is twenty-four (24) months. This includes twelve (12) months of policy creation and modification and twelve (12) months of collection of proofs of compliance collection. The NBVPD Accreditation Team had anticipated that by March 2021, NBVPD would be ready for the Mock Assessment; however due to continuing detrimental impacts of the COVID-19 Crisis, the timing for this first evaluation step cannot be determined at this time.
- Following the Mock Assessment, identified issues and any potential deficiencies are corrected and a request is submitted to the CFA for the scheduling of an On-site Assessment.
- The On-site Assessment, which is scheduled at CFA's earliest convenience, generally occurs within one or two quarters after the completion of the Mock Assessment. The timing is dependent on the scheduling and operations of the CFA which have also been impacted by the pandemic (currently an 8- to 10-month time lag exists). **NOTE:** CFA suspended both their conferences and their On-site Assessments effective March of 2020. Currently, they are only doing Virtual On-site Assessments for agencies that are already accredited. There is a waiting list of agencies waiting for the initial on-site.
- Once the CFA On-site Assessment is satisfactorily completed, the Agency is invited to attend the next available CFA Commission meeting (which during normal operations are held every four [4] months) for the awarding of Agency Accreditation.

The completion timeline (originally planned for Q4 ’21) has been delayed as a result of issues related to the COVID-19 Pandemic and the continuing dialogue and dynamic environment surrounding Police Reform. It remains highly variable with multiple unknowns as a result of these disruptions. The NBVPD continues to make progress on the path towards accreditation. Working within the many limiting factors resulting from these events, we continue to push on with the goal of being ready for the Mock Assessment early in 2023.

Evaluation of the Values Depicted in the Attached Progress Matrix

The situation at hand is one where focusing on pure percentages and statistics is misleading. For example, the NBVPD completed the task of training the entire police department at the end of September – the amount of prep work and logistical planning that is involved in accomplishing that task cannot be reflected in the "100%" statistic. Of course, that value becomes fixed and will not change from month to month. In addition, several progress indicators/benchmarks are very slow to advance because they are dependent on CFA, and CFA is near stagnant due to the continuing, international health crisis (as detailed elsewhere in this memo).

The task of writing, reviewing and editing policies is a cumbersome, labor intensive process. CFA encompasses 32 chapters and 230 standards upon which the policies (some of which are 30 or more pages) are built; an increase of 3% (a seemingly small increase) does not effectively quantify the hundreds of pages and many man hours that went into achieving that gain.

Likewise, there is the issue of remediating identified deficiencies (such as those in the physical plant – was addressed via the intensive months long process of relocating dispatch – the finishing touches of which are currently being addressed). Since the necessary vendors are often not available, or supply side logistics are disrupted (again due to pandemic), the Village often is hindered in the advance of corrective measures. The process of corrective action is what really moves the needle in terms of advancement.

There has indeed been and continues to be significant, measurable progress, and due to the limitations imposed by the Corona Virus, issues of Police Reform and CFA operations, it is not likely to be exceedingly large for the foreseeable future. As explained in this memorandum, the accreditation process is, in ideal circumstances, generally a two-year project; the COVID-19 Crisis and the dynamic environment surrounding Police Reform has caused significant delays and made the situation highly variable with multiple unknowns as a result of these disruptions.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
NONE

PERSONNEL IMPACT
NONE

ATTACHMENTS
CFA Accreditation Progress Matrix for August 2023.pdf

CFA Accreditation Progress Matrix for August 2023

	July '19 Baseline	Jul '23 Status	Aug '23 Status	Task Highlights
LEAC Templates	40%	100%	100%	• Received 40 of 40 policy templates • Reviewed 39 templates and modified 37 for publication following approval and review workflow process.
PowerDMS Setup, Training, and Implementation	0%	100%	100%	• Added legal bulletins • Uploaded new policies • Identified Additional Training Needs and Conducted Training on Training Module Department-wide
Creation of new and modification of existing Time Sensitive Reports	0%	99%	99%	• The process of identifying all reports produced by the Agency is complete. • Creation of Missing Report has started.
Training of Sworn and Civilian Staff on CFA process	0%	100%	100%	• Completed preparing training package • Training was delivered in September
Inspection of Facilities and Functions of the Agency	0%	99%	99%	• The inspection process of the physical plant and agency functions is an on-going project. • Transfer from remote facility to main building complete for Property and Evidence. • Transfer from old armory to new armory complete

Review and Modification of Policies (232)	0%	99%	99%	• 290 Standards met via policy
Collection of Proofs of Compliance (330) 2021	0%	100%	100%	• Collected 280 Proofs of Compliance for CFA Standards (approximately 330 proofs total) • Began proof collection structured process. 55 proofs in progress • Identified proof assignments • Conducted training for all supervisors
Collection of Proofs of Compliance 2022	0%	85%	90%	• Collected 100 Proofs of Compliance for CFA Standards • New year requires additional proofs
Policies Reviewed by Employees on PowerDMS	0%	100%	100%	• Training completed and policy signatures beginning
Policy Modification	0	138	146	• Policies modified to conform with changes to CFA standards and Law

Property Disposal	N/A	65%	75%	• Additional activity for disposal of evidence and property no longer required to be stored.
Review of Proofs	0	78%	83%	• Review of collected proofs for Mock On Site
Preparation of PowerDMS	0	35%	45%	• Highlighting policies and scanning and adding proof to PowerDMS
Creation of New Policies to comply with standards changes	0	155	155	Added newly created policies to comply with changes to the accreditation standards
Pre-Mock on-site Assessment	N/A	Pending	Pending	Tentatively Scheduled for July, 2023

Mock on-site Assessment	N/A	Pending	Pending	Tentatively Scheduled for September, 2023
CFA on-site Assessment	N/A	Pending	Pending	Tentatively Scheduled for December, 2023
Total Estimate of Overall Progress	5%	98%	98%	This estimate will change slowly until the above milestones are met at 100%

ITEM NO. 9.B

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Ana Gonzalez, Executive Assistant to Chief of Police

SPONSORED BY:

SUBJECT: Traffic Enforcement Update (August 2023)

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
NONE

PERSONNEL IMPACT
NONE

ATTACHMENTS
Monthly Traffic Report (August 2023).pdf

North Bay Village Police Department
Memorandum

Date: August 30, 2023

To: Deputy Chief, S. Bejar

From: Sgt. N. Benitez

Subject: Monthly Traffic Enforcement Report for August 1 to August 30, 2023

The following is the Monthly After-Action Report for the Department's continuing traffic educational/enforcement initiative. The information contained herein details the activity for the month of August 2023. The purpose of our traffic safety campaign is to enhance traffic safety in our community and mitigate violations of traffic laws through the apprehension and/or citation of drivers, public education and raising awareness of the dangers of aggressive driving, speeding, red-light running, seat belt compliance, bike/pedestrian safety, impaired driving, distracted driving, and general traffic safety. Our Traffic Enforcement Team will continue to monitor all Village-wide traffic related issues and conduct strategic enforcement, reporting our continuing progress on a monthly basis.

Traffic Enforcement on Kennedy Causeway:

- 137 – Speeding Citations
- 50 – Criminal Citations
- 93 – Moving Violation Citations
- 194 – Non Moving Citations
- 110 – Warnings

Traffic Enforcement on Harbor Island:

- 58 – Speeding Citation
- 5 – Criminal Citation
- 48 – Moving Violation Citations
- 16 – Non Moving Citations
- 6 – Warnings

Traffic Enforcement on Treasure Island:

- 1 – Speeding Citation
- 15 – Criminal Citations
- 104 – Moving Violation Citations
- 29 – Non Moving Citations
- 8 – Warnings

Traffic Enforcement on North Bay Island:

- 0 – Speeding
- 0 – Criminal Citation
- 0 – Moving Violation Citations
- 0 – Non Moving Violation Citations
- 1 – Warnings

Traffic Enforcement Totals:

- ❖ 750 – Citations
- ❖ 125 – Warnings
- ❖ 141 – Parking Citations

ITEM NO. 9.C

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Orlando Rodriguez, Code Enforcement Division Director

SPONSORED BY:

SUBJECT: Code Enforcement Update (July 2023)

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Recovered $7,600.00 in code enforcement fines.

PERSONNEL IMPACT
NONE

ATTACHMENTS
202300039414 (oir).pdf
PD Case 202300039414.pdf
Code Monthly Report JULY-2023.pdf

NORTH BAY VILLAGE POLICE DEPARTMENT

INCIDENT REPORT
STVR Violation
Incident: 202300039414 - Case:

INCIDENT DATES/TIMES:

Reported Date/Time:	07/23/2023	23:25:29			
Dispatched Date/Time:	07/23/2023	23:26:06	**Completed Date/Time:**	07/23/2023	23:52:37
Enroute Date/Time:	07/23/2023	23:26:07	**Earliest Date/Time:**	07/23/2023	23:15:00
Arrival Date/Time:	07/23/2023	23:32:05	**Latest Date/Time:**	07/23/2023	23:24:00

INCIDENT LOCATION:

7536 Adventure Ave North Bay Village FL 33141 Miami-Dade

OFFICERS ASSIGNED:

NBV213	00000274	Officer B. Herrera
NBV212	00000257	K9 Officer M. Ascanio

COMPLAINANT:

Name: Ron,

Address:

City/State: North Bay Village, FL 33141

OFFENSES:

IBR	*Offense - Description*	*Statute - Description*	*Degree*	*Class*	*Level*

SUBJECT(S) INVOLVED:

Type	*Name*	*DOB*	*Address*	*City/State/Zip*	*Phone*
Contact	Cynthia,			Bronx, NY	
Contact	Monterosso, Gianluca	07/16/2003	2555 Ne 193 St Apt 2104	Miami, FL 33180	9542881150
	Unknown				

NO IMAGE AVAILABLE

DOB:

VICTIM/SUBJECT:

NORTH BAY VILLAGE POLICE DEPARTMENT

INCIDENT REPORT
STVR Violation
Incident: 202300039414 - Case:

Contact # 001

Name:	Cynthia,	**DOB:**		**Ethn:**	
Addr:		**Race:**	W	**Hair:**	BRO
City/St:	Bronx, NY	**Sex:**	F	**Eyes:**	BRO
Phone:		**Age:**	0	**Skin:**	
		Height:	502	**Face:**	
SSN:		**Weight:**	115	**Resident:**	N
OLN:		**ST:**			

Contact # 002

Name:	Monterosso, Gianluca	**DOB:**	07/16/2003	**Ethn:**	H
Addr:	2555 Ne 193 St Apt 2104	**Race:**	W	**Hair:**	BLK
City/St:	Miami, FL 33180	**Sex:**	M	**Eyes:**	BRO
Phone:	954-288-1150	**Age:**	20	**Skin:**	LGT
		Height:	505	**Face:**	CLN
SSN:		**Weight:**	130	**Resident:**	N
OLN:	M536280032560	**ST:**	FL		

VEHICLE:

Plate #	*State*	*Type*	*VIN*	*Yr*	*Make*	*Model*	*Color*	*Value*

Date: Expire

VEHICLE - Continued:

Plate #	*State*	*Type*	*VIN*	*Year*	*Make-Model*	*Color*	*Value*

PROPERTY:

No.	*Loss Type*	*Qty..*	*Make/Model/Style*	*Description*	*Serial #*	*Value*	*Evd.*	*RecDate*	*Rec Val*
1									

SYNOPSIS:

Ref: loud party in backyard.

Upon arrival, loud talking could be heard from the backyard, from the front sidewalk (no music). Report Written.

APPROVALS:

Function	*ID*	*Name*	*Date*	*Status*
Entered	00000274	Officer B. Herrera	07/24/2023	4 - Submitted
Investigated				
Reviewed	00000185	Lieutenant James McCr	07/25/2023	1 - Approved

INCIDENT NARRATIVE

On Sunday, July 23, 2023, at approximately 11:25 pm, I was dispatch to 7536 Adventure Ave with Officer Ascanio, reference a loud party in the backyard.

Upon our arrival, loud talking could be heard from the backyard. We were on the sidewalk in front of the location. Attempts were made to make contact via the front door by knocking and using the ring doorbell. We got no response. Announcing our presence, we responded to the backyard where we encountered about 7 people in the pool and asked for the primary renter. A female by the name of Cynthia exited the pool and advised it was her.

Cynthia was advised that we received a noise complaint, reference the party in the backyard. I explained that the talking could be heard from the front sidewalk and was just too loud. Cynthia advised that she rented the property from Airbnb until tomorrow, when they would be checking out. She advised that she was from the Bronx, New York, but did not feel comfortable providing I.D.

While we were parked in front of the house, Mr. Monterosso and his supervisor arrived. He advised that he is the supervisor for the rental properties and asked what the problem was. He explained that he attempted several times to get them to quiet down through the camera system and that the property had been rented to six people, but he counted at least eleven. After speaking with the renter's, he came back and advised that he had cancelled their stay through Airbnb and that they had thirty minutes to leave the property.

I advised him that if he required police assistance to call us back and provided the direct line to dispatch as well as a case number. An E-mail will be sent to Mr. Rodriguez advising him of the violation and case number.
No further Information.

North Bay Village Police
Officer B. Herrera 0274 / NBV 213
Sunday, July 23, 2023
Patrol Operations
Case: 202300039414

NORTH BAY VILLAGE POLICE DEPARTMENT

INCIDENT REPORT
STVR Violation
Incident: 202300039414 - Case:

INCIDENT DATES/TIMES:

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COMPLAINANT:

Name: Ron,

Address:

City/State: North Bay Village, FL 33141

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IBR	*Offense - Description*	*Statute - Description*	*Degree*	*Class*	*Level*

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	Unknown				

NO IMAGE AVAILABLE

DOB:

VICTIM/SUBJECT:

NORTH BAY VILLAGE POLICE DEPARTMENT

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STVR Violation
Incident: 202300039414 - Case:

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Phone:		**Age:**	0	**Skin:**	
		Height:	502	**Face:**	
SSN:		**Weight:**	115	**Resident:**	N
OLN:		**ST:**			

Contact # 002

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Addr:	2555 Ne 193 St Apt 2104	**Race:**	W	**Hair:**	BLK
City/St:	Miami, FL 33180	**Sex:**	M	**Eyes:**	BRO
Phone:	954-288-1150	**Age:**	20	**Skin:**	LGT
		Height:	505	**Face:**	CLN
SSN:		**Weight:**	130	**Resident:**	N
OLN:	M536280032560	**ST:**	FL		

VEHICLE:

Plate #	*State*	*Type*	*VIN*	*Yr*	*Make*	*Model*	*Color*	*Value*

Date: Expire

VEHICLE - Continued:

Plate #	*State*	*Type*	*VIN*	*Year*	*Make-Model*	*Color*	*Value*

PROPERTY:

No.	*Loss Type*	*Qty..*	*Make/Model/Style*	*Description*	*Serial #*	*Value*	*Evd.*	*RecDate*	*Rec Val*
1									

SYNOPSIS:

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No further Information.

North Bay Village Police
Officer B. Herrera 0274 / NBV 213
Sunday, July 23, 2023
Patrol Operations
Case: 202300039414

	Code	Statistics	Nov-19	$	$
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7904 West Dr. #101	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #203	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #704	Operating/Advertising	Warning	11/2/2019		
7904 west Dr. #206	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #303	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #111	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. # 914	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. # 917	Operating/Advertising	Warning	11/2/2019		
7700 Miami View Dr.	Special Magistrate	SM Order	10/29/2019		$29,160.00
7939 East Dr. #15	Operating/BTR	Citation	11/4/2019		$1,100.00
7904 East Dr. #407	Operating/BTR	Citation	11/4/2018	$1,100.00	
7700 Beach View Dr.	Operating/noise	Citation	11/13/2019		$1,100.00
1365 Bay Ter.	Operating	Citation	11/13/2019		$1,000.00
7904 West Dr. #507	Operating/BTR	Citation	11/15/2019		$2,100.00
7525 W Treasure Dr.	Operating	Citation	11/18/2019		$1,100.00
7540 Mutiny Ave.	Operating	Citation	11/20/2019		$550.00
7904 West Dr. #916	Operating /BTR	Citation	11/22/2019		$1,100.00
				$1,100.00	$37,210.00

	Code	Statistics	Dec-19	$	$
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7904 West Dr. #216	Operating/Advertising	Citation	12/3/2019		$1,350.00
7904 West Dr. #1003	Operating/Advertising	Citation	11/29/2019		$1,100.00
7904 West Dr. #711	Operating/Advertising	Warning	12/5/2019		
7904 West Dr. #602	Operating/Advertising	Warning	12/5/2019		
7904 West Dr. #512	Operating/Advertising	Warning	12/5/2019		
7904 West Dr #115	Operating/Advertising	Warning	11/30/2019		
1830 S Treasure Dr. #211	Operating/Advertising	Citation	12/10/2019	$1,100.00	
7921 West Dr. #6	Operating/Advertising	Warning	11/25/2019		
7545 E Treasure Dr. #10H	Operating/Advertising	Warning	11/25/2019		
7501 E Treasure Dr. #6T	Operating/Advertising	Warning	11/25/2019		
7928 East Dr. #101	Operating/Advertising	Warning	11/25/2019		

7939 East Dr.#15	WWP	Citation	12/1/2019		$500.00
7545 E Treasure Dr. #6i	WWP	Citation	12/6/2019		$500.00
7545 W Treasure Dr.	Landscape	Citation	12/6/2019		$200.00
7904 West Dr. #515	WWP	Citation	12/9/2019		$500.00
7701 Beach View Dr.	Various	Citation	12/12/2019		$2,500.00
1625 Kennedy Cswy	MOT Permit	Citation	12/12/2019		$500.00
	Landscape	Citation	12/13/2019		$675.00
1665 Kennedy Cswy	Noise/Permit	Citation	12/27/2019		$400.00
7901 Hispanola Ave	Noise	Citation	12/27/2019		$300.00
1665 Kennedy Cswy	Noise	Citation	12/30/2019	$500.00	
				$1,600.00	$8,525.00

	Code	**Statistics**	**Jan-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1665 Kennedy Cswy	Noise/Permit	Citation	1/3/2020		$500.00
7940 West Dr.	Landscape	Citation	1/6/2020		$200.00
7900 Harbor Island #PH13	Operating/Advertising	Warning	1/6/2020		
7900 Harbor Island #PH17	Operating/Advertising	Warning	1/6/2020		
1865 Kennedy Cswy	WWP	Citation	1/9/2020	$500.00	
1401 Kennedy Cswy	WWP	Citation	1/4/2020	$200.00	
1401 Kennedy Cswy	WWP/Noise	Citation	1/11/2020	$500.00	
1550 S Treasure Dr.	WWP	Citation	1/11/2020	$200.00	
7904 West Dr. #1016	Special Magistrate	Order	1/13/2020		$2,000.00
1441 S Treasure Dr.	Special Magistrate	Order	1/16/2020		$400.00
1830 S Treasure Dr	Special Magistrate	Order	1/21/2020		$1,100.00
7509 Adventure Ave	Special Magistrate	Order	1/22/2020		$675.00
7711 Beach View Dr	WWP	Citation	1/23/2020		$500.00
7800 Beach View Dr	Trash	Citation	1/24/2020		$100.00
1865 Kennedy Cswy #3M	Noxious Odor	Citation	1/2/2020		$100.00
7504 Jewel Ave	WWP	Citation	1/2/2020		$500.00
1665 Kennedy Cswy	WWP	Citation	1/28/2020		$500.00
7904 West Dr. #115	Operating/Advertising	Citation	1/3/2020	$1,100.00	
7504 Adventure Ave	Operating/Advertising	Warning	1/6/2020		
1550 S Treasure Dr.	WWP	Citation	1/28/2020		$400.00
7900 Harbor Island #PH13	Operating/Advertising	Citation	1/23/2020	$2,100.00	
7900 Harbor Island #PH17	Operating/Advertising	Citation	1/23/2020	$2,100.00	
7920 East Drive	Minimum Housing	Warning	1/13/2020		

7401 Miami View Dr	Landscape	Warning	1/13/2020		
				$6,700.00	$6,975.00
	Code	**Statistics**	**Feb-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1401 Kennedy Cswy	WWP/Noise	Citation	2/3/2020		$700.00
1550 Kennedy Cswy	WWP	Citation	2/3/2020		$500.00
7401 Beach View Dr	Derelict Trailer	Warning	2/7/2020		
7800 Hispanola Ave	WWP/Noise	Citation	2/5/2020		$700.00
7933 West Dr.	Building Parts	Warning	2/10/2020		
1865 Kennedy Cswy	WWP	Citation	2/3/2020		$500.00
1665 Kennedy Cswy	Blocking ROW	Warning	2/12/2020		
7920 West Dr	Dead Storage	Warning	2/7/2020		
Jewel /S.Treasure Dr	Dead Storage	Warning	2/11/2020		
7531 Miami View Dr	WWP	Citation	1/29/2020	$500.00	
1665 Kennedy Cswy	Blocking ROW	Citation	2/14/2020	$50.00	
1872 Kennedy Cswy	WWP	Citation	2/14/2020	$500.00	
7701 Coquina Dr	Landscape	Citation	2/21/2020	$500.00	
7711 Beach View Dr.	Operating/Advertising	Citation	2/19/2020	$1,100.00	
1665 Kennedy Cswy	Blocking ROW	Citation	2/19/2020	$50.00	
7552 Mutiny Ave	WWP	Citation	2/20/2020	$500.00	
1886 Kennedy Cswy	BTR	Warning	2/14/2020		
1888 Kennedy Cswy	BTR/Single use	Warning	2/14/2020		
1880 Kennedy Cswy	BTR	Warning	2/14/2020		
7810 Center Bay Dr	Landscape	Warning	2/19/2020		
7525 Buccaneer Ave	Fence	Warning	2/24/2020		
Adventure/S.Treasure Dr	Dead Storage	Warning	2/18/2020		
Galleon/E.Treasure Dr	Dead Storage	Warning	2/5/2020		
7934 West Dr	Knox Box	Warning	2/17/2020		
1625 Kennedy Cswy	Knox Box	Warning	2/17/2020		
1865 Kennedy Cswy	WWP	Citation	2/15/2020	$500.00	
1872 Kennedy Cswy	Trash	Citation	2/17/2020	$200.00	
1666 Kennedy Cswy	Minimum Housing	Warning	2/7/2020		
7525 W Treasure Dr	Operating/Advertising	Citation	2/28/2020		$2,100.00
1624 Kennedy Cswy	BTR	Warning	2/26/2020		
1630 Kennedy Cswy	BTR	Warning	2/27/2020		
7601 E Treasure Dr #4	BTR	Warning	2/27/2020		

7601 E Treasure Dr #20	BTR	Warning	2/27/2020		
				$3,900.00	$4,500.00
	Code	**Statistics**	**Mar-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1520 S. Treasure Dr	WWP	Citation	2/29/2020	$200.00	
1520 S. Treasure Dr	Noise	Citation	2/29/2020	$200.00	
7537 W. Treasure Dr	Operating/Advertising	Citation	3/3/2020		$1,100.00
7920 East Dr #14	WWP	Citation	3/4/2020		$200.00
1872 Kennedy Cswy	WWP	Citation	3/9/2020		$500.00
1872 Kennedy Cswy	Trash	Citation	3/9/2020		$200.00
7904 West Dr #808	WWP	Citation	3/9/2020	$500.00	
7525 Buccaneer Ave	WWP	Citation	3/7/2020	$200.00	
7525 Buccaneer Ave	Noise	Citation	3/7/2020	$200.00	
7900 Harbor Island Dr#517	Operating/Advertising	Warning	3/10/2020		
7508 Jewel Ave	Operating/Advertising	Warning	3/10/2020		
7904 West Dr #808	WWP	Citation	3/10/2020		$500.00
1665 79th Street CSWY	Graffiti	Warning	3/11/2020		
1580 79th St CSWY	Graffiti	Warning	3/11/2020		
1600 79th St CSWY	Graffiti	Warning	3/11/2020		
7904 West Dr #206	Special Magistrate	Order	3/9/2020		$1,500.00
7601 E. Treasure Dr #25	BTR	Warning	3/10/2020		
7601 E Treasure Dr #10	Trash	Warning	3/11/2020		
7601 E. Treasure Dr	Dumpster Regulations	Warning	3/11/2020		
7904 West Dr #112	WWP	Citation	3/12/2020	$500.00	
7544 Mutiny Ave	Operating/Advertising	Warning	3/12/2020		
7830 Miami View Dr	Operating/Advertising	Warning	3/12/2020		
7904 West Dr #303	Operating/advertising	Citation	3/12/2020	$1,100.00	
1550 Kennedy Cswy	BTR	Warning	3/12/2020		
1555 N.Treasure Dr #311	Operating/Advertising	Warning	3/12/2020		
1850 S. Treasure Dr	WWP	Citation	3/14/2020	$200.00	
1850 S. Treasure Dr	Noise	Citation	3/14/2020	$200.00	
7610 Center Bay Dr	Operating/Advertising	Citation	3/17/2020	$1,000.00	
7610 Center Bay Dr	BTR	Citation	3/17/2020	$100.00	
7525 W. Treasure Dr	Operating/Advertising	Citation	3/17/2020	$2,000.00	
7525 W. Treasure Dr	BTR	Citation	3/17/2020	$100.00	
7529 Bounty Ave	Building Maintenance	Warning	3/18/2020		

7410 Beach View Dr	Landscape/Pool	Warning	3/18/2020		
1400 Kennedy Cswy	Trash/Signs	Warning	3/18/2020		
Utility Contractor	Obstructing ROW	Citation	3/18/2020	$50.00	
7904 West Drive #604	Special Magistrate	Order	3/24/2020		$2,000.00
7929 West Dr	Knox Box	Warning	3/19/2020		
1401 Kennedy Cswy	Noise	Citation	3/26/2020	$200.00	
7508 Jewel Ave	Operating/Advertising	Citation	3/27/2020	$1,100.00	
7508 Jewel Ave	Emergency Order	Citation	3/27/2020	$250.00	
7601 E Treasure Dr	Emergency Order	Warning	3/30/2020		
Various	Emergency Order	Advisory	Various		
				$8,100.00	$6,000.00

	Code	**Statistics**	**Apr-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7508 E Treasure Dr	Trash	Warning	4/1/2020		
7917 West Dr	Bulk Trash	Warning	4/1/2020		
1850 S Treasure Dr	Noise	Citation	4/3/2020	$200.00	
1555 N Treasure Dr	ROW Violation	Warning	4/1/2020		
1850 S Treasure Dr	WWP	Citation	4/3/2020	$200.00	
7610 Center Bay Dr	Operating/Advertising	Citation	4/6/2020		$1,000.00
7610 Center Bay Dr	BTR	Citation	4/6/2020		$100.00
7900 Harbor Island Dr #521	BTR	Warning	4/1/2020		
7524 W Treasure Dr	Special Magistrate	Order	4/1/2020		$1,550.00
7553 Bounty Ave	Trash	Warning	4/7/2020		
7925 West Dr	WWP	Citation	4/7/2020		$500.00
7925 West Dr	Seawall	Warning	4/7/2020		
7925 West Dr	WWP	Citation	4/10/2020		$500.00
1850 S Treasure Dr	Noise	Citation	4/6/2020		$200.00
1850 S Treasure Dr	WWP	Citation	4/6/2020		$200.00
7601 E Treasure Dr #2119	Emergency Order	Citation	4/15/2020	$250.00	
7508 Jewel Ave	Operating/Advertising	Citation	4/16/2020	$2,000.00	
7508 Jewel Ave	BTR	Citation	4/16/2020	$100.00	
7508 Jewel Ave	Emergency Order	Citation	4/16/2020	$250.00	
7904 West Dr #1003	Operating/Advertising	Citation	4/17/2020	$2,000.00	
7904 West Dr #1003	BTR	Citation	4/17/2020	$100.00	
7904 West Dr #1003	Emergency Order	Citation	4/17/2020	$250.00	
7904 West Dr #1005	Emergency Order	Citation	4/17/2020	$250.00	

7536 W Treasure Dr	WWP	Citation	4/17/2020	$500.00	
7904 West Dr #1005	Operating/Advertising	Warning	4/17/2020		
7904 West Dr	WWP	Citation	4/20/2020	$500.00	
7601 E Treasure Dr #CU19	Emergency Order	Citation	4/21/2020	$250.00	
7508 Jewel Ave	Various	Citation	4/23/2020		$1,350.00
7508 Jewel Ave	Various	Citation	4/23/2020		$2,350.00
1880 S Treasure Dr #3A	WWP	Citation	4/23/2020	$500.00	
1480 S Treasure Dr	Trash	Warning	4/24/2020		
7517 Buccaneer Ave	Noise	Citation	4/25/2020	$200.00	
1860 Kennedy Cswy	Trash	Citation	4/27/2020	$200.00	
7911/7913 West Dr	Trash	Warning	4/24/2020		
(15) Lien Searches					
				$7,750.00	$7,750.00

	Code	**Statistics**	**May-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7525 W Treasure Dr	Operating/Advertising	Citation	4/3/2020		$2,100.00
7937 West Drive #F	Minimum Housing	Warning	4/30/2020		
7937 West Drive #F	Minimum Housing	Citation	5/1/2020	$250.00	
7517 Buccaneer Ave	Noise	Citation	5/6/2020		$200.00
7904 West Dr #1005	Emergency Order	Citation	5/6/2020		$250.00
7700 Miami View Dr	WWP	Citation	5/8/2020	$500.00	
7400 Beach View Dr	Landscape	Warning	5/4/2020		
7524 W Treasure Dr	Landscape	Warning	5/6/2020		
7700 Miami View Dr	WWP	Citation	5/8/2020		$500.00
1365 Bay Terrace	Noise	Citation	5/9/2020	$100.00	
7517 Hispanola Ave	Graffiti/Maintenance	Warning	5/7/2020		
7904 West Dr #115	Operating/Advertising	Warning	5/8/2020		
7904 West Dr #205	Operating/Advertising	Warning	5/8/2020		
7731 Coquina Dr	Operating/Advertising	Warning	58/2020		
1601 Kennedy Cswy	Graffiti	Warning	5/8/2020		
7401 Miami View Dr	Landscape	Warning	5/9/2020		
7623 Beach View Dr	Trash/Recycling	Citation	5/9/2020		
1755 Kennedy Cswy	Graffiti/Trash	Warning	5/11/2020		
7934 West Dr #1005	Operating/Advertising	Warning	5/13/2020		
1640 N Treasure Drive	Operating/Advertising	Warning	5/13/2020		
1540 S Treasure Dr	Landscape	Warning	5/13/2020		
7553 Adventure Ave	Landscape	Warning	5/13/2020		

7536 W Treasure Dr	WWP	Citation	5/13/2020		$500.00
7711 Beach View Dr	Operating/Advertising	Citation	5/14/2020	$2,000.00	
7711 Beach View Dr	BTR	Citation	5/14/2020	$100.00	
1440 S Treasure Dr	Landscape	Warning	5/14/2020		
1881 Kennedy Cswy #706	Operating/Advertising	Warning	5/15/2020		
7557 Mutiny Ave	Operating/Advertising	Warning	5/15/2020		
7544 Adventure Ave	Operating/Advertising	Warning	5/16/2020		
7623 Beach View Dr	Trash	Citation	5/16/2020	$200.00	
7544 Adventure Ave	Property Maintenance	Warning	5/18/2020		
7926 East Drive	Noise	Citation	5/18/2020	$100.00	
7940 West Drive	Fence	Warning	5/20/2020		
1860 Kennedy Cswy	Trash	Citation	5/20/2020		$200.00
1401 Kennedy Cswy	WWP	Citation	5/22/2020	$500.00	
7904 West Drive #205	Operating/Advertising	Citation	5/23/2020	$1,000.00	
7904 West Drive #205	BTR	Citation	5/23/2020	$100.00	
1555 Kennedy Cswy	Fence	Warning	5/20/2020		
1555 Kennedy Cswy	Landscape ROW	Warning	5/22/2020		
1880 Kennedy Cswy	Trash	Warning	5/27/2020		
7556 W Treasure Dr	Expired Permits	Citation	5/27/2020	$500.00	
1550 S Treasure Dr	Noise/WWP	Citation	5/27/2020		$1,100.00
7501 Adventure Ave	Landscape ROW	Warning	5/28/2020		
7601 E Treasure Dr	Emergency Order	Citation	5/28/2020		$250.00
Lien Searches (14)					
				$5,350.00	$5,100.00

	Code	**Statistics**	**Jun-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7510 Coquina Dr	Noise	Warning	5/28/2020		
7556 W Treasure Dr	Expired Permit	Citation	5/29/2020		$500.00
7904 West Drive	WWP	Citation	5/29/2020		$500.00
1540 S Treasure Dr	Trash	Warning	6/1/2020		
1819 Kennedy Cswy	Emergency Order	Citation	6/1/2020		$250.00
7521 W Treasure Dr	Permit	Warning	6/3/2020		
1801 S Treasure Dr	Trash	Warning	6/2/2020		
1865 Kennedy Cswy #10D	Noxious Odor	Warning	6/2/2020		
1401 Kennedy Cswy	WWP	Citation	6/4/2020		$500.00
7517 Hispanola Ave	Graffiti	Warning	6/2/2020		
1555 N Treasure Dr	Trash	Warning	6/4/2020		

1872 Kennedy Cswy	Trash	Warning	6/2/2020		
1570 S Treasure Dr	Trash	Warning	6/6/2020		
1555 Kennedy Cswy	Landscape ROW	Warning	6/8/2020		
7711 Beachview Dr	Trash	Warning	6/9/2020		
1900 S Treasure Drive	Trash	Warning	6/9/2020		
7525 Cutlass Ave	Landscape	Warning	6/9/2020		
Vacant Coquina Lot	Landscape	Warning	6/9/2020		
1725 Kennedy Cswy	Prohibited Sign	Warning	6/11/2020		
7556 W Treasure Dr	Special Magistrate	Order	6/15/2020		$325.00
7556 W Treasure Dr	WWP	Citation	6/12/2020		$500.00
7720 Miami View	Noise	Warning	6/8/2020		
1450 S Treasure Dr	Landscape	Warning	6/15/2020		
7810 Center Bay Dr	Landscape	Warning	6/15/2020		
1830 S Treasure Dr	Trash	Warning	6/15/2020		
7731 Coquina Dr	Operating/Advertising	Citation	6/12/2020	$1,000.00	
7731 Coquina Dr	BTR	Citation	6/12/2020	$100.00	
7731 Coquina Dr	Emergency Order	Citation	6/12/2020	$250.00	
1865 Kennedy Cswy #4J	WWP	Citation	6/12/2020	$500.00	
7904 West Drive #115	Operating/Advertising	Citation	6/11/2020	$1,000.00	
7904 West Drive #115	BTR	Citation	6/11/2020	$100.00	
7904 West Drive #115	Emergency Order	Citation	6/11/2020	$250.00	
7410 Center Bay Dr	WWP	Citation	6/12/2020		$300.00
1830 S Treasure Dr	Bulk Trash	Warning	6/15/2020		
1450 S Treasure Dr	Trash	Warning	6/15/2020		
7536 Mutiny Ave	Trash/Recycling	Warning	6/16/2020		
Kennedy Cswy/Harbor	Prohibited Sign	Removed	6/18/2020		
7917 West Drive	Bulk Trash	Warning	6/22/2020		
1865 Kennedy Cswy #4J	WWP	Citation	6/22/2020		$500.00
1800 Kennedy Cswy #A201	Minimum Housing	Warning	6/25/2020		
7929 West Drive	Bulk Trash	Warning	6/25/2020		
7911/7913 West Dr	Trash	Warning	6/25/2020		
1400 Kennedy Cswy	Fence	Warning	6/25/2020		
7904 West Drive #1003	Operating/Advertising	Citation	6/23/2020		$2,100.00
7525 E Treasure Dr	Special Magistrate	Order	6/24/2020		$1,000.00
1801 S Treasure Dr #329	Trash/Littering	Citation	6/26/2020	$250.00	
7711 Beachview Dr	Landscape/Trash	Warning	6/29/2020		
7510 Coquina Dr	Landscape/Trash	Warning	6/29/2020		
7532 W Treasure Dr	Trash	Warning	6/30/2020		
Lien Searches (32)					

				$3,450.00	$6,475.00
	Code	**Statistics**	**Jul-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7531 Coquina Dr	Landscape	Warning	6/30/2020		
1900 E Treasure Dr #4C	Noise	Warning	6/30/2020		
East Drive	Vehicle Violation	Warning	7/1/2020		
7549 Bounty Ave	Landscape	Warning	7/2/2020		
7513 W Treasure Dr	Trash	Warning	7/2/2020		
7544 W Treasure Dr	Landscape	Warning	7/3/2020		
7505 Adventure Ave	Landscape	Warning	7/3/2020		
1620 N Treasure Dr	Landscape	Warning	7/3/2020		
7529 Hispanola Ave	Landscape	Warning	7/3/2020		
S Treasure Drive	Vehicle Violation	Warning	7/5/2020		
Galleon Street	Vehicle Violation	Warning	7/5/2020		
Galleon Street	Vehicle Violation	Warning	7/5/2020		
E Treasure Dr	Vehicle Violation	Warning	7/5/2020		
S Treasure Drive	Vehicle Violation	Warning	7/5/2020		
7517 Hispanola Ave	Special Magistrate	Order	7/6/2020		$20,000.00
7731 Coquina Dr	Operating/Advertising	Citation	7/6/2020		$1,000.00
7731 Coquina Dr	BTR	Citation	7/6/2020		$100.00
7731 Coquina Dr	Emergency Order	Citation	7/6/2020		$250.00
7918 West Drive	Trash	Warning	7/7/2020		
7810 Center Bay Dr	Landscape	Warning	7/7/2020		
7509 Adventure Ave	Blocking ROW	Warning	7/8/2020		
7904 West Dr #905	Special Magistrate	Order	7/7/2020		$2,175.00
1301 Bay Terrace	Bulk Trash	Warning	7/9/2020		
1365 Bay Terrace	Trash	Warning	7/9/2020		
8000 East Drive	WWP	Citation	7/10/2020	$500.00	
7904 West Drive #904	Emergency Order	Citation	7/11/2020	$250.00	
7904 West Drive #904	Operating/Advertising	Citation	7/11/2020	$2,000.00	
7904 West Drive #904	BTR	Citation	7/11/2020	$100.00	
7701 Beachview Dr	Emergency Order	Citation	7/11/2020	$250.00	
7548 W Treasure Dr	WWP	Citation	7/11/2020	$500.00	
1801 S Treasure Dr	Trash	Warning	7/13/2020		
7537 W Treasure Dr	Trash	Warning	7/13/2020		
7537 W Treasure Dr	Landscaping ROW	Warning	7/13/2020		

7911 East Drive	Derelict Vehicle	Warning	7/14/2020		
1872 Kennedy Causeway	Trash	Warning	7/15/2020		
1441 S Treasure Dr	Emergency Order	Citation	7/16/2020	$250.00	
Public Property	Derelict Vehicle	Warning	7/16/2020		
1450 S Treasure Dr	Operating/Advertising	Warning	7/18/2020		
1881 Kennedy Cswy #706	Operating/Advertising	Citation	7/18/2020	$1,000.00	
1881 Kennedy Cswy #706	BTR	Citation	7/18/2020	$100.00	
7934 West Drive #1005	Operating/Advertising	Citation	7/18/2020	$1,000.00	
7934 West Drive #1005	BTR	Citation	7/18/2020	$100.00	
1331 Bay Terrace	Special Magistrate	Order	7/20/2020		$2,500.00
1580 Kennedy Cswy	Landscape	Warning	7/21/2020		
7544 Mutiny Ave	Landscape	Warning	7/21/2020		
7801 Center Bay Dr	Open/Unsecured	Warning	7/27/2020		
7940 West Drive	Landscape	Warning	7/27/2020		
7931 East Drive	Derelict Vehicle	Warning	7/27/2020		
7931 East Drive	Vessel Violation	Warning	7/27/2020		
1860 S Treasure Dr	WWP	Citation	7/29/2020		$1,200.00
7801 Center Bay Dr	Open/Unsecured	Warning	7/29/2020		
7710 Coquina Dr	Bulk Trash	Warning	7/30/2020		
8000 East Drive	WWP	Citation	7/30/2020		$500.00
Various Locations	Weather Advisory	Warning	7/31/2020		
(27) Lien Searches					
				$6,050.00	$27,725.00

	Code	**Statistics**	**Aug-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1872 Kennedy Cswy	Bulk Trash	Warning	8/3/2020		
1725 Kennedy Cswy	Trash/Sign	Warning	8/3/2020		
7904 West Drive	Bulk Trash	Warning	8/3/2020		
1555 Kennedy Cswy	Sign	Warning	8/3/2020		
7711 Beachview Dr	WWP/Filming	Citation	8/3/2020	$500.00	
1666 Kennedy Cswy #610	WWP	Citation	8/4/2020	$500.00	
7540 Mutiny Ave	Bulk Trash	Warning	8/5/2020		
Adventure Ave/AtlanticBB	Blocking ROW	Warning	8/5/2020		
1801 S Treasure Dr #329	Littering	Warning	8/5/2020		
7556 W Treasure Dr	WWP	Citation	8/6/2020	$500.00	
1801 S Treasure Dr #329	Littering	Warning	8/6/2020		

1666 Kennedy Cswy #610	WWP	Citation	8/6/2020		$500.00
7711 Beachview Dr	Property Maintenance	Warning	8/6/2020		
1801 S Treasure Dr	Trash	Warning	8/10/2020		
7553 Cutlass Ave	Bulk Trash	Warning	8/10/2020		
7501 Adventure Ave	Landscaping / Sidewalk	Warning	8/11/2020		
Bounty / N Treasure Dr	Derelict Vehicle	Warning	8/11/2020		
7934 West Drive	Property Maintenance	Warning	8/11/2020		
1365 Bay Terrace	Bulk Trash	Warning	8/12/2020		
7721 Beachview Dr	Bulk Trash	Warning	8/12/2020		
1820 E Treasure Dr #306A	WWP	Citation	8/13/2020	$500.00	
Galleon Street	Derelict Vehicle	Warning	8/13/2020		
7544 Adventure Ave	Derelict Vehicles	Warning	8/13/2020		
1441 S Treasure Dr	Emergency Order	Citation	8/14/2020	$250.00	
1900 S Treasure Dr	Illicit Discharge	Citation	8/17/2020	$200.00	
1900 S Treasure Dr	Illicit Discharge	Citation	8/17/2020	$200.00	
1801 S Treasure Dr #329	Littering	Citation	8/19/2020		$250.00
1681 Kennedy Causeway	Blocking ROW	Citation	8/19/2020	$200.00	
7556 W Treasure Dr	WWP	Citation	8/19/2020		$500.00
7910 Harbor Island #1111	Minimum Housing	Warning	8/15/2020		
7511 Center Bay Dr	Landscaping	Warning	8/15/2020		
7517 Adventure Ave	Noise	Citation	8/15/2020	$200.00	
1860 S Treasure Drive	WWP	Citation	8/21/2020		$900.00
7904 West Drive #404	Emergency Order	Citation	8/19/2020	$250.00	
7920 East Drive #16	WWP	Citation	8/20/2020	$500.00	
7501 E Treasure Drive	Noise	Warning	8/20/2020		
7904 West Drive #404	Property Maintenance	Warning	8/20/2020		
7904 West Drive #CU-12	BTR	Warning	8/20/2020		
Various Locations	Weather Advisory	Warning	8/21/2020		
7920 West Drive	Bulk Trash	Warning	8/18/2020		
7548 W Treasure Dr	Noise	Warning	8/19/2020		
N Treasure Dr & Adventure	Prohibited Sign	Removed	8/20/2020		
7821 Coquina Dr	WWP	Warning	8/20/2020		
7801 Miami View Dr	Special Magistrate	Order	8/26/2020		$1,200.00
1820 E Treasure Dr #306A	WWP	Citation	8/27/2020		$500.00
7917 West Drive	Trash	Warning	8/26/2020		
7552 Adventure Ave	Bulk Trash	Warning	8/25/2020		
1365 Bay Terrace	Bulk Trash	Warning	8/26/2020		
7537 Adventure Ave	Bulk Trash	Warning	8/26/2020		
(28) Lien Searches					

				$3,800.00	$3,850.00
	Code	**Statistics**	**Sep-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1441 S treasure Dr	Trash Cans	Citation	8/29/2020	$50.00	
1441 S treasure Dr	Landscaping	Warning	8/29/2020		
7904 West Drive #708	Operating/Advertising	Warning	8/29/2020		
7720 Center Bay Dr	Operating/Advertising	Warning	8/29/2020		
7801 Center Bay Dr	Trash	Warning	9/1/2020		
7904 West Drive #214	Special Magistrate	Order	9/2/2020		$4,500.00
7801 Beachview Dr	Landscaping	Warning	9/3/2020		
7904 West Drive #602	Special Magistrate	Order	9/3/2020		$3,000.00
1900 S Treasure Dr	Illicit Discharge	Citation	9/4/2020		$200.00
1900 S Treasure Dr	Illicit Discharge	Citation	9/4/2020		$200.00
7917 Adventure Ave	Noise	Warning	9/2/2020		
8020 East Drive #215	WWP	Citation	9/4/2020	$500.00	
7821 Beachview Dr	Noise	Citation	9/5/2020	$200.00	
7525 Buccaneer Ave	Noise	Warning	9/5/2020		
1881 Kennedy Cswy	Noise	Citation	9/5/2020	$200.00	
7904 West Drive #810	Operating/Advertising	Citation	9/5/2020	$1,000.00	
7904 West Drive #810	BTR	Citation	9/5/2020	$100.00	
7920 East Drive #16	WWP	Citation	9/8/2020		$500.00
7530 Miamiview Dr	Trash	Warning	9/8/2020		
1701 N Treasure Dr #6	Landscaping	Warning	9/8/2020		
1365 Bay Terrace	Special Magistrate	Order	9/10/2020		$7,000.00
1865 Kennedy Cswy #6k	WWP	Citation	9/10/2020	$500.00	
1441 S treasure Dr	Landscaping	Citation	9/12/2020	$200.00	
7904 West Drive #512	Special Magistrate	Order	9/11/2020		$3,500.00
7623 Beachview Drive	Emergency Order	Citation	9/14/2020	$250.00	
7421 Coquina Drive	Bulk trash	Warning	9/14/2020		
1701 S Treasure Drive	Bulk trash	Warning	9/14/2020		
Folio # 23-3209-014-0190	Trash	Warning	9/14/2020		
7623 Beachview Drive	Emergency Order	Citation	9/15/2020	$250.00	
1700 Kennedy Cswy #110	BTR	Warning	9/12/2020		
1872 Kennedy Cswy	WWP	Citation	9/16/2020		$500.00
7421 Center Bay Dr	Noise	Warning	9/12/2020		
1900 S Treasure Dr	Noise	Warning	9/18/2020		

7508 Bounty Ave	Landscaping	Warning	9/19/2020		
1701 N Treasure Dr #6	Landscaping	Citation	9/19/2020	$200.00	
7508 Adventure Ave	Landscaping	Warning	9/19/2020		
1666 Kennedy Cswy	Noise	Citation	9/19/2020	$200.00	
1666 Kennedy Cswy	WWP	Citation	9/19/2020	$500.00	
7553 Adventure Ave	Bulk trash	Warning	9/21/2020		
8000 West Drive	Bulk trash	Warning	9/21/2020		
7623 Beachview Drive	Trash	Citation	9/17/2020		$200.00
7540 W Treasure Dr	Trash/Debris	Warning	9/22/2020		
1865 Kennedy Cswy #PHN	Special Magistrate	Order	9/24/2020		$3,000.00
7937 West Drive	Minimum Housing	Citation	9/23/2020		$250.00
1881 Kennedy Cswy	Noise	Citation	9/21/2020		$200.00
7904 West Drive #CU12	BTR	Citation	9/24/2020	$100.00	
1900 S Treasure Dr	Illicit Discharge	Citation	9/25/2020	$200.00	
1900 S Treasure Dr	Illicit Discharge	Citation	9/25/2020	$200.00	
7544 W Treasure Dr	WWP	Citation	9/25/2020	$500.00	
1441 S treasure Dr	Emergency Order	Citation	9/25/2020	$250.00	
7720 Miami View Dr	WWP	Citation	9/26/2020	$500.00	
7623 Beachview Drive	Emergency Order	Citation	9/24/2020	$250.00	
7623 Beachview Drive	Emergency Order	Citation	9/24/2020		$250.00
7525 Buccaneer Ave	Noise	Citation	9/29/2020		$200.00
1520 S Treasure Drive	Noise	Citation	9/29/2020		$200.00
(53) Lien Searches					
				$6,150.00	$23,700.00

	Code	**Statistics**	**Oct-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7623 Beachview Dr	WWP	Citation	10/3/2020	$500.00	
7701 Beachview Dr	Emergency Order	Citation	10/1/2020		$250.00
7623 Beachview Dr	Noise	Citation	10/3/2020	$200.00	
7918 West Drive	Fence	Warning	10/3/2020		
7545 Bounty Ave	Bulk Trash	Warning	10/3/2020		
7541 Bounty Ave	Bulk Trash	Warning	10/3/2020		
7541 Bounty Ave	WWP	Citation	10/3/2020	$500.00	
7544 Adventure Ave	Derelict Vehicle	Warning	10/5/2020		
1750 S Treasure Dr	WWP	Citation	10/5/2020	$500.00	

7536 W Treasure Dr	WWP	Citation	10/6/2020	$500.00	
7536 W Treasure Dr	Operating/Advertising	Warning	10/6/2020		
7623 Beachview Dr	Emergency Order	Citation	10/6/2020		$250.00
7904 West Drive #810	Special Magistrate	Order	10/7/2020		$587.00
7541 Cutlass Ave	WWP	Citation	10/7/2020	$500.00	
1550 Kennedy Cswy	Special Magistrate	Order	10/7/2020		$5,525.00
7623 Beachview Dr	WWP	Citation	10/8/2020	$500.00	
7532 Buccaneer Ave	Blocking ROW	Warning	10/9/2020		
7711 Beachview Dr	Trash Cans	Warning	10/9/2020		
7800 Beachview Dr	Trash Cans	Warning	10/9/2020		
7711 Beachview Dr	Trash Cans	Citation	10/10/2020	$200.00	
7904 West Drive #614	WWP	Citation	10/10/2020	$500.00	
7810 Coquina Dr	WWP	Citation	10/10/2020	$500.00	
7800 Beachview Dr	Noise	Citation	10/12/2020	$100.00	
7810 Coquina Dr	Landscape	Warning	10/8/2020		
7504 Buccaneer Ave	Noise	Citation	10/10/2020	$100.00	
7800 Beachview Dr	Noise	Citation	10/12/2020	$100.00	
7623 Beachview Dr	WWP	Citation	10/12/2020		$500.00
7623 Beachview Dr	Noise	Citation	10/12/2020		$200.00
7623 Beachview Dr	WWP	Citation	10/12/2020		$500.00
7904 West Drive #CU12	WWP	Citation	10/14/2020	$500.00	
7810 Beachview Dr	Operating/Advertising	Warning	10/13/2020		
7504 Buccaneer Ave	Noise	Citation	10/14/2020		$100.00
1580 Kennedy Cswy	40 Year	Citation	10/15/2020	$500.00	
7505 W Treasure Dr	WWP	Citation	10/16/2020	$500.00	
1441 S Treasure Dr	Trash Cans	Citation	10/16/2020	$200.00	
7510 Coquina Dr	WWP	Citation	10/16/2020	$500.00	
1441 S Treasure Dr	Trash Cans	Citation	10/17/2020	$200.00	
1440 S Treasure Dr	Noise	Warning	10/17/2020		
7810 Coquina Dr	WWP	Citation	10/19/2020		$500.00
1770 Kennedy Cswy #303	WWP	Citation	10/19/2020	$500.00	
7904 West Drive #515	Special Magistrate	Order	10/16/2020		$3,000.00
7541 Cutlass Ave	WWP	Citation	10/20/2020		$500.00
7504 Buccaneer Ave	Noise	Citation	10/20/2020		$250.00
1801 S Treasure Dr	Landscape ROW	Warning	10/20/2020		
1657 N Treasure Dr	Landscape ROW	Warning	10/21/2020		
7517 Adventure Ave	Landscape ROW	Warning	10/21/2020		
1620 N Treasure Dr	Landscape ROW	Warning	10/22/2020		
7537 W Treasure Dr	Landscape ROW	Warning	10/22/2020		

1580 Kennedy Cswy	40 Year	Citation	10/23/2020		$500.00
7552 Mutiny Ave	Special Magistrate	Order	10/26/2020		$3,000.00
7510 Center Bay	Trash/Landscape	Warning	10/26/2020		
7512 Adventure/TECO	WWP	Citation	10/26/2020	$500.00	
7541 Bounty Ave	WWP	Citation	10/26/2020		$500.00
Hispanola/N Treasure	Derelict Vehicle	Warning	10/27/2020		
1801 S Treasure Dr	Bulk Trash	Warning	10/29/2020		
7524 W Treasure Dr	Fence	Warning	10/29/2020		
1630 S Treasure Dr	Landscape	Warning	10/31/2020		
7532 Hispanola Ave	Landscape	Warning	10/31/2020		
7505 Cutlass Ave	Landscape	Warning	10/31/2020		
(37) Lien Searches					
				$8,100.00	$16,162.00

	Code	**Statistics**	**Nov-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7544 W Treasure Dr	Bulk Trash	Warning	11/2/2020		
1750 S Treasure Dr	WWP	Citation	10/10/2020		$500.00
7800 Beachview Dr	Noise	Citation	10/21/2020		$100.00
7536 W Treasure Dr	WWP	Citation	10/19/2020		$500.00
7623 Miamiview Dr	WWP	Citation	10/30/2020		$500.00
7501 Miamiview Dr	Building Violation	Warning	11/2/2020		
7811 Miamiview Dr	Building/Various	Warning	11/2/2020		
7801 Centerbay Dr	Open/Unsecure	Warning	11/2/2020		
7711 Beachview Dr	Noise	Warning	11/2/2020		
7810 Beachview Dr	Operating/Advertising	Citation	11/3/2020	$1,000.00	
7810 Beachview Dr	BTR	Citation	11/3/2020	$100.00	
1570 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1872 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1888 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1345 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1524 Kennedy Cswy	Single-Use	Warning	11/4/2020		
1345 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1725 Kennedy Cswy	Prohibited signs	Warning	11/5/2020		
1601 Kennedy Cswy	Prohibited signs	Warning	11/6/2020		
1830 S Treasure Dr	WWP	Citation	11/7/2020	$500.00	

1650 S Treasure Dr	Vessel violation	Warning	11/10/2020		
7505 Bounty Ave	Trash	Warning	11/10/2020		
1801 S Treasure Dr	Trash	Warning	11/10/2020		
7934 West Drive	Bulk trash	Warning	11/11/2020		
1600 Kennedy Cswy	Property Maintenance	Warning	11/11/2020		
1735 N Treasure Dr	Blocking ROW	Warning	11/11/2020		
1755 Kennedy Cswy	Prohibited signs	Warning	11/11/2020		
7553 Bounty Ave	Storage	Warning	11/11/2020		
7540 W Treasure Dr	Fence	Warning	11/12/2020		
7540 W Treasure Dr	Landscape	Warning	11/12/2020		
1801 S Treasure Dr	Property Maintenance	Warning	11/12/2020		
7524 Buccaneer Ave	Bulk Trash	Warning	11/12/2020		
7520 Buccaneer Ave	Bulk Trash	Warning	11/12/2020		
7904 West Drive #216	Special Magistrate	Order	11/13/2020		$2,425.00
7520 West Drive	Illicit Discharge	Reported	11/13/2020		
1508 Kennedy Cswy	Prohibited signs	Warning	11/17/2020		
7600 Miamiview Dr	Bulk Trash	Warning	11/18/2020		
7501 E Treasure Dr	Trash	Warning	11/19/2020		
7508 Mutiny Ave	Vessel violation	Warning	11/17/2020		
1770 Kennedy Cswy #D303	WWP	Citation	11/17/2020		$500.00
1365 Bay Terrace	Trash	Warning	11/23/2020		
Adventure & NTD	Trash	Warning	11/22/2020		
1600 Kennedy Cswy	Shopping cart	Warning	11/22/2020		
1365 Bay Terrace	Blocking ROW	Warning	11/24/2020		
7910 West Drive	Minimum Housing	Warning	11/30/2020		
1801 S Treasure Dr	Bulk trash	Warning	11/30/2020		
7505 Bounty Ave	WWP	Citation	11/30/2020	$500.00	
(21) Lien Searches					
				$2,100.00	$4,525.00

	Code	**Statistics**	**Dec-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7531 Miamiview Dr	WWP	Citation	10/23/2020		$500.00
7544 W Treasure Dr	WWP	Citation	11/18/2020		$500.00
Various Locations (TECO)	WWP	Citation	12/1/2020		$500.00
7600 Beachview Dr	Landscape	Warning	12/1/2020		

7510 Coquina Dr	Landscape	Warning	12/1/2020		
7431 Coquina Dr	Landscape/House #'s	Warning	12/1/2020		
7800 Beachview Dr	Trash Cans	Warning	12/1/2020		
7545 Cutlass Ave	Trash Cans	Warning	12/1/2020		
7800 Beachview Dr	Trash Cans	Citation	12/2/2020	$200.00	
1365 Bay Terrace	WWP	Citation	12/3/2020	$500.00	
7528 Hispanola Ave	Operating/Advertising	Warning	12/4/2020		
7540 W Treasure Dr	Stagnant water	Warning	12/4/2020		
1801 S Treasure Dr	Bulk Trash	Warning	12/8/2020		
1580 Kennedy Cswy	WWP	Citation	12/8/2020	$500.00	
1820 S Treasure Dr #406	WWP	Citation	12/8/2020	$500.00	
7510 Coquina Dr	WWP	Citation	12/9/2020		$500.00
1580 Kennedy Cswy	WWP	Citation	12/10/2020		$500.00
7910 West Drive	Minimum Housing	Warning	12/7/2020		
7925 West Drive	Property Maintenance	Warning	12/7/2020		
7800 Beachview Dr	Trash Cans	Citation	12/16/2020		$200.00
1400 Kennedy Cswy	Prohibited Signs	Removed	12/14/2020		
1555 N Treasure Dr	WWP	Citation	12/15/2020	$500.00	
1900 S Treasure Drive	Light Pole Damaged	Reported	12/15/2020		
1900 S Treasure Drive #4C	Noise	Warning	12/16/2020		
7505 Bounty Ave	WWP	Citation	12/17/2020		$500.00
1900 S Treasure Dr #4C	Noise	Warning	12/19/2020		
7904 West Drive #101	Special Magistrate	Order	12/18/2020		$1,500.00
Mutiny/S Treasure Drive	Derelict Vehicle	Warning	12/16/2020		
7900 HarborIsland Dr #PH17	Special Magistrate	Order	12/11/2020		$100.00
7533 Bounty Ave	WWP	Citation	12/23/2020	$500.00	
Bounty Avenue	Derelict Vehicle	Warning	12/23/2020		
1670 S Treasure Dr	Bulk Trash	Warning	12/23/2020		
7810 Center Bay Dr	Noise	Warning	12/26/2020		
7711 Miamiview Dr	Noise	Warning	12/26/2020		
Buccaneer/S Treasure Dr	Derelict Vehicle	Warning	12/28/2020		
1820 S Treasure Dr #406	WWP	Citation	12/28/2020		$500.00
7505 Cutlass Ave	WWP	Citation	12/30/2020	$500.00	
7548 W Treasure Dr	Special Magistrate	Order	12/30/2020		$5,585.00
(48) Lien Searches					
				$3,200.00	$10,885.00

	Code	**Statistics**	**Jan-21**	**$**	**$**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7410 Miamiview Dr	Property Maintenance	Warning	1/4/2021		
1880 Kennedy Cswy / FPL	Property Maintenance	Warning	1/4/2021		
1365 Bay Terrace	Derelict Trailer	Warning	1/4/2021		
1735 N Treasure Drive	Property Maintenance	Warning	1/5/2021		
7917 West Drive	Bulk Trash	Warning	1/5/2021		
7925 West Drive	Bulk Trash	Warning	1/5/2021		
7505 Mutiny Ave	WWP	Citation	1/8/2021	$500.00	
1735 N Treasure Drive	Noise	Citation	1/9/2021	$200.00	
7533 Bounty Ave	WWP	Citation	1/11/2021		$500.00
Jewel / S Treasure Drive	Derelict Vehicle	Warning	1/11/2021		
1735 N Treasure Drive	Noise	Citation	1/12/2021		$200.00
7501 Adventure Ave	Landscape / ROW	Warning	1/12/2021		
7544 Buccaneer Ave	WWP	Citation	1/13/2021	$500.00	
7520 W Treasure Drive	Noise	Citation	1/13/2021	$200.00	
7710 Beachview Drive	WWP	Citation	1/13/2021	$500.00	
7544 Buccaneer Ave	WWP	Citation	1/14/2021		$500.00
1401 Kennedy Cswy	Property Maintenance	Warning	1/14/2021		
7821 Beachview Drive	Noise	Citation	1/16/2021	$200.00	
Adventure / N Treasure Dr	Prohibited Sign	Removed	1/20/2021		
7520 W Treasure Drive	Noise	Citation	1/20/2021		$200.00
7711 Beachview Drive	Special Magistrate	Order	1/20/2021		$2,175.00
Harbor Island ROW	Commercial Vehicle	Citation	1/20/2021		$100.00
7900 HarborIsland Dr #1123	Noise	Citation	1/20/2021		$100.00
7505 W Treasure Drive	WWP	Citation	1/20/2021		$500.00
7601 E Treasure Dr #1512	WWP	Citation	1/22/2021	$500.00	
7623 Beachview Drive	Noise	Citation	1/23/2021	$200.00	
1359 Bay Terrace	Noise	Citation	1/23/2021	$200.00	
1441 S Treasure Dr	Special Magistrate	Order	1/22/2021		$500.00
1865 Kennedy Cswy #3M	Noise	Warning	1/21/2021		
7556 W Treasure Dr	Noise	Citation	1/25/2021	$200.00	
7556 W Treasure Dr	Operating/Advertising	Warning	1/25/2021		
7545 Bounty Ave	Dead Storage	Warning	1/26/2021		
Cutlass / S Treasure Dr	Prohibited Sign	Removed	1/28/2021		
Adventure / N Treasure Dr	Prohibited Sign	Removed	1/28/2021		
Hispanola / N Treasure Dr	Prohibited Sign	Removed	1/28/2021		
1480 S Treasure Drive	Landscape	Warning	1/29/2021		
7505 W Treasure Drive	Trash/Debris	Warning	1/28/2021		

7505 Buccaneer Ave	Bulk Trash	Warning	1/29/2021		
7509 Adventure Ave	Noise	Citation	1/30/2021	$200.00	
(38) Lien Searches					
				$3,400.00	$4,775.00

	Code	**Statistics**	**Feb-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7549 Adventure Ave	WWP	Citation	2/1/2021	$500.00	
7801 Center Bay Drive	Landscape/Trash	Warning	2/1/2021		
7918 West Drive	Fence	Warning	2/1/2021		
7510 Center Bay Drive	Fence	Warning	2/1/2021		
7810 Coquina Drive	Special Magistrate	Order	2/1/2021		$3,000.00
7505 Mutiny Ave	WWP	Citation	2/2/2021		$500.00
1440 S Treasure Drive	WWP	Citation	2/2/2021	$500.00	
7900 HarborIsland Dr #PH17	Special Magistrate	Order	2/2/2021		$1,400.00
7560 W Treasure Drive	Property Maintenance	Warning	2/2/2021		
7549 Adventure Ave	WWP	Citation	2/2/2021		$500.00
7904 West Drive #CU12	Special Magistrate	Order	2/2/2021		$670.00
7939 East Drive	Property Maintenance	Warning	2/3/2021		
7710 Beachview Drive	WWP	Citation	2/4/2021		$500.00
Adventure / S Treasure Dr	Prohibited sign	Removed	2/3/2021		
7556 W Treasure Drive	Noise	Citation	2/8/2021		$200.00
7509 Adventure Ave	Noise	Citation	2/8/2021		$200.00
S Treasure Dr / Buccaneer	Commercial Vehicle	Warning	2/9/2021		
1600 Kennedy Causeway	Dumpster Enclosure	Warning	2/10/2021		
7915 East Drive (ROW)	Derelict Vehicle	Warning	2/11/2021		
7536 Bounty Ave	Bulk Trash	Warning	2/11/2021		
7623 Beachview Drive	Noise	Citation	2/12/2021		$200.00
1872 Kennedy Cswy	Special Magistrate	Order	2/12/2021		$3,000.00
79 Street Pkwy (ROW)	WWP	Warning	2/15/2021		
7720 Coquina Drive	Bulk Trash	Warning	2/15/2021		
7926 East Drive	Operating/Advertising	Warning	2/15/2021		
7935 East Drive (ROW)	Derelict Vehicle	Warning	2/15/2021		
7920 East Drive (ROW)	Derelict Vehicle	Warning	2/15/2021		
7720 Coquina Drive	Bulk Trash	Warning	2/15/2021		
7540 W Treasure Drive	Landscape	Warning	2/16/2021		

7421 Miamiview Drive	Obstructing ROW	Warning	2/16/2021		
7701 Beachview Drive	Trash	Warning	2/16/2021		
1480 S Treasure Drive	Landscape	Citation	2/17/2021	$200.00	
7524 W Treasure Drive	Open / Unsecure	Warning	2/18/2021		
7505 Adventure Ave	Trash	Warning	2/18/2021		
7601 E Treasure Drive	Property Maintenance	Warning	2/18/2021		
7525 E treasure Dr #614	Noxious Odor	Warning	2/20/2021		
7601 E Treasure Drive	Noise	Warning	2/19/2021		
7601 E Treasure Dr #403	Noise	Warning	2/22/2021		
7904 West Drive #512	WWP	Citation	2/23/2021	$500.00	
1359 Bay Terrace	Noise	Citation	2/23/2021		$200.00
7700 Beachview Drive	Bulk trash	Warning	2/24/2021		
7524 Buccaneer Ave	WWP	Citation	2/25/2021	$500.00	
1400 Kennedy Cswy	Noise	Citation	2/27/2021	$200.00	
(42) Lien Searches					
				$2,400.00	$10,370.00

	Code	**Statistics**	**Mar-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7521 Buccaneer Ave	Blocking ROW	Warning	3/1/2021		
7540 Bounty Ave	Property Maintenance	Warning	3/1/2021		
7600 Beachview Drive	Landscape	Warning	3/1/2021		
1440 S Treasure Drive	WWP	Citation	3/1/2021		$500.00
1665 Kennedy Cswy	Trash	Warning	3/2/2021		
1900 S Treasure Drive	Trash	Citation	3/2/2021	$200.00	
7924 East Drive #203	Animal Violations	Warning	3/2/2021		
7524 Buccaneer Ave	WWP	Citation	3/2/2021		$500.00
7810 Beachview Drive	Special Magistrate	Order	3/3/2021		$587.50
7501 Center Bay Drive	Trash	Warning	3/4/2021		
7510 Coquina Drive	Landscape/Trash	Warning	3/4/2021		
7811 Miamiview Drive	Expired Permits	Citation	3/4/2021	$500.00	
7811 Miamiview Drive	Shutters	Citation	3/4/2021	$250.00	
7540 E Treasure Drive	Noise	Warning	3/5/2021		
7500 Center Bay Drive	Noise	Warning	3/6/2021		
7552 Adventure Ave	Blocking ROW	Warning	3/8/2021		
7623 Beachview Drive	Trash	Warning	3/8/2021		

7520 Miami view Drive	WWP	Citation	3/8/2021	$500.00	
7510 Coquina Drive	Landscape	Citation	3/9/2021	$200.00	
7505 Bounty Ave	Landscape	Warning	3/9/2021		
7553 Bounty Ave	Landscape/Trash/BTR	Warning	3/9/2021		
7520 Miamiview Drive	WWP	Citation	3/10/2021		$500.00
7904 West Drive #512	WWP	Citation	3/10/2021		$500.00
N Treasure Dr. / Buccaneer	Derelict Vehicle	Warning	3/11/2021		
7525 Buccaneer Ave	Bulk Trash	Warning	3/12/2021		
7540 W Treasure Drive	Noise	Citation	3/13/2021	$200.00	
7516 W Treasure Drive	WWP	Citation	3/13/2021	$500.00	
7611 Coquina Drive	Noise	Citation	3/13/2021	$200.00	
7520 Miami view Drive	Noise	Warning	3/13/2021		
7541 W treasure Drive	Noise	Warning	3/15/2021		
1441 S Treasure Drive	Special Magistrate	Order	3/15/2021		$1,200.00
7505 Mutiny Ave	Special Magistrate	Order	3/15/2021		$1,000.00
1900 S Treasure Drive (lot)	Trash	Warning	3/15/2021		
1620 N Treasure Drive	lk Trash/Property Maintenar	Warning	3/15/2021		
7501 E Treasure Drive #7A	Minimum Housing	Warning	3/15/2021		
1400 Kennedy Cswy	Noise	Citation	3/15/2021		$200.00
1601 Kennedy Cswy	Various	Warning	3/16/2021		
7532 Hispanola Ave	Operating/Advertising	Citation	3/17/2021	$1,000.00	
7532 Hispanola Ave	BTR	Citation	3/17/2021	$100.00	
7601 E Treasure Drive	Trash	Warning	3/17/2021		
7904 West Drive #614	WWP	Citation	3/18/2021		$500.00
7401 Beachview Drive	Trash	Warning	3/18/2021		
23-3209-008-1210	Special Magistrate	Order	3/18/2021		$7,000.00
7505 Adventure Ave	Operating/Advertising	Warning	3/18/2021		
7536 W Treasure Drive	Special Magistrate	Order	3/19/2021		$3,000.00
1880 Kennedy Cswy	BTR	Warning	3/20/2021		
1440 S Treasure Drive	Landscape	Warning	3/20/2021		
7537 Adventure Ave	WWP	Citation	3/20/2021	$500.00	
7921 West Drive	Property Maintenance	Warning	3/22/2021		
7532 Hispanola Ave	Operating/Advertising	Citation	3/22/2021		$1,000.00
7532 Hispanola Ave	BTR	Citation	3/22/2021		$100.00
1555 N Treasure Drive	Special Magistrate	Order	3/22/2021		$1,500.00
1801 S Treasure Drive	Blocking ROW	Warning	3/23/2021		
7510 Coquina Drive	Special Magistrate	Order	3/23/2021		$4,400.00
7548 Hispanola Ave	Trash	Warning	3/24/2021		
1900 S Treasure Drive	Trash	Citation	3/25/2021		$200.00

7516 W Treasure Drive	WWP	Citation	3/25/2021		$500.00
7611 Coquina Drive	Noise	Citation	3/26/2021		$200.00
7621 Beachview Drive	Noise	Citation	3/26/2021		$200.00
1600 Kennedy Cswy	Trash	Warning	3/26/2021		
7720 Center Bay Drive	Trash Cans	Warning	3/26/2021		
1500 N Treasure Drive	Noise	Warning	3/27/2021		
7552 Adventure Ave	WWP	Citation	3/27/2021	$500.00	
7920 E Treasure Drive	Special Magistrate	Order	3/29/2021		$1,500.00
1600 Kennedy Cswy	Trash	Warning	3/29/2021		
7510 Coquina Drive	Bulk Trash	Warning	3/30/2021		
(41) Lien Searches					
				$4,650.00	$25,087.50

	Code	**Statistics**	**Apr-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7601 E Treasure Drive	Bulk Trash	Warning	4/1/2021		
7501 E Treasure Drive	Bulk Trash	Warning	4/5/2021		
7510 Center Bay Drive	Landscape	Citation	4/5/2021	$200.00	
7810 Miami View Drive	Operating/Advertising	Citation	4/5/2021	$1,000.00	
7810 Miami View Drive	BTR	Citation	4/5/2021	$100.00	
7830 Miami View Drive	Operating/Advertising	Citation	4/5/2021	$1,000.00	
7830 Miamiview Drive	BTR	Citation	4/5/2021	$100.00	
7504 W Treasure Drive	Operating/Advertising	Warning	4/5/2021		
7536 W Treasure Drive	Operating/Advertising	Citation	4/5/2021	$1,000.00	
7536 W Treasure Drive	BTR	Citation	4/5/2021	$100.00	
7922 East Drive	Open & Unsecured	Warning	4/6/2021		
7540 W Treasure Drive	Noise	Citation	4/6/2021		$200.00
1830 S Treasure Drive	Special Magistrate	Order	4/6/2021		$650.00
7505 W Treasure Drive	Special Magistrate	Order	4/6/2021		$4,000.00
7508 Adventure Ave	Landscape	Warning	4/8/2021		
7501 Adventure Ave	Landscape	Warning	4/8/2021		
7548 Adventure Ave	WWP	Citation	4/8/2021	$500.00	
7830 Miami View Drive	Operating/Advertising	Citation	4/9/2021		$1,100.00
7532 Hispanola Ave	WWP	Citation	4/8/2021	$500.00	
7510 Coquina Drive	Property Maintenance	Warning	4/8/2021		
7904 West Drive #112	Operating/Advertising	Citation	4/9/2021	$1,000.00	
7904 West Drive #112	BTR	Citation	4/9/2021	$100.00	

7917 West Drive	Bulk Trash	Warning	4/12/2021		
7537 Adventure Ave	WWP	Citation	4/13/2021		$500.00
7601 E Treasure Drive 1205	Noise	Citation	4/13/2021		$100.00
7720 Center Bay Drive	Trash Cans	Warning	4/13/2021		
A.D. Lawn Service	Bulk Trash	Warning	4/14/2021		
7801 Center Bay Drive	Noise	Warning	4/15/2021		
7810 Miami View Drive	Operating/Advertising	Citation	4/16/2021		$1,100.00
7917 West Drive	Bulk Trash	Warning	4/12/2021		
7508 Adventure Ave	Landscape	Citation	4/19/2021	$200.00	
7504 Adventure Ave	Landscape / ROW	Warning	4/19/2021		
7501 Adventure Ave	Landscape	Warning	4/19/2021		
7601 E Treasure Drive 1512	WWP	Citation	4/19/2021		$500.00
7631 Miami View Drive	WWP	Citation	4/21/2021	$500.00	
23-3209-008-0200	WWP	Citation	4/21/2021		$500.00
7811 Miami View Drive	Trash Cans	Warning	4/21/2021		
7530 Miami View Drive	Landscape	Warning	4/22/2021		
7500 Center Bay Drive	Landscape	Warning	4/22/2021		
7505 Cutlass Ave	Pool Violation	Warning	4/22/2021		
7505 Cutlass Ave	WWP	Citation	4/22/2021		$500.00
7631 Miami View Drive	WWP	Citation	4/22/2021		$500.00
7552 Mutiny Ave	Noise	Warning	4/24/2021		
1750 S Treasure Drive	WWP	Citation	4/24/2021	$500.00	
1555 N Treasure Drive	Blocking ROW	Warning	4/26/2021		
7900 Harbor Island Dr PH20	Noise	Citation	4/27/2021		$100.00
7508 Adventure Ave	Landscape	Citation	4/27/2021		$200.00
1701 N Treasure Drive 6	Landscape	Warning	4/28/2021		
7548 Adventure Ave	WWP	Citation	4/28/2021		$500.00
1701 N Treasure Drive 6	Special Magistrate	Order	4/28/2021		$1,200.00
7904 West Drive #117	Special Magistrate	Order	4/29/2021		$2,500.00
(67) Lien Searches					
				$6,800.00	$14,150.00

	Code	**Statistics**	**May-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1600 Kennedy Cswy	Trash	Warning	5/3/2021		
1440 S Treasure Drive	Landscaping/ROW	Warning	5/4/2021		

1750 S Treasure Drive	WWP	Citation	5/5/2021		$500.00
7525 E Treasure Drive	Property Maintenance	Warning	5/5/2021		
7510 Coquina Drive	Special Magistrate	Order	5/5/2021		$420.00
7410 Beachview Drive	Pool Violation	Warning	5/6/2021		
7610 Center Bay Drive	Operating/Advertising	Warning	5/4/2021		
7601 E Treasure Drive 1512	Special Magistrate	Order	5/7/2021		$3,000.00
7505 Cutlass Ave	Special Magistrate	Order	5/10/2021		$3,800.00
7510 Center Bay Drive	Landscape	Citation	5/11/2021		$200.00
Adventure / N Treasure Dr	Prohibited sign	Removed	5/11/2021		
1356 Bay Terrace	Pool Violation	Warning	5/11/2021		
7410 Beachview Drive	Pool Violation	Citation	5/11/2021	$250.00	
1780 Kennedy Cswy 211	Noise	Warning	5/12/2021		
7904 West Drive	Prohibited sign	Removed	5/12/2021		
7517 Adventure Ave	WWP	Citation	5/12/2021	$500.00	
1865 Kennedy Cswy 3F	WWP	Citation	5/13/2021	$500.00	
1701 N Treasure Drive 6	Special Magistrate	Order	5/14/2021		$1,200.00
1351 Bay Terrace	Public Intoxication	Citation	5/15/2021	$1,000.00	
1351 Bay Terrace	Noise	Citation	5/16/2021	$100.00	
23-3209-008-1210	Landscape	Warning	5/17/2021		
1881 Kennedy Cswy 706	Special Magistrate	Order	5/17/2021		$1,175.00
7904 West Drive 614	Special Magistrate	Order	5/17/2021		$3,000.00
7533 Bounty Ave	Special Magistrate	Order	5/18/2021		$1,900.00
Adventure / N Treasure Dr	Derelict Vehicle	Warning	5/19/2021		
1455 N Treasure Dr 5R	WWP	Citation	5/19/2021	$500.00	
7500 Coquina Drive	ROW Violations	Warning	5/19/2021		
7601 E Treasure Drive	Trash	Warning	5/19/2021		
1600 Kennedy Cswy	Bulk Trash	Warning	5/20/2021		
7500 Coquina Drive	Constrcution Maintenance	Warning	5/20/2021		
7517 Adventure Ave	WWP	Citation	5/20/2021		$500.00
7904 West Drive 515	Minimum Housing	Warning	5/21/2021		
7801 Miami View Drive	Trash Cans	Warning	5/22/2021		
7700 Miami View Drive	Trash Cans	Warning	5/22/2021		
1441 S Treasure Drive	Trash Cans	Warning	5/22/2021		
7904 West Drive	Noise	Citation	5/22/2021	$200.00	
7700 Center Bay Drive	Noise	Citation	5/23/2021	$200.00	
1900 S Treasure Drive	Trash	Warning	5/24/2021		
7904 West Drive 515	Minimum Housing	Warning	5/24/2021		
7549 Bounty Ave	Landscaping/ROW	Warning	5/24/2021		
1865 Kennedy Cswy 3F	WWP	Citation	5/26/2021		$500.00

7920 East Drive	Animal Violations	Warning	5/27/2021		
8000 West Drive	Noise	Warning	5/28/2021		
1820 S Treasure Drive 406A	Special Magistrate	Order	5/28/2021		$2,500.00
7945 East Drive	ROW Violations	Warning	5/28/2021		
7720 Coquina Drive	WWP	Citation	5/29/2021	$500.00	
7720 Coquina Drive	Noise	Citation	5/29/2021	$200.00	
7536 Adventure Ave	Blocking ROW	Warning	5/29/2021		
7528 Buccaneer Ave	Bulk Trash	Warning	5/31/2021		
7510 Center Bay Drive	Landscaping	Warning	5/31/2021		
23-3209-001-0013	Landscaping/Trash/Sign	Warning	5/31/2021		
7917 West Drive	Bulk Trash	Warning	5/31/2021		
7904 West Drive	Prohibited sign	Removed	5/31/2021		
Hispanola / N Treasure Dr	Prohibited sign	Removed	5/31/2021		
7910 West Drive	Bulk Trash	Warning	5/31/2021		
(108) Lien Searches					
				$3,950.00	$18,695.00

	Code	**Statistics**	**Jun-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7509 W Treasure Drive	Bulk Trash	Warning	6/1/2021		
8000 West Drive	Bulk Trash	Warning	6/1/2021		
7520 W Treasure Drive	Prohibited Sign	Warning	6/2/2021		
7920 East Drive 4	WWP	Citation	6/2/2021		$200.00
7524 W Treasure Drive	Prohibited Sign	Warning	6/2/2021		
7548 W Treasure Drive	Prohibited Sign	Warning	6/2/2021		
1725 Kennedy Cswy	Noise	Warning	6/2/2021		
1455 N Treasure Dr 5R	WWP	Citation	6/3/2021		$500.00
1872 Kennedy Cswy	Trash	Warning	6/3/2021		
7532 Hispanola Ave	WWP	Citation	6/4/2021		$500.00
1865 Kennedy Cswy 6M	WWP	Citation	6/7/2021	$500.00	
7939 West Drive	Property Maintenance	Warning	6/7/2021		
1900 S Treasure Drive	Trash / Landscape	Warning	6/7/2021		
7904 West Drive 111	Operating / Advertising	Citation	6/8/2021		$1,000.00
7904 West Drive 111	BTR	Citation	6/8/2021		$100.00
7928 East Drive	Bulk Trash	Warning	6/9/2021		
1351 Bay Terrace	Public Intoxication	Citation	6/10/2021		$1,000.00

1351 Bay Terrace	Noise	Citation	6/10/2021		$100.00
7600 Beach View Drive	Landscape	Warning	6/11/2021		
7540 W Treasure Drive	Construction Site Maint.	Warning	6/11/2021		
1865 Kennedy Cswy 6M	WWP	Citation	6/14/2021		$500.00
7410 Beach View Drive	Trash	Warning	6/14/2021		
7927 East Drive	Trash / Bulk Trash	Warning	6/14/2021		
7810 Center Bay Drive	Bulk Trash	Warning	6/15/2021		
1750 S Treasure Drive	Special Magistrate	Order	6/15/2021		$1,000.00
7810 Coquina Drive	Recycling Cans	Warning	6/15/2021		
7700 Miami View Drive	Operating / Advertising	Citation	6/15/2021	$1,000.00	
7700 Miami View Drive	BTR	Citation	6/15/2021	$100.00	
1555 Kennedy Cswy	Landscape	Warning	6/16/2021		
7505 Cutlass Ave	Water Regulations	Warning	6/17/2021		
7631 Miami View Drive	Construction Site Maint.	Warning	6/17/2021		
7904 West Drive	Noise	Citation	6/17/2021		$200.00
7552 Adventure Ave	WWP	Citation	6/21/2021		$500.00
7410 Beach View Drive	Pool Violations	Citation	6/21/2021		$250.00
Cutlass Ave	Derelict Vehicle	Warning	6/21/2021		
23-3209-000-0253	WWP	Citation	6/21/2021	$500.00	
Jewel / Galleon	Derelict Vehicle	Warning	6/21/2021		
7720 Coquina Drive	WWP	Citation	6/22/2021		$500.00
7536 W Treasure Drive	Special Magistrate	Order	6/22/2021		$1,100.00
7720 Coquina Drive	Noise	Citation	6/22/2021		$200.00
Galleon Street	Derelict Vehicle	Warning	6/22/2021		
1801 S Treasure Drive	Bulk Trash	Warning	6/22/2021		
7915 East Drive	Derelict Vehicle	Warning	6/24/2021		
7921 East Drive	Derelict Vehicle	Warning	6/24/2021		
7905 East Drive	Derelict Vehicle	Warning	6/24/2021		
7504 W Treasure Drive	Trash / Recycling Cans	Warning	6/24/2021		
7508 Adventure Ave	Landscaping	Warning	6/24/2021		
1900 S Treasure Drive	Property Maintenance	Warning	6/28/2021		
7530 Miami View Drive	Trash / Recycling Cans	Warning	6/28/2021		
7720 Center Bay Drive	Trash Cans	Citation	6/28/2021	$200.00	
7800 Hispanola Ave	Landscaping	Warning	6/28/2021		
1801 S Treasure Drive	Bulk Trash	Warning	6/28/2021		
7521 Maimi View Drive	Blocking ROW	Warning	6/28/2021		
7945 East Drive 304	Noise	Warning	6/29/2021		
8000 East Drive	Bulk Trash	Warning	6/29/2021		
8000 West Drive	Illicit Discharge	Warning	6/30/2021		

7720 Center Bay Drive	Trash Cans	Citation	6/30/2021		$200.00
(64) Lien Searches					
				$2,300.00	$7,850.00
	Code	**Statistics**	**Jul-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7600 Beach View Drive	Landscape	Warning	7/1/2021		
7601 E Treasure Drive	Landscape	Warning	7/1/2021		
7700 Miami View Drive	Operating/Advertising	Citation	7/2/2021		$1,100.00
Various Constrcution Sites	Order to Secure	Warning	7/2/2021		
7801 Miami View Drive	Trash Cans	Citation	7/3/2021	$200.00	
7500 Coquina Drive	Noise	Citation	7/3/2021	$200.00	
7600 Beach View Drive	Trash Cans	Warning	7/3/2021		
7528 Adventure Ave	Noise	Citation	7/3/2021	$200.00	
7600 Beach View Drive	Landscape	Citation	7/3/2021	$200.00	
1351 Bay Terrace	Trash Cans	Warning	7/3/2021		
7711 Beach View Drive	Trash Cans	Warning	7/5/2021		
7552 Adventure Ave	Noise	Warning	7/5/2021		
7540 Bounty Ave	Pool Violations	Warning	7/5/2021		
7533 Bounty Ave	Bulk Trash	Warning	7/5/2021		
7541 W Treasure Drive	Landscape	Warning	7/5/2021		
7504 Adventure Ave	Blocking ROW/Trash	Warning	7/6/2021		
7401 Miami View Drive	Landscape	Warning	7/6/2021		
1666 Kennedy Cswy	Bulk Trash	Warning	7/6/2021		
7830 Miami View Drive	Recycle Cans	Warning	7/7/2021		
7904 West Drive 111	Special Magistrate	Order	7/7/2021		$3,500.00
7811 Miami View Drive	Special Magistrate	Order	7/7/2021		$1,200.00
7556 W Treasure Drive	Special Magistrate	Order	7/7/2021		$5,000.00
7529 Hispanola Ave	Bulk Trash	Warning	7/8/2021		
7536 Adventure Ave	Operating/Advertising	Warning	7/9/2021		
7528 Buccaneer Ave	Landscape	Warning	7/9/2021		
7548 Hispanola Ave	WWP	Citation	7/9/2021	$500.00	
7720 Miami View Drive	WWP	Citation	7/9/2021	$500.00	
7536 Adventure Ave	Operating/Advertising	Citation	7/10/2021	$1,000.00	
7536 Adventure Ave	BTR	Citation	7/10/2021	$100.00	
7525 Bounty Ave	Bulk Trash	Warning	7/12/2021		
7939 East Drive	Knox Box	Warning	7/12/2021		

7700 Coquina Drive	Landscape	Warning	7/13/2021		
1356 Bay Terrace	Pool Violations	Citation	7/13/2021	$250.00	
7700 Center Bay Drive	Landscape/Trash	Warning	7/13/2021		
7517 Hispanola Ave	Landscape	Warning	7/13/2021		
7536 W Treasure Drive	Trash Cans	Warning	7/14/2021		
7504 W Treasure Drive	Trash Cans	Warning	7/14/2021		
7532 Hispanola Ave	Trash Cans	Warning	7/15/2021		
1440 S Treasure Drive	Trash Cans	Warning	7/15/2021		
1400 S Treasure Drive	Trash Cans	Warning	7/15/2021		
1460 S Treasure Drive	Trash Cans	Warning	7/15/2021		
1345 Kennedy Cswy	Building Recertification	Warning	7/16/2021		
1735 N Treasure Drive	Building Recertification	Warning	7/16/2021		
7920 East Drive	Building Recertification	Warning	7/16/2021		
7924 East Drive	Building Recertification	Warning	7/16/2021		
7945 East Drive	Building Recertification	Warning	7/16/2021		
7525 Buccaneer Ave	WWP	Citation	7/16/2021	$500.00	
7516 Jewel Ave	WWP	Citation	7/17/2021	$500.00	
7921 West Drive	Bulk Trash	Warning	7/19/2021		
7548 Adventure Ave	Blocking ROW	Warning	7/19/2021		
1600 Kennedy Cswy	Trash	Warning	7/21/2021		
1666 Kennedy Cswy	Trash	Warning	7/21/2021		
7811 Beach View Drive	Trash Cans	Warning	7/21/2021		
7800 Beach View Drive	Trash Cans	Citation	7/21/2021	$200.00	
7610 Center Bay Drive	Trash Cans	Warning	7/24/2021		
7800 Coquina Drive	Noise	Citation	7/24/2021	$250.00	
7720 Coquina Drive	Noise	Citation	7/24/2021	$250.00	
7525 Buccaneer Ave	Noise	Citation	7/29/2021	$250.00	
1630 S Treasure Drive	Landscape	Warning	7/31/2021		
1671 S Treasure Drive	Landscape	Warning	7/31/2021		
7516 W Treasure Drive	Landscape	Warning	7/31/2021		
7509 Adventure Ave	Landscape	Warning	7/31/2021		
7500 W Treasure Drive	Trash Cans	Warning	7/31/2021		
7536 Adventure Ave	Trash Cans	Warning	7/31/2021		
1701 S Treasure Drive	Landscape	Warning	7/31/2021		
1670 S Treasure Drive	Landscape	Warning	7/31/2021		
7560 W Treasure Drive	Landscpae	Warning	7/31/2021		
(31) Lien Searches					
				$5,100.00	$10,800.00

	Code	Statistics	Aug-21	$	$
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7810 Beach View Drive	Bulk Trash	Warning	8/2/2021		
7701 Beach View Drive	Bulk Trash	Warning	8/2/2021		
7711 Beach View Drive	Bulk Trash	Warning	8/2/2021		
7800 Beach View Drive	Trash Cans	Citation	8/2/2021		$200.00
1801 S Treasure Drive	Bulk Trash	Warning	8/3/2021		
7934 West Drive	Bulk Trash	Warning	8/3/2021		
7601 E Treasure Dr. PH102	WWP	Citation	8/4/2021	$500.00	
7800 Coquina Drive	Noise	Citation	8/4/2021		$250.00
7938 West Drive	Trash	Warning	8/5/2021		
7501 Coquina Drive	WWP	Citation	8/5/2021	$500.00	
1555 N Treasure Drive	Sidewalk Damage	Warning	8/5/2021		
7720 Coquina Drive	WWP	Citation	8/6/2021	$500.00	
7548 Hispanola Ave	WWP	Citation	8/6/2021		$500.00
7520 Hispanola Ave	WWP	Citation	8/7/2021	$500.00	
7525 Buccaneer Ave	Noise	Citation	8/7/2021	$250.00	
1630 S Treasure Drive	Noise	Citation	8/7/2021	$250.00	
7501 Coquina Drive	WWP	Citation	8/9/2021		$500.00
7601 E Treasure Dr. PH102	WWP	Citation	8/10/2021		$500.00
1400 Kennedy Cswy	Prohibited Sign	Warning	8/10/2021		
7700 Center Bay Drive	Noise	Citation	8/10/2021		$100.00
7910 West Drive	Bulk Trash	Warning	8/10/2021		
7731 Miami View Drive	Landscape	Warning	8/11/2021		
1850 Kennedy Cswy	WWP	Citation	8/11/2021		$500.00
Folio #23-3209-008-1210	Landscape	Warning	8/11/2021		
7946 East Drive	Seawall/Deck	Warning	8/12/2021		
7401 Beach View Drive	Fence	Warning	8/12/2021		
7918 West Drive	Fence	Warning	8/13/2021		
7938 West Drive	Trash	Warning	8/16/2021		
7529 Bounty Ave	Bulk Trash	Warning	8/17/2021		
1701 S Treasure Drive	Bulk Trash	Warning	8/17/2021		
7801 Miami View Drive	Trash Cans	Citation	8/17/2021		$200.00
7600 Beach View Drive	Landscape	Citation	8/19/2021		$200.00
7500 Coquina Drive	Noise	Citation	8/19/2021		$200.00
7536 Adventure Ave	Operating/Advertising	Citation	8/19/2021		$1,000.00
7536 Adventure Ave	BTR	Citation	8/19/2021		$100.00

7700 Center Bay Drive	Trash	Citation	8/20/2021		$200.00
7905 East Drive	Noise	Citation	8/21/2021	$250.00	
1570 S Treasure Drive	WWP	Citation	8/21/2021	$250.00	
7537 W Treasure Drive	WWP	Citation	8/21/2021	$250.00	
7536 Adventure Ave	Operating/Advertising	Citation	8/21/2021	$2,000.00	
7536 Adventure Ave	BTR	Citation	8/21/2021	$100.00	
7536 Adventure Ave	Operating/Advertising	Citation	8/23/2021		$2,000.00
7536 Adventure Ave	BTR	Citation	8/23/2021		$100.00
7905 East Drive	Noise	Citation	8/24/2021		$250.00
7800 Beach View Drive	Trash Cans	Citation	8/25/2021	$200.00	
1301 Bay Terrace	Bulk Trash	Warning	8/25/2021		
7904 West Drive #407	Special Magistrate	Order	8/27/2021		$5,000.00
7600 Beach View Drive	Noise	Citation	8/28/2021	$250.00	
7811 Beach View Drive	Bulk Waste	Warning	8/28/2021		
7720 Coquina Drive	Noise	Citation	8/30/2021		$250.00
7720 Coquina Drive	WWP	Citation	8/30/2021		$500.00
7811 Beach View Drive	Operating/Advertising	Warning	8/30/2021		
7800 Beach View Drive	Trash Cans	Citation	8/30/2021		$200.00
7811 Beach View Drive	Operating/Advertising	Citation	8/31/2021	$1,000.00	
7811 Beach View Drive	BTR	Citation	8/31/2021	$100.00	
7731 Coquina Drive	Operating/Advertising	Citation	8/31/2021	$2,000.00	
7731 Coquina Drive	BTR	Citation	8/31/2021	$100.00	
7510 Center Bay Drive	Bulk Trash	Warning	8/31/2021		
7548 W Treasure Drive	Trash	Warning	8/31/2021		
(48) Lien Searches					
				$8,750.00	$12,750.00

	Code	**Statistics**	**Sep-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7537 Adventure Ave	Bulk Trash	Warning	9/1/2021		
1321 Bay Terrace	Landscape	Warning	9/1/2021		
7401 Miami View Drive	Trash/Blocking ROW	Warning	9/1/2021		
7421 Miami View Drive	Bulk Trash	Warning	9/1/2021		
7520 Miami View Drive	Bulk Trash	Warning	9/1/2021		
7700 Center Bay Drive	Bulk Trash	Warning	9/1/2021		
7611 Center Bay Drive	Trash	Warning	9/1/2021		
7601 Center Bay Drive	Bulk Trash	Warning	9/1/2021		

7511 Center Bay Drive	Trash	Warning	9/1/2021		
7620 Coquina Drive	Bulk Trash	Warning	9/1/2021		
Folio #23-3209-008-1210	Landscape	Citation	9/1/2021	$200.00	
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7937 West Drive	Trash	Warning	9/2/2021		
7517 Adventure Ave	Bulk Trash	Warning	9/2/2021		
1570 S Treasure Drive	WWP	Citation	9/3/2021		$250.00
7548 Hispanola Ave	WWP	Citation	9/4/2021	$500.00	
7536 Bounty Ave	Noise	Citation	9/4/2021	$250.00	
7500 Coquina Drive	Noise	Citation	9/4/2021	$250.00	
7811 Beach View Drive	Operating/Advertising	Citation	9/6/2021	$2,000.00	
7811 Beach View Drive	BTR	Citation	9/6/2021	$100.00	
7524 W Treasure Drive	Fence	Warning	9/6/2021		
1620 S Treasure Drive	Noise	Citation	9/7/2021		$250.00
7552 Adventure Ave	Special Magistrate	Order	9/7/2021		$1,000.00
1555 N Treasure Drive	Bulk Trash	Warning	9/7/2021		
7510 Coquina Drive	Bulk Trash	Warning	9/7/2021		
7601 Beach View Drive	Bulk Trash	Warning	9/9/2021		
1331 Bay Terrace	Bulk Trash	Warning	9/9/2021		
7920 East Drive	Bulk Trash	Warning	9/9/2021		
7922 East Drive	Landscape	Warning	9/9/2021		
7548 Hispanola Ave	WWP	Citation	9/9/2021		$500.00
7528 Adventure Ave	Special Magistrate	Order	9/10/2021		$275.00
7430 Beach View Drive	Bulk Trash	Warning	9/11/2021		
7811 Beach View Drive	Bulk Trash	Warning	9/11/2021		
7711 Center Bay Drive	Bulk Trash	Warning	9/13/2021		
7548 W Treasure Drive	Trash	Citation	9/13/2021	$200.00	
7516 Jewel Ave	Special Magistrate	Order	9/14/2021		$575.00
7731 Center Bay Drive	WWP	Citation	9/14/2021		$250.00
1725 Kennedy Causeway	Landscape/Trash	Warning	9/14/2021		
7904 West Drive #502	Operating/Advertising	Citation	9/15/2021	$1,000.00	
1356 Bay Terrace	Pool Violations	Citation	9/15/2021		$250.00

7904 West Drive #502	BTR	Citation	9/15/2021	$100.00	
7927 East Drive	Trash	Warning	9/16/2021		
7801 Center Bay Drive	Noise	Citation	9/17/2021	$250.00	
7927 East Drive	Trash	Citation	9/20/2021	$200.00	
7540 W Treasure Drive	Construction Site Maint.	Warning	9/20/2021		
7553 Adventure Ave	Noise	Citation	9/18/2021	$250.00	
1701 N Treasure Dr #7	Landscape	Warning	9/21/2021		
1701 N Treasure Dr #5	Landscape	Warning	9/21/2021		
7520 Hispanola Ave	WWP	Citation	9/21/2021		$500.00
7731 Coquina Drive	Operating/Advertising	Citation	9/21/2021		$2,000.00
7731 Coquina Drive	BTR	Citation	9/21/2021		$100.00
1701 N Treasure Dr #4	Landscape	Warning	9/21/2021		
7600 Beach View Drive	Noise	Citation	9/21/2021		$250.00
1701 N Treasure Dr #3	Landscape	Warning	9/21/2021		
7927 East Drive	Trash	Warning	9/22/2021		
7530 Coquina Drive	Bulk Trash	Warning	9/22/2021		
7441 Coquina Drive	Landscape	Warning	9/22/2021		
7904 West Drive #502	BTR	Citation	9/23/2021		$100.00
7904 West Drive #502	Operating/Advertising	Citation	9/23/2021		$1,000.00
7400 Center Bay Drive	Bulk Trash	Warning	9/23/2021		
7530 Center Bay Drive	Noise	Citation	9/25/2021	$250.00	
1610 S Treasure Drive	Noise	Citation	9/25/2021	$250.00	
7400 Miami View Drive	Noise	Citation	9/25/2021	$250.00	
7922 East Drive	Landscape	Citation	9/27/2021	$200.00	
7929 West Drive	Bulk Trash	Warning	9/27/2021		
7549 Bounty Ave	Landscape	Warning	9/27/2021		
7400 Miami View Drive	Noise	Citation	9/28/2021		$250.00
1725 Kennedy Cswy	Landscape	Citation	9/28/2021	$200.00	
7536 Adventure Ave	WWP	Citation	9/29/2021	$250.00	
Folio #23-3209-008-1210	Landscape	Citation	9/30/2021		$200.00
7530 Center Bay Drive	Noise	Citation	9/30/2021		$250.00
(66) Lien Searches					
				$6,700.00	$8,000.00

	Code	**Statistics**	**Oct-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected

1555 Kennedy Cswy	Trash	Warning	10/4/2021		
1400 Kennedy Cswy	Blocking ROW	Warning	10/4/2021		
7510 Coquina Drive	Landscape	Warning	10/4/2021		
7939 East Drive	Trash	Warning	10/4/2021		
7537 W Treasure Drive	WWP	Citation	10/5/2021		$250.00
7532 Hispanola Ave	Special Magistrate	Order	10/5/2021		$1,600.00
7801 Center Bay Drive	Noise	Citation	10/5/2021		$250.00
7500 Beach View Drive	Landscape/Pool Violation	Warning	10/7/2021		
7500 Center Bay Drive	Construction Maint.	Warning	10/8/2021		
1735 N Treasure Drive	Noise	Warning	10/7/2021		
7917 West Drive	Bulk Trash	Warning	10/11/2021		
HI Drive / 79 Street	Prohibited Sign	Removed	10/11/2021		
7927 East Drive	Trash	Citation	10/11/2021		$200.00
1610 S Treasure Drive	WWP	Citation	10/11/2021		$250.00
7536 Bounty Ave	Bulk Trash	Warning	10/12/2021		
1356 Bay Terrace	Property Maint./Beehive	Warning	10/14/2021		
7549 Hispanola Ave	WWP	Citation	10/14/2021	$250.00	
7525 Buccaneer Ave	WWP	Citation	10/14/2021		$500.00
7553 Adventure Ave	Noise	Citation	10/14/2021		$250.00
7509 Adventure Ave	WWP	Citation	10/15/2021	$250.00	
1620 N Treasure Drive	WWP	Citation	10/16/2021	$250.00	
7552 Cutlass Ave	Construction Maint.	Citation	10/16/2021	$250.00	
7552 Cutlass Ave	Noise	Citation	10/16/2021	$250.00	
7511 Center Bay Drive	Trash Cans	Warning	10/16/2021		
7700 Center Bay Drive	Trash Cans	Warning	10/16/2021		
7505 Bounty Ave	Landscape	Warning	10/16/2021		
7811 Beach View Drive	Special Magistrate	Order	10/21/2021		$3,275.00
7924 East Drive	Landscape	Warning	10/21/2021		
23-3209-001-0013	Landscape	Citation	10/21/2021	$200.00	
7721 Miami View Drive	Bulk Trash	Warning	10/21/2021		
7509 Adventure Ave	WWP	Citation	10/22/2021		$250.00
7512 Buccaneer Ave	Blocking ROW	Warning	10/25/2021		
7720 Miami View Drive	Landscape	Warning	10/25/2021		
7922 East Drive	Landscape	Citation	10/26/2021		$200.00
1601 Kennedy Cswy	Blocking ROW	Warning	10/27/2021		
23-3209-035-0001	WWP	Citation	10/27/2021	$250.00	
7421 Miami View Drive	Bulk Trash	Warning	10/27/2021		
7549 Hispanola Ave	WWP	Citation	10/27/2021		$250.00
7552 Cutlass Ave	Noise	Citation	10/28/2021		$250.00

7552 Cutlass Ave	WWP	Citation	10/28/2021		$250.00
1872 Kennedy Cswy	Bulk Trash	Warning	10/29/2021		
1620 N Treasure Drive	WWP	Citation	10/29/2021		$250.00
7811 Beach View Drive	Trash Cans	Citation	10/30/2021	$200.00	
7420 Beach View Drive	Trash Cans	Warning	10/30/2021		
7711 Beach View Drive	Trash Cans	Warning	10/30/2021		
7811 Miami View Drive	Noise	Citation	10/30/2021	$250.00	
7505 Cutlass Ave	Noise	Warning	10/30/2021		
(46) Lien Searches					
				$2,150.00	$8,025.00

	Code	**Statistics**	**Nov-21**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7933 West Drive	Bulk Trash	Warning	11/1/2021				
7924 East Drive	Bulk Trash	Warning	11/1/2021				
7927 East Drive	Bulk Trash	Warning	11/1/2021				
1351 Bay Terrace	Bulk Trash	Warning	11/2/2021				
7800 Beach View Drive	Trash Cans	Warning	11/3/2021				
7600 Coquina Drive	Bulk Trash	Warning	11/3/2021				
7801 Center Bay Drive	Landscape	Citation	11/2/2021	$200.00			
7801 Center Bay Drive	Illicit Discharge	Citation	11/2/2021	$250.00			
7801 Center Bay Drive	Construction Site Maint.	Citation	11/2/2021	$250.00			
7801 Center Bay Drive	WWP	Citation	11/2/2021	$250.00			
7811 Beach View Drive	Bulk Trash	Warning	11/3/2021				
7917 West Drive	Bulk Trash	Warning	11/3/2021				
Cutlass & S. Treasure Drive	Commercial Vehicle	Warning	11/3/2021				
7548 W Treasure Drive	Trash/ Debris	Citation	11/5/2021		$200.00		
1800 Kennedy Cswy #A201	WWP	Citation	11/6/2021	$250.00			
1725 Kennedy Cswy	Landscape	Citation	11/8/2021		$200.00		
7421 Center Bay Drive	Noise	Warning	11/8/2021				
7811 Beach View Drive	Trash Cans	Citation	11/13/2021	$200.00			
7510 Center Bay Drive	Noise	Citation	11/13/2021	$250.00			
7720 Miami View Deive	Noise	Citation	11/13/2021	$250.00			
7601 E Treasure Drive	Noise	Citation	11/13/2021	$250.00			
7421 Center Bay Drive	Noise	Citation	11/13/2021	$250.00			
7700 Miami View Drive	Noise	Citation	11/15/2021	$250.00		Yes	(1) of (5)
7800 Beach View Drive	Trash Cans	Citation	11/16/2021	$200.00			

Figueroa Landscaping	Bulk Trash	Warning	11/16/2021				
1666 Kennedy Cswy #200	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #208	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #209	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #400	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #409	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #412	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #501	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #203	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #503	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #509	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #512	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #600	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #604	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #607	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #608	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #611	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #612	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #702	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #706	BTR	Warning	11/17/2021				
7830 Miami View Drive	Trash Cans	Warning	11/18/2021				
7811 Miami View Drive	Noise	Citation	11/17/2021		$250.00		
7510 Center Bay Drive	Noise	Citation	11/18/2021		$250.00		
7911 West Drive	Landscape	Citation	11/19/2021		$200.00		
7536 W Treasure Drive	Noise	Citation	11/22/2021	$250.00			
7536 W Treasure Drive	Noise	Citation	11/22/2021	$500.00			
1900 S Treasure Dr. (Lot)	Trash	Warning	11/22/2021				
7537 W Treasure Drive	Trash Cans / Trash	Warning	11/22/2021				
7516 Bounty Ave	Bulk Trash	Warning	11/23/2021				
1666 Kennedy Cswy #211	BTR	Warning	11/23/2021				
1666 Kennedy Cswy #510	BTR	Warning	11/23/2021				
7811 Beach View Drive	Trash Cans	Citation	11/23/2021		$200.00		
1666 Kennedy Cswy #206	BTR	Warning	11/23/2021				
7801 Center Bay Drive	Illicit Discharge	Citation	11/29/2021		$250.00		
7801 Center Bay Drive	Landscape	Citation	11/29/2021		$200.00		
7801 Center Bay Drive	Construction Site Maint.	Citation	11/29/2021		$250.00		
7801 Center Bay Drive	WWP	Citation	11/29/2021		$250.00		
7800 Beach View Drive	Trash Cans	Citation	11/29/2021		$200.00		
7925 West Drive	Bulk Trash	Warning	11/30/2021				

7441 Coquina Drive	Trash	Warning	11/30/2021				
(45) Lien Searches							
				$3,600.00	$2,450.00		
	Code	**Statistics**	**Dec-21**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7811 Beach View Drive	Trash Cans	Citation	12/1/2021		$200.00		
7801 Hispanola Ave	Building Recertification	Warning	12/1/2021				
1666 Kennedy Cswy #610	Building Recertification	Warning	12/1/2021				
7926 East Drive	Building Recertification	Warning	12/1/2021				
7909-7911 East Drive	Building Recertification	Warning	12/1/2021				
7915 East Drive	Building Recertification	Warning	12/1/2021				
7921 West Drive	Building Recertification	Warning	12/1/2021				
7925 West Drive	Building Recertification	Warning	12/1/2021				
1801-1815 Galleon St	Building Recertification	Warning	12/1/2021				
7928 West Drive	Building Recertification	Warning	12/1/2021				
7921 East Drive	Building Recertification	Warning	12/1/2021				
1880 S Treasure Drive	Building Recertification	Warning	12/1/2021				
7920 East Drive	Minimum Housing	Warning	12/6/2021				
7910 West Drive	Bulk Trash	Warning	12/6/2021				
7937 West Drive #G	Minimum Housing	Warning	12/6/2021				
7937 West Drive #F	WWP	Citation	12/6/2021	$250.00			
7937 West Drive #F	Minimum Housing	Warning	12/6/2021				
7917 West Drive	Bulk Trash	Warning	12/6/2021				
7536 W Treasure Drive	Noise	Citation	12/7/2021		$250.00		
7536 W Treasure Drive	Noise	Citation	12/7/2021		$500.00		
1400 Kennedy Cswy #117	BTR	Warning	12/7/2021				
1400 Kennedy Cswy #100	BTR	Warning	12/7/2021				
1400 Kennedy Cswy #1460	BTR	Warning	12/7/2021				
7920 East Drive	Bulk Trash	Warning	12/7/2021				
1555 N Treasure Drive	Bulk Trash	Warning	12/7/2021				
1400 Kennedy Cswy #1402	BTR	Warning	12/8/2021				
7545 E Treasure Drive #8F	Noise	Citation	12/9/2021		$200.00		
7501 E Treasure Drive #6EF	Cannabis	Citation	12/10/2021		$100.00		
7501 E Treasure Drive #6EF	Cannabis	Citation	12/10/2021		$100.00		
7501 E Treasure Drive #3EF	WWP	Citation	12/10/2021	$250.00			
1620 S Treasure Drive	Noise	Citation	12/11/2021	$500.00			

1630 S Treasure Drive	Landscape	Citation	12/11/2021	$200.00			
7536 W Treasure Drive	WWP	Citation	12/13/2021	$250.00			
7920 East Drive	Minimum Housing	Warning	12/13/2021				
7700 Miami View Drive	Noise	Citation	12/13/2021		$250.00		
7900 Harbor Island Drive	Noise	Warning	12/13/2021				
7927 East Drive	Bulk Waste	Warning	12/14/2021				
7513 Adventure Ave	Trash	Warning	12/14/2021				
7920 East Drive	Bulk Trash	Warning	12/15/2021				
7933 West Drive	Bulk Trash	Warning	12/16/2021				
7620 Miami View Drive	WWP	Citation	12/16/2021	$250.00			
7701 Center Bay Drive	Trash	Warning	12/16/2021				
7520 Hispanola Ave	Noise	Citation	12/18/2021	$250.00			
7904 West Drive #112	Special Magistrate	Order	12/20/2021		$4,500.00		
7933 West Drive	Bulk Trash	Warning	12/21/2021				
1666 Kennedy Cswy #610	WWP	Citation	12/21/2021		$250.00		
1850 Kennedy Cswy	Trash	Warning	12/22/2021				
7524 Bounty Ave	Bulk Trash	Warning	12/22/2021				
Galleon Street	Derelict Vehicle	Warning	12/22/2021				
7601 E Treasure Drive #CU2	BTR	Warning	12/23/2021				
7720 Miami View Drive	Noise	Citation	12/23/2021		$250.00		
7601 E Treasure Drive #CU1	BTR	Warning	12/23/2021				
7910 West Drive	Bulk Trash	Warning	12/23/2021				
7601 E Treasure Drive #CU9	BTR	Warning	12/23/2021				
7909-7911 East Drive	Bulk Trash	Warning	12/23/2021				
1801 S Treasure Drive #329	Bulk Trash	Warning	12/28/2021				
1500 Kennedy Cswy	Landscape	Warning	12/29/2021				
1872 Kennedy Cswy	Trash	Warning	12/29/2021				
7505 Bounty Ave	Landscape	Warning	12/30/2021				
7508 W Treasure Drive	Landscape	Warning	12/30/2021				
1620 S Treasure Drive	Noise	Citation	12/30/2021		$500.00		
(22) Lien Searches							
				$1,950.00	$7,100.00		

	Code	**Statistics**	**Jan-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7917 West Drive	Bulk Trash	Citation	1/3/2022	$200.00			

7731 Miami View Drive	Landscpae	Warning	1/3/2022				
7520 Hispanola Ave	Noise	Citation	1/3/2022		$250.00		
7620 Miami View Drive	WWP	Citation	1/5/2022		$250.00		
7552 Cutlass Ave	Operating/Advertising	Warning	1/7/2022				
1690 S Treasure Drive	WWP	Citation	1/8/2022	$250.00			
1353 Bay Terrace	WWP	Citation	1/10/2022		$200.00		
7421 Center Bay Drive	Noise	Citation	1/10/2022		$250.00		
7937 West Drive	WWP	Citation	1/12/2022		$250.00		
8020 East Drive #218	Noise	Citation	1/15/2022	$250.00			
8020 East Drive #218	WWP	Citation	1/15/2022	$250.00			
7552 Cutlass Ave	Noise	Citation	1/15/2022	$500.00			
7508 W Treasure Drive	WWP	Citation	1/15/2022	$250.00			
7520 W Treasure Drive	Noise	Warning	1/17/2022				
7631 Miami View Drive	Noise	Warning	1/17/2022				
1650 S Treasure Drive	BTR	Warning	1/18/2022				
7917 West Drive	Bulk Trash	Warning	1/19/2022				
7934 West Drive #1003	Noise	Citation	1/20/2022		$250.00		
7521 Cutlass Ave	Operating/Advertising	Warning	1/20/2022				
7548 Adventure Ave	Operating/Advertising	Warning	1/20/2022				
1900 S Treasure Drive #3D	Operating/Advertising	Warning	1/20/2022				
7933 West Drive #715	Operating/Advertising	Warning	1/20/2022				
7548 Adventure Ave	Operating/Advertising	Citation	1/22/2022	$1,000.00		Yes	(1) of (3)
7548 Adventure Ave	BTR	Citation	1/22/2022	$100.00			
7500 Beach View Drive	Pool Violation	Citation	1/22/2022	$100.00			
7525 E Treasure Drive	Building Miantenence	Warning	1/25/2022				
7920 East Drive	Blocking ROW	Warning	1/26/2022				
7552 Cutlass Ave	Noise	Citation	1/26/2022		$500.00		
7508 W Treasure Drive	WWP	Citation	1/27/2022		$250.00		
1690 S Treasure Drive	WWP	Citation	1/28/2022		$250.00		
1865 Kennedy Cswy #5L	Noise	Citation	1/28/2022		$100.00		
7548 Adventure Ave	Operating/Advertising	Citation	1/28/2022		$1,000.00		
7548 Adventure Ave	BTR	Citation	1/28/2022		$100.00		
7524 Buccaneer Ave	Noise	Citation	1/31/2022		$250.00		
7811 Miami View Drive	Bulk Trash	Warning	1/31/2022				
7720 Center Bay Drive	Landscape	Warning	1/31/2022				
(49) Lien Searches							
				$2,900.00	$3,900.00		

	Code	Statistics	Feb-22	$	$	X	X
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7917 West Drive	Bulk Trash	Warning	2/1/2022				
7441 Coquina Drive	Construction Site Maint.	Warning	2/1/2022				
7939 East Drive	Knox Box	Warning	2/2/2022				
1630 S Treasure Drive	Special Magistrate	Order	2/2/2022		$220.00		
7929 West Drive #903	Noise	Warning	2/3/2022				
8000 West Drive	Noise	Warning	2/3/2022				
7946 East Drive #201	Operating/Advertising	Warning	2/3/2022				
8020 East Drive #218	Noise	Citation	2/3/2022		$250.00		
8020 East Drive #218	WWP	Citation	2/3/2022		$250.00		
7927 East Drive	Operating/Advertising	Warning	2/3/2022				
7917 West Drive	Trash	Citation	2/7/2022		$200.00		
7536 W Treasure Drive	WWP	Citation	2/7/2022		$250.00		
1820 S Treasure Drive	WWP	Citation	2/8/2022	$250.00			
23-3209-001-0270	Landscape	Warning	2/8/2022				
1800 Kennedy Cswy #A201	Special Magistrate	Order	2/8/2022		$250.00		
1750 S Treasure Drive	Knox Box	Warning	2/9/2022				
1625 Kennedy Causeway	Knox Box	Warning	2/14/2022				
1820 S Treasure Drive #205	WWP	Citation	2/14/2022		$250.00		
1353 Bay Terrace	WWP	Citation	2/14/2022	$250.00			
1880 S Treasure Drive	Blocking ROW	Warning	2/15/2022				
1666 Kennedy Cswy #604	Trash	Warning	2/15/2022				
7917 West Drive	Recycling	Warning	2/15/2022				
7929 West Drive	Recycling	Warning	2/15/2022				
1855 Kennedy Cswy	Filming	Warning	2/15/2022				
1666 Kennedy Causeway	Special Magistrate	Order	2/16/2022		$1,200.00		
7801 Center Bay Drive	Construction Site Maint.	Warning	2/16/2022				
7421 Coquina Drive	ROW Violation	Warning	2/18/2022				
7548 W Treasure Drive	Noise	Citation	2/19/2022	$250.00			
7548 W Treasure Drive	WWP	Citation	2/19/2022	$250.00			
1880 S Treasure Drive	ROW Violation	Warning	2/19/2022				
7810 Center Bay Drive	Noise	Warning	2/19/2022				
7730 Center Bay Drive	Bulk Trash	Warning	2/22/2022				
7710 Coquina Drive	Bulk Trash	Warning	2/22/2022				
7720 Miami View Drive	WWP	Citation	2/23/2022	$250.00			

7720 Miami View Drive	WWP	Citation	2/24/2022		$250.00		
7505 Cutlass Ave	Illicit Discharge	Citation	2/24/2022	$200.00			
7700 Beach View Drive	Noise	Citation	2/26/2022	$250.00			
7811 Beach View Drive	Noise	Citation	2/27/2022	$500.00		Yes	(1) of (5)
7552 Bounty Ave	Trash	Warning	2/28/2022				
7700 Beach View Drive	Noise	Citation	2/28/2022		$250.00		
(67) Lien Searches							
				$2,200.00	$3,370.00		

	Code	**Statistics**	**Mar-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
Harbor Island	Derelict Vehicle	Warning	3/1/2022				
7910 West Drive	Bulk Trash	Warning	3/1/2022				
Harbor Island ROW	Prohibited Sign	Removed	3/1/2022				
7530 Miami View Drive	Noise	Warning	3/1/2022				
7811 Beach View Drive	Noise	Citation	3/1/2022		$500.00		
7557 Mutiny Ave	WWP	Citation	3/4/2022	$250.00			
7915 East Drive #2D	Noise	Citation	3/4/2022		$250.00		
7505 Adventure Ave	Trash Cans/Trash	Warning	3/5/2022				
7509 Adventure Ave	Trash Cans/Trash	Warning	3/5/2022				
7901 Hispanola Ave	Noise	Citation	3/5/2022	$250.00			
7915 East Drive	Noise	Citation	3/5/2022	$250.00			
1620 N Treasure Drive	Bulk Trash	Warning	3/9/2022				
7915 East Drive #1A	Noise	Citation	3/9/2022		$250.00		
7421 Coquina Drive	Construction Maint.	Warning	3/10/2022				
1610 S Treasure Drive	Special Magistrate	Order	3/10/2022		$1,600.00		
7557 Mutiny Ave	WWP	Citation	3/10/2022		$250.00		
7621 Coquina Drive	Trash	Warning	3/10/2022				
7601 E Treasure Dr #CU25	Noise	Citation	3/11/2022		$250.00		
7548 W Treasure Drive	Noise	Citation	3/11/2022		$250.00		
7548 W Treasure Drive	WWP	Citation	3/11/2022		$250.00		
7710 Beach View Drive	Noise	Citation	3/12/2022	$250.00			
7710 Beach View Drive	WWP	Citation	3/12/2022	$250.00			
7536 Bounty Ave	Special Magistrate	Order	3/14/2022		$250.00		
1666 Kennedy Cswy #501	Trash	Warning	3/15/2022				
7501 E Treasure Dr #6T	Noise	Citation	3/15/2022		$250.00		

Treasure Island	Abandoned Prop. (Bike)	Warning/Removed	3/16/2022				
1480 S Treasure Drive	Landscape	Citation	3/17/2022		$200.00		
Treasure Island	Abandoned Prop. (Bike)	Warning/Removed	3/16/2022				
7904 West Drive (rear)	Abandoned Vessel	Warning	3/19/2022				
7711 Coquina Drive	Trash/Recycle cans	Warning	3/19/2022				
7910 West Drive (rear)	Noise	Warning	3/21/2022				
7501 E Treasure Dr #7P	Operating/Advertising	Warning	3/21/2022				
7505 Cutlass Ave	Illicit Discharge	Citation	3/21/2022		$200.00		
1400 S Treasure Drive	Bulk Trash	Warning	3/22/2022				
7901 Hispanola Ave	Noise	Citation	3/22/2022		$250.00		
8000 West Drive	Noise	Citation	3/22/2022		$250.00		
1880 S Treasure Drive	Trash	Warning	3/22/2022				
7800 Center Bay Drive	Bulk Trash	Warning	3/22/2022				
7801 Center Bay Drive	Open/Unsecure	Warning	3/22/2022				
1900 S Treasure Drive	Trash	Warning	3/22/2022				
7934 West Drive #904	Special Magistrate	Order	3/23/2022		$3,000.00		
1865 Kennedy Cswy #12G	WWP	Citation	3/23/2022	$250.00			
Public ROW	Prohibited Sign	Removed	3/23/2022				
7700 Beachview Drive	WWP	Citation	3/23/2022	$250.00			
1571 S Treasure Drive	Noise	Warning	3/24/2022				
1353 Bay Terrace	WWP	Citation	3/24/2022		$250.00		
7720 Center Bay Drive	Trash/Recycle Cans	Citation	3/26/2022	$250.00			
7941 West Drive #301	WWP	Citation	3/26/2022	$250.00			
7920 East Drive	Minimum Housing	Warning	3/28/2022				
Treasure Island	Abandoned Vehicle	Warning	3/28/2022				
1880 S Treasure Drive	Special Magistrate	Order	3/28/2022		$3,500.00		
7540 W Treasure Drive	Noise	Warning	3/29/2022				
Harbor Island	Derelict Vehicle	Warning	3/30/2022				
7901 Hispanola Ave	Construction Maint.	Warning	3/30/2022				
7904 West Drive #816	WWP	Citation	3/31/2022		$200.00		
(126) Lien Searches							
				$2,250.00	$11,950.00		
	Code	**Statistics**	**Apr-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7540 Bounty Ave	Bulk Trash	Warning	3/31/2022				

7536 Bounty Ave	Bulk Trash	Warning	3/31/2022				
7500 Beachview Drive	Pool Violation	Warning	3/31/2022				
7501 Center Bay Drive	Bulk Trash	Warning	3/31/2022				
7901 Hispanola Ave	Construction Site Maint.	Citation	3/31/2022	$250.00			
7700 Beach View Drive	WWP	Citation	4/1/2022		$250.00		
7536 Bounty Ave	Bulk Trash	Warning	4/1/2022				
1571 S Treasure Drive	Property Maintenance	Warning	4/1/2022				
1440 S Treasure Drive	WWP	Citation	4/2/2022	$250.00			
1440 S Treasure Drive	Noise	Citation	4/2/2022	$250.00			
7544 W Treasure Drive	Noise	Warning	4/2/2022				
7811 Beach View Drive	Trash Cans	Citation	4/2/2022	$200.00			
7536 Bounty Ave	Special Magistrate	Order	4/4/2022		$75.00		
7720 Center Bay Drive	Trash Cans	Citation	4/4/2022		$200.00		
7701 Miami View Drive	Bulk Trash	Warning	4/4/2022				
1900 S Treasure Drive	Property Maintenance	Warning	4/5/2022				
7700 Miami View Drive	Noise	Citation	4/7/2022	$500.00		Yes	(2) of (5)
7533 Adventure Ave	WWP	Citation	4/7/2022	$250.00			
1690 S Treasure Drive	WWP	Citation	4/9/2022	$250.00			
7525 Buccaneer Ave	Construction Site Maint.	Citation	4/8/2022	$250.00			
7920 East Drive	Bulk Trash	Warning	4/8/2022				
7927 East Drive	Minimum Housing	Warning	4/8/2022				
7601 Beach View Drive	Noise	Warning	4/9/2022				
7500 Bounty Ave	Noise	Warning	4/9/2022				
7508 W Treasure Drive	Landscape	Warning	4/10/2022				
7540 W Treasure Drive	ROW Violation	Warning	4/11/2022				
7700 Miami View Drive	Noise	Citation	4/11/2022		$500.00		
7700 Miami View Drive	Trash	Warning	4/11/2022				
7800 Beach View Drive	Bulk Trash	Warning	4/11/2022				
1865 Kennedy Cswy #12G	WWP	Citation	4/12/2022		$250.00		
7601 E Treasure Drive	Graffiti	Warning	4/11/2022				
1872 Kennedy Cswy	Graffiti	Warning	4/11/2022				
7500 Beach View Drive	Pool Violations	Citation	4/15/2022		$100.00		
1900 S Treasure Drive	Operating/Advertising	Warning	4/16/2022				
7810 Center Bay Drive	Noise	Warning	4/18/2022				
Harbor Island	Derelict Vehicle	Warning	4/18/2022				
23-3209-001-0270	Trash	Warning	4/18/2022				
7901 Hispanola Ave	Construction Site Maint.	Citation	4/18/2022		$250.00		
7552 Cutlass Ave	Special Magistrate	Order	4/18/2022		$1,600.00		
1865 Kennedy Cswy #3A	WWP	Citation	4/19/2022	$250.00			

7548 W Treasure Drive	Blocking ROW	Warning	4/19/2022				
7513 Adventure Ave	Noise	Citation	4/22/2022	$250.00			
7910 Harbor Island Dr. #601	Operating/Advertising	Citation	4/22/2022	$1,000.00			
7910 Harbor Island Dr. #601	BTR	Citation	4/22/2022	$100.00			
1690 S Treasure Drive	WWP	Citation	4/22/2022		$250.00		
7500 Beach View Drive	Special Magistrate	Order	4/22/2022		$325.00		
Treasure Island	Abandoned Vehicle	Warning	4/25/2022				
Treasure Island	Derelict Vehicle	Warning	4/25/2022				
7631 Miami View Drive	Construction Site Maint.	Warning	4/25/2022				
7549 Hispanola Ave	WWP	Citation	4/29/2022				
7525 Buccaneer Ave	Noise	Warning	4/30/2022				
7720 Center Bay Drive	Trash Cans	Warning	4/30/2022				
(58) Lien Searches							
				$3,800.00	$3,800.00		

	Code	**Statistics**	**May-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7513 Adventure Ave	Noise	Warning	5/1/2022				
7513 Adventure Ave	Noise	Citation	5/2/2022	$500.00			
7508 Jewel Ave	Operating/Advertising	Warning	5/2/2022				
7529 Buccaneer Ave	Bulk Trash	Warning	5/3/2022				
7910 Harbor Island Dr #601	Operating/Advertising	Citation	5/4/2022		$1,000.00		
7910 Harbor Island Dr #601	BTR	Citation	5/4/2022		$100.00		
7910 West Drive #205	WWP	Citation	5/5/2022	$250.00			
7545 E Treasure Dr #10A	WWP	Citation	5/5/2022	$250.00			
Treasure Island	Prohibited Sign	Removed	5/5/2022				
7517 Cutlass Ave	Fence	Warning	5/9/2022				
7544 Mutiny Ave	Trash Can	Warning	5/10/2022				
7513 Adventure Ave	Noise	Citation	5/12/2022		$250.00		
7911 East Drive	Illicit Discharge	Warning	5/12/2022				
7549 Hispanola Ave	WWP	Citation	5/16/2022		$250.00		
7613 Mutiny Ave	Trash	Warning	5/17/2022				
7540 Bounty Ave	Bulk Trash	Warning	5/17/2022				
Treasure Island	Prohibited Sign	Removed	5/17/2022				
7904 West Drive #816	Noise	Warning	5/17/2022				
Treasure Island	Abandoned Bike	Warning/Removed	5/20/2022				

7513 Adventure Ave	Noise	Warning	5/20/2022		$500.00		
7801 Miami View Drive	Trash Cans	Citation	5/21/2022	$200.00			
1440 S Treasure Drive	WWP	Citation	5/21/2022	$250.00			
7548 Buccaneer Ave	Pool Violations	Warning	5/21/2022				
7529 W Treasure Drive	Blocking ROW	Warning	5/23/2022				
Treasure Island	Dead Storage	Warning	5/24/2022				
7934 West Drive #602	Noise	Warning	5/24/2022				
1800 Kennedy Cswy #A201	Special Magistrate	Order	5/24/2022		$300.00		
1701 N Treasure Drive	Landscape	Warning	5/24/2022				
7524 W Treasure Drive	Landscape	Warning	5/25/2022				
7511 Center Bay Drive	Construction Site Maint.	Warning	5/25/2022				
1600 Kennedy Cswy	Trash	Warning	5/26/2022				
7904 West Drive	Prohibited Sign	Warning	5/28/2022				
7917 West Drive	Bulk Trash	Warning	5/30/2022				
7800 Miami View Drive	Blocking ROW	Warning	5/30/2022				
7801 Center Bay Drive	Noise	Warning	5/30/2022				
7524 W Treasure Drive	Open & Unsecure	Warning	5/30/2022				
1630 S Treasure Drive	Blocking ROW	Warning	5/30/2022				
1356 Bay Terrace	Bulk Trash	Warning	5/30/2022				
7910 West Drive	WWP	Citation	5/31/2022		$250.00		
7501 W Treasure Drive	Construction Site Maint.	Warning	5/31/2022				
7500 Beach View Drive	Pool Violations	Warning	5/31/2022				
Harbor Island	Peddler/Solicitor	Warning/Removed	5/31/2022				
(101) Lien Searches							
				$1,450.00	$2,650.00		

	Code	**Statistics**	**Jun-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7501 Adventure Ave	Landscape	Warning	6/1/2022				
7528 Buccaneer Ave	Construction Site Maint.	Warning	6/1/2022				
7510 Coquina Drive	Bulk Trash	Warning	6/1/2022				
1830 S Treasure Drive	Bulk Trash	Warning	6/1/2022				
7545 E Treasure Dr #10A	WWP	Citation	6/1/2022		$250.00		
7904 West Drive #517	WWP	Citation	6/2/2022	$250.00			
7505 Bounty Ave	Special Magistrate	Order	6/3/2022		$75.00		
1647 N Treasure Drive	Graffiti	Warning	6/6/2022				
1508 Kennedy Cswy	Graffiti	Warning	6/6/2022				

1550 Kennedy Cswy	Graffiti	Warning	6/6/2022				
1865 Kennedy Cswy #3A	WWP	Citation	6/7/2022		$250.00		
7401 Center Bay Drive	BTR	Warning	6/8/2022				
1790 Kennedy Cswy	Building Maintenance	Warning	6/8/2022				
1701 N Treasure Dr #5	Landscape	Warning	6/11/2022				
7505 Adventure Ave	Landscape	Warning	6/11/2022				
7500 Center Bay Drive	Landscape	Warning	6/11/2022				
7524 W Treasure Drive	Landscape	Warning	6/11/2022				
7512 Buccaneer Ave	Landscape	Warning	6/11/2022				
1701 S Treasure Drive	Landscape	Warning	6/11/2022				
Treasure Island	Derelict Vehicle	Warning	6/13/2022				
Treasure Island	Derelict Vehicle	Warning	6/13/2022				
1600 Kennedy Cswy	Graffiti	Warning	6/13/2022				
1600 Kennedy Cswy	Trash	Warning	6/13/2022				
1524 Kennedy Cswy	Graffiti	Warning	6/13/2022				
7411 Beach View Drive	Bulk Trash	Warning	6/14/2022				
7610 Center Bay Drive	Bulk Trash	Warning	6/14/2022				
7720 Miami View Drive	Trash Cans	Warning	6/15/2022				
1880 S Treasure Drive	Bulk Trash	Warning	6/15/2022				
1601 Kennedy Cswy	Open / Unsecure	Warning	6/16/2022				
7720 Miami View Drive	Landscape	Warning	6/16/2022				
7508 Bounty Ave	Landscape	Warning	6/15/2022				
7548 Hispanola Ave	Landscape	Warning	6/15/2022				
7524 W Treasure Drive	Landscape	Citation	6/21/2022	$200.00			
23-3209-001-0279	Fence	Warning	6/21/2022				
7544 W Treasure Drive	WWP	Citation	6/21/2022		$1,200.00		
1735 N Treasure Drive	Special Magistrate	Order	6/22/2022		$250.00		
1865 Kennedy Cswy #12G	Special Magistrate	Order	6/24/2022		$1,000.00		
8020 East Drive #218	Special Magistrate	Order	6/24/2022		$900.00		
7552 Cutlass Ave	Noise	Citation	6/25/2022	$250.00			
1750 S Treasure Dr #1	Noise	Citation	6/27/2022		$250.00		
7720 Miami View Drive	Special Magistrate	Order	6/28/2022		$1,200.00		
7931 East Drive	Stagnant Water	Warning	6/29/2022				
7931 East Drive	Trash	Warning	6/29/2022				
(45) Lien Searches							
				$700.00	$5,375.00		
	Code	**Statistics**	**Jul-22**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7508 Cutlass Ave	Trash	Warning	7/1/2022				
Treasure Island	Derelict Vehicle	Warning	7/5/2022				
8000 West Drive	Trash	Warning	7/5/2022				
1580 Kennedy Cswy	WWP	Citation	7/5/2022	$250.00			
7929 West Drive	Trash	Warning	7/5/2022				
Treasure Island	Derelict Vehicle	Warning	7/6/2022				
7810 Beach View Drive	Bulk Trash	Warning	7/6/2022				
1580 Kennedy Cswy	WWP	Citation	7/7/2022		$250.00		
7537 Mutiny Ave	WWP	Citation	7/7/2022	$250.00			
7701 Beach View Drive	Bulk Trash	Warning	7/6/2022				
1872 Kennedy Cswy	Noise	Warning	7/7/2022				
7501 E Treasure Drive	Construction Maint.	Warning	7/7/2022				
1600 Kennedy Cswy	Trash	Warning	7/11/2022				
7700 Center Bay Drive	Landscape	Warning	7/12/2022				
7524 W Treasure Drive	Landscape	Citation	7/12/2022		$200.00		
7720 Coquina Drive	Bulk Trash	Warning	7/12/2022				
7501 E Treasure Drive	Trash	Warning	7/12/2022				
7556 Bounty Ave	Bulk Trash	Warning	7/12/2022				
1550 Kennedy Cswy	Graffiti	Citation	7/13/2022	$100.00			
7504 Adventure Ave	Bulk Trash	Warning	7/14/2022				
1321 Bay Terrace	Bulk Trash	Warning	7/14/2022				
7529 Mutiny Ave	WWP	Citation	7/14/2022	$250.00			
7601 E Treasure Dr #2007	Noise	Citation	7/22/2022		$250.00		
1750 S Treasure Drive	Noise	Citation	7/22/2022		$250.00		
7421 Beach View Drive	Property Maintenance	Warning	7/23/2022				
7720 Center Bay Drive	Trash Cans	Citation	7/23/2022	$200.00		yes	1
7536 Adventure Ave	Trash Cans	Citation	7/23/2022	$200.00			
7801 Center Bay Drive	Construction Maint.	Warning	7/25/2022				
7537 Mutiny Ave	WWP	Citation	7/26/2022		$250.00		
1880 S Treasure Drive	WWP	Citation	7/26/2022	$250.00			
1872 Kennedy Cswy	Noise	Citation	7/26/2022	$250.00			
7552 Cutlass Ave	Noise	Citation	7/26/2022		$250.00		
Public ROW	Prohibited Sign	Removed	7/27/2022				
1800 Kennedy Cswy	Property Maintenance	Warning	7/27/2022				
1755 Kennedy Cswy	Property Maintenance	Warning	7/27/2022				
1555 E Treasure Drive	Bulk Trash	Warning	7/28/2022				
7801 Miami View Drive	Trash Cans	Citation	7/28/2022		$200.00		

7525 Buccaneer Ave	Construction Maint.	Citation	7/28/2022		$250.00		
7811 Beach View Drive	Trash Cans	Citation	7/28/2022		$200.00		
1510 S Treasure Drive	Bulk Trash	Warning	7/28/2022				
7801 Center Bay Drive	Construction Maint.	Citation	7/28/2022	$500.00			
7510 Coquina Drive	Bulk Trash	Warning	7/28/2022				
1700 N Treasure Drive	WWP	Citation	7/28/2022	$250.00			
1365 Bay Terrace	Trash Cans	Warning	7/30/2022				
7513 Adventure Ave	Trash Cans	Warning	7/30/2022				
7509 Adventure Ave	Trash Cans	Warning	7/30/2022				
7700 Miami View Drive	Trash Cans	Warning	7/30/2022				
7720 Miami View Drive	Trash Cans	Warning	7/30/2022				
7537 Mutiny Ave	Noise	Citation	7/30/2022	$250.00			
(35) Lien Searches							
				$2,750.00	$2,100.00		

	Code	**Statistics**	**Aug-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7920 East Drive	Bulk Trash	Warning	8/1/2022				
1780 Kennedy Cswy #111	Noise	Warning	8/1/2022				
Treasure Island	Prohibited Signs	Removed	8/2/2022				
Treasure Island	Derelict/Storage Vehicle	Warning	8/2/2022				
Treasure Island	Derelict/Storage Vehicle	Warning	8/2/2022				
1800 Kennedy Cswy	Property Maintenance	Warning	8/3/2022				
7710 Miami View Drive	Noise	Warning	8/3/2022				
1800 Kennedy Cswy #109	Noise	Warning	8/4/2022				
7505 Adventure Ave	WWP	Warning	8/5/2022				
7549 Hispanola Ave	Noise	Citation	8/6/2022	$250.00			
1356 Bay Terrace	Landscape	Warning	8/6/2022				
7549 Hispanola Ave	Noise	Citation	8/8/2022		$250.00		
7536 Adventure Ave	Trash Cans	Citation	8/8/2022		$200.00		
Treasure Island	Derelict/Storage Vehicle	Warning	8/8/2022				
7700 Coquina Drive	Landscape / Trash	Warning	8/8/2022				
7915 East Drive	Bulk Trash	Warning	8/9/2022				
1365 Bay Terrace	Bulk Trash	Warning	8/10/2022				
1600 Kennedy Cswy	Trash	Citation	8/10/2022	$200.00			
1872 Kennedy Cswy	Noise	Citation	8/11/2022		$250.00		

7552 Cutlass Ave	WWP	Citation	8/11/2022	$250.00			
1701 N Treasure Drive #3	Landscape	Warning	8/11/2022				
23-3209-001-0013	Trash/Landscape	Warning	8/11/2022				
7918 West Drive	Construction Site Maint.	Warning	8/15/2022				
7621 Center Bay Drive	Bulk Trash	Warning	8/15/2022				
7801 Center Bay Drive	Construction Site Maint.	Citation	8/15/2022		$500.00		
7620 Center Bay Drive	Bulk Trash	Warning	8/15/2022				
7552 Cutlass Ave	WWP	Citation	8/17/2022		$250.00		
1800 Kennedy Cswy	Minimum Housing	Citation	8/18/2022	$250.00			
1356 Bay Terrace	Landscape	Citation	8/19/2022	$200.00			
7517 Buccaneer Ave	WWP	Citation	8/20/2022	$250.00			
7500 Beach View Drive	Noise	Citation	8/20/2022	$250.00			
7500 Beach View Drive	WWP	Citation	8/20/2022	$250.00			
7720 Center Bay Drive	Trash Cans	Citation	8/22/2022		$200.00		
7929 West Drive #903	Noise	Warning	8/24/2022				
1900 S Treasure Drive #4C	Noise	Citation	8/24/2022		$200.00		
1900 S Treasure Drive #4C	Noise	Citation	8/24/2022		$100.00		
7537 Mutiny Ave	Noise	Citation	8/24/2022		$250.00		
7915 East Drive	Bulk Trash	Warning	8/25/2022				
7918 West Drive	Open/Unsecure	Warning	8/25/2022				
Treasure Island	Derelict/StorageTrailer	Warning	8/27/2022				
7929 West Drive #903	Noise	Citation	8/29/2022	$200.00			
8000 West Drive	Bulk Trash	Warning	8/29/2022				
1331 Bay Terrace	Prohibited Sign	Removed	8/30/2022				
1356 Bay Terrace	Prohibited Sign	Removed	8/30/2022				
1321 Bay Terrace	Prohibited Sign	Removed	8/30/2022				
7420 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7611 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7610 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7600 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7531 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7630 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7721 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7730 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7731 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7620 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7611 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7701 Center Bay Drive	Prohibited Sign	Removed	8/31/2022				
7721 Center Bay Drive	Prohibited Sign	Removed	8/31/2022				

7730 Center Bay Drive	Prohibited Sign	Removed	8/31/2022				
(23) Lien Searches							
				$2,100.00	$2,200.00		
	Code	**Statistics**	**Sep-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1640 N Treasure Drive	Landscape	Warning	8/27/2022				
1670 N Treasure Drive	Landscape	Warning	8/27/2022				
Treasure Island	Derelict/Storage Vehicle	Warning	8/27/2022				
7536 W Treasure Drive	Noise	Citation	9/1/2022	$250.00		No/Long Term	
7536 W Treasure Drive	Noise	Citation	9/2/2022	$500.00		No/Long Term	
Treasure Island	Derelict/Storage Vehicle	Warning	9/5/2022				
1600 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
1872 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
1725 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
1400 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
8000 West Drive #405	Operating/Advertising	Warning	9/7/2022				
7517 Buccaneer Ave	WWP	Citation	9/7/2022		$250.00		
1600 Kennedy Cswy	Trash	Citation	9/7/2022		$200.00		
7401 Center Bay Drive	Landscape	Warning	9/8/2022				
7517 Hispanola Ave	Landscape	Warning	9/8/2022				
1670 S Treasure Drive	Noise	Citation	9/8/2022	$250.00			
7544 Mutiny Ave	WWP	Citation	9/8/2022	$250.00			
7500 Beach View Drive	Noise	Citation	9/9/2022		$250.00		
7500 Beach View Drive	WWP	Citation	9/9/2022		$250.00		
7531 Center Bay Drive	WWP	Citation	9/13/2022	$250.00			
1351 Bay Terrace	Bulk Trash	Warning	9/14/2022				
1600 Kennedy Cswy	Trash	Warning	9/14/2022				
1800 Kennedy Cswy	Minimum Housing	Citation	9/14/2022		$250.00		
7525 E Treasure Drive #504	Operating/Advertising	Warning	9/16/2022				
7525 E Treasure Drive	Operating/Advertising	Warning	9/16/2022				
7509 Mutiny Ave	Landscape	Warning	9/17/2022				
7600 Beach View Drive	Landscape	Warning	9/17/2022				
1508 Kennedy Cswy	Grafitti	Warning	9/19/2022				
1400 Kennedy Cswy	Prohibited Sign	Removed	9/19/2022				
7929 West Drive #903	Noise	Citation	9/19/2022		$200.00		

7517 Bounty Ave	WWP	Citation	9/20/2022	$250.00			
7517 Bounty Ave	Bulk Trash	Warning	9/20/2022				
7525 E Treasure Drive #708	Minimum Housing	Warning	9/21/2022				
7525 E Treasure Drive	Minimum Housing	Citation	9/21/2022	$250.00			
7710 Center Bay Drive	Bulk Trash	Warning	9/21/2022				
Harbor Island	Derelict/Storage Vehicle	Warning	9/22/2022				
Harbor Island	Derelict/Storage Scooter	Warning	9/22/2022				
Treasure Island	Abandoned Property	Warning	9/22/2022				
7931 East Drive	Trash	Warning	9/22/2022				
7501 Center Bay Drive	Bulk Trash	Warning	9/22/2022				
7731 Beach View Drive	WWP / Painting	Warning	9/22/2022				
7544 Mutiny Ave	WWP	Citation	9/22/2022		$250.00		
All Construction Sites	Order to Secure	Warning	9/23/2022				
7513 Bounty Ave	Noise	Citation	9/24/2022	$250.00			
All Construction Sites	Order to Secure	Warning	9/24/2022				
7531 Center Bay Drive	WWP	Citation	9/26/2022		$250.00		
7928 West Drive #510	WWP	Citation	9/27/2022	$250.00			
7517 Bounty Ave	WWP	Citation	9/27/2022		$250.00		
Harbor Island	Storage Trailer	Warning	9/28/2022				
7508 W Treasure Drive	Construction Site Maint.	Warning	9/28/2022				
7508 W Treasure Drive	Open/Unsecure	Warning	9/28/2022				
7401 Center Bay Drive	Bulk Trash	Warning	9/28/2022				
1665 Kennedy Cswy	Property Maintenance	Warning	9/28/2022				
7508 W Treasure Drive	Construction Site Maint.	Citation	9/28/2022	$250.00			
1700 N Treasure Drive	WWP	Citation	9/29/2022		$250.00		
(32) Lien Searches							
				$2,750.00	$2,400.00		

	Code	**Statistics**	**Oct-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1601 Kennedy Cswy	Landscape	Warning	10/1/2022				
7508 W Treasure Drive	Noise	Citation	10/1/2022	$250.00			
7525 Buccaneer Ave	Noise	Citation	10/1/2022	$250.00			
7509 Mutiny Ave	Landscape/Trash	Citation	10/1/2022	$200.00			
7600 Beach View Drive	Landscape/Trash	Citation	10/1/2022	$200.00			
7500 W Treasure Drive	Landscape	Warning	10/1/2022				
7508 W Treasure Drive	Construction Site Maint.	Citation	10/3/2022		$250.00		

7508 W Treasure Drive	Noise	Citation	10/3/2022		$250.00		
7910 West Drive	Bulk Trash	Warning	10/3/2022				
7509 Mutiny Ave	Landscape	Citation	10/4/2022		$200.00		
7430 Beach View Drive	WWP	Citation	10/4/2022	$250.00			
7500 Center Bay Drive	Construction Site Maint.	Warning	10/4/2022				
7430 Beach View Drive	WWP	Citation	10/5/2022		$250.00		
7937 West Drive	Bulk Trash	Warning	10/5/2022				
7500 Center Bay Drive	Construction Site Maint.	Citation	10/5/2022	$250.00			
7939 West Drive	Trash	Warning	10/6/2022				
1356 Bay Terrace	WWP	Citation	10/6/2022	$250.00			
1356 Bay Terrace	WWP	Citation	10/6/2022	$250.00			
7531 Center Bay Drive	Noise	Citation	10/7/2022	$250.00			
7938 West Drive	Trash	Warning	10/7/2022				
7926 East Drive	Bulk Trash	Warning	10/10/2022				
1321 Bay Terrace	Bulk Trash	Warning	10/12/2022				
7513 Bounty Ave	Noise	Citation	10/12/2022	$250.00			
7513 Bounty Ave	WWP	Citation	10/12 2022	$250.00			
7910 West Drive	Bulk Trash	Warning	10/12/2022				
7531 Center Bay Drive	Noise	Citation	10/14/2022		$250.00		
1900 S Treasure Drive	Minimum Housing	Warning	10/14/2022				
Treasure Island	Prohibited Sign	Removed	10/14/2022				
7548 W Treasure Drive	Construction Site Maint.	Citation	10/15/2022	$250.00			
7508 W Treasure Drive	Special Magistrate	Order	10/17/2022		$3,000.00		
7922 East Drive	Vacant Lot Fee	Warning	10/17/2022		$250.00		
1820 S Treasure Drive	WWP	Citation	10/18/2022	$250.00			
7941 West Drive #301	Special Magistrate	Order	10/18/2022		$800.00		
1780 Kennedy Cswy	WWP	Citation	10/18/2022	$250.00			
7401 Miami View Drive	Landscape	Warning	10/18/2022				
23-3209-001-0013	Vacant Lot Fee	Warning	10/19/2022		$250.00		
7500 Miami View Drive	Landscape	Warning	10/19/2022				
7500 Coquina Drive	WWP/Painting	Warning	10/19/2022				
7920 East Drive	Bulk Trash	Warning	10/20/2022				
7920 East Drive	Minimum Housing	Citation	10/20/2022	$250.00			
7500 Center Bay Drive	Construction Site Maint.	Citation	10/20/2022		$250.00		
7548 W Treasure Drive	Construction Site Maint.	Warning	10/22/2022				
7500 Center Bay Drive	Trash Cans	Warning	10/22/2022				
7531 Center Bay Drive	Trash Cans	Warning	10/22/2022				
7934 West Drive #1105	Operating/Advertising	Warning	10/22/2022				
7904 West Drive #303	Operating/Advertising	Warning	10/22/2022				

7441 Coquina Drive	Noise	Citation	10/22/2022	$250.00			
Treasure Island	Prohibited Sign	Removed	10/24/2022				
Treasure Island	Prohibited Sign	Removed	10/24/2022				
7548 W Treasure Drive	Various	Warning	10/24/2022				
1555 Kennedy Cswy	Vacant Lot Fee	Warning	10/24/2022		$250.00		
23-3209-000-0020	Vacant Lot Fee	Warning	10/24/2022		$250.00		
7600 Beach View Drive	Landscape	Citation	10/24/2022		$200.00		
1701 N Treasure Drive #2	Landscape	Warning	10/25/2022				
7530 Beach View Drive	Bulk Trash	Warning	10/26/2022				
Treasure Island	Prohibited Sign	Removed	10/27/2022				
7500 Center Bay Drive	ROW Violation	Warning	10/27/2022				
1670 S Treasure Drive	Noise	Citation	10/27/2022		$250.00		
7421 Miami View Drive	WWP	Citation	10/27/2022	$250.00			
1800 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
1790 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
1780 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
1770 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
8000 West Drive	Parking Violations	Warning	10/28/2022				
1780 Kennedy Cswy #311	WWP	Citation	10/28/2022	$250.00			
1820 S Treasure Drive	WWP	Citation	10/28/2022		$250.00		
1780 Kennedy Cswy #311	WWP	Citation	10/28/2022		$250.00		
(23) Lien Searches							
				$5,400.00	$7,200.00		

	Code	**Statistics**	**Nov-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7513 Bounty Ave	WWP	Citation	11/1/2022		$250.00		
7513 Bounty Ave	Noise	Citation	11/1/2022		$250.00		
7545 E Treasure Drive	WWP	Citation	11/1/2022	$250.00			
7920 East Drive	Bulk Trash	Warning	11/1/2022				
1359 Bay Terrace	Bulk Trash	Warning	11/1/2022				
7928 West Drive #510	WWP/SWO	Citation	11/2/2022	$250.00			
23-3209-008-1200	Vacant Lot Fee	Warning	11/2/2022		$250.00		
7525 Buccaneer Ave	Noise	Citation	11/3/2022		$250.00		
23-3209-008-1210	Vacant Lot Fee	Warning	11/3/2022		$250.00		
1900 S Treasure Drive	Minimum Housing	Warning	11/2/2022				
7910 West Drive	Bulk Trash	Warning	11/1/2022				

7401 Beach View Drive	Vacant Lot Fee	Warning	11/4/2022		$250.00		
7918 West Drive	Noise	Citation	11/5/2022	$250.00			
7711 Miami View Drive	Noise	Citation	11/5/2022	$250.00			
All Construction Sites	Order to Secure	Warning	11/7/2022				
7933 West Drive	Bulk Trash	Warning	11/7/2022				
7920 East Drive	Bulk Trash	Citation	11/7/2022	$200.00			
1401 Kennedy Cswy	Bulk Trash	Warning	11/8/2022				
23-3209-033-0001	Minimum Housing	Citation	11/8/2022		$250.00		
Various Locations	Order to Secure	Warning	11/8/2022				
1365 Bay Terrace	Trash Cans	Warning	11/8/2022				
7721 Miami View Drive	Bulk Trash	Warning	11/8/2022				
1665 Kennedy Cswy	Graffiti	Warning	11/10/2022				
7631 Miami View Drive	Trash Cans	Warning	11/9/2022				
7931 East Drive	Property Maintenance	Warning	11/10/2022				
1865 Kennedy Cswy #3A	Special Magistrate	Order	11/15/2022		$1,500.00		
1401 Kennedy Cswy	Graffiti	Warning	11/15/2022				
1624 Kennedy Cswy	WWP	Citation	11/17/2022	$250.00			
7525 E Treasure Drive	Minimum Housing	Citation	11/17/2022		$250.00		
7920 East Drive	Minimum Housing	Citation	11/17/2022	$250.00			
7910 West Drive	Special Magistrate	Order	11/18/2022		$1,900.00		
1690 S Treasure Drive	Special Magistrate	Order	11/18/2022		$2,900.00		
Treasure Island	Prohibited Sign	Removed	11/21/2022				
7504 Adventure Ave	Bulk Trash	Warning	11/21/2022				
7918 West Drive	Blocking ROW	Warning	11/21/2022				
1455 N Treasure Drive	Minimum Housing	Warning	11/21/2022				
7918 West Drive	Noise	Citation	11/21/2022		$250.00		
1624 Kennedy Cswy	WWP	Citation	11/21/2022		$250.00		
1630 S Treasure Drive	Vacant Lot Fee	Warning	11/23/2022				
7524 W Treasure Drive	Vacant Lot Fee	Warning	11/23/2022				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	11/23/2022				
23-3209-001-0270	Vacant Lot Fee	Warning	11/23/2022				
23-3209-001-0250	Vacant Lot Fee	Warning	11/23/2022				
7940 West Drive	Vacant Lot Fee	Warning	11/23/2022				
7938 West Drive	Vacant Lot Fee	Warning	11/23/2022				
7548 W Treasure Drive	Construction Site Maint.	Warning	11/24/2022				
1700 Kennedy Cswy #110	Prohibited Sign	Warning	11/22/2022				
7918 West Drive	Construction Site Maint.	Citation	11/27/2022	$500.00			
1790 S Treasure Drive #4A	WWP	Citation	11/28/2022	$250.00			
7904 West Drive	Minimum Housing	Warning	11/28/2022				

1555 Kennedy Cswy	Landscape	Warning	11/29/2022				
1725 Kennedy Cswy	Various	Warning	11/29/2022				
7904 West Drive	Noise	Warning	11/30/2022				
7524 W Treasure Drive	Vacant Lot Fee	Warning	11/29/2022		$250.00		
(31) Lien Searches							
				$2,450.00	$9,050.00		

	Code	**Statistics**	**Dec-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1755 Kennedy Cswy	Trash	Warning	12/2/2022				
7509 Mutiny Ave	Noise	Citation	12/3/2022	$250.00			
7938 West Drive	Vacant Lot Fee	Warning	12/5/2022		$250.00		
7940 West Drive	Vacant Lot Fee	Warning	12/5/2022		$250.00		
1530 Kennedy Cswy	WWP	Citation	12/5/2022	$250.00			
7920 East Drive	Minimum Housing	Warning	12/5/2022				
1900 S Treasure Drive	WWP	Citation	12/6/2022	$250.00			
7500 Center Bay Drive	Special Magistrate	Order	12/6/2022		$6,000.00		
Treasure Island	Derelict Vehicle	Warning	12/7/2022				
7509 Mutiny Ave	Blocking ROW	Warning	12/7/2022				
7525 E Treasure Drive	Bulk Trash	Warning	12/8/2022				
7731 Miami View Drive	Bulk Trash	Warning	12/8/2022				
7920 East Drive	Minimum Housing	Citation	12/8/2022	$250.00			
1470 S Treasure Drive	Noise	Citation	12/7/2022		$100.00		
7509 Mutiny Ave	Noise	Citation	12/8/2022		$250.00		
1356 Bay Terrace	Stagnant Water	Warning	12/10/2022				
7505 Cutlass Ave	Noise	Citation	12/10/2022				
8000 West Drive	Landscape	Warning	12/12/2022				
7548 W Treasure Drive	Construction Site Maint.	Citation	12/12/2022	$500.00			
7710 Miami View Drive	Bulk Trash	Warning	12/13/2022				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	12/13/2022		$250.00		
1670 S Treasure Drive	Construction Site Maint.	Warning	12/15/2022				
7505 Bounty Ave	WWP	Citation	12/16/2022		$250.00		
7721 Coquina Drive	Landscape	Warning	12/15/2022				
7529 Mutiny Ave	Landscape	Warning	12/16/2022				
7631 Miami View Drive	Landscape	Warning	12/16/2022				
7720 Miami View Drive	Noise	Warning	12/17/2022				

1356 Bay Terrace	Noise	Warning	12/17/2022				
7701 Miami View Drive	Noise	Citation	12/17/2022	$250.00			
1530 Kennedy Cswy	WWP	Citation	12/16/2022		$250.00		
1900 S Treasure Drive	WWP	Citation	12/19/2022		$250.00		
Treasure Island	Prohibited Sign	Removed	12/20/2022				
Treasure Island	Prohibited Sign	Removed	12/20/2022				
1630 S Treasure Drive	Vacant Lot Fee	Warning	12/20/2022		$250.00		
7910 West Drive	Trash	Warning	12/21/2022				
7552 Mutiny Ave	Bulk Trash	Warning	12/21/2022				
7711 Miami View Drive	WWP	Citation	12/21/2022	$250.00			
7701 Miami View Drive	Bulk Trash	Warning	12/21/2022				
1680 S Treasure Drive	Bulk Trash	Warning	12/21/2022				
7711 Miami View Drive	WWP	Citation	12/21/2022	$250.00			
7710 Miami View Drive	Trash	Warning	12/22/2022				
1356 Bay Terrace	Noise	Warning	12/26/2022				
7600 Beach View Drive	WWP	Citation	12/27/2022	$250.00			
7920 East Drive	Minimum Housing	Citation	12/27/2022		$250.00		
1550 Kennedy Cswy	Bulk Trash	Warning	12/27/2022				
7920 East Drive	Trash	Citation	12/27/2022		$200.00		
7533 Bounty Ave	Noise	Warning	12/27/2022				
1356 Bay Terrace	Landscape	Citation	12/28/2022		$200.00		
1356 Bay Terrace	WWP	Citation	12/28/2022		$250.00		
8000 West Drive	Landscape	Warning	12/29/2022				
(43) Lien Searches							
				$2,500.00	$9,000.00		

	Code	**Statistics**	**Jan-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1550 Kennedy Cswy	Bulk Trash	Warning	1/3/2023				
7549 Bounty Ave	Landscape	Citation	1/3/2023		$1,000.00		
7631 Miami View Drive	Construction Site Maint.	Warning	1/3/2023				
Harbor Island	Derelict Vehicle	Warning	1/4/2023				
7925 East Drive	Property Maintenance	Warning	1/4/2023				
1872 Kennedy Cswy	Construction Mesh	Warning	1/4/2023				
7548 W Treasure Drive	Construction Mesh	Warning	1/4/2023				
7531 Miami View Drive	Bulk Trash	Warning	1/4/2023				
7631 Miami View Drive	Construction Mesh	Warning	1/4/2023				

7801 Center Bay Drive	Construction Mesh	Warning	1/4/2023				
7711 Center Bay Drive	Bulk Trash	Warning	1/4/2023				
1790 S Treasure Drive #4A	WWP	Citation	1/4/2023		$250.00		
7400 Beach View Drive	Bulk Trash	Warning	1/5/2023				
7711 Miami View Drive	WWP	Citation	1/5/2023		$250.00		
1440 Kennedy Cswy	Prohibited sign	Warning	1/5/2023				
1666 Kennedy Cswy	Prohibited sign	Warning	1/5/2023				
7631 Miami View Drive	Landscape	Citation	1/5/2023	$200.00			
7513 Mutiny Ave	Noise	Warning	1/7/2023				
7529 Mutiny Ave	Noise	Citation	1/7/2023	$250.00			
Treasure Island	Prohibited Sign	Removed	1/9/2023				
7620 Beach View Drive	Bulk Trash	Warning	1/11/2023				
7800 Hispanola Ave	Bulk Trash	Warning	1/12/2023				
7610 Center Bay Drive	Landscape	Warning	1/14/2023				
7610 Center Bay Drive	Landscape	Warning	1/14/2023				
1780 Kennedy Cswy	Minimum Housing	Warning	1/14/2023				
7920 East Drive	Minimum Housing	Warning	1/15/2023				
7500 Beach View Drive	Noise	Warning	1/16/2023				
7410 Coquina Drive	Noise	Warning	1/16/2023				
23-3209-001-0013	Noise	Warning	1/16/2023				
23-3209-014-0190	Trash	Warning	1/16/2023				
7525 E Treasure Drive	Bulk Trash	Warning	1/16/2023				
1600 Kennedy Cswy	Graffiti	Warning	1/17/2023				
1600 Kennedy Cswy	Trash	Removed	1/17/2023				
7929 West Drive	Bulk Trash	Warning	1/17/2023				
7601 Coquina Drive	Bulk Trash	Warning	1/17/2023				
1666 Kennedy Cswy	Property Maintenance	Warning	1/19/2023				
7721 Coquina Drive	Landscape	Warning	1/20/2023				
Treasure Island	Derelict Vehicle	Warning	1/23/2023				
7925 East Drive	Blocking ROW	Removed	1/24/2023				
1450 S Treasure Drive	Noise	Warning	1/24/2023				
7904 West Drive #601	WWP	Citation	1/25/2023	$250.00			
7904 West Drive #1016	WWP	Citation	1/25/2023	$250.00			
1750 S Treasure Drive	Noise	Citation	1/26/2023		$500.00		
8000 West Drive	BTR	Warning	1/26/2023				
23-3209-001-0270	Vacant Lot Fee	Warning	1/27/2023		$250.00		
23-3209-001-0250	Vacant Lot Fee	Warning	1/27/2023		$250.00		
8000 West Drive #807	Noise	Citation	1/27/2023		$250.00		
7610 Center Bay Drive	WWP	Citation	1/28/2023	$250.00			

7531 Beach View Drive	Noise	Citation	1/28/2023	$250.00			
7517 Bounty Ave	Noise	Warning	1/28/2023				
7901 Hispanola Ave	Trash	Citation	1/30/2023	$200.00			
1400 Kennedy Cswy	Prohibited Sign	Removed	1/30/2023				
1601 Kennedy Cswy	Property Maintenance	Warning	1/30/2023				
7909-7911 East Drive	Special Magistrate	Order	1/30/2023		$2,000.00		
7610 Center Bay Drive	WWP	Citation	1/30/2023		$250.00		
(23) Lien Searches							
				$1,650.00	$5,000.00		

	Code	**Statistics**	**Feb-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1830 S Treasure Drive	Bulk Trash	Warning	2/1/2023				
7529 Mutiny Ave	Blocking ROW	Warning	2/1/2023				
1865 Kennedy Cswy	Trash	Citation	2/1/2023	$200.00			
7545 Cutlass Ave	Bulk Trash	Warning	2/1/2023				
7904 West Drive #1016	WWP	Citation	2/1/2023		$250.00		
1700 N Treasure Drive	Special Magistrate	Order	2/1/2023		$1,500.00		
7904 West Drive	Construction Site Maint.	Warning	2/2/2023				
1356 Bay Terrace	Construction Site Maint.	Warning	2/2/2023				
7556 W Treasure Drive	Noise	Citation	2/6/2023	$250.00		Yes	(1) of (3)
7945 East Drive #106	Minimum Housing	Warning	2/7/2023				
7945 East Drive #207	Minimum Housing	Warning	2/7/2023				
7801 Center Bay Drive	Trash	Warning	2/7/2023				
7548 W Treasure Drive	Construction Site Maint.	Citation	2/9/2023		$250.00		
7548 W Treasure Drive	Construction Site Maint.	Citation	2/9/2023		$500.00		
1865 Kennedy Cswy	Trash	Citation	2/9/2023		$200.00		
7631 Miami View Drive	Landscape	Citation	2/10/2023		$200.00		
1601- 47 N Treasure Drive	WWP	Citation	2/10/2023		$250.00		
7510 Coquina Drive	Trash Cans	Warning	2/11/2023				
7530 Miami View Drive	Trash Cans	Warning	2/11/2023				
7631 Miami View Drive	Bulk Trash	Warning	2/11/2023				
7441 Coquina Drive	Noise	Citation	2/13/2023		$250.00		
7601 Coquina Drive	Bulk Trash	Warning	2/14/2023				
8000 West Drive	Noise	Citation	2/14/2023		$250.00		
1735 N Treasure Drive	Graffiti	Warning	2/15/2023				

7529 Mutiny Ave	Construction Site Maint.	Warning	2/15/2023				
7920 East Drive	Minimum Housing	Warning	2/15/2023				
7556 W Treasure Drive	Noise	Citation	2/15/2023		$250.00		
7510 Coquina Drive	Bulk Trash	Warning	2/16/2023				
7600 Beach View Drive	WWP	Citation	2/16/2023		$250.00		
7421 Miami View Drive	WWP	Citation	2/17/2023		$250.00		
7501 E Treasure Drive	Noise	Citation	2/18/2023	$250.00			
1580 S Treasure Drive	Noise	Citation	2/18/2023	$250.00		Yes	(1) of (3)
1801 S Treasure Drive	Noise	Warning	2/20/2023				
7529 Mutiny Ave	Noise	Warning	2/20/2023				
7910 West Drive #104	WWP	Citation	2/20/2023	$250.00			
8000 West Drive	Trash	Warning	2/20/2023				
7509 Adventure Ave	Bulk Trash	Warning	2/21/2023				
7922 East Drive	Prohibited Sign	Warning	2/21/2023				
7533 Adventure Ave	WWP	Citation	2/21/2023		$250.00		
1580 S Treasure Drive	Noise	Citation	2/21/2023		$250.00		
7904 West Drive #517	WWP	Citation	2/21/2023		$250.00		
1666 Kennedy Cswy #607	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #200	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #412	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #600	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #208	BTR	Warning	2/22/2023				
7601 E Treasure Dr #CU9	BTR	Warning	2/22/2023				
7601 E Treasure Dr #CU6	BTR	Warning	2/22/2023				
7505 Bounty Ave	Special Magistrate	Order	2/22/2023		$1,100.00		
7505 Bounty Ave	Special Magistrate	Order	2/22/2023		$1,125.00		
1666 Kennedy Cswy #409	BTR	Waq	2/22/2023				
7601 E Treasure Dr #21B	BTR	Warning	2/23/2023				
7529 Mutiny Ave	WWP	Citation	2/23/2023		$250.00		
7529 Mutiny Ave	Noise	Citation	2/23/2023		$250.00		
Treasure Island	(7) Prohibited Signs	Removed	2/25/2023				
1440 S Treasure Drive	Open/Unsecured	Warning	2/28/2023				
Treasure Island	Derelict Vehicle	Warning	2/28/2023				
(12) Lien Searches							
				$1,200.00	$7,875.00		
	Code	**Statistics**	**Mar-23**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1681 Kennedy Cswy	Bulk Trash	Warning	3/2/2023				
7928 West Drive #510	Operating/Advertising	Warning	3/2/2023				
1601-1647 N Treasure Dr	Special Magistrate	Order	3/3/2023		$4,000.00		
7901 Hispanola Ave	Trash	Citation	3/3/2023		$200.00		
7533 Mutiny Ave	Noise	Warning	3/4/2023				
7549 Bounty Ave	WWP	Citation	3/4/2023	$250.00			
7600 Miami View Drive	Noise	Warning	3/4/2023				
7431 Coquina Drive	WWP	Citation	3/4/2023	$250.00			
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
1666 Kennedy Cswy #400	BTR	Warning	3/7/2023				
1681 Kennedy Cswy	BTR	Warning	3/7/2023				
7525 E Treasure Drive	BTR	Warning	3/7/2023				
7549 Bounty Ave	WWP	Citation	3/7/2023		$250.00		
7545 E Treasure Drive #8A	WWP	Citation	3/8/2023	$250.00			
7931 East Drive	Trash	Citation	3/9/2023	$200.00			
1624 Kennedy Cswy	WWP	Citation	3/8/2023				
7910 West Drive #104	WWP	Citation	3/10/2023		$250.00		
7510 Coquina Drive	Parking Standards	Warning	3/11/2023				
7800 Beach View Drive	Parking Standards	Warning	3/11/2023				
8000 West Drive	Trash	Warning	3/14/2023				
7545 E Treasure Drive	Trash	Warning	3/14/2023				
7601 E Treasure Drive	Trash	Warning	3/14/2023				
1755 Kennedy Causeway	Property Maintenance	Warning	3/14/2023				
7920 East Drive	Bulk Trash	Warning	3/14/2023				
7529 Mutiny Ave	Blocking ROW	Warning	3/15/2023				
7925 West Drive	Trash	Warning	3/15/2023				
7509 Mutiny Ave	Noise	Warning	3/15/2023	$250.00			
7601 E Treasure Drive	Illicit Discharge	Warning	3/15/2023	$250.00			
1800 S Treasure Drive	Operating/Advertising	Warning	3/16/2023				

7601 E Treasure Dr #101	BTR	Warning	3/16/2023				
7545 E Treasure Dr #8A	WWP	Citation	3/16/2023		$250.00		
1624 Kennedy Cswy	WWP	Citation	3/16/2023		$250.00		
7601 E Treasure Dr #CU3	BTR	Warning	3/16/2023				
7533 Adventure Ave	Special Magistrate	Order	3/16/2023		$2,500.00		
7601 E Treasure Dr #CU14	BTR	Warning	3/16/2023				
7601 E Treasure Dr #CU19	BTR	Warning	3/16/2023				
7509 Mutiny Ave	Noise	Citation	3/18/2023	$500.00			
7940 West Drive	Noise	Citation	3/18/2023	$250.00			
7421 Center Bay Drive	WWP	Citation	3/18/2023	$250.00			
1624 Kennedy Causeway	Noise	Citation	3/18/2023	$250.00			
1321 Bay Terrace	Bulk Trash	Warning	3/20/2023				
7509 Mutiny Ave	Noise	Warning	3/20/2023				
1480 S Treasure Drive	Noise	Warning	3/20/2023				
7545 W Treasure Drive	Noise	Citation	3/20/2023		$250.00		
7509 Mutiny Ave	Noise	Citation	3/20/2023		$500.00		
1624 Kennedy Causeway	Noise	Citation	3/20/2023		$250.00		
1750 S Treasure Drive	Bulk Trash	Warning	3/21/2023				
8020 East Drive #112	Noise	Warning	3/21/2023				
1800 S Treasure Dr #3H	Noise	Warning	3/21/2023				
7525 Buccaneer Ave	Noise	Warning	3/21/2023				
7921 East Drive	Bulk Trash	Warning	3/21/2023				
7501 E Treasure Drive	Noise	Warning	3/21/2023				
7548 Adventure Ave	Trash	Warning	3/21/2023				
7431 Coquina Drive	WWP	Citation	3/22/2023		$250.00		
7531 Beach View Drive	Noise	Citation	3/22/2023		$250.00		
7922 East Drive	Zoning Violation	Warning	3/22/2023				
1570 S Treasure Drive	WWP	Citation	3/22/2023	$250.00			
7940 West Drive	Noise	Citation	3/22/2023		$250.00		
7508 W Treasure Drive	Trash	Warning	3/23/2023				
7516 W Treasure Drive	Trash	Warning	3/23/2023				
7553 W Treasure Drive	Landscape	Warning	3/23/2023				
7501 Adventure Ave	Landscape	Citation	3/24/2023		$200.00		
7501 Adventure Ave	Landscape	Citation	3/24/2023		$250.00		
7511 Coquina Drive	Noise	Citation	3/25/2023	$250.00			
7945 East Drive #207	WWP	Citation	3/25/2023	$250.00			
1540 S Treasure Drive	Trash Cans	Warning	3/25/2023				
7801 Center Bay Drive	Noise	Warning	3/27/2023				
7511 Coquina Drive	Trash	Warning	3/27/2023				

7421 Miami View Drive	WWP	Citation	3/28/2023	$250.00			
7921 East Drive	Bulk Trash	Warning	3/29/2023				
7929 West Drive	Bulk Trash	Warning	3/29/2023				
7513 Bounty Ave	WWP	Citation	3/30/2023	$250.00			
1620 N Treasure Drive	WWP	Citation	3/31/2023	$250.00			
7910 Harbor Island Dr #1103	WWP	Citation	3/31/2023	$250.00			
7601 E Treasure Dr #1717	Noise	Citation	3/31/2023	$250.00	$250.00		
7801 Miami View Drive	Parking Standards	Warning	3/31/2023				
(38) Lien Searches							
				$4,700.00	$10,150.00		

	Code	**Statistics**	**Apr-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7510 Beach View Drive	Noise	Warning	4/1/2023				
7541 Mutiny Ave	WWP	Citation	4/1/2023	$250.00			
7537 Mutiny Ave	Noise	Citation	4/1/2023	$250.00			
1345 Kennedy Cswy	Graffiti	Warning	4/3/2023				
7910 Harbor Island Dr #1103	WWP	Citation	4/4/2023		$250.00		
7700 Center Bay Drive	Landscape	Warning	4/4/2023				
7929 West Drive	Bulk Trash	Warning	4/4/2023				
8000 West Drive	Noise	Warning	4/4/2023				
7548 Adventure Ave	Trash	Warning	4/5/2023				
1601 Kennedy Cswy	Derelict Vehicle	Warning	4/5/2023				
Harbor Island	Prohibited Sign	Removed	4/5/2023				
Treasure Island	Prohibited Sign	Removed	4/5/2023				
8000 West Drive	Noise	Citation	4/6/2023	$250.00			
7601 E Treasure Drive	Illicit Discharge	Citation	4/7/2023		$250.00		
7541 Mutiny Ave	Noise	Citation	4/7/2023		$250.00		
7553 W Treasure Drive	Landscape	Citation	4/8/2023	$200.00			
7501 E Treasure Drive	Noise	Citation	4/12/2023		$250.00		
1800 Kennedy Cswy	Building Certification	Warning	4/14/2023				
1820 S Treasure Drive	Building Certification	Warning	4/14/2023				
1850 S Treasure Drive	Building Certification	Warning	4/14/2023				
1790 Kennedy Cswy	Building Certification	Warning	4/14/2023				
1780 Kennedy Cswy	Building Certification	Warning	4/14/2023				
1770 Kennedy Cswy	Building Certification	Warning	4/14/2023				

1601-1647 N Treasure Drive	Building Certification	Warning	4/14/2023				
1819-1855 Kennedy Cswy	Building Certification	Warning	4/14/2023				
7946 West Drive	Building Certification	Warning	4/14/2023				
7511 Coquina Drive	Noise	Citation	4/14/2023		$250.00		
1820 S Treasure Drive	Special Magistrate	Order	4/14/2023		$1,800.00		
1600 Kennedy Cswy	Property Maintenance	Warning	4/17/2023				
7548 W Treasure Drive	Construction Site Maint.	Warning	4/17/2023				
7945 East Treasure Dr #207	WWP	Citation	4/19/2023		$250.00		
1620 N Treasure Drive	WWP	Citation	4/19/2023		$250.00		
7946 East Drive	Unsafe Structure	Unsafe	4/20/2023				
Treasure Island	Prohibited Sign	Removed	4/24/2023				
Treasure Island	Prohibited Sign	Removed	4/24/2023				
7921 East Drive	Bulk Trash	Warning	4/24/2023				
7946 East Drive	Unsafe Structure	Warning	4/25/2023				
1356 Bay Terrace	Landscape	Warning	4/26/2023				
7810 Coquina Drive	Bulk Trash	Warning	4/27/2023				
7501 Adventure Ave	Landscape	Warning	4/27/2023				
7510 Coquina Drive	Bulk Trash	Warning	4/27/2023				
(13) Lien Searches							
				$950.00	$3,550.00		

	Code	**Statistics**	**May-23**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7553 Bounty Ave	Construction Site Maint.	Warning	5/1/2023				
7501 Adventure Ave	Landscape	Warning	5/1/2023				
7500 E Treasure Drive	Noise	Citation	5/1/2023	$250.00			
1700 Kennedy Cswy #136	Noise	Warning	5/2/2023				
7913 West Drive	Construction Site Maint.	Warning	5/3/2023				
1801 S Treasure Dr #526	WWP	Citation	5/4/2023	$250.00			
7711 Beach view Drive	Construction Site Maint.	Warning	5/4/2023				
7509 Mutiny Ave	Noise	Citation	5/4/2023		$250.00		
7537 Mutiny Ave	Noise	Citation	5/4/2023		$250.00		
7500 E Treasure Drive	Noise	Citation	5/4/2023		$250.00		
1570 S Treasure Drive	WWP	Citation	5/8/2023		$250.00		
7510 Beach View Drive	Property Maintenance	Warning	5/8/2023				
7441 Center Bay Drive	Bulk Trash	Warning	5/8/2023				

1755 Kennedy Cswy	Trash	Warning	5/8/2023				
1570 S Treasure Drive	Noise	Citation	5/8/2023		$100.00		
1356 Bay Terrace	Fence	Warning	5/10/2023				
7731 Coquina Drive	WWP	Citation	5/11/2023	$250.00			
1880 S Treasure Drive	WWP	Citation	5/11/2023	$250.00			
Treasure Island	Prohibited Sign	Removed	5/11/2023				
7927 East Drive	Trash	Warning	5/15/2023				
7927 East Drive	Trash	Citation	5/16/2023		$200.00		
7620 Coquina Drive	Construction Site Maint.	Warning	5/16/2023				
7401 Miami View Drive	Landscape	Warning	5/16/2023				
Treasure Island	Prohibited Sign	Removed	5/16/2023				
7700 Center Bay Drive	Landscape	Warning	5/16/2023				
7440 Miami View Drive	Bulk Trash	Warning	5/16/2023				
7525 E Treasure Dr #912	Operating/Advertising	Warning	5/16/2023				
7920 East Drive	Bulk Trash	Warning	5/16/2023				
7421 Center Bay Drive	Noise	Citation	5/17/2023		$250.00		
1480 S Treasure Drive	Bulk Trash	Warning	5/17/2023				
7904 West Drive #516	WWP	Citation	5/17/2023	$250.00			
1872 Kennedy Cswy	Graffiti	Warning	5/18/2023				
1872 Kennedy Cswy	Trash/Bulk Trash	Warning	5/18/2023				
7918 West Drive	Noise	Citation	5/19/2023		$500.00		
7621 Coquina Drive	Noise	Citation	5/20/2023	$250.00			
7904 West Drive #104	WWP	Citation	5/22/2023	$250.00			
1620 N Treasure Drive	Landscape	Warning	5/23/2023				
7513 Bounty Ave	WWP	Citation	5/25/2023		$250.00		
1801 S Treasure Dr #526	WWP	Citation	5/25/2023		$250.00		
1624 Kennedy Cswy	Bulk Trash	Warning	5/25/2023				
7401 Center Bay Drive	Blocking ROW	Warning	5/25/2023				
7904 West Drive #515	Operating/Advertising	Citation	5/25/2023	$250.00			
7904 West Drive #515	BTR	Citation	5/25/2023	$100.00			
7601 E Treasure Drive	Illicit Discharge	Citation	5/26/2023	$250.00			
7601 E Treasure Drive	Trash	Citation	5/26/2023	$200.00			
7504 W Treasure Drive	Bulk Trash	Warning	5/26/2023				
1455 N Treasure Dr #7B	Noise	Citation	5/28/2023	$250.00			
7401 Miami View Drive	Landscape	Citation	5/30/2023	$200.00			
1872 Kennedy Cswy	Landscape	Citation	5/30/2023	$200.00			
1872 Kennedy Cswy	Trash	Citation	5/30/2023	$200.00			
1820 S Treasure Drive	Special Magistrate	Order	5/30/2023		$1,600.00		
7510 Beach View Drive	Minimum Housing	Citation	5/31/2023	$250.00			

7501 E Treasure Drive	Trash	Warning	5/31/2023				
(31) Lien Searches							
				$3,650.00	$4,150.00		
	Code	**Statistics**	**Jun-23**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1356 Bay Terrace	Fence	Warning	6/1/2023				
7904 West Drive #515	WWP	Citation	6/1/2023		$250.00		
7904 West Drive #515	BTR	Citation	6/1/2023		$100.00		
1666 Kennedy Cswy	Noise	Warning	6/3/2023				
7545 Hispanola Ave	Noise	Citation	6/3/2023	$250.00			
8020 East Drive #214	Bulk Trash	Warning	6/3/2023				
7553 Bounty Ave	WWP	Citation	6/5/2023	$250.00			
7928 West Drive #510	Operating/Advertising	Citation	6/5/2023	$250.00			
7928 West Drive #510	BTR	Citation	6/5/2023	$100.00			
Treausre Island	Prohibited Sign	Removed	6/6/2023				
7556 Bounty Ave	Bulk Trash	Warning	6/6/2023				
8000 West Drive	Noise	Citation	6/7/2023		$250.00		
8000 West Drive	Noise	Citation	6/7/2023		$250.00		
7904 West Drive #809	WWP	Citation	6/7/2023	$250.00			
7904 West Drive #515	WWP	Citation	6/7/2023	$250.00			
7904 Wesy Drive #809	WWP	Citation	6/7/2023		$250.00		
7501 E Treasure Dr #10N	WWP	Citation	6/8/2023	$250.00			
7601 E Treasure Dr CU25	Illicit Discharge	Citation	6/8/2023		$250.00		
7601 E Treasure Drive	Trash	Citation	6/8/2023		$200.00		
7925/7927 East Drive	Landscape/Trash	Warning	6/10/2023				
7509 Mutiny Ave	Noise	Citation	6/10/2023	$250.00			
7920 East Drive	Property Maintenance	Warning	6/12/2023				
7516 W Treasure Drive	Fence Maintenance	Warning	6/12/2023				
7501 E Treasure Dr #10N	WWP	Citation	6/12/2023		$250.00		
7531 Center Bay Drive	Bulk Trash	Warning	6/13/2023				
7904 West Drive	Trash	Warning	6/13/2023				
7934 West Drive	Trash	Warning	6/13/2023				
Treasure Island	Prohibited Sign	Removed	6/13/2023				
7532 Hispanola Ave	Illicit Discharge	Warning	6/14/2023				
7920 East Drive	Illicit Discharge	Warning	6/14/2023				

1872 Kennedy Causeway	Landscape	Citation	6/16/2023		$200.00		
1872 Kennedy Causeway	Trash	Citation	6/16/2023		$200.00		
7904 West Drive #516	WWP	Citation	6/20/2023		$250.00		
7904 West Drive #903	WWP	Citation	6/22/2023	$250.00			
7553 W Treasure Drive	Landscape	Citation	6/22/2023		$200.00		
7536 Mutiny Ave	WWP	Citation	6/22/2023	$250.00			
1540 S Treasure Drive	Operating/Advertising	Warning	6/23/2023				
7553 W Treasure Drive	WWP	Citation	6/23/2023	$250.00			
1440 S Treasure Drive	Noise	Warning	6/24/2023				
7500 Beach View Drive	Bulk Trash	Warning	6/24/2023				
7509 Mutiny Ave	Noise	Citation	6/26/2023		$500.00		
7410 Beach View Drive	Stagnant Water	Warning	6/26/2023				
7509 Mutiny Ave	Noise	Citation	6/26/2023		$500.00		
7801 Center Bay Drive	Construction Site Maint.	Warning	6/26/2023				
1356 Bay Terrace	Landscape / Fence	Warning	6/26/2023				
7421 Miami View Drive	WWP	Citation	6/28/2023		$250.00		
1508 Kennedy Causeway	WWP	Citation	6/28/2023	$250.00			
7921 East Drive	Bulk Trash	Warning	6/29/2023				
7920 East Drive	Bulk Trash	Warning	6/29/2023				
7928 West Drive #510	Operating/Advertising	Citation	6/29/2023	$250.00			
7928 West Drive #510	BTR	Citation	6/29/2023	$100.00			
(45) Lien Searches							
				$3,200.00	$3,900.00		

	Code	**Statistics**	**Jul-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7532 Hispanola Ave	Landscape	Warning	7/1/2023				
1800 Kennedy Cswy #301A	Noise	Citation	7/1/2023	$250.00			
1800 Kennedy Cswy #301A	WWP	Citation	7/1/2023	$250.00			
7520 Coquina Drive	Noise	Warning	7/1/2023				
7536 Mutiny Ave	Noise	Warning	7/1/2023				
7537 Buccaneer Ave	Prohibited Signs	Warning	7/1/2023				
7544 Buccaneer Ave	Noise	Warning	7/1/2023				
Harbor Island	Prohibited Sign	Removed	7/3/2023				
1601 Kennedy Cswy	Graffiti	Warning	7/5/2023				
1400 Kennedy Cswy	Bulk Trash	Warning	7/5/2023				

1872 Kennedy Cswy	Trash	Warning	7/5/2023				
7544 Buccaneer Ave	WWP	Citation	7/5/2023	$250.00			
7400 Coquina Drive	Trash	Warning	7/5/2023				
7940 West Drive	Fence Maintenance	Citation	7/6/2023		$200.00		
7621 Coquina Drive	Noise	Citation	7/6/2023		$250.00		
7938 West Drive	Landscape	Citation	7/6/2023		$200.00		
7940 West Drive	Landscape	Citation	7/6/2023		$400.00		
1820 S Treasure Drive	WWP	Citation	7/10/2023	$250.00			
7500 Center Bay Drive	Construction Site Maint.	Warning	7/10/2023				
1356 Bay Terrace	Bulk Trash	Warning	7/10/2023				
7801 Beach View Drive	Bulk Trash	Warning	7/10/2023				
7545 Hispanola Ave	Noise	Citation	7/10/2023		$250.00		
7517 Bounty Ave	Special Magistrate	Order	7/11/2023		$1,400.00		
7500 Bounty Ave	Vessel Violation	Warning	7/11/2023				
Treasure Island	Derelict Vehicle	Warning	7/11/2023				
1800 S Treasure Drive	Bulk Trash	Warning	7/12/2023				
1790 Kennedy Cswy #B112	WWP	Citation	7/12/2023	$250.00			
1755 Kennedy Cswy	WWP	Citation	7/12/2023	$250.00			
7937 West Drive	WWP	Citation	7/13/2023	$250.00			
7927 East Drive	Landscape	Citation	7/13/2023	$200.00			
7915 East Drive	Blocking ROW	Warning	7/13/2023				
1790 Kennedy Cswy #B112	WWP	Citation	7/13/2023		$250.00		
7510 Coquina Drive	Noise	Citation	7/15/2023	$250.00		Yes	(1) of (3)
7525 Adventure Ave	Noise	Citation	7/15/2023	$250.00			
7731 Coquina Drive	WWP	Citation	7/14/2023		$250.00		
7904 West Drive #602	WWP	Citation	7/17/2023	$250.00			
7401 Miami View Drive	Landscape	Warning	7/17/2023				
7525 Adventure Ave	Noise	Citation	7/17/2023		$250.00		
1508 Kennedy Cswy	WWp	Citation	7/18/2023		$250.00		
7904 West Drive #515	WWP	Citation	7/19/2023		$250.00		
7801 Miami View Drive	WWP	Citation	7/20/2023	$250.00		Yes	(1) of (3)
7937 West Drive	WWP	Citation	7/20/2023		$250.00		
7410 Beach View Drive	Stagnant Water	Warning	7/20/2023				
1872 Kennedy Cswy	WWP	Citation	7/20/2023	$250.00			
1657 N Treasure Drive	WWP	Citation	7/22/2023	$250.00			
Harbor Island	Prohibited Signs	Removed	7/22/2023				
1440 S Treasure Drive	Noise	Citation	7/22/2023	$250.00			
7536 Adventure Ave	Noise	Citation	7/24/2023	$250.00		Yes	(1) of (3)
1657 N Treasure Drive	WWP	Citation	7/24/2023		$250.00		

Harbor Island	Derelict Vehicle	Warning	7/24/2023				
7536 Adventure Ave	Noise	Citation	7/24/2023		$250.00		
7601 E Treasure Dr #1816	Noise	Citation	7/25/2023		$250.00		
7525 E Treasure Drive	Bulk Trash	Warning	7/25/2023				
1872 Kennedy Cswy	Trash	Citation	7/26/2023		$200.00		
7544 Buccaneer Ave	WWP	Citation	7/26/2023		$250.00		
1872 Kennedy Cswy	WWP	Citation	7/26/2023		$250.00		
7601 E Treasure Dr PH215	Noise	Citation	7/27/2023		$250.00		
1780 Kennedy Cswy	Special Magistrate	Citation	7/28/2023		$1,700.00		
7918 West Drive	Noise	Citation	7/28/2023	$750.00			
1800 S Treasure Drive	Bulk Trash	Warning	7/31/2023				
(84) Lien Searches							
				$4,700.00	$7,600.00		

Glossary	
Violation Type Abbreviation	**Definition**
WWP	Work Without Permits
ROW	Right-of-Way
BTR	Business Tax Receipt
Operating/Advertising	Operating / Advertising a Short Term Vacation Rental
STVR	Short Term Vacation Rental
MOT	Maintenance of Traffic
Special Magistrate	Fines Collected as a Result of a Special Magistrate Order
Open/Unsecured	Construction Site Open and Unsecured
Emergency Order	Violation of COVID Related Emergency Orders
STRV Strike	Code violation counted when revoking/denying an STVR License

ITEM NO. 9.D

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Leo Cosio,

SPONSORED BY:

SUBJECT: Federal Lobbyists' Update (August 2023)

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
NONE

PERSONNEL IMPACT
NONE

ATTACHMENTS
August 2023 Federal Lobbyist Report.pdf

TO: **Ralph Rosado, PhD, AICP**
Village Manager, North Bay Village

FROM: **Jodi Bock Davidson**
Governmental Consultant, Rubin Turnbull & Associates
Omar, Franco
Governmental Consultant, Becker

CC: **Carla M. Gomez, Leo Cosio**

RE: **August 2023 Federal Lobbyist Update**

DC OVERVIEW

As DC returns from the August Recess, Congress is staring down a September 30th date for a potential government shutdown as well as other pending priority items. There's still a month to go, but Capitol Hill is arming for an appropriations breakdown. House Democrats are still hoping to avoid a shutdown, and the party's rank-and-file stands ready to approve a bipartisan deal — preferable a clean stop gap with some amount of Ukraine and disaster aid attached, likely sent over from the Senate.

FAA AND FARM BILL DEADLINE — Sept. 30 is an important day, not only because of the shutdown deadline. Federal Aviation Administration reauthorization legislation and the farm bill both need to be passed by that date, as well. We expect a stopgap for the monumental farm bill to buy lawmakers time to get their ducks in a row, while policy differences between the House and Senate could complicate things on the FAA bill.

SUPPLEMENTAL SUSPENSE — Senate Democrats want to fulfill the White House's request for $40 billion — $24 billion request to arm Ukraine, $12 billion to replenish a dwindling pot of federal disaster relief and $4 billion to address issues at the southern border — but House Republicans show no sign of playing ball. We expect this to be a major issue in the coming weeks.

STOPGAP SPENDING - In a time of increasing partisanship, Senate Democrats and Republicans are considering measures like a continuing resolution to ensure no government shutdown occurs. While the House Freedom Caucus outlined its demands for any bill, the Senate and most in the House remain motivated to prevent a government shutdown in the short and long term.

CLIMATE CHANGE - One of the most immediate concerns for the Biden Administration is the rescue and rebuilding efforts following the tragic fires across Maui. As Hurricane Idalia also recently made landfall in Florida, natural disasters are becoming commonplace across the nation and growing in severity. Some critics of the Biden Administration demand meaningful action on these issues as climate disasters continue to affect Americans.

CONGRESSWOMAN FREDERICA WILSON – In a recent call, Congresswoman Wilson's Chief of Staff expressed interest in taking part in a Village tour and meeting with Commission/Staff to discuss NBV's

federal priorities. The staff conveyed that the Congresswoman wants to spend more time in the newer parts of her Congressional district and has agreed to begin her tour in North Bay Village. We are working in coordination with the Manager's office to coordinate and schedule a tour and visit with the Congresswoman and her staff soon.

FEDERAL FUNDING OPPORTUNITIES

There have been several recent grants released of interest to NBV. We have share the information below with the Manager and his team and are working to identify more opportunities for the Village. Below are list to review:

SMART GRANTS - USDOT announced that it is accepting applications for the second year of its Strengthening Mobility and Revolutionizing Transportation (SMART) Grants Program. The funding opportunity is open to public sector entities seeking to carry out transportation projects that demonstrate at least one of the following technology areas:

- Coordinated automation
- Connected vehicles
- Sensors
- Systems integration
- Delivery/logistics
- Innovative aviation
- Smart grid
- Traffic signals

Applications must be submitted by Tuesday, October 10, 2023. The program will fund up to $500 million in grants over five years to conduct demonstration projects focused on advanced smart community technologies and systems that improve transportation efficiency and safety. Successful projects will create sustainable partnerships across sectors and levels of governments engaging industry, labor, academia, and nonprofits. This SMART Notice of Funding Opportunity (NOFO) will accept applications for Stage 1 Planning and Prototyping grants.

STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) - In Fiscal Year 2023, through the Infrastructure Investment and Jobs Act, DHS is providing $375 million to address cybersecurity risks and cybersecurity threats. This is the second year of funding and the goal of the State and Local Cybersecurity Grant Program (SLCGP) is to help states, local governments, rural areas, tribes, and territories address cybersecurity risks and cybersecurity threats to information systems. There is a 20% match requirement. States must submit their applications by Oct. 6, 2023. This will begin as a state application to DHS, which will result in a state-by-state opportunity for funding to local governments.

PATHWAYS TO REMOVING OBSTACLES TO HOUSING (PRO HOUSING) - HUD recently announced the Pathways to Removing Obstacles to Housing (PRO Housing) program, a new federal grant opportunity that provides local governments with direct technical assistance and funding for capacity building around planning, land utilization, and preservation of affordable housing.

The Pathways to Removing Obstacles to Housing (PRO) will award grants of up to $10 million to local governments that have documented significant housing needs and can demonstrate they have taken steps to identify, address, or remove barriers to affordable housing production and preservation. A total of $85 million is available through PRO Housing this year. The application deadline is October 30, 2023,

PRO Housing grants may pay for activities including:

- Planning and policy activities to allow for higher-density, multifamily, and mixed-use housing development;
- Streamlining processes for affordable housing development;
- Infrastructure activities necessary for the development or preservation of housing; or
- Reducing requirements related to parking and other land use restrictions.

SEWER OVERFLOW AND STORMWATER REUSE MUNICIPAL GRANT (OSG) – The EPA recently announced the availability of approximately $50 million in grants through the Sewer Overflow and Stormwater Reuse Municipal Grant (OSG) Program. Funds can be used for the planning, designing, and construction of combined sewer overflows (CSOs), sanitary sewer overflows (SSOs), and stormwater management projects.

Grants will be awarded to states, which will then provide sub-awards to eligible munis for projects that address infrastructure needs for CSOs, SSOs, and stormwater management. In 2021, the Bipartisan Infrastructure Law amended the program to add a focus on funding projects in rural and finically distressed communities while also eliminating project cost share requirements for these communities.

States are required to prioritize funding projects for communities that are financially distressed, have a long-term municipal CSO or SSO control plan, or for projects that have requested a grant on their Clean Water State Revolving Fund (CWSRF) Intended Use Plan. Projects under this program will have many of the same program requirements as the CWSRF and, to the extent that eligible projects are available, at least 20 percent of a state's allocation must be used for green infrastructure, water and energy efficiency improvements, and other environmentally innovative activities. In addition, a state should use at least 25 percent of a grant for available projects located in rural communities (population of 10,000 of less) and/or in financially distressed communities. States may apply up to four percent of their allotment towards their administrative expenses. In total, the program has been appropriated over $160 million. This is the first of at least three phases.

EPA developed the allotment formula for the OSG program to best address CSOs, SSOs, and stormwater needs for each state. Florida's allocation is $1,425,000. As you can see, the initial pool is somewhat small, so it is recommended to begin preparation of requests **now** for when Florida opens its application process.

ITEM NO. 9.E

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Julie Leonardi, Director of Communications

SPONSORED BY: NONE

SUBJECT: Communications & Special Events Report (August 2023)

RECOMMENDATION

BACKGROUND AND ANALYSIS
Communications & Special Events Report (June 2023)

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
NONE

PERSONNEL IMPACT
NONE

ATTACHMENTS
AugustJulyCommsReport2023.pdf

North Bay Village

Communications & Special Events Engagement Report

JULY/AUGUST 2023 HIGHLIGHTS

NORTH BAY VILLAGE
HEART OF THE BAY

OVERVIEW: EVENTS & ATTENDEES



During the months of July and August, we've had countless events, town halls, ribbon cuttings and photo opportunities in the Village. We've celebrated the planting of dozens of new trees throughout several Islands, brought 'Freebee' back to the Village and celebrated the openings of multiple new restaurants with official ribbon cuttings with our Commission. We're constantly gaining followers and subscribers on our social media pages and we've revamped our weekly newsletter.

NEWSLETTER

During July/August:

- 11 newsletters were sent to the public with an average open rate of 62**%.**
- We've gained 32 new subscribers in the last 30 days.
- We've revamped our newsletter to include more images and content.
- Readers can click on links within the body of the newsletter to RSVP to events.

SOCIAL MEDIA ANALYTICS

On *Instagram*, our NBV account has **2,509** followers with **37,000** impressions and a 6.83**%** increase in engagement. We've gained 102 followers from last month.
On **Facebook**, our NBV account has 2,000 followers with **22,000** impressions.
On *Twitter*, our NBV account has **1,190** followers. Our account has gained 13 followers since last month.
On *LinkedIn*, our NBV account **55,000** impressions and a 10**%** increase in engagement.

ITEM NO. 9.F

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Orlando Rodriguez, Code Enforcement Division Director

SPONSORED BY:

SUBJECT: Code Enforcement Update (August 2023)

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Recovered $3,000.00 in Code Enforcement Fines.

PERSONNEL IMPACT
NONE

ATTACHMENTS
202300041415.pdf
Code Monthly Report August-2023.pdf

09/05/2023

NORTH BAY VILLAGE POLICE DEPARTMENT

CALL FOR SERVICE

Agency P Police **Incident #** 202300041415 **Case #**

CALL FOR SERVICE
Activity STVRV STVR Violation **Priority** R Routine **Common Place**
LOCATION COMPLAINANT
City North Bay Village Anonymous **Type** C Complainant
Loc 7830 Miami View Dr ADDRESS
Apt# **Cnty** MD Miami-Dade
Route **Beat** **Fire** **EMS** **Zone** **City** **State** FL
Nbvp Nbay **Zip** 33141 **Tel**

Dspchr 00000070 Sean Rodriguez **Rept** 8/3/23 1:06 **Shift** 1 11PM-7AM
By 00000070 Sean Rodriguez **How** T Telephone **Dispo** OI Off Incident RP

PERSON

Suffix 01 **Name** Martinez, Carlos **Type**
Sex M **Race** W **DOB** **Age**
Height **Weight**
Address **Telephone** 2106468911
Address **Telephone**
Cloth
Street/Dir
Other

VEHICLE

Suffix **Plate** **State** **Make/Model**
Year **Color** **Occupants**
Description
Street/Dir
Other
VIN

Transport

Suffix

Unit **Miles** **Start** **End** **Tot**
Patient **Type** **Sex**
Reason **Care**

Blotter

Ref: loud music.
Loud music was heard from the street in front of the house and from Kennedy Cswy. Contact made with the renter; music lowered on request. Code Enf. notified via email to follow-up with a civil citation.

NORTH BAY VILLAGE POLICE DEPARTMENT

CALL FOR SERVICE

Agency P Police **Incident #** 202300041415 **Case #**

TimeChanged	Dispatcher	Agency	UnitID	Status	Officer1	Officer2	Officer3
8/3/2023 01:07:10	00000070	P	NBV212	W DISP	00000257		
8/3/2023 01:07:12	00000070	P	NBV122	W DISP	00000288		
8/3/2023 01:07:14	00000070	P	NBV212	2 Enroute	00000257		
8/3/2023 01:07:15	00000070	P	NBV122	2 Enroute	00000288		
8/3/2023 01:11:07	00000070	P	NBV122	3 Arrival	00000288		
8/3/2023 01:11:47	00000070	P	NBV212	3 Arrival	00000257		
8/3/2023 01:23:28	00000288	P	NBV122	1 Avail	00000288		
8/3/2023 01:25:39	00000257	P	NBV212	1 Avail	00000257		

	Code	Statistics	Nov-19	$	$
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7904 West Dr. #101	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #203	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #704	Operating/Advertising	Warning	11/2/2019		
7904 west Dr. #206	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #303	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #111	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. # 914	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. # 917	Operating/Advertising	Warning	11/2/2019		
7700 Miami View Dr.	Special Magistrate	SM Order	10/29/2019		$29,160.00
7939 East Dr. #15	Operating/BTR	Citation	11/4/2019		$1,100.00
7904 East Dr. #407	Operating/BTR	Citation	11/4/2018	$1,100.00	
7700 Beach View Dr.	Operating/noise	Citation	11/13/2019		$1,100.00
1365 Bay Ter.	Operating	Citation	11/13/2019		$1,000.00
7904 West Dr. #507	Operating/BTR	Citation	11/15/2019		$2,100.00
7525 W Treasure Dr.	Operating	Citation	11/18/2019		$1,100.00
7540 Mutiny Ave.	Operating	Citation	11/20/2019		$550.00
7904 West Dr. #916	Operating /BTR	Citation	11/22/2019		$1,100.00
				$1,100.00	$37,210.00

	Code	Statistics	Dec-19	$	$
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7904 West Dr. #216	Operating/Advertising	Citation	12/3/2019		$1,350.00
7904 West Dr. #1003	Operating/Advertising	Citation	11/29/2019		$1,100.00
7904 West Dr. #711	Operating/Advertising	Warning	12/5/2019		
7904 West Dr. #602	Operating/Advertising	Warning	12/5/2019		
7904 West Dr. #512	Operating/Advertising	Warning	12/5/2019		
7904 West Dr #115	Operating/Advertising	Warning	11/30/2019		
1830 S Treasure Dr. #211	Operating/Advertising	Citation	12/10/2019	$1,100.00	
7921 West Dr. #6	Operating/Advertising	Warning	11/25/2019		
7545 E Treasure Dr. #10H	Operating/Advertising	Warning	11/25/2019		
7501 E Treasure Dr. #6T	Operating/Advertising	Warning	11/25/2019		
7928 East Dr. #101	Operating/Advertising	Warning	11/25/2019		

7939 East Dr.#15	WWP	Citation	12/1/2019		$500.00
7545 E Treasure Dr. #6i	WWP	Citation	12/6/2019		$500.00
7545 W Treasure Dr.	Landscape	Citation	12/6/2019		$200.00
7904 West Dr. #515	WWP	Citation	12/9/2019		$500.00
7701 Beach View Dr.	Various	Citation	12/12/2019		$2,500.00
1625 Kennedy Cswy	MOT Permit	Citation	12/12/2019		$500.00
	Landscape	Citation	12/13/2019		$675.00
1665 Kennedy Cswy	Noise/Permit	Citation	12/27/2019		$400.00
7901 Hispanola Ave	Noise	Citation	12/27/2019		$300.00
1665 Kennedy Cswy	Noise	Citation	12/30/2019	$500.00	
				$1,600.00	$8,525.00

	Code	**Statistics**	**Jan-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1665 Kennedy Cswy	Noise/Permit	Citation	1/3/2020		$500.00
7940 West Dr.	Landscape	Citation	1/6/2020		$200.00
7900 Harbor Island #PH13	Operating/Advertising	Warning	1/6/2020		
7900 Harbor Island #PH17	Operating/Advertising	Warning	1/6/2020		
1865 Kennedy Cswy	WWP	Citation	1/9/2020	$500.00	
1401 Kennedy Cswy	WWP	Citation	1/4/2020	$200.00	
1401 Kennedy Cswy	WWP/Noise	Citation	1/11/2020	$500.00	
1550 S Treasure Dr.	WWP	Citation	1/11/2020	$200.00	
7904 West Dr. #1016	Special Magistrate	Order	1/13/2020		$2,000.00
1441 S Treasure Dr.	Special Magistrate	Order	1/16/2020		$400.00
1830 S Treasure Dr	Special Magistrate	Order	1/21/2020		$1,100.00
7509 Adventure Ave	Special Magistrate	Order	1/22/2020		$675.00
7711 Beach View Dr	WWP	Citation	1/23/2020		$500.00
7800 Beach View Dr	Trash	Citation	1/24/2020		$100.00
1865 Kennedy Cswy #3M	Noxious Odor	Citation	1/2/2020		$100.00
7504 Jewel Ave	WWP	Citation	1/2/2020		$500.00
1665 Kennedy Cswy	WWP	Citation	1/28/2020		$500.00
7904 West Dr. #115	Operating/Advertising	Citation	1/3/2020	$1,100.00	
7504 Adventure Ave	Operating/Advertising	Warning	1/6/2020		
1550 S Treasure Dr.	WWP	Citation	1/28/2020		$400.00
7900 Harbor Island #PH13	Operating/Advertising	Citation	1/23/2020	$2,100.00	
7900 Harbor Island #PH17	Operating/Advertising	Citation	1/23/2020	$2,100.00	
7920 East Drive	Minimum Housing	Warning	1/13/2020		

7401 Miami View Dr	Landscape	Warning	1/13/2020		
				$6,700.00	$6,975.00
	Code	**Statistics**	**Feb-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1401 Kennedy Cswy	WWP/Noise	Citation	2/3/2020		$700.00
1550 Kennedy Cswy	WWP	Citation	2/3/2020		$500.00
7401 Beach View Dr	Derelict Trailer	Warning	2/7/2020		
7800 Hispanola Ave	WWP/Noise	Citation	2/5/2020		$700.00
7933 West Dr.	Building Parts	Warning	2/10/2020		
1865 Kennedy Cswy	WWP	Citation	2/3/2020		$500.00
1665 Kennedy Cswy	Blocking ROW	Warning	2/12/2020		
7920 West Dr	Dead Storage	Warning	2/7/2020		
Jewel /S.Treasure Dr	Dead Storage	Warning	2/11/2020		
7531 Miami View Dr	WWP	Citation	1/29/2020	$500.00	
1665 Kennedy Cswy	Blocking ROW	Citation	2/14/2020	$50.00	
1872 Kennedy Cswy	WWP	Citation	2/14/2020	$500.00	
7701 Coquina Dr	Landscape	Citation	2/21/2020	$500.00	
7711 Beach View Dr.	Operating/Advertising	Citation	2/19/2020	$1,100.00	
1665 Kennedy Cswy	Blocking ROW	Citation	2/19/2020	$50.00	
7552 Mutiny Ave	WWP	Citation	2/20/2020	$500.00	
1886 Kennedy Cswy	BTR	Warning	2/14/2020		
1888 Kennedy Cswy	BTR/Single use	Warning	2/14/2020		
1880 Kennedy Cswy	BTR	Warning	2/14/2020		
7810 Center Bay Dr	Landscape	Warning	2/19/2020		
7525 Buccaneer Ave	Fence	Warning	2/24/2020		
Adventure/S.Treasure Dr	Dead Storage	Warning	2/18/2020		
Galleon/E.Treasure Dr	Dead Storage	Warning	2/5/2020		
7934 West Dr	Knox Box	Warning	2/17/2020		
1625 Kennedy Cswy	Knox Box	Warning	2/17/2020		
1865 Kennedy Cswy	WWP	Citation	2/15/2020	$500.00	
1872 Kennedy Cswy	Trash	Citation	2/17/2020	$200.00	
1666 Kennedy Cswy	Minimum Housing	Warning	2/7/2020		
7525 W Treasure Dr	Operating/Advertising	Citation	2/28/2020		$2,100.00
1624 Kennedy Cswy	BTR	Warning	2/26/2020		
1630 Kennedy Cswy	BTR	Warning	2/27/2020		
7601 E Treasure Dr #4	BTR	Warning	2/27/2020		

7601 E Treasure Dr #20	BTR	Warning	2/27/2020		
				$3,900.00	$4,500.00
	Code	**Statistics**	**Mar-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1520 S. Treasure Dr	WWP	Citation	2/29/2020	$200.00	
1520 S. Treasure Dr	Noise	Citation	2/29/2020	$200.00	
7537 W. Treasure Dr	Operating/Advertising	Citation	3/3/2020		$1,100.00
7920 East Dr #14	WWP	Citation	3/4/2020		$200.00
1872 Kennedy Cswy	WWP	Citation	3/9/2020		$500.00
1872 Kennedy Cswy	Trash	Citation	3/9/2020		$200.00
7904 West Dr #808	WWP	Citation	3/9/2020	$500.00	
7525 Buccaneer Ave	WWP	Citation	3/7/2020	$200.00	
7525 Buccaneer Ave	Noise	Citation	3/7/2020	$200.00	
7900 Harbor Island Dr#517	Operating/Advertising	Warning	3/10/2020		
7508 Jewel Ave	Operating/Advertising	Warning	3/10/2020		
7904 West Dr #808	WWP	Citation	3/10/2020		$500.00
1665 79th Street CSWY	Graffiti	Warning	3/11/2020		
1580 79th St CSWY	Graffiti	Warning	3/11/2020		
1600 79th St CSWY	Graffiti	Warning	3/11/2020		
7904 West Dr #206	Special Magistrate	Order	3/9/2020		$1,500.00
7601 E. Treasure Dr #25	BTR	Warning	3/10/2020		
7601 E Treasure Dr #10	Trash	Warning	3/11/2020		
7601 E. Treasure Dr	Dumpster Regulations	Warning	3/11/2020		
7904 West Dr #112	WWP	Citation	3/12/2020	$500.00	
7544 Mutiny Ave	Operating/Advertising	Warning	3/12/2020		
7830 Miami View Dr	Operating/Advertising	Warning	3/12/2020		
7904 West Dr #303	Operating/advertising	Citation	3/12/2020	$1,100.00	
1550 Kennedy Cswy	BTR	Warning	3/12/2020		
1555 N.Treasure Dr #311	Operating/Advertising	Warning	3/12/2020		
1850 S. Treasure Dr	WWP	Citation	3/14/2020	$200.00	
1850 S. Treasure Dr	Noise	Citation	3/14/2020	$200.00	
7610 Center Bay Dr	Operating/Advertising	Citation	3/17/2020	$1,000.00	
7610 Center Bay Dr	BTR	Citation	3/17/2020	$100.00	
7525 W. Treasure Dr	Operating/Advertising	Citation	3/17/2020	$2,000.00	
7525 W. Treasure Dr	BTR	Citation	3/17/2020	$100.00	
7529 Bounty Ave	Building Maintenance	Warning	3/18/2020		

7410 Beach View Dr	Landscape/Pool	Warning	3/18/2020		
1400 Kennedy Cswy	Trash/Signs	Warning	3/18/2020		
Utility Contractor	Obstructing ROW	Citation	3/18/2020	$50.00	
7904 West Drive #604	Special Magistrate	Order	3/24/2020		$2,000.00
7929 West Dr	Knox Box	Warning	3/19/2020		
1401 Kennedy Cswy	Noise	Citation	3/26/2020	$200.00	
7508 Jewel Ave	Operating/Advertising	Citation	3/27/2020	$1,100.00	
7508 Jewel Ave	Emergency Order	Citation	3/27/2020	$250.00	
7601 E Treasure Dr	Emergency Order	Warning	3/30/2020		
Various	Emergency Order	Advisory	Various		
				$8,100.00	$6,000.00

	Code	**Statistics**	**Apr-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7508 E Treasure Dr	Trash	Warning	4/1/2020		
7917 West Dr	Bulk Trash	Warning	4/1/2020		
1850 S Treasure Dr	Noise	Citation	4/3/2020	$200.00	
1555 N Treasure Dr	ROW Violation	Warning	4/1/2020		
1850 S Treasure Dr	WWP	Citation	4/3/2020	$200.00	
7610 Center Bay Dr	Operating/Advertising	Citation	4/6/2020		$1,000.00
7610 Center Bay Dr	BTR	Citation	4/6/2020		$100.00
7900 Harbor Island Dr #521	BTR	Warning	4/1/2020		
7524 W Treasure Dr	Special Magistrate	Order	4/1/2020		$1,550.00
7553 Bounty Ave	Trash	Warning	4/7/2020		
7925 West Dr	WWP	Citation	4/7/2020		$500.00
7925 West Dr	Seawall	Warning	4/7/2020		
7925 West Dr	WWP	Citation	4/10/2020		$500.00
1850 S Treasure Dr	Noise	Citation	4/6/2020		$200.00
1850 S Treasure Dr	WWP	Citation	4/6/2020		$200.00
7601 E Treasure Dr #2119	Emergency Order	Citation	4/15/2020	$250.00	
7508 Jewel Ave	Operating/Advertising	Citation	4/16/2020	$2,000.00	
7508 Jewel Ave	BTR	Citation	4/16/2020	$100.00	
7508 Jewel Ave	Emergency Order	Citation	4/16/2020	$250.00	
7904 West Dr #1003	Operating/Advertising	Citation	4/17/2020	$2,000.00	
7904 West Dr #1003	BTR	Citation	4/17/2020	$100.00	
7904 West Dr #1003	Emergency Order	Citation	4/17/2020	$250.00	
7904 West Dr #1005	Emergency Order	Citation	4/17/2020	$250.00	

7536 W Treasure Dr	WWP	Citation	4/17/2020	$500.00	
7904 West Dr #1005	Operating/Advertising	Warning	4/17/2020		
7904 West Dr	WWP	Citation	4/20/2020	$500.00	
7601 E Treasure Dr #CU19	Emergency Order	Citation	4/21/2020	$250.00	
7508 Jewel Ave	Various	Citation	4/23/2020		$1,350.00
7508 Jewel Ave	Various	Citation	4/23/2020		$2,350.00
1880 S Treasure Dr #3A	WWP	Citation	4/23/2020	$500.00	
1480 S Treasure Dr	Trash	Warning	4/24/2020		
7517 Buccaneer Ave	Noise	Citation	4/25/2020	$200.00	
1860 Kennedy Cswy	Trash	Citation	4/27/2020	$200.00	
7911/7913 West Dr	Trash	Warning	4/24/2020		
(15) Lien Searches					
				$7,750.00	$7,750.00

	Code	**Statistics**	**May-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7525 W Treasure Dr	Operating/Advertising	Citation	4/3/2020		$2,100.00
7937 West Drive #F	Minimum Housing	Warning	4/30/2020		
7937 West Drive #F	Minimum Housing	Citation	5/1/2020	$250.00	
7517 Buccaneer Ave	Noise	Citation	5/6/2020		$200.00
7904 West Dr #1005	Emergency Order	Citation	5/6/2020		$250.00
7700 Miami View Dr	WWP	Citation	5/8/2020	$500.00	
7400 Beach View Dr	Landscape	Warning	5/4/2020		
7524 W Treasure Dr	Landscape	Warning	5/6/2020		
7700 Miami View Dr	WWP	Citation	5/8/2020		$500.00
1365 Bay Terrace	Noise	Citation	5/9/2020	$100.00	
7517 Hispanola Ave	Graffiti/Maintenance	Warning	5/7/2020		
7904 West Dr #115	Operating/Advertising	Warning	5/8/2020		
7904 West Dr #205	Operating/Advertising	Warning	5/8/2020		
7731 Coquina Dr	Operating/Advertising	Warning	58/2020		
1601 Kennedy Cswy	Graffiti	Warning	5/8/2020		
7401 Miami View Dr	Landscape	Warning	5/9/2020		
7623 Beach View Dr	Trash/Recycling	Citation	5/9/2020		
1755 Kennedy Cswy	Graffiti/Trash	Warning	5/11/2020		
7934 West Dr #1005	Operating/Advertising	Warning	5/13/2020		
1640 N Treasure Drive	Operating/Advertising	Warning	5/13/2020		
1540 S Treasure Dr	Landscape	Warning	5/13/2020		
7553 Adventure Ave	Landscape	Warning	5/13/2020		

7536 W Treasure Dr	WWP	Citation	5/13/2020		$500.00
7711 Beach View Dr	Operating/Advertising	Citation	5/14/2020	$2,000.00	
7711 Beach View Dr	BTR	Citation	5/14/2020	$100.00	
1440 S Treasure Dr	Landscape	Warning	5/14/2020		
1881 Kennedy Cswy #706	Operating/Advertising	Warning	5/15/2020		
7557 Mutiny Ave	Operating/Advertising	Warning	5/15/2020		
7544 Adventure Ave	Operating/Advertising	Warning	5/16/2020		
7623 Beach View Dr	Trash	Citation	5/16/2020	$200.00	
7544 Adventure Ave	Property Maintenance	Warning	5/18/2020		
7926 East Drive	Noise	Citation	5/18/2020	$100.00	
7940 West Drive	Fence	Warning	5/20/2020		
1860 Kennedy Cswy	Trash	Citation	5/20/2020		$200.00
1401 Kennedy Cswy	WWP	Citation	5/22/2020	$500.00	
7904 West Drive #205	Operating/Advertising	Citation	5/23/2020	$1,000.00	
7904 West Drive #205	BTR	Citation	5/23/2020	$100.00	
1555 Kennedy Cswy	Fence	Warning	5/20/2020		
1555 Kennedy Cswy	Landscape ROW	Warning	5/22/2020		
1880 Kennedy Cswy	Trash	Warning	5/27/2020		
7556 W Treasure Dr	Expired Permits	Citation	5/27/2020	$500.00	
1550 S Treasure Dr	Noise/WWP	Citation	5/27/2020		$1,100.00
7501 Adventure Ave	Landscape ROW	Warning	5/28/2020		
7601 E Treasure Dr	Emergency Order	Citation	5/28/2020		$250.00
Lien Searches (14)					
				$5,350.00	$5,100.00

	Code	**Statistics**	**Jun-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7510 Coquina Dr	Noise	Warning	5/28/2020		
7556 W Treasure Dr	Expired Permit	Citation	5/29/2020		$500.00
7904 West Drive	WWP	Citation	5/29/2020		$500.00
1540 S Treasure Dr	Trash	Warning	6/1/2020		
1819 Kennedy Cswy	Emergency Order	Citation	6/1/2020		$250.00
7521 W Treasure Dr	Permit	Warning	6/3/2020		
1801 S Treasure Dr	Trash	Warning	6/2/2020		
1865 Kennedy Cswy #10D	Noxious Odor	Warning	6/2/2020		
1401 Kennedy Cswy	WWP	Citation	6/4/2020		$500.00
7517 Hispanola Ave	Graffiti	Warning	6/2/2020		
1555 N Treasure Dr	Trash	Warning	6/4/2020		

1872 Kennedy Cswy	Trash	Warning	6/2/2020		
1570 S Treasure Dr	Trash	Warning	6/6/2020		
1555 Kennedy Cswy	Landscape ROW	Warning	6/8/2020		
7711 Beachview Dr	Trash	Warning	6/9/2020		
1900 S Treasure Drive	Trash	Warning	6/9/2020		
7525 Cutlass Ave	Landscape	Warning	6/9/2020		
Vacant Coquina Lot	Landscape	Warning	6/9/2020		
1725 Kennedy Cswy	Prohibited Sign	Warning	6/11/2020		
7556 W Treasure Dr	Special Magistrate	Order	6/15/2020		$325.00
7556 W Treasure Dr	WWP	Citation	6/12/2020		$500.00
7720 Miami View	Noise	Warning	6/8/2020		
1450 S Treasure Dr	Landscape	Warning	6/15/2020		
7810 Center Bay Dr	Landscape	Warning	6/15/2020		
1830 S Treasure Dr	Trash	Warning	6/15/2020		
7731 Coquina Dr	Operating/Advertising	Citation	6/12/2020	$1,000.00	
7731 Coquina Dr	BTR	Citation	6/12/2020	$100.00	
7731 Coquina Dr	Emergency Order	Citation	6/12/2020	$250.00	
1865 Kennedy Cswy #4J	WWP	Citation	6/12/2020	$500.00	
7904 West Drive #115	Operating/Advertising	Citation	6/11/2020	$1,000.00	
7904 West Drive #115	BTR	Citation	6/11/2020	$100.00	
7904 West Drive #115	Emergency Order	Citation	6/11/2020	$250.00	
7410 Center Bay Dr	WWP	Citation	6/12/2020		$300.00
1830 S Treasure Dr	Bulk Trash	Warning	6/15/2020		
1450 S Treasure Dr	Trash	Warning	6/15/2020		
7536 Mutiny Ave	Trash/Recycling	Warning	6/16/2020		
Kennedy Cswy/Harbor	Prohibited Sign	Removed	6/18/2020		
7917 West Drive	Bulk Trash	Warning	6/22/2020		
1865 Kennedy Cswy #4J	WWP	Citation	6/22/2020		$500.00
1800 Kennedy Cswy #A201	Minimum Housing	Warning	6/25/2020		
7929 West Drive	Bulk Trash	Warning	6/25/2020		
7911/7913 West Dr	Trash	Warning	6/25/2020		
1400 Kennedy Cswy	Fence	Warning	6/25/2020		
7904 West Drive #1003	Operating/Advertising	Citation	6/23/2020		$2,100.00
7525 E Treasure Dr	Special Magistrate	Order	6/24/2020		$1,000.00
1801 S Treasure Dr #329	Trash/Littering	Citation	6/26/2020	$250.00	
7711 Beachview Dr	Landscape/Trash	Warning	6/29/2020		
7510 Coquina Dr	Landscape/Trash	Warning	6/29/2020		
7532 W Treasure Dr	Trash	Warning	6/30/2020		
Lien Searches (32)					

				$3,450.00	$6,475.00
	Code	**Statistics**	**Jul-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7531 Coquina Dr	Landscape	Warning	6/30/2020		
1900 E Treasure Dr #4C	Noise	Warning	6/30/2020		
East Drive	Vehicle Violation	Warning	7/1/2020		
7549 Bounty Ave	Landscape	Warning	7/2/2020		
7513 W Treasure Dr	Trash	Warning	7/2/2020		
7544 W Treasure Dr	Landscape	Warning	7/3/2020		
7505 Adventure Ave	Landscape	Warning	7/3/2020		
1620 N Treasure Dr	Landscape	Warning	7/3/2020		
7529 Hispanola Ave	Landscape	Warning	7/3/2020		
S Treasure Drive	Vehicle Violation	Warning	7/5/2020		
Galleon Street	Vehicle Violation	Warning	7/5/2020		
Galleon Street	Vehicle Violation	Warning	7/5/2020		
E Treasure Dr	Vehicle Violation	Warning	7/5/2020		
S Treasure Drive	Vehicle Violation	Warning	7/5/2020		
7517 Hispanola Ave	Special Magistrate	Order	7/6/2020		$20,000.00
7731 Coquina Dr	Operating/Advertising	Citation	7/6/2020		$1,000.00
7731 Coquina Dr	BTR	Citation	7/6/2020		$100.00
7731 Coquina Dr	Emergency Order	Citation	7/6/2020		$250.00
7918 West Drive	Trash	Warning	7/7/2020		
7810 Center Bay Dr	Landscape	Warning	7/7/2020		
7509 Adventure Ave	Blocking ROW	Warning	7/8/2020		
7904 West Dr #905	Special Magistrate	Order	7/7/2020		$2,175.00
1301 Bay Terrace	Bulk Trash	Warning	7/9/2020		
1365 Bay Terrace	Trash	Warning	7/9/2020		
8000 East Drive	WWP	Citation	7/10/2020	$500.00	
7904 West Drive #904	Emergency Order	Citation	7/11/2020	$250.00	
7904 West Drive #904	Operating/Advertising	Citation	7/11/2020	$2,000.00	
7904 West Drive #904	BTR	Citation	7/11/2020	$100.00	
7701 Beachview Dr	Emergency Order	Citation	7/11/2020	$250.00	
7548 W Treasure Dr	WWP	Citation	7/11/2020	$500.00	
1801 S Treasure Dr	Trash	Warning	7/13/2020		
7537 W Treasure Dr	Trash	Warning	7/13/2020		
7537 W Treasure Dr	Landscaping ROW	Warning	7/13/2020		

7911 East Drive	Derelict Vehicle	Warning	7/14/2020		
1872 Kennedy Causeway	Trash	Warning	7/15/2020		
1441 S Treasure Dr	Emergency Order	Citation	7/16/2020	$250.00	
Public Property	Derelict Vehicle	Warning	7/16/2020		
1450 S Treasure Dr	Operating/Advertising	Warning	7/18/2020		
1881 Kennedy Cswy #706	Operating/Advertising	Citation	7/18/2020	$1,000.00	
1881 Kennedy Cswy #706	BTR	Citation	7/18/2020	$100.00	
7934 West Drive #1005	Operating/Advertising	Citation	7/18/2020	$1,000.00	
7934 West Drive #1005	BTR	Citation	7/18/2020	$100.00	
1331 Bay Terrace	Special Magistrate	Order	7/20/2020		$2,500.00
1580 Kennedy Cswy	Landscape	Warning	7/21/2020		
7544 Mutiny Ave	Landscape	Warning	7/21/2020		
7801 Center Bay Dr	Open/Unsecured	Warning	7/27/2020		
7940 West Drive	Landscape	Warning	7/27/2020		
7931 East Drive	Derelict Vehicle	Warning	7/27/2020		
7931 East Drive	Vessel Violation	Warning	7/27/2020		
1860 S Treasure Dr	WWP	Citation	7/29/2020		$1,200.00
7801 Center Bay Dr	Open/Unsecured	Warning	7/29/2020		
7710 Coquina Dr	Bulk Trash	Warning	7/30/2020		
8000 East Drive	WWP	Citation	7/30/2020		$500.00
Various Locations	Weather Advisory	Warning	7/31/2020		
(27) Lien Searches					
				$6,050.00	$27,725.00

	Code	**Statistics**	**Aug-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1872 Kennedy Cswy	Bulk Trash	Warning	8/3/2020		
1725 Kennedy Cswy	Trash/Sign	Warning	8/3/2020		
7904 West Drive	Bulk Trash	Warning	8/3/2020		
1555 Kennedy Cswy	Sign	Warning	8/3/2020		
7711 Beachview Dr	WWP/Filming	Citation	8/3/2020	$500.00	
1666 Kennedy Cswy #610	WWP	Citation	8/4/2020	$500.00	
7540 Mutiny Ave	Bulk Trash	Warning	8/5/2020		
Adventure Ave/AtlanticBB	Blocking ROW	Warning	8/5/2020		
1801 S Treasure Dr #329	Littering	Warning	8/5/2020		
7556 W Treasure Dr	WWP	Citation	8/6/2020	$500.00	
1801 S Treasure Dr #329	Littering	Warning	8/6/2020		

1666 Kennedy Cswy #610	WWP	Citation	8/6/2020		$500.00
7711 Beachview Dr	Property Maintenance	Warning	8/6/2020		
1801 S Treasure Dr	Trash	Warning	8/10/2020		
7553 Cutlass Ave	Bulk Trash	Warning	8/10/2020		
7501 Adventure Ave	Landscaping / Sidewalk	Warning	8/11/2020		
Bounty / N Treasure Dr	Derelict Vehicle	Warning	8/11/2020		
7934 West Drive	Property Maintenance	Warning	8/11/2020		
1365 Bay Terrace	Bulk Trash	Warning	8/12/2020		
7721 Beachview Dr	Bulk Trash	Warning	8/12/2020		
1820 E Treasure Dr #306A	WWP	Citation	8/13/2020	$500.00	
Galleon Street	Derelict Vehicle	Warning	8/13/2020		
7544 Adventure Ave	Derelict Vehicles	Warning	8/13/2020		
1441 S Treasure Dr	Emergency Order	Citation	8/14/2020	$250.00	
1900 S Treasure Dr	Illicit Discharge	Citation	8/17/2020	$200.00	
1900 S Treasure Dr	Illicit Discharge	Citation	8/17/2020	$200.00	
1801 S Treasure Dr #329	Littering	Citation	8/19/2020		$250.00
1681 Kennedy Causeway	Blocking ROW	Citation	8/19/2020	$200.00	
7556 W Treasure Dr	WWP	Citation	8/19/2020		$500.00
7910 Harbor Island #1111	Minimum Housing	Warning	8/15/2020		
7511 Center Bay Dr	Landscaping	Warning	8/15/2020		
7517 Adventure Ave	Noise	Citation	8/15/2020	$200.00	
1860 S Treasure Drive	WWP	Citation	8/21/2020		$900.00
7904 West Drive #404	Emergency Order	Citation	8/19/2020	$250.00	
7920 East Drive #16	WWP	Citation	8/20/2020	$500.00	
7501 E Treasure Drive	Noise	Warning	8/20/2020		
7904 West Drive #404	Property Maintenance	Warning	8/20/2020		
7904 West Drive #CU-12	BTR	Warning	8/20/2020		
Various Locations	Weather Advisory	Warning	8/21/2020		
7920 West Drive	Bulk Trash	Warning	8/18/2020		
7548 W Treasure Dr	Noise	Warning	8/19/2020		
N Treasure Dr & Adventure	Prohibited Sign	Removed	8/20/2020		
7821 Coquina Dr	WWP	Warning	8/20/2020		
7801 Miami View Dr	Special Magistrate	Order	8/26/2020		$1,200.00
1820 E Treasure Dr #306A	WWP	Citation	8/27/2020		$500.00
7917 West Drive	Trash	Warning	8/26/2020		
7552 Adventure Ave	Bulk Trash	Warning	8/25/2020		
1365 Bay Terrace	Bulk Trash	Warning	8/26/2020		
7537 Adventure Ave	Bulk Trash	Warning	8/26/2020		
(28) Lien Searches					

				$3,800.00	$3,850.00
	Code	**Statistics**	**Sep-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1441 S treasure Dr	Trash Cans	Citation	8/29/2020	$50.00	
1441 S treasure Dr	Landscaping	Warning	8/29/2020		
7904 West Drive #708	Operating/Advertising	Warning	8/29/2020		
7720 Center Bay Dr	Operating/Advertising	Warning	8/29/2020		
7801 Center Bay Dr	Trash	Warning	9/1/2020		
7904 West Drive #214	Special Magistrate	Order	9/2/2020		$4,500.00
7801 Beachview Dr	Landscaping	Warning	9/3/2020		
7904 West Drive #602	Special Magistrate	Order	9/3/2020		$3,000.00
1900 S Treasure Dr	Illicit Discharge	Citation	9/4/2020		$200.00
1900 S Treasure Dr	Illicit Discharge	Citation	9/4/2020		$200.00
7917 Adventure Ave	Noise	Warning	9/2/2020		
8020 East Drive #215	WWP	Citation	9/4/2020	$500.00	
7821 Beachview Dr	Noise	Citation	9/5/2020	$200.00	
7525 Buccaneer Ave	Noise	Warning	9/5/2020		
1881 Kennedy Cswy	Noise	Citation	9/5/2020	$200.00	
7904 West Drive #810	Operating/Advertising	Citation	9/5/2020	$1,000.00	
7904 West Drive #810	BTR	Citation	9/5/2020	$100.00	
7920 East Drive #16	WWP	Citation	9/8/2020		$500.00
7530 Miamiview Dr	Trash	Warning	9/8/2020		
1701 N Treasure Dr #6	Landscaping	Warning	9/8/2020		
1365 Bay Terrace	Special Magistrate	Order	9/10/2020		$7,000.00
1865 Kennedy Cswy #6k	WWP	Citation	9/10/2020	$500.00	
1441 S treasure Dr	Landscaping	Citation	9/12/2020	$200.00	
7904 West Drive #512	Special Magistrate	Order	9/11/2020		$3,500.00
7623 Beachview Drive	Emergency Order	Citation	9/14/2020	$250.00	
7421 Coquina Drive	Bulk trash	Warning	9/14/2020		
1701 S Treasure Drive	Bulk trash	Warning	9/14/2020		
Folio # 23-3209-014-0190	Trash	Warning	9/14/2020		
7623 Beachview Drive	Emergency Order	Citation	9/15/2020	$250.00	
1700 Kennedy Cswy #110	BTR	Warning	9/12/2020		
1872 Kennedy Cswy	WWP	Citation	9/16/2020		$500.00
7421 Center Bay Dr	Noise	Warning	9/12/2020		
1900 S Treasure Dr	Noise	Warning	9/18/2020		

7508 Bounty Ave	Landscaping	Warning	9/19/2020		
1701 N Treasure Dr #6	Landscaping	Citation	9/19/2020	$200.00	
7508 Adventure Ave	Landscaping	Warning	9/19/2020		
1666 Kennedy Cswy	Noise	Citation	9/19/2020	$200.00	
1666 Kennedy Cswy	WWP	Citation	9/19/2020	$500.00	
7553 Adventure Ave	Bulk trash	Warning	9/21/2020		
8000 West Drive	Bulk trash	Warning	9/21/2020		
7623 Beachview Drive	Trash	Citation	9/17/2020		$200.00
7540 W Treasure Dr	Trash/Debris	Warning	9/22/2020		
1865 Kennedy Cswy #PHN	Special Magistrate	Order	9/24/2020		$3,000.00
7937 West Drive	Minimum Housing	Citation	9/23/2020		$250.00
1881 Kennedy Cswy	Noise	Citation	9/21/2020		$200.00
7904 West Drive #CU12	BTR	Citation	9/24/2020	$100.00	
1900 S Treasure Dr	Illicit Discharge	Citation	9/25/2020	$200.00	
1900 S Treasure Dr	Illicit Discharge	Citation	9/25/2020	$200.00	
7544 W Treasure Dr	WWP	Citation	9/25/2020	$500.00	
1441 S treasure Dr	Emergency Order	Citation	9/25/2020	$250.00	
7720 Miami View Dr	WWP	Citation	9/26/2020	$500.00	
7623 Beachview Drive	Emergency Order	Citation	9/24/2020	$250.00	
7623 Beachview Drive	Emergency Order	Citation	9/24/2020		$250.00
7525 Buccaneer Ave	Noise	Citation	9/29/2020		$200.00
1520 S Treasure Drive	Noise	Citation	9/29/2020		$200.00
(53) Lien Searches					
				$6,150.00	$23,700.00

	Code	**Statistics**	**Oct-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7623 Beachview Dr	WWP	Citation	10/3/2020	$500.00	
7701 Beachview Dr	Emergency Order	Citation	10/1/2020		$250.00
7623 Beachview Dr	Noise	Citation	10/3/2020	$200.00	
7918 West Drive	Fence	Warning	10/3/2020		
7545 Bounty Ave	Bulk Trash	Warning	10/3/2020		
7541 Bounty Ave	Bulk Trash	Warning	10/3/2020		
7541 Bounty Ave	WWP	Citation	10/3/2020	$500.00	
7544 Adventure Ave	Derelict Vehicle	Warning	10/5/2020		
1750 S Treasure Dr	WWP	Citation	10/5/2020	$500.00	

7536 W Treasure Dr	WWP	Citation	10/6/2020	$500.00	
7536 W Treasure Dr	Operating/Advertising	Warning	10/6/2020		
7623 Beachview Dr	Emergency Order	Citation	10/6/2020		$250.00
7904 West Drive #810	Special Magistrate	Order	10/7/2020		$587.00
7541 Cutlass Ave	WWP	Citation	10/7/2020	$500.00	
1550 Kennedy Cswy	Special Magistrate	Order	10/7/2020		$5,525.00
7623 Beachview Dr	WWP	Citation	10/8/2020	$500.00	
7532 Buccaneer Ave	Blocking ROW	Warning	10/9/2020		
7711 Beachview Dr	Trash Cans	Warning	10/9/2020		
7800 Beachview Dr	Trash Cans	Warning	10/9/2020		
7711 Beachview Dr	Trash Cans	Citation	10/10/2020	$200.00	
7904 West Drive #614	WWP	Citation	10/10/2020	$500.00	
7810 Coquina Dr	WWP	Citation	10/10/2020	$500.00	
7800 Beachview Dr	Noise	Citation	10/12/2020	$100.00	
7810 Coquina Dr	Landscape	Warning	10/8/2020		
7504 Buccaneer Ave	Noise	Citation	10/10/2020	$100.00	
7800 Beachview Dr	Noise	Citation	10/12/2020	$100.00	
7623 Beachview Dr	WWP	Citation	10/12/2020		$500.00
7623 Beachview Dr	Noise	Citation	10/12/2020		$200.00
7623 Beachview Dr	WWP	Citation	10/12/2020		$500.00
7904 West Drive #CU12	WWP	Citation	10/14/2020	$500.00	
7810 Beachview Dr	Operating/Advertising	Warning	10/13/2020		
7504 Buccaneer Ave	Noise	Citation	10/14/2020		$100.00
1580 Kennedy Cswy	40 Year	Citation	10/15/2020	$500.00	
7505 W Treasure Dr	WWP	Citation	10/16/2020	$500.00	
1441 S Treasure Dr	Trash Cans	Citation	10/16/2020	$200.00	
7510 Coquina Dr	WWP	Citation	10/16/2020	$500.00	
1441 S Treasure Dr	Trash Cans	Citation	10/17/2020	$200.00	
1440 S Treasure Dr	Noise	Warning	10/17/2020		
7810 Coquina Dr	WWP	Citation	10/19/2020		$500.00
1770 Kennedy Cswy #303	WWP	Citation	10/19/2020	$500.00	
7904 West Drive #515	Special Magistrate	Order	10/16/2020		$3,000.00
7541 Cutlass Ave	WWP	Citation	10/20/2020		$500.00
7504 Buccaneer Ave	Noise	Citation	10/20/2020		$250.00
1801 S Treasure Dr	Landscape ROW	Warning	10/20/2020		
1657 N Treasure Dr	Landscape ROW	Warning	10/21/2020		
7517 Adventure Ave	Landscape ROW	Warning	10/21/2020		
1620 N Treasure Dr	Landscape ROW	Warning	10/22/2020		
7537 W Treasure Dr	Landscape ROW	Warning	10/22/2020		

1580 Kennedy Cswy	40 Year	Citation	10/23/2020		$500.00
7552 Mutiny Ave	Special Magistrate	Order	10/26/2020		$3,000.00
7510 Center Bay	Trash/Landscape	Warning	10/26/2020		
7512 Adventure/TECO	WWP	Citation	10/26/2020	$500.00	
7541 Bounty Ave	WWP	Citation	10/26/2020		$500.00
Hispanola/N Treasure	Derelict Vehicle	Warning	10/27/2020		
1801 S Treasure Dr	Bulk Trash	Warning	10/29/2020		
7524 W Treasure Dr	Fence	Warning	10/29/2020		
1630 S Treasure Dr	Landscape	Warning	10/31/2020		
7532 Hispanola Ave	Landscape	Warning	10/31/2020		
7505 Cutlass Ave	Landscape	Warning	10/31/2020		
(37) Lien Searches					
				$8,100.00	$16,162.00

	Code	**Statistics**	**Nov-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7544 W Treasure Dr	Bulk Trash	Warning	11/2/2020		
1750 S Treasure Dr	WWP	Citation	10/10/2020		$500.00
7800 Beachview Dr	Noise	Citation	10/21/2020		$100.00
7536 W Treasure Dr	WWP	Citation	10/19/2020		$500.00
7623 Miamiview Dr	WWP	Citation	10/30/2020		$500.00
7501 Miamiview Dr	Building Violation	Warning	11/2/2020		
7811 Miamiview Dr	Building/Various	Warning	11/2/2020		
7801 Centerbay Dr	Open/Unsecure	Warning	11/2/2020		
7711 Beachview Dr	Noise	Warning	11/2/2020		
7810 Beachview Dr	Operating/Advertising	Citation	11/3/2020	$1,000.00	
7810 Beachview Dr	BTR	Citation	11/3/2020	$100.00	
1570 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1872 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1888 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1345 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1524 Kennedy Cswy	Single-Use	Warning	11/4/2020		
1345 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1725 Kennedy Cswy	Prohibited signs	Warning	11/5/2020		
1601 Kennedy Cswy	Prohibited signs	Warning	11/6/2020		
1830 S Treasure Dr	WWP	Citation	11/7/2020	$500.00	

1650 S Treasure Dr	Vessel violation	Warning	11/10/2020		
7505 Bounty Ave	Trash	Warning	11/10/2020		
1801 S Treasure Dr	Trash	Warning	11/10/2020		
7934 West Drive	Bulk trash	Warning	11/11/2020		
1600 Kennedy Cswy	Property Maintenance	Warning	11/11/2020		
1735 N Treasure Dr	Blocking ROW	Warning	11/11/2020		
1755 Kennedy Cswy	Prohibited signs	Warning	11/11/2020		
7553 Bounty Ave	Storage	Warning	11/11/2020		
7540 W Treasure Dr	Fence	Warning	11/12/2020		
7540 W Treasure Dr	Landscape	Warning	11/12/2020		
1801 S Treasure Dr	Property Maintenance	Warning	11/12/2020		
7524 Buccaneer Ave	Bulk Trash	Warning	11/12/2020		
7520 Buccaneer Ave	Bulk Trash	Warning	11/12/2020		
7904 West Drive #216	Special Magistrate	Order	11/13/2020		$2,425.00
7520 West Drive	Illicit Discharge	Reported	11/13/2020		
1508 Kennedy Cswy	Prohibited signs	Warning	11/17/2020		
7600 Miamiview Dr	Bulk Trash	Warning	11/18/2020		
7501 E Treasure Dr	Trash	Warning	11/19/2020		
7508 Mutiny Ave	Vessel violation	Warning	11/17/2020		
1770 Kennedy Cswy #D303	WWP	Citation	11/17/2020		$500.00
1365 Bay Terrace	Trash	Warning	11/23/2020		
Adventure & NTD	Trash	Warning	11/22/2020		
1600 Kennedy Cswy	Shopping cart	Warning	11/22/2020		
1365 Bay Terrace	Blocking ROW	Warning	11/24/2020		
7910 West Drive	Minimum Housing	Warning	11/30/2020		
1801 S Treasure Dr	Bulk trash	Warning	11/30/2020		
7505 Bounty Ave	WWP	Citation	11/30/2020	$500.00	
(21) Lien Searches					
				$2,100.00	$4,525.00

	Code	**Statistics**	**Dec-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7531 Miamiview Dr	WWP	Citation	10/23/2020		$500.00
7544 W Treasure Dr	WWP	Citation	11/18/2020		$500.00
Various Locations (TECO)	WWP	Citation	12/1/2020		$500.00
7600 Beachview Dr	Landscape	Warning	12/1/2020		

7510 Coquina Dr	Landscape	Warning	12/1/2020		
7431 Coquina Dr	Landscape/House #'s	Warning	12/1/2020		
7800 Beachview Dr	Trash Cans	Warning	12/1/2020		
7545 Cutlass Ave	Trash Cans	Warning	12/1/2020		
7800 Beachview Dr	Trash Cans	Citation	12/2/2020	$200.00	
1365 Bay Terrace	WWP	Citation	12/3/2020	$500.00	
7528 Hispanola Ave	Operating/Advertising	Warning	12/4/2020		
7540 W Treasure Dr	Stagnant water	Warning	12/4/2020		
1801 S Treasure Dr	Bulk Trash	Warning	12/8/2020		
1580 Kennedy Cswy	WWP	Citation	12/8/2020	$500.00	
1820 S Treasure Dr #406	WWP	Citation	12/8/2020	$500.00	
7510 Coquina Dr	WWP	Citation	12/9/2020		$500.00
1580 Kennedy Cswy	WWP	Citation	12/10/2020		$500.00
7910 West Drive	Minimum Housing	Warning	12/7/2020		
7925 West Drive	Property Maintenance	Warning	12/7/2020		
7800 Beachview Dr	Trash Cans	Citation	12/16/2020		$200.00
1400 Kennedy Cswy	Prohibited Signs	Removed	12/14/2020		
1555 N Treasure Dr	WWP	Citation	12/15/2020	$500.00	
1900 S Treasure Drive	Light Pole Damaged	Reported	12/15/2020		
1900 S Treasure Drive #4C	Noise	Warning	12/16/2020		
7505 Bounty Ave	WWP	Citation	12/17/2020		$500.00
1900 S Treasure Dr #4C	Noise	Warning	12/19/2020		
7904 West Drive #101	Special Magistrate	Order	12/18/2020		$1,500.00
Mutiny/S Treasure Drive	Derelict Vehicle	Warning	12/16/2020		
7900 HarborIsland Dr #PH17	Special Magistrate	Order	12/11/2020		$100.00
7533 Bounty Ave	WWP	Citation	12/23/2020	$500.00	
Bounty Avenue	Derelict Vehicle	Warning	12/23/2020		
1670 S Treasure Dr	Bulk Trash	Warning	12/23/2020		
7810 Center Bay Dr	Noise	Warning	12/26/2020		
7711 Miamiview Dr	Noise	Warning	12/26/2020		
Buccaneer/S Treasure Dr	Derelict Vehicle	Warning	12/28/2020		
1820 S Treasure Dr #406	WWP	Citation	12/28/2020		$500.00
7505 Cutlass Ave	WWP	Citation	12/30/2020	$500.00	
7548 W Treasure Dr	Special Magistrate	Order	12/30/2020		$5,585.00
(48) Lien Searches					
				$3,200.00	$10,885.00

	Code	**Statistics**	**Jan-21**	**$**	**$**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7410 Miamiview Dr	Property Maintenance	Warning	1/4/2021		
1880 Kennedy Cswy / FPL	Property Maintenance	Warning	1/4/2021		
1365 Bay Terrace	Derelict Trailer	Warning	1/4/2021		
1735 N Treasure Drive	Property Maintenance	Warning	1/5/2021		
7917 West Drive	Bulk Trash	Warning	1/5/2021		
7925 West Drive	Bulk Trash	Warning	1/5/2021		
7505 Mutiny Ave	WWP	Citation	1/8/2021	$500.00	
1735 N Treasure Drive	Noise	Citation	1/9/2021	$200.00	
7533 Bounty Ave	WWP	Citation	1/11/2021		$500.00
Jewel / S Treasure Drive	Derelict Vehicle	Warning	1/11/2021		
1735 N Treasure Drive	Noise	Citation	1/12/2021		$200.00
7501 Adventure Ave	Landscape / ROW	Warning	1/12/2021		
7544 Buccaneer Ave	WWP	Citation	1/13/2021	$500.00	
7520 W Treasure Drive	Noise	Citation	1/13/2021	$200.00	
7710 Beachview Drive	WWP	Citation	1/13/2021	$500.00	
7544 Buccaneer Ave	WWP	Citation	1/14/2021		$500.00
1401 Kennedy Cswy	Property Maintenance	Warning	1/14/2021		
7821 Beachview Drive	Noise	Citation	1/16/2021	$200.00	
Adventure / N Treasure Dr	Prohibited Sign	Removed	1/20/2021		
7520 W Treasure Drive	Noise	Citation	1/20/2021		$200.00
7711 Beachview Drive	Special Magistrate	Order	1/20/2021		$2,175.00
Harbor Island ROW	Commercial Vehicle	Citation	1/20/2021		$100.00
7900 HarborIsland Dr #1123	Noise	Citation	1/20/2021		$100.00
7505 W Treasure Drive	WWP	Citation	1/20/2021		$500.00
7601 E Treasure Dr #1512	WWP	Citation	1/22/2021	$500.00	
7623 Beachview Drive	Noise	Citation	1/23/2021	$200.00	
1359 Bay Terrace	Noise	Citation	1/23/2021	$200.00	
1441 S Treasure Dr	Special Magistrate	Order	1/22/2021		$500.00
1865 Kennedy Cswy #3M	Noise	Warning	1/21/2021		
7556 W Treasure Dr	Noise	Citation	1/25/2021	$200.00	
7556 W Treasure Dr	Operating/Advertising	Warning	1/25/2021		
7545 Bounty Ave	Dead Storage	Warning	1/26/2021		
Cutlass / S Treasure Dr	Prohibited Sign	Removed	1/28/2021		
Adventure / N Treasure Dr	Prohibited Sign	Removed	1/28/2021		
Hispanola / N Treasure Dr	Prohibited Sign	Removed	1/28/2021		
1480 S Treasure Drive	Landscape	Warning	1/29/2021		
7505 W Treasure Drive	Trash/Debris	Warning	1/28/2021		

7505 Buccaneer Ave	Bulk Trash	Warning	1/29/2021		
7509 Adventure Ave	Noise	Citation	1/30/2021	$200.00	
(38) Lien Searches					
				$3,400.00	$4,775.00

	Code	**Statistics**	**Feb-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7549 Adventure Ave	WWP	Citation	2/1/2021	$500.00	
7801 Center Bay Drive	Landscape/Trash	Warning	2/1/2021		
7918 West Drive	Fence	Warning	2/1/2021		
7510 Center Bay Drive	Fence	Warning	2/1/2021		
7810 Coquina Drive	Special Magistrate	Order	2/1/2021		$3,000.00
7505 Mutiny Ave	WWP	Citation	2/2/2021		$500.00
1440 S Treasure Drive	WWP	Citation	2/2/2021	$500.00	
7900 HarborIsland Dr #PH17	Special Magistrate	Order	2/2/2021		$1,400.00
7560 W Treasure Drive	Property Maintenance	Warning	2/2/2021		
7549 Adventure Ave	WWP	Citation	2/2/2021		$500.00
7904 West Drive #CU12	Special Magistrate	Order	2/2/2021		$670.00
7939 East Drive	Property Maintenance	Warning	2/3/2021		
7710 Beachview Drive	WWP	Citation	2/4/2021		$500.00
Adventure / S Treasure Dr	Prohibited sign	Removed	2/3/2021		
7556 W Treasure Drive	Noise	Citation	2/8/2021		$200.00
7509 Adventure Ave	Noise	Citation	2/8/2021		$200.00
S Treasure Dr / Buccaneer	Commercial Vehicle	Warning	2/9/2021		
1600 Kennedy Causeway	Dumpster Enclosure	Warning	2/10/2021		
7915 East Drive (ROW)	Derelict Vehicle	Warning	2/11/2021		
7536 Bounty Ave	Bulk Trash	Warning	2/11/2021		
7623 Beachview Drive	Noise	Citation	2/12/2021		$200.00
1872 Kennedy Cswy	Special Magistrate	Order	2/12/2021		$3,000.00
79 Street Pkwy (ROW)	WWP	Warning	2/15/2021		
7720 Coquina Drive	Bulk Trash	Warning	2/15/2021		
7926 East Drive	Operating/Advertising	Warning	2/15/2021		
7935 East Drive (ROW)	Derelict Vehicle	Warning	2/15/2021		
7920 East Drive (ROW)	Derelict Vehicle	Warning	2/15/2021		
7720 Coquina Drive	Bulk Trash	Warning	2/15/2021		
7540 W Treasure Drive	Landscape	Warning	2/16/2021		

7421 Miamiview Drive	Obstructing ROW	Warning	2/16/2021		
7701 Beachview Drive	Trash	Warning	2/16/2021		
1480 S Treasure Drive	Landscape	Citation	2/17/2021	$200.00	
7524 W Treasure Drive	Open / Unsecure	Warning	2/18/2021		
7505 Adventure Ave	Trash	Warning	2/18/2021		
7601 E Treasure Drive	Property Maintenance	Warning	2/18/2021		
7525 E treasure Dr #614	Noxious Odor	Warning	2/20/2021		
7601 E Treasure Drive	Noise	Warning	2/19/2021		
7601 E Treasure Dr #403	Noise	Warning	2/22/2021		
7904 West Drive #512	WWP	Citation	2/23/2021	$500.00	
1359 Bay Terrace	Noise	Citation	2/23/2021		$200.00
7700 Beachview Drive	Bulk trash	Warning	2/24/2021		
7524 Buccaneer Ave	WWP	Citation	2/25/2021	$500.00	
1400 Kennedy Cswy	Noise	Citation	2/27/2021	$200.00	
(42) Lien Searches					
				$2,400.00	$10,370.00

	Code	**Statistics**	**Mar-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7521 Buccaneer Ave	Blocking ROW	Warning	3/1/2021		
7540 Bounty Ave	Property Maintenance	Warning	3/1/2021		
7600 Beachview Drive	Landscape	Warning	3/1/2021		
1440 S Treasure Drive	WWP	Citation	3/1/2021		$500.00
1665 Kennedy Cswy	Trash	Warning	3/2/2021		
1900 S Treasure Drive	Trash	Citation	3/2/2021	$200.00	
7924 East Drive #203	Animal Violations	Warning	3/2/2021		
7524 Buccaneer Ave	WWP	Citation	3/2/2021		$500.00
7810 Beachview Drive	Special Magistrate	Order	3/3/2021		$587.50
7501 Center Bay Drive	Trash	Warning	3/4/2021		
7510 Coquina Drive	Landscape/Trash	Warning	3/4/2021		
7811 Miamiview Drive	Expired Permits	Citation	3/4/2021	$500.00	
7811 Miamiview Drive	Shutters	Citation	3/4/2021	$250.00	
7540 E Treasure Drive	Noise	Warning	3/5/2021		
7500 Center Bay Drive	Noise	Warning	3/6/2021		
7552 Adventure Ave	Blocking ROW	Warning	3/8/2021		
7623 Beachview Drive	Trash	Warning	3/8/2021		

7520 Miami view Drive	WWP	Citation	3/8/2021	$500.00	
7510 Coquina Drive	Landscape	Citation	3/9/2021	$200.00	
7505 Bounty Ave	Landscape	Warning	3/9/2021		
7553 Bounty Ave	Landscape/Trash/BTR	Warning	3/9/2021		
7520 Miamiview Drive	WWP	Citation	3/10/2021		$500.00
7904 West Drive #512	WWP	Citation	3/10/2021		$500.00
N Treasure Dr. / Buccaneer	Derelict Vehicle	Warning	3/11/2021		
7525 Buccaneer Ave	Bulk Trash	Warning	3/12/2021		
7540 W Treasure Drive	Noise	Citation	3/13/2021	$200.00	
7516 W Treasure Drive	WWP	Citation	3/13/2021	$500.00	
7611 Coquina Drive	Noise	Citation	3/13/2021	$200.00	
7520 Miami view Drive	Noise	Warning	3/13/2021		
7541 W treasure Drive	Noise	Warning	3/15/2021		
1441 S Treasure Drive	Special Magistrate	Order	3/15/2021		$1,200.00
7505 Mutiny Ave	Special Magistrate	Order	3/15/2021		$1,000.00
1900 S Treasure Drive (lot)	Trash	Warning	3/15/2021		
1620 N Treasure Drive	lk Trash/Property Maintenar	Warning	3/15/2021		
7501 E Treasure Drive #7A	Minimum Housing	Warning	3/15/2021		
1400 Kennedy Cswy	Noise	Citation	3/15/2021		$200.00
1601 Kennedy Cswy	Various	Warning	3/16/2021		
7532 Hispanola Ave	Operating/Advertising	Citation	3/17/2021	$1,000.00	
7532 Hispanola Ave	BTR	Citation	3/17/2021	$100.00	
7601 E Treasure Drive	Trash	Warning	3/17/2021		
7904 West Drive #614	WWP	Citation	3/18/2021		$500.00
7401 Beachview Drive	Trash	Warning	3/18/2021		
23-3209-008-1210	Special Magistrate	Order	3/18/2021		$7,000.00
7505 Adventure Ave	Operating/Advertising	Warning	3/18/2021		
7536 W Treasure Drive	Special Magistrate	Order	3/19/2021		$3,000.00
1880 Kennedy Cswy	BTR	Warning	3/20/2021		
1440 S Treasure Drive	Landscape	Warning	3/20/2021		
7537 Adventure Ave	WWP	Citation	3/20/2021	$500.00	
7921 West Drive	Property Maintenance	Warning	3/22/2021		
7532 Hispanola Ave	Operating/Advertising	Citation	3/22/2021		$1,000.00
7532 Hispanola Ave	BTR	Citation	3/22/2021		$100.00
1555 N Treasure Drive	Special Magistrate	Order	3/22/2021		$1,500.00
1801 S Treasure Drive	Blocking ROW	Warning	3/23/2021		
7510 Coquina Drive	Special Magistrate	Order	3/23/2021		$4,400.00
7548 Hispanola Ave	Trash	Warning	3/24/2021		
1900 S Treasure Drive	Trash	Citation	3/25/2021		$200.00

7516 W Treasure Drive	WWP	Citation	3/25/2021		$500.00
7611 Coquina Drive	Noise	Citation	3/26/2021		$200.00
7621 Beachview Drive	Noise	Citation	3/26/2021		$200.00
1600 Kennedy Cswy	Trash	Warning	3/26/2021		
7720 Center Bay Drive	Trash Cans	Warning	3/26/2021		
1500 N Treasure Drive	Noise	Warning	3/27/2021		
7552 Adventure Ave	WWP	Citation	3/27/2021	$500.00	
7920 E Treasure Drive	Special Magistrate	Order	3/29/2021		$1,500.00
1600 Kennedy Cswy	Trash	Warning	3/29/2021		
7510 Coquina Drive	Bulk Trash	Warning	3/30/2021		
(41) Lien Searches					
				$4,650.00	$25,087.50

	Code	**Statistics**	**Apr-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7601 E Treasure Drive	Bulk Trash	Warning	4/1/2021		
7501 E Treasure Drive	Bulk Trash	Warning	4/5/2021		
7510 Center Bay Drive	Landscape	Citation	4/5/2021	$200.00	
7810 Miami View Drive	Operating/Advertising	Citation	4/5/2021	$1,000.00	
7810 Miami View Drive	BTR	Citation	4/5/2021	$100.00	
7830 Miami View Drive	Operating/Advertising	Citation	4/5/2021	$1,000.00	
7830 Miamiview Drive	BTR	Citation	4/5/2021	$100.00	
7504 W Treasure Drive	Operating/Advertising	Warning	4/5/2021		
7536 W Treasure Drive	Operating/Advertising	Citation	4/5/2021	$1,000.00	
7536 W Treasure Drive	BTR	Citation	4/5/2021	$100.00	
7922 East Drive	Open & Unsecured	Warning	4/6/2021		
7540 W Treasure Drive	Noise	Citation	4/6/2021		$200.00
1830 S Treasure Drive	Special Magistrate	Order	4/6/2021		$650.00
7505 W Treasure Drive	Special Magistrate	Order	4/6/2021		$4,000.00
7508 Adventure Ave	Landscape	Warning	4/8/2021		
7501 Adventure Ave	Landscape	Warning	4/8/2021		
7548 Adventure Ave	WWP	Citation	4/8/2021	$500.00	
7830 Miami View Drive	Operating/Advertising	Citation	4/9/2021		$1,100.00
7532 Hispanola Ave	WWP	Citation	4/8/2021	$500.00	
7510 Coquina Drive	Property Maintenance	Warning	4/8/2021		
7904 West Drive #112	Operating/Advertising	Citation	4/9/2021	$1,000.00	
7904 West Drive #112	BTR	Citation	4/9/2021	$100.00	

7917 West Drive	Bulk Trash	Warning	4/12/2021		
7537 Adventure Ave	WWP	Citation	4/13/2021		$500.00
7601 E Treasure Drive 1205	Noise	Citation	4/13/2021		$100.00
7720 Center Bay Drive	Trash Cans	Warning	4/13/2021		
A.D. Lawn Service	Bulk Trash	Warning	4/14/2021		
7801 Center Bay Drive	Noise	Warning	4/15/2021		
7810 Miami View Drive	Operating/Advertising	Citation	4/16/2021		$1,100.00
7917 West Drive	Bulk Trash	Warning	4/12/2021		
7508 Adventure Ave	Landscape	Citation	4/19/2021	$200.00	
7504 Adventure Ave	Landscape / ROW	Warning	4/19/2021		
7501 Adventure Ave	Landscape	Warning	4/19/2021		
7601 E Treasure Drive 1512	WWP	Citation	4/19/2021		$500.00
7631 Miami View Drive	WWP	Citation	4/21/2021	$500.00	
23-3209-008-0200	WWP	Citation	4/21/2021		$500.00
7811 Miami View Drive	Trash Cans	Warning	4/21/2021		
7530 Miami View Drive	Landscape	Warning	4/22/2021		
7500 Center Bay Drive	Landscape	Warning	4/22/2021		
7505 Cutlass Ave	Pool Violation	Warning	4/22/2021		
7505 Cutlass Ave	WWP	Citation	4/22/2021		$500.00
7631 Miami View Drive	WWP	Citation	4/22/2021		$500.00
7552 Mutiny Ave	Noise	Warning	4/24/2021		
1750 S Treasure Drive	WWP	Citation	4/24/2021	$500.00	
1555 N Treasure Drive	Blocking ROW	Warning	4/26/2021		
7900 Harbor Island Dr PH20	Noise	Citation	4/27/2021		$100.00
7508 Adventure Ave	Landscape	Citation	4/27/2021		$200.00
1701 N Treasure Drive 6	Landscape	Warning	4/28/2021		
7548 Adventure Ave	WWP	Citation	4/28/2021		$500.00
1701 N Treasure Drive 6	Special Magistrate	Order	4/28/2021		$1,200.00
7904 West Drive #117	Special Magistrate	Order	4/29/2021		$2,500.00
(67) Lien Searches					
				$6,800.00	$14,150.00

	Code	**Statistics**	**May-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1600 Kennedy Cswy	Trash	Warning	5/3/2021		
1440 S Treasure Drive	Landscaping/ROW	Warning	5/4/2021		

1750 S Treasure Drive	WWP	Citation	5/5/2021		$500.00
7525 E Treasure Drive	Property Maintenance	Warning	5/5/2021		
7510 Coquina Drive	Special Magistrate	Order	5/5/2021		$420.00
7410 Beachview Drive	Pool Violation	Warning	5/6/2021		
7610 Center Bay Drive	Operating/Advertising	Warning	5/4/2021		
7601 E Treasure Drive 1512	Special Magistrate	Order	5/7/2021		$3,000.00
7505 Cutlass Ave	Special Magistrate	Order	5/10/2021		$3,800.00
7510 Center Bay Drive	Landscape	Citation	5/11/2021		$200.00
Adventure / N Treasure Dr	Prohibited sign	Removed	5/11/2021		
1356 Bay Terrace	Pool Violation	Warning	5/11/2021		
7410 Beachview Drive	Pool Violation	Citation	5/11/2021	$250.00	
1780 Kennedy Cswy 211	Noise	Warning	5/12/2021		
7904 West Drive	Prohibited sign	Removed	5/12/2021		
7517 Adventure Ave	WWP	Citation	5/12/2021	$500.00	
1865 Kennedy Cswy 3F	WWP	Citation	5/13/2021	$500.00	
1701 N Treasure Drive 6	Special Magistrate	Order	5/14/2021		$1,200.00
1351 Bay Terrace	Public Intoxication	Citation	5/15/2021	$1,000.00	
1351 Bay Terrace	Noise	Citation	5/16/2021	$100.00	
23-3209-008-1210	Landscape	Warning	5/17/2021		
1881 Kennedy Cswy 706	Special Magistrate	Order	5/17/2021		$1,175.00
7904 West Drive 614	Special Magistrate	Order	5/17/2021		$3,000.00
7533 Bounty Ave	Special Magistrate	Order	5/18/2021		$1,900.00
Adventure / N Treasure Dr	Derelict Vehicle	Warning	5/19/2021		
1455 N Treasure Dr 5R	WWP	Citation	5/19/2021	$500.00	
7500 Coquina Drive	ROW Violations	Warning	5/19/2021		
7601 E Treasure Drive	Trash	Warning	5/19/2021		
1600 Kennedy Cswy	Bulk Trash	Warning	5/20/2021		
7500 Coquina Drive	Constrcution Maintenance	Warning	5/20/2021		
7517 Adventure Ave	WWP	Citation	5/20/2021		$500.00
7904 West Drive 515	Minimum Housing	Warning	5/21/2021		
7801 Miami View Drive	Trash Cans	Warning	5/22/2021		
7700 Miami View Drive	Trash Cans	Warning	5/22/2021		
1441 S Treasure Drive	Trash Cans	Warning	5/22/2021		
7904 West Drive	Noise	Citation	5/22/2021	$200.00	
7700 Center Bay Drive	Noise	Citation	5/23/2021	$200.00	
1900 S Treasure Drive	Trash	Warning	5/24/2021		
7904 West Drive 515	Minimum Housing	Warning	5/24/2021		
7549 Bounty Ave	Landscaping/ROW	Warning	5/24/2021		
1865 Kennedy Cswy 3F	WWP	Citation	5/26/2021		$500.00

7920 East Drive	Animal Violations	Warning	5/27/2021		
8000 West Drive	Noise	Warning	5/28/2021		
1820 S Treasure Drive 406A	Special Magistrate	Order	5/28/2021		$2,500.00
7945 East Drive	ROW Violations	Warning	5/28/2021		
7720 Coquina Drive	WWP	Citation	5/29/2021	$500.00	
7720 Coquina Drive	Noise	Citation	5/29/2021	$200.00	
7536 Adventure Ave	Blocking ROW	Warning	5/29/2021		
7528 Buccaneer Ave	Bulk Trash	Warning	5/31/2021		
7510 Center Bay Drive	Landscaping	Warning	5/31/2021		
23-3209-001-0013	Landscaping/Trash/Sign	Warning	5/31/2021		
7917 West Drive	Bulk Trash	Warning	5/31/2021		
7904 West Drive	Prohibited sign	Removed	5/31/2021		
Hispanola / N Treasure Dr	Prohibited sign	Removed	5/31/2021		
7910 West Drive	Bulk Trash	Warning	5/31/2021		
(108) Lien Searches					
				$3,950.00	$18,695.00

	Code	**Statistics**	**Jun-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7509 W Treasure Drive	Bulk Trash	Warning	6/1/2021		
8000 West Drive	Bulk Trash	Warning	6/1/2021		
7520 W Treasure Drive	Prohibited Sign	Warning	6/2/2021		
7920 East Drive 4	WWP	Citation	6/2/2021		$200.00
7524 W Treasure Drive	Prohibited Sign	Warning	6/2/2021		
7548 W Treasure Drive	Prohibited Sign	Warning	6/2/2021		
1725 Kennedy Cswy	Noise	Warning	6/2/2021		
1455 N Treasure Dr 5R	WWP	Citation	6/3/2021		$500.00
1872 Kennedy Cswy	Trash	Warning	6/3/2021		
7532 Hispanola Ave	WWP	Citation	6/4/2021		$500.00
1865 Kennedy Cswy 6M	WWP	Citation	6/7/2021	$500.00	
7939 West Drive	Property Maintenance	Warning	6/7/2021		
1900 S Treasure Drive	Trash / Landscape	Warning	6/7/2021		
7904 West Drive 111	Operating / Advertising	Citation	6/8/2021		$1,000.00
7904 West Drive 111	BTR	Citation	6/8/2021		$100.00
7928 East Drive	Bulk Trash	Warning	6/9/2021		
1351 Bay Terrace	Public Intoxication	Citation	6/10/2021		$1,000.00

1351 Bay Terrace	Noise	Citation	6/10/2021		$100.00
7600 Beach View Drive	Landscape	Warning	6/11/2021		
7540 W Treasure Drive	Construction Site Maint.	Warning	6/11/2021		
1865 Kennedy Cswy 6M	WWP	Citation	6/14/2021		$500.00
7410 Beach View Drive	Trash	Warning	6/14/2021		
7927 East Drive	Trash / Bulk Trash	Warning	6/14/2021		
7810 Center Bay Drive	Bulk Trash	Warning	6/15/2021		
1750 S Treasure Drive	Special Magistrate	Order	6/15/2021		$1,000.00
7810 Coquina Drive	Recycling Cans	Warning	6/15/2021		
7700 Miami View Drive	Operating / Advertising	Citation	6/15/2021	$1,000.00	
7700 Miami View Drive	BTR	Citation	6/15/2021	$100.00	
1555 Kennedy Cswy	Landscape	Warning	6/16/2021		
7505 Cutlass Ave	Water Regulations	Warning	6/17/2021		
7631 Miami View Drive	Construction Site Maint.	Warning	6/17/2021		
7904 West Drive	Noise	Citation	6/17/2021		$200.00
7552 Adventure Ave	WWP	Citation	6/21/2021		$500.00
7410 Beach View Drive	Pool Violations	Citation	6/21/2021		$250.00
Cutlass Ave	Derelict Vehicle	Warning	6/21/2021		
23-3209-000-0253	WWP	Citation	6/21/2021	$500.00	
Jewel / Galleon	Derelict Vehicle	Warning	6/21/2021		
7720 Coquina Drive	WWP	Citation	6/22/2021		$500.00
7536 W Treasure Drive	Special Magistrate	Order	6/22/2021		$1,100.00
7720 Coquina Drive	Noise	Citation	6/22/2021		$200.00
Galleon Street	Derelict Vehicle	Warning	6/22/2021		
1801 S Treasure Drive	Bulk Trash	Warning	6/22/2021		
7915 East Drive	Derelict Vehicle	Warning	6/24/2021		
7921 East Drive	Derelict Vehicle	Warning	6/24/2021		
7905 East Drive	Derelict Vehicle	Warning	6/24/2021		
7504 W Treasure Drive	Trash / Recycling Cans	Warning	6/24/2021		
7508 Adventure Ave	Landscaping	Warning	6/24/2021		
1900 S Treasure Drive	Property Maintenance	Warning	6/28/2021		
7530 Miami View Drive	Trash / Recycling Cans	Warning	6/28/2021		
7720 Center Bay Drive	Trash Cans	Citation	6/28/2021	$200.00	
7800 Hispanola Ave	Landscaping	Warning	6/28/2021		
1801 S Treasure Drive	Bulk Trash	Warning	6/28/2021		
7521 Maimi View Drive	Blocking ROW	Warning	6/28/2021		
7945 East Drive 304	Noise	Warning	6/29/2021		
8000 East Drive	Bulk Trash	Warning	6/29/2021		
8000 West Drive	Illicit Discharge	Warning	6/30/2021		

7720 Center Bay Drive	Trash Cans	Citation	6/30/2021		$200.00
(64) Lien Searches					
				$2,300.00	$7,850.00
	Code	**Statistics**	**Jul-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7600 Beach View Drive	Landscape	Warning	7/1/2021		
7601 E Treasure Drive	Landscape	Warning	7/1/2021		
7700 Miami View Drive	Operating/Advertising	Citation	7/2/2021		$1,100.00
Various Constrcution Sites	Order to Secure	Warning	7/2/2021		
7801 Miami View Drive	Trash Cans	Citation	7/3/2021	$200.00	
7500 Coquina Drive	Noise	Citation	7/3/2021	$200.00	
7600 Beach View Drive	Trash Cans	Warning	7/3/2021		
7528 Adventure Ave	Noise	Citation	7/3/2021	$200.00	
7600 Beach View Drive	Landscape	Citation	7/3/2021	$200.00	
1351 Bay Terrace	Trash Cans	Warning	7/3/2021		
7711 Beach View Drive	Trash Cans	Warning	7/5/2021		
7552 Adventure Ave	Noise	Warning	7/5/2021		
7540 Bounty Ave	Pool Violations	Warning	7/5/2021		
7533 Bounty Ave	Bulk Trash	Warning	7/5/2021		
7541 W Treasure Drive	Landscape	Warning	7/5/2021		
7504 Adventure Ave	Blocking ROW/Trash	Warning	7/6/2021		
7401 Miami View Drive	Landscape	Warning	7/6/2021		
1666 Kennedy Cswy	Bulk Trash	Warning	7/6/2021		
7830 Miami View Drive	Recycle Cans	Warning	7/7/2021		
7904 West Drive 111	Special Magistrate	Order	7/7/2021		$3,500.00
7811 Miami View Drive	Special Magistrate	Order	7/7/2021		$1,200.00
7556 W Treasure Drive	Special Magistrate	Order	7/7/2021		$5,000.00
7529 Hispanola Ave	Bulk Trash	Warning	7/8/2021		
7536 Adventure Ave	Operating/Advertising	Warning	7/9/2021		
7528 Buccaneer Ave	Landscape	Warning	7/9/2021		
7548 Hispanola Ave	WWP	Citation	7/9/2021	$500.00	
7720 Miami View Drive	WWP	Citation	7/9/2021	$500.00	
7536 Adventure Ave	Operating/Advertising	Citation	7/10/2021	$1,000.00	
7536 Adventure Ave	BTR	Citation	7/10/2021	$100.00	
7525 Bounty Ave	Bulk Trash	Warning	7/12/2021		
7939 East Drive	Knox Box	Warning	7/12/2021		

7700 Coquina Drive	Landscape	Warning	7/13/2021		
1356 Bay Terrace	Pool Violations	Citation	7/13/2021	$250.00	
7700 Center Bay Drive	Landscape/Trash	Warning	7/13/2021		
7517 Hispanola Ave	Landscape	Warning	7/13/2021		
7536 W Treasure Drive	Trash Cans	Warning	7/14/2021		
7504 W Treasure Drive	Trash Cans	Warning	7/14/2021		
7532 Hispanola Ave	Trash Cans	Warning	7/15/2021		
1440 S Treasure Drive	Trash Cans	Warning	7/15/2021		
1400 S Treasure Drive	Trash Cans	Warning	7/15/2021		
1460 S Treasure Drive	Trash Cans	Warning	7/15/2021		
1345 Kennedy Cswy	Building Recertification	Warning	7/16/2021		
1735 N Treasure Drive	Building Recertification	Warning	7/16/2021		
7920 East Drive	Building Recertification	Warning	7/16/2021		
7924 East Drive	Building Recertification	Warning	7/16/2021		
7945 East Drive	Building Recertification	Warning	7/16/2021		
7525 Buccaneer Ave	WWP	Citation	7/16/2021	$500.00	
7516 Jewel Ave	WWP	Citation	7/17/2021	$500.00	
7921 West Drive	Bulk Trash	Warning	7/19/2021		
7548 Adventure Ave	Blocking ROW	Warning	7/19/2021		
1600 Kennedy Cswy	Trash	Warning	7/21/2021		
1666 Kennedy Cswy	Trash	Warning	7/21/2021		
7811 Beach View Drive	Trash Cans	Warning	7/21/2021		
7800 Beach View Drive	Trash Cans	Citation	7/21/2021	$200.00	
7610 Center Bay Drive	Trash Cans	Warning	7/24/2021		
7800 Coquina Drive	Noise	Citation	7/24/2021	$250.00	
7720 Coquina Drive	Noise	Citation	7/24/2021	$250.00	
7525 Buccaneer Ave	Noise	Citation	7/29/2021	$250.00	
1630 S Treasure Drive	Landscape	Warning	7/31/2021		
1671 S Treasure Drive	Landscape	Warning	7/31/2021		
7516 W Treasure Drive	Landscape	Warning	7/31/2021		
7509 Adventure Ave	Landscape	Warning	7/31/2021		
7500 W Treasure Drive	Trash Cans	Warning	7/31/2021		
7536 Adventure Ave	Trash Cans	Warning	7/31/2021		
1701 S Treasure Drive	Landscape	Warning	7/31/2021		
1670 S Treasure Drive	Landscape	Warning	7/31/2021		
7560 W Treasure Drive	Landscpae	Warning	7/31/2021		
(31) Lien Searches					
				$5,100.00	$10,800.00

	Code	Statistics	Aug-21	$	$
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7810 Beach View Drive	Bulk Trash	Warning	8/2/2021		
7701 Beach View Drive	Bulk Trash	Warning	8/2/2021		
7711 Beach View Drive	Bulk Trash	Warning	8/2/2021		
7800 Beach View Drive	Trash Cans	Citation	8/2/2021		$200.00
1801 S Treasure Drive	Bulk Trash	Warning	8/3/2021		
7934 West Drive	Bulk Trash	Warning	8/3/2021		
7601 E Treasure Dr. PH102	WWP	Citation	8/4/2021	$500.00	
7800 Coquina Drive	Noise	Citation	8/4/2021		$250.00
7938 West Drive	Trash	Warning	8/5/2021		
7501 Coquina Drive	WWP	Citation	8/5/2021	$500.00	
1555 N Treasure Drive	Sidewalk Damage	Warning	8/5/2021		
7720 Coquina Drive	WWP	Citation	8/6/2021	$500.00	
7548 Hispanola Ave	WWP	Citation	8/6/2021		$500.00
7520 Hispanola Ave	WWP	Citation	8/7/2021	$500.00	
7525 Buccaneer Ave	Noise	Citation	8/7/2021	$250.00	
1630 S Treasure Drive	Noise	Citation	8/7/2021	$250.00	
7501 Coquina Drive	WWP	Citation	8/9/2021		$500.00
7601 E Treasure Dr. PH102	WWP	Citation	8/10/2021		$500.00
1400 Kennedy Cswy	Prohibited Sign	Warning	8/10/2021		
7700 Center Bay Drive	Noise	Citation	8/10/2021		$100.00
7910 West Drive	Bulk Trash	Warning	8/10/2021		
7731 Miami View Drive	Landscape	Warning	8/11/2021		
1850 Kennedy Cswy	WWP	Citation	8/11/2021		$500.00
Folio #23-3209-008-1210	Landscape	Warning	8/11/2021		
7946 East Drive	Seawall/Deck	Warning	8/12/2021		
7401 Beach View Drive	Fence	Warning	8/12/2021		
7918 West Drive	Fence	Warning	8/13/2021		
7938 West Drive	Trash	Warning	8/16/2021		
7529 Bounty Ave	Bulk Trash	Warning	8/17/2021		
1701 S Treasure Drive	Bulk Trash	Warning	8/17/2021		
7801 Miami View Drive	Trash Cans	Citation	8/17/2021		$200.00
7600 Beach View Drive	Landscape	Citation	8/19/2021		$200.00
7500 Coquina Drive	Noise	Citation	8/19/2021		$200.00
7536 Adventure Ave	Operating/Advertising	Citation	8/19/2021		$1,000.00
7536 Adventure Ave	BTR	Citation	8/19/2021		$100.00

7700 Center Bay Drive	Trash	Citation	8/20/2021		$200.00
7905 East Drive	Noise	Citation	8/21/2021	$250.00	
1570 S Treasure Drive	WWP	Citation	8/21/2021	$250.00	
7537 W Treasure Drive	WWP	Citation	8/21/2021	$250.00	
7536 Adventure Ave	Operating/Advertising	Citation	8/21/2021	$2,000.00	
7536 Adventure Ave	BTR	Citation	8/21/2021	$100.00	
7536 Adventure Ave	Operating/Advertising	Citation	8/23/2021		$2,000.00
7536 Adventure Ave	BTR	Citation	8/23/2021		$100.00
7905 East Drive	Noise	Citation	8/24/2021		$250.00
7800 Beach View Drive	Trash Cans	Citation	8/25/2021	$200.00	
1301 Bay Terrace	Bulk Trash	Warning	8/25/2021		
7904 West Drive #407	Special Magistrate	Order	8/27/2021		$5,000.00
7600 Beach View Drive	Noise	Citation	8/28/2021	$250.00	
7811 Beach View Drive	Bulk Waste	Warning	8/28/2021		
7720 Coquina Drive	Noise	Citation	8/30/2021		$250.00
7720 Coquina Drive	WWP	Citation	8/30/2021		$500.00
7811 Beach View Drive	Operating/Advertising	Warning	8/30/2021		
7800 Beach View Drive	Trash Cans	Citation	8/30/2021		$200.00
7811 Beach View Drive	Operating/Advertising	Citation	8/31/2021	$1,000.00	
7811 Beach View Drive	BTR	Citation	8/31/2021	$100.00	
7731 Coquina Drive	Operating/Advertising	Citation	8/31/2021	$2,000.00	
7731 Coquina Drive	BTR	Citation	8/31/2021	$100.00	
7510 Center Bay Drive	Bulk Trash	Warning	8/31/2021		
7548 W Treasure Drive	Trash	Warning	8/31/2021		
(48) Lien Searches					
				$8,750.00	$12,750.00

	Code	**Statistics**	**Sep-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7537 Adventure Ave	Bulk Trash	Warning	9/1/2021		
1321 Bay Terrace	Landscape	Warning	9/1/2021		
7401 Miami View Drive	Trash/Blocking ROW	Warning	9/1/2021		
7421 Miami View Drive	Bulk Trash	Warning	9/1/2021		
7520 Miami View Drive	Bulk Trash	Warning	9/1/2021		
7700 Center Bay Drive	Bulk Trash	Warning	9/1/2021		
7611 Center Bay Drive	Trash	Warning	9/1/2021		
7601 Center Bay Drive	Bulk Trash	Warning	9/1/2021		

7511 Center Bay Drive	Trash	Warning	9/1/2021		
7620 Coquina Drive	Bulk Trash	Warning	9/1/2021		
Folio #23-3209-008-1210	Landscape	Citation	9/1/2021	$200.00	
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7937 West Drive	Trash	Warning	9/2/2021		
7517 Adventure Ave	Bulk Trash	Warning	9/2/2021		
1570 S Treasure Drive	WWP	Citation	9/3/2021		$250.00
7548 Hispanola Ave	WWP	Citation	9/4/2021	$500.00	
7536 Bounty Ave	Noise	Citation	9/4/2021	$250.00	
7500 Coquina Drive	Noise	Citation	9/4/2021	$250.00	
7811 Beach View Drive	Operating/Advertising	Citation	9/6/2021	$2,000.00	
7811 Beach View Drive	BTR	Citation	9/6/2021	$100.00	
7524 W Treasure Drive	Fence	Warning	9/6/2021		
1620 S Treasure Drive	Noise	Citation	9/7/2021		$250.00
7552 Adventure Ave	Special Magistrate	Order	9/7/2021		$1,000.00
1555 N Treasure Drive	Bulk Trash	Warning	9/7/2021		
7510 Coquina Drive	Bulk Trash	Warning	9/7/2021		
7601 Beach View Drive	Bulk Trash	Warning	9/9/2021		
1331 Bay Terrace	Bulk Trash	Warning	9/9/2021		
7920 East Drive	Bulk Trash	Warning	9/9/2021		
7922 East Drive	Landscape	Warning	9/9/2021		
7548 Hispanola Ave	WWP	Citation	9/9/2021		$500.00
7528 Adventure Ave	Special Magistrate	Order	9/10/2021		$275.00
7430 Beach View Drive	Bulk Trash	Warning	9/11/2021		
7811 Beach View Drive	Bulk Trash	Warning	9/11/2021		
7711 Center Bay Drive	Bulk Trash	Warning	9/13/2021		
7548 W Treasure Drive	Trash	Citation	9/13/2021	$200.00	
7516 Jewel Ave	Special Magistrate	Order	9/14/2021		$575.00
7731 Center Bay Drive	WWP	Citation	9/14/2021		$250.00
1725 Kennedy Causeway	Landscape/Trash	Warning	9/14/2021		
7904 West Drive #502	Operating/Advertising	Citation	9/15/2021	$1,000.00	
1356 Bay Terrace	Pool Violations	Citation	9/15/2021		$250.00

7904 West Drive #502	BTR	Citation	9/15/2021	$100.00	
7927 East Drive	Trash	Warning	9/16/2021		
7801 Center Bay Drive	Noise	Citation	9/17/2021	$250.00	
7927 East Drive	Trash	Citation	9/20/2021	$200.00	
7540 W Treasure Drive	Construction Site Maint.	Warning	9/20/2021		
7553 Adventure Ave	Noise	Citation	9/18/2021	$250.00	
1701 N Treasure Dr #7	Landscape	Warning	9/21/2021		
1701 N Treasure Dr #5	Landscape	Warning	9/21/2021		
7520 Hispanola Ave	WWP	Citation	9/21/2021		$500.00
7731 Coquina Drive	Operating/Advertising	Citation	9/21/2021		$2,000.00
7731 Coquina Drive	BTR	Citation	9/21/2021		$100.00
1701 N Treasure Dr #4	Landscape	Warning	9/21/2021		
7600 Beach View Drive	Noise	Citation	9/21/2021		$250.00
1701 N Treasure Dr #3	Landscape	Warning	9/21/2021		
7927 East Drive	Trash	Warning	9/22/2021		
7530 Coquina Drive	Bulk Trash	Warning	9/22/2021		
7441 Coquina Drive	Landscape	Warning	9/22/2021		
7904 West Drive #502	BTR	Citation	9/23/2021		$100.00
7904 West Drive #502	Operating/Advertising	Citation	9/23/2021		$1,000.00
7400 Center Bay Drive	Bulk Trash	Warning	9/23/2021		
7530 Center Bay Drive	Noise	Citation	9/25/2021	$250.00	
1610 S Treasure Drive	Noise	Citation	9/25/2021	$250.00	
7400 Miami View Drive	Noise	Citation	9/25/2021	$250.00	
7922 East Drive	Landscape	Citation	9/27/2021	$200.00	
7929 West Drive	Bulk Trash	Warning	9/27/2021		
7549 Bounty Ave	Landscape	Warning	9/27/2021		
7400 Miami View Drive	Noise	Citation	9/28/2021		$250.00
1725 Kennedy Cswy	Landscape	Citation	9/28/2021	$200.00	
7536 Adventure Ave	WWP	Citation	9/29/2021	$250.00	
Folio #23-3209-008-1210	Landscape	Citation	9/30/2021		$200.00
7530 Center Bay Drive	Noise	Citation	9/30/2021		$250.00
(66) Lien Searches					
				$6,700.00	$8,000.00
	Code	**Statistics**	**Oct-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected

1555 Kennedy Cswy	Trash	Warning	10/4/2021		
1400 Kennedy Cswy	Blocking ROW	Warning	10/4/2021		
7510 Coquina Drive	Landscape	Warning	10/4/2021		
7939 East Drive	Trash	Warning	10/4/2021		
7537 W Treasure Drive	WWP	Citation	10/5/2021		$250.00
7532 Hispanola Ave	Special Magistrate	Order	10/5/2021		$1,600.00
7801 Center Bay Drive	Noise	Citation	10/5/2021		$250.00
7500 Beach View Drive	Landscape/Pool Violation	Warning	10/7/2021		
7500 Center Bay Drive	Construction Maint.	Warning	10/8/2021		
1735 N Treasure Drive	Noise	Warning	10/7/2021		
7917 West Drive	Bulk Trash	Warning	10/11/2021		
HI Drive / 79 Street	Prohibited Sign	Removed	10/11/2021		
7927 East Drive	Trash	Citation	10/11/2021		$200.00
1610 S Treasure Drive	WWP	Citation	10/11/2021		$250.00
7536 Bounty Ave	Bulk Trash	Warning	10/12/2021		
1356 Bay Terrace	Property Maint./Beehive	Warning	10/14/2021		
7549 Hispanola Ave	WWP	Citation	10/14/2021	$250.00	
7525 Buccaneer Ave	WWP	Citation	10/14/2021		$500.00
7553 Adventure Ave	Noise	Citation	10/14/2021		$250.00
7509 Adventure Ave	WWP	Citation	10/15/2021	$250.00	
1620 N Treasure Drive	WWP	Citation	10/16/2021	$250.00	
7552 Cutlass Ave	Construction Maint.	Citation	10/16/2021	$250.00	
7552 Cutlass Ave	Noise	Citation	10/16/2021	$250.00	
7511 Center Bay Drive	Trash Cans	Warning	10/16/2021		
7700 Center Bay Drive	Trash Cans	Warning	10/16/2021		
7505 Bounty Ave	Landscape	Warning	10/16/2021		
7811 Beach View Drive	Special Magistrate	Order	10/21/2021		$3,275.00
7924 East Drive	Landscape	Warning	10/21/2021		
23-3209-001-0013	Landscape	Citation	10/21/2021	$200.00	
7721 Miami View Drive	Bulk Trash	Warning	10/21/2021		
7509 Adventure Ave	WWP	Citation	10/22/2021		$250.00
7512 Buccaneer Ave	Blocking ROW	Warning	10/25/2021		
7720 Miami View Drive	Landscape	Warning	10/25/2021		
7922 East Drive	Landscape	Citation	10/26/2021		$200.00
1601 Kennedy Cswy	Blocking ROW	Warning	10/27/2021		
23-3209-035-0001	WWP	Citation	10/27/2021	$250.00	
7421 Miami View Drive	Bulk Trash	Warning	10/27/2021		
7549 Hispanola Ave	WWP	Citation	10/27/2021		$250.00
7552 Cutlass Ave	Noise	Citation	10/28/2021		$250.00

7552 Cutlass Ave	WWP	Citation	10/28/2021		$250.00
1872 Kennedy Cswy	Bulk Trash	Warning	10/29/2021		
1620 N Treasure Drive	WWP	Citation	10/29/2021		$250.00
7811 Beach View Drive	Trash Cans	Citation	10/30/2021	$200.00	
7420 Beach View Drive	Trash Cans	Warning	10/30/2021		
7711 Beach View Drive	Trash Cans	Warning	10/30/2021		
7811 Miami View Drive	Noise	Citation	10/30/2021	$250.00	
7505 Cutlass Ave	Noise	Warning	10/30/2021		
(46) Lien Searches					
				$2,150.00	$8,025.00

	Code	**Statistics**	**Nov-21**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7933 West Drive	Bulk Trash	Warning	11/1/2021				
7924 East Drive	Bulk Trash	Warning	11/1/2021				
7927 East Drive	Bulk Trash	Warning	11/1/2021				
1351 Bay Terrace	Bulk Trash	Warning	11/2/2021				
7800 Beach View Drive	Trash Cans	Warning	11/3/2021				
7600 Coquina Drive	Bulk Trash	Warning	11/3/2021				
7801 Center Bay Drive	Landscape	Citation	11/2/2021	$200.00			
7801 Center Bay Drive	Illicit Discharge	Citation	11/2/2021	$250.00			
7801 Center Bay Drive	Construction Site Maint.	Citation	11/2/2021	$250.00			
7801 Center Bay Drive	WWP	Citation	11/2/2021	$250.00			
7811 Beach View Drive	Bulk Trash	Warning	11/3/2021				
7917 West Drive	Bulk Trash	Warning	11/3/2021				
Cutlass & S. Treasure Drive	Commercial Vehicle	Warning	11/3/2021				
7548 W Treasure Drive	Trash/ Debris	Citation	11/5/2021		$200.00		
1800 Kennedy Cswy #A201	WWP	Citation	11/6/2021	$250.00			
1725 Kennedy Cswy	Landscape	Citation	11/8/2021		$200.00		
7421 Center Bay Drive	Noise	Warning	11/8/2021				
7811 Beach View Drive	Trash Cans	Citation	11/13/2021	$200.00			
7510 Center Bay Drive	Noise	Citation	11/13/2021	$250.00			
7720 Miami View Deive	Noise	Citation	11/13/2021	$250.00			
7601 E Treasure Drive	Noise	Citation	11/13/2021	$250.00			
7421 Center Bay Drive	Noise	Citation	11/13/2021	$250.00			
7700 Miami View Drive	Noise	Citation	11/15/2021	$250.00		Yes	(1) of (5)
7800 Beach View Drive	Trash Cans	Citation	11/16/2021	$200.00			

Figueroa Landscaping	Bulk Trash	Warning	11/16/2021				
1666 Kennedy Cswy #200	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #208	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #209	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #400	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #409	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #412	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #501	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #203	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #503	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #509	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #512	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #600	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #604	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #607	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #608	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #611	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #612	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #702	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #706	BTR	Warning	11/17/2021				
7830 Miami View Drive	Trash Cans	Warning	11/18/2021				
7811 Miami View Drive	Noise	Citation	11/17/2021		$250.00		
7510 Center Bay Drive	Noise	Citation	11/18/2021		$250.00		
7911 West Drive	Landscape	Citation	11/19/2021		$200.00		
7536 W Treasure Drive	Noise	Citation	11/22/2021	$250.00			
7536 W Treasure Drive	Noise	Citation	11/22/2021	$500.00			
1900 S Treasure Dr. (Lot)	Trash	Warning	11/22/2021				
7537 W Treasure Drive	Trash Cans / Trash	Warning	11/22/2021				
7516 Bounty Ave	Bulk Trash	Warning	11/23/2021				
1666 Kennedy Cswy #211	BTR	Warning	11/23/2021				
1666 Kennedy Cswy #510	BTR	Warning	11/23/2021				
7811 Beach View Drive	Trash Cans	Citation	11/23/2021		$200.00		
1666 Kennedy Cswy #206	BTR	Warning	11/23/2021				
7801 Center Bay Drive	Illicit Discharge	Citation	11/29/2021		$250.00		
7801 Center Bay Drive	Landscape	Citation	11/29/2021		$200.00		
7801 Center Bay Drive	Construction Site Maint.	Citation	11/29/2021		$250.00		
7801 Center Bay Drive	WWP	Citation	11/29/2021		$250.00		
7800 Beach View Drive	Trash Cans	Citation	11/29/2021		$200.00		
7925 West Drive	Bulk Trash	Warning	11/30/2021				

7441 Coquina Drive	Trash	Warning	11/30/2021				
(45) Lien Searches							
				$3,600.00	$2,450.00		
	Code	**Statistics**	**Dec-21**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7811 Beach View Drive	Trash Cans	Citation	12/1/2021		$200.00		
7801 Hispanola Ave	Building Recertification	Warning	12/1/2021				
1666 Kennedy Cswy #610	Building Recertification	Warning	12/1/2021				
7926 East Drive	Building Recertification	Warning	12/1/2021				
7909-7911 East Drive	Building Recertification	Warning	12/1/2021				
7915 East Drive	Building Recertification	Warning	12/1/2021				
7921 West Drive	Building Recertification	Warning	12/1/2021				
7925 West Drive	Building Recertification	Warning	12/1/2021				
1801-1815 Galleon St	Building Recertification	Warning	12/1/2021				
7928 West Drive	Building Recertification	Warning	12/1/2021				
7921 East Drive	Building Recertification	Warning	12/1/2021				
1880 S Treasure Drive	Building Recertification	Warning	12/1/2021				
7920 East Drive	Minimum Housing	Warning	12/6/2021				
7910 West Drive	Bulk Trash	Warning	12/6/2021				
7937 West Drive #G	Minimum Housing	Warning	12/6/2021				
7937 West Drive #F	WWP	Citation	12/6/2021	$250.00			
7937 West Drive #F	Minimum Housing	Warning	12/6/2021				
7917 West Drive	Bulk Trash	Warning	12/6/2021				
7536 W Treasure Drive	Noise	Citation	12/7/2021		$250.00		
7536 W Treasure Drive	Noise	Citation	12/7/2021		$500.00		
1400 Kennedy Cswy #117	BTR	Warning	12/7/2021				
1400 Kennedy Cswy #100	BTR	Warning	12/7/2021				
1400 Kennedy Cswy #1460	BTR	Warning	12/7/2021				
7920 East Drive	Bulk Trash	Warning	12/7/2021				
1555 N Treasure Drive	Bulk Trash	Warning	12/7/2021				
1400 Kennedy Cswy #1402	BTR	Warning	12/8/2021				
7545 E Treasure Drive #8F	Noise	Citation	12/9/2021		$200.00		
7501 E Treasure Drive #6EF	Cannabis	Citation	12/10/2021		$100.00		
7501 E Treasure Drive #6EF	Cannabis	Citation	12/10/2021		$100.00		
7501 E Treasure Drive #3EF	WWP	Citation	12/10/2021	$250.00			
1620 S Treasure Drive	Noise	Citation	12/11/2021	$500.00			

1630 S Treasure Drive	Landscape	Citation	12/11/2021	$200.00			
7536 W Treasure Drive	WWP	Citation	12/13/2021	$250.00			
7920 East Drive	Minimum Housing	Warning	12/13/2021				
7700 Miami View Drive	Noise	Citation	12/13/2021		$250.00		
7900 Harbor Island Drive	Noise	Warning	12/13/2021				
7927 East Drive	Bulk Waste	Warning	12/14/2021				
7513 Adventure Ave	Trash	Warning	12/14/2021				
7920 East Drive	Bulk Trash	Warning	12/15/2021				
7933 West Drive	Bulk Trash	Warning	12/16/2021				
7620 Miami View Drive	WWP	Citation	12/16/2021	$250.00			
7701 Center Bay Drive	Trash	Warning	12/16/2021				
7520 Hispanola Ave	Noise	Citation	12/18/2021	$250.00			
7904 West Drive #112	Special Magistrate	Order	12/20/2021		$4,500.00		
7933 West Drive	Bulk Trash	Warning	12/21/2021				
1666 Kennedy Cswy #610	WWP	Citation	12/21/2021		$250.00		
1850 Kennedy Cswy	Trash	Warning	12/22/2021				
7524 Bounty Ave	Bulk Trash	Warning	12/22/2021				
Galleon Street	Derelict Vehicle	Warning	12/22/2021				
7601 E Treasure Drive #CU2	BTR	Warning	12/23/2021				
7720 Miami View Drive	Noise	Citation	12/23/2021		$250.00		
7601 E Treasure Drive #CU1	BTR	Warning	12/23/2021				
7910 West Drive	Bulk Trash	Warning	12/23/2021				
7601 E Treasure Drive #CU9	BTR	Warning	12/23/2021				
7909-7911 East Drive	Bulk Trash	Warning	12/23/2021				
1801 S Treasure Drive #329	Bulk Trash	Warning	12/28/2021				
1500 Kennedy Cswy	Landscape	Warning	12/29/2021				
1872 Kennedy Cswy	Trash	Warning	12/29/2021				
7505 Bounty Ave	Landscape	Warning	12/30/2021				
7508 W Treasure Drive	Landscape	Warning	12/30/2021				
1620 S Treasure Drive	Noise	Citation	12/30/2021		$500.00		
(22) Lien Searches							
				$1,950.00	$7,100.00		

	Code	**Statistics**	**Jan-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7917 West Drive	Bulk Trash	Citation	1/3/2022	$200.00			

7731 Miami View Drive	Landscpae	Warning	1/3/2022				
7520 Hispanola Ave	Noise	Citation	1/3/2022		$250.00		
7620 Miami View Drive	WWP	Citation	1/5/2022		$250.00		
7552 Cutlass Ave	Operating/Advertising	Warning	1/7/2022				
1690 S Treasure Drive	WWP	Citation	1/8/2022	$250.00			
1353 Bay Terrace	WWP	Citation	1/10/2022		$200.00		
7421 Center Bay Drive	Noise	Citation	1/10/2022		$250.00		
7937 West Drive	WWP	Citation	1/12/2022		$250.00		
8020 East Drive #218	Noise	Citation	1/15/2022	$250.00			
8020 East Drive #218	WWP	Citation	1/15/2022	$250.00			
7552 Cutlass Ave	Noise	Citation	1/15/2022	$500.00			
7508 W Treasure Drive	WWP	Citation	1/15/2022	$250.00			
7520 W Treasure Drive	Noise	Warning	1/17/2022				
7631 Miami View Drive	Noise	Warning	1/17/2022				
1650 S Treasure Drive	BTR	Warning	1/18/2022				
7917 West Drive	Bulk Trash	Warning	1/19/2022				
7934 West Drive #1003	Noise	Citation	1/20/2022		$250.00		
7521 Cutlass Ave	Operating/Advertising	Warning	1/20/2022				
7548 Adventure Ave	Operating/Advertising	Warning	1/20/2022				
1900 S Treasure Drive #3D	Operating/Advertising	Warning	1/20/2022				
7933 West Drive #715	Operating/Advertising	Warning	1/20/2022				
7548 Adventure Ave	Operating/Advertising	Citation	1/22/2022	$1,000.00		Yes	(1) of (3)
7548 Adventure Ave	BTR	Citation	1/22/2022	$100.00			
7500 Beach View Drive	Pool Violation	Citation	1/22/2022	$100.00			
7525 E Treasure Drive	Building Miantenence	Warning	1/25/2022				
7920 East Drive	Blocking ROW	Warning	1/26/2022				
7552 Cutlass Ave	Noise	Citation	1/26/2022		$500.00		
7508 W Treasure Drive	WWP	Citation	1/27/2022		$250.00		
1690 S Treasure Drive	WWP	Citation	1/28/2022		$250.00		
1865 Kennedy Cswy #5L	Noise	Citation	1/28/2022		$100.00		
7548 Adventure Ave	Operating/Advertising	Citation	1/28/2022		$1,000.00		
7548 Adventure Ave	BTR	Citation	1/28/2022		$100.00		
7524 Buccaneer Ave	Noise	Citation	1/31/2022		$250.00		
7811 Miami View Drive	Bulk Trash	Warning	1/31/2022				
7720 Center Bay Drive	Landscape	Warning	1/31/2022				
(49) Lien Searches							
				$2,900.00	$3,900.00		

	Code	Statistics	Feb-22	$	$	X	X
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7917 West Drive	Bulk Trash	Warning	2/1/2022				
7441 Coquina Drive	Construction Site Maint.	Warning	2/1/2022				
7939 East Drive	Knox Box	Warning	2/2/2022				
1630 S Treasure Drive	Special Magistrate	Order	2/2/2022		$220.00		
7929 West Drive #903	Noise	Warning	2/3/2022				
8000 West Drive	Noise	Warning	2/3/2022				
7946 East Drive #201	Operating/Advertising	Warning	2/3/2022				
8020 East Drive #218	Noise	Citation	2/3/2022		$250.00		
8020 East Drive #218	WWP	Citation	2/3/2022		$250.00		
7927 East Drive	Operating/Advertising	Warning	2/3/2022				
7917 West Drive	Trash	Citation	2/7/2022		$200.00		
7536 W Treasure Drive	WWP	Citation	2/7/2022		$250.00		
1820 S Treasure Drive	WWP	Citation	2/8/2022	$250.00			
23-3209-001-0270	Landscape	Warning	2/8/2022				
1800 Kennedy Cswy #A201	Special Magistrate	Order	2/8/2022		$250.00		
1750 S Treasure Drive	Knox Box	Warning	2/9/2022				
1625 Kennedy Causeway	Knox Box	Warning	2/14/2022				
1820 S Treasure Drive #205	WWP	Citation	2/14/2022		$250.00		
1353 Bay Terrace	WWP	Citation	2/14/2022	$250.00			
1880 S Treasure Drive	Blocking ROW	Warning	2/15/2022				
1666 Kennedy Cswy #604	Trash	Warning	2/15/2022				
7917 West Drive	Recycling	Warning	2/15/2022				
7929 West Drive	Recycling	Warning	2/15/2022				
1855 Kennedy Cswy	Filming	Warning	2/15/2022				
1666 Kennedy Causeway	Special Magistrate	Order	2/16/2022		$1,200.00		
7801 Center Bay Drive	Construction Site Maint.	Warning	2/16/2022				
7421 Coquina Drive	ROW Violation	Warning	2/18/2022				
7548 W Treasure Drive	Noise	Citation	2/19/2022	$250.00			
7548 W Treasure Drive	WWP	Citation	2/19/2022	$250.00			
1880 S Treasure Drive	ROW Violation	Warning	2/19/2022				
7810 Center Bay Drive	Noise	Warning	2/19/2022				
7730 Center Bay Drive	Bulk Trash	Warning	2/22/2022				
7710 Coquina Drive	Bulk Trash	Warning	2/22/2022				
7720 Miami View Drive	WWP	Citation	2/23/2022	$250.00			

7720 Miami View Drive	WWP	Citation	2/24/2022		$250.00		
7505 Cutlass Ave	Illicit Discharge	Citation	2/24/2022	$200.00			
7700 Beach View Drive	Noise	Citation	2/26/2022	$250.00			
7811 Beach View Drive	Noise	Citation	2/27/2022	$500.00		Yes	(1) of (5)
7552 Bounty Ave	Trash	Warning	2/28/2022				
7700 Beach View Drive	Noise	Citation	2/28/2022		$250.00		
(67) Lien Searches							
				$2,200.00	$3,370.00		

	Code	**Statistics**	**Mar-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
Harbor Island	Derelict Vehicle	Warning	3/1/2022				
7910 West Drive	Bulk Trash	Warning	3/1/2022				
Harbor Island ROW	Prohibited Sign	Removed	3/1/2022				
7530 Miami View Drive	Noise	Warning	3/1/2022				
7811 Beach View Drive	Noise	Citation	3/1/2022		$500.00		
7557 Mutiny Ave	WWP	Citation	3/4/2022	$250.00			
7915 East Drive #2D	Noise	Citation	3/4/2022		$250.00		
7505 Adventure Ave	Trash Cans/Trash	Warning	3/5/2022				
7509 Adventure Ave	Trash Cans/Trash	Warning	3/5/2022				
7901 Hispanola Ave	Noise	Citation	3/5/2022	$250.00			
7915 East Drive	Noise	Citation	3/5/2022	$250.00			
1620 N Treasure Drive	Bulk Trash	Warning	3/9/2022				
7915 East Drive #1A	Noise	Citation	3/9/2022		$250.00		
7421 Coquina Drive	Construction Maint.	Warning	3/10/2022				
1610 S Treasure Drive	Special Magistrate	Order	3/10/2022		$1,600.00		
7557 Mutiny Ave	WWP	Citation	3/10/2022		$250.00		
7621 Coquina Drive	Trash	Warning	3/10/2022				
7601 E Treasure Dr #CU25	Noise	Citation	3/11/2022		$250.00		
7548 W Treasure Drive	Noise	Citation	3/11/2022		$250.00		
7548 W Treasure Drive	WWP	Citation	3/11/2022		$250.00		
7710 Beach View Drive	Noise	Citation	3/12/2022	$250.00			
7710 Beach View Drive	WWP	Citation	3/12/2022	$250.00			
7536 Bounty Ave	Special Magistrate	Order	3/14/2022		$250.00		
1666 Kennedy Cswy #501	Trash	Warning	3/15/2022				
7501 E Treasure Dr #6T	Noise	Citation	3/15/2022		$250.00		

Treasure Island	Abandoned Prop. (Bike)	Warning/Removed	3/16/2022				
1480 S Treasure Drive	Landscape	Citation	3/17/2022		$200.00		
Treasure Island	Abandoned Prop. (Bike)	Warning/Removed	3/16/2022				
7904 West Drive (rear)	Abandoned Vessel	Warning	3/19/2022				
7711 Coquina Drive	Trash/Recycle cans	Warning	3/19/2022				
7910 West Drive (rear)	Noise	Warning	3/21/2022				
7501 E Treasure Dr #7P	Operating/Advertising	Warning	3/21/2022				
7505 Cutlass Ave	Illicit Discharge	Citation	3/21/2022		$200.00		
1400 S Treasure Drive	Bulk Trash	Warning	3/22/2022				
7901 Hispanola Ave	Noise	Citation	3/22/2022		$250.00		
8000 West Drive	Noise	Citation	3/22/2022		$250.00		
1880 S Treasure Drive	Trash	Warning	3/22/2022				
7800 Center Bay Drive	Bulk Trash	Warning	3/22/2022				
7801 Center Bay Drive	Open/Unsecure	Warning	3/22/2022				
1900 S Treasure Drive	Trash	Warning	3/22/2022				
7934 West Drive #904	Special Magistrate	Order	3/23/2022		$3,000.00		
1865 Kennedy Cswy #12G	WWP	Citation	3/23/2022	$250.00			
Public ROW	Prohibited Sign	Removed	3/23/2022				
7700 Beachview Drive	WWP	Citation	3/23/2022	$250.00			
1571 S Treasure Drive	Noise	Warning	3/24/2022				
1353 Bay Terrace	WWP	Citation	3/24/2022		$250.00		
7720 Center Bay Drive	Trash/Recycle Cans	Citation	3/26/2022	$250.00			
7941 West Drive #301	WWP	Citation	3/26/2022	$250.00			
7920 East Drive	Minimum Housing	Warning	3/28/2022				
Treasure Island	Abandoned Vehicle	Warning	3/28/2022				
1880 S Treasure Drive	Special Magistrate	Order	3/28/2022		$3,500.00		
7540 W Treasure Drive	Noise	Warning	3/29/2022				
Harbor Island	Derelict Vehicle	Warning	3/30/2022				
7901 Hispanola Ave	Construction Maint.	Warning	3/30/2022				
7904 West Drive #816	WWP	Citation	3/31/2022		$200.00		
(126) Lien Searches							
				$2,250.00	$11,950.00		
	Code	**Statistics**	**Apr-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7540 Bounty Ave	Bulk Trash	Warning	3/31/2022				

7536 Bounty Ave	Bulk Trash	Warning	3/31/2022				
7500 Beachview Drive	Pool Violation	Warning	3/31/2022				
7501 Center Bay Drive	Bulk Trash	Warning	3/31/2022				
7901 Hispanola Ave	Construction Site Maint.	Citation	3/31/2022	$250.00			
7700 Beach View Drive	WWP	Citation	4/1/2022		$250.00		
7536 Bounty Ave	Bulk Trash	Warning	4/1/2022				
1571 S Treasure Drive	Property Maintenance	Warning	4/1/2022				
1440 S Treasure Drive	WWP	Citation	4/2/2022	$250.00			
1440 S Treasure Drive	Noise	Citation	4/2/2022	$250.00			
7544 W Treasure Drive	Noise	Warning	4/2/2022				
7811 Beach View Drive	Trash Cans	Citation	4/2/2022	$200.00			
7536 Bounty Ave	Special Magistrate	Order	4/4/2022		$75.00		
7720 Center Bay Drive	Trash Cans	Citation	4/4/2022		$200.00		
7701 Miami View Drive	Bulk Trash	Warning	4/4/2022				
1900 S Treasure Drive	Property Maintenance	Warning	4/5/2022				
7700 Miami View Drive	Noise	Citation	4/7/2022	$500.00		Yes	(2) of (5)
7533 Adventure Ave	WWP	Citation	4/7/2022	$250.00			
1690 S Treasure Drive	WWP	Citation	4/9/2022	$250.00			
7525 Buccaneer Ave	Construction Site Maint.	Citation	4/8/2022	$250.00			
7920 East Drive	Bulk Trash	Warning	4/8/2022				
7927 East Drive	Minimum Housing	Warning	4/8/2022				
7601 Beach View Drive	Noise	Warning	4/9/2022				
7500 Bounty Ave	Noise	Warning	4/9/2022				
7508 W Treasure Drive	Landscape	Warning	4/10/2022				
7540 W Treasure Drive	ROW Violation	Warning	4/11/2022				
7700 Miami View Drive	Noise	Citation	4/11/2022		$500.00		
7700 Miami View Drive	Trash	Warning	4/11/2022				
7800 Beach View Drive	Bulk Trash	Warning	4/11/2022				
1865 Kennedy Cswy #12G	WWP	Citation	4/12/2022		$250.00		
7601 E Treasure Drive	Graffiti	Warning	4/11/2022				
1872 Kennedy Cswy	Graffiti	Warning	4/11/2022				
7500 Beach View Drive	Pool Violations	Citation	4/15/2022		$100.00		
1900 S Treasure Drive	Operating/Advertising	Warning	4/16/2022				
7810 Center Bay Drive	Noise	Warning	4/18/2022				
Harbor Island	Derelict Vehicle	Warning	4/18/2022				
23-3209-001-0270	Trash	Warning	4/18/2022				
7901 Hispanola Ave	Construction Site Maint.	Citation	4/18/2022		$250.00		
7552 Cutlass Ave	Special Magistrate	Order	4/18/2022		$1,600.00		
1865 Kennedy Cswy #3A	WWP	Citation	4/19/2022	$250.00			

7548 W Treasure Drive	Blocking ROW	Warning	4/19/2022				
7513 Adventure Ave	Noise	Citation	4/22/2022	$250.00			
7910 Harbor Island Dr. #601	Operating/Advertising	Citation	4/22/2022	$1,000.00			
7910 Harbor Island Dr. #601	BTR	Citation	4/22/2022	$100.00			
1690 S Treasure Drive	WWP	Citation	4/22/2022		$250.00		
7500 Beach View Drive	Special Magistrate	Order	4/22/2022		$325.00		
Treasure Island	Abandoned Vehicle	Warning	4/25/2022				
Treasure Island	Derelict Vehicle	Warning	4/25/2022				
7631 Miami View Drive	Construction Site Maint.	Warning	4/25/2022				
7549 Hispanola Ave	WWP	Citation	4/29/2022				
7525 Buccaneer Ave	Noise	Warning	4/30/2022				
7720 Center Bay Drive	Trash Cans	Warning	4/30/2022				
(58) Lien Searches							
				$3,800.00	$3,800.00		
	Code	**Statistics**	**May-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7513 Adventure Ave	Noise	Warning	5/1/2022				
7513 Adventure Ave	Noise	Citation	5/2/2022	$500.00			
7508 Jewel Ave	Operating/Advertising	Warning	5/2/2022				
7529 Buccaneer Ave	Bulk Trash	Warning	5/3/2022				
7910 Harbor Island Dr #601	Operating/Advertising	Citation	5/4/2022		$1,000.00		
7910 Harbor Island Dr #601	BTR	Citation	5/4/2022		$100.00		
7910 West Drive #205	WWP	Citation	5/5/2022	$250.00			
7545 E Treasure Dr #10A	WWP	Citation	5/5/2022	$250.00			
Treasure Island	Prohibited Sign	Removed	5/5/2022				
7517 Cutlass Ave	Fence	Warning	5/9/2022				
7544 Mutiny Ave	Trash Can	Warning	5/10/2022				
7513 Adventure Ave	Noise	Citation	5/12/2022		$250.00		
7911 East Drive	Illicit Discharge	Warning	5/12/2022				
7549 Hispanola Ave	WWP	Citation	5/16/2022		$250.00		
7613 Mutiny Ave	Trash	Warning	5/17/2022				
7540 Bounty Ave	Bulk Trash	Warning	5/17/2022				
Treasure Island	Prohibited Sign	Removed	5/17/2022				
7904 West Drive #816	Noise	Warning	5/17/2022				
Treasure Island	Abandoned Bike	Warning/Removed	5/20/2022				

7513 Adventure Ave	Noise	Warning	5/20/2022		$500.00		
7801 Miami View Drive	Trash Cans	Citation	5/21/2022	$200.00			
1440 S Treasure Drive	WWP	Citation	5/21/2022	$250.00			
7548 Buccaneer Ave	Pool Violations	Warning	5/21/2022				
7529 W Treasure Drive	Blocking ROW	Warning	5/23/2022				
Treasure Island	Dead Storage	Warning	5/24/2022				
7934 West Drive #602	Noise	Warning	5/24/2022				
1800 Kennedy Cswy #A201	Special Magistrate	Order	5/24/2022		$300.00		
1701 N Treasure Drive	Landscape	Warning	5/24/2022				
7524 W Treasure Drive	Landscape	Warning	5/25/2022				
7511 Center Bay Drive	Construction Site Maint.	Warning	5/25/2022				
1600 Kennedy Cswy	Trash	Warning	5/26/2022				
7904 West Drive	Prohibited Sign	Warning	5/28/2022				
7917 West Drive	Bulk Trash	Warning	5/30/2022				
7800 Miami View Drive	Blocking ROW	Warning	5/30/2022				
7801 Center Bay Drive	Noise	Warning	5/30/2022				
7524 W Treasure Drive	Open & Unsecure	Warning	5/30/2022				
1630 S Treasure Drive	Blocking ROW	Warning	5/30/2022				
1356 Bay Terrace	Bulk Trash	Warning	5/30/2022				
7910 West Drive	WWP	Citation	5/31/2022		$250.00		
7501 W Treasure Drive	Construction Site Maint.	Warning	5/31/2022				
7500 Beach View Drive	Pool Violations	Warning	5/31/2022				
Harbor Island	Peddler/Solicitor	Warning/Removed	5/31/2022				
(101) Lien Searches							
				$1,450.00	$2,650.00		

	Code	**Statistics**	**Jun-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7501 Adventure Ave	Landscape	Warning	6/1/2022				
7528 Buccaneer Ave	Construction Site Maint.	Warning	6/1/2022				
7510 Coquina Drive	Bulk Trash	Warning	6/1/2022				
1830 S Treasure Drive	Bulk Trash	Warning	6/1/2022				
7545 E Treasure Dr #10A	WWP	Citation	6/1/2022		$250.00		
7904 West Drive #517	WWP	Citation	6/2/2022	$250.00			
7505 Bounty Ave	Special Magistrate	Order	6/3/2022		$75.00		
1647 N Treasure Drive	Graffiti	Warning	6/6/2022				
1508 Kennedy Cswy	Graffiti	Warning	6/6/2022				

1550 Kennedy Cswy	Graffiti	Warning	6/6/2022				
1865 Kennedy Cswy #3A	WWP	Citation	6/7/2022		$250.00		
7401 Center Bay Drive	BTR	Warning	6/8/2022				
1790 Kennedy Cswy	Building Maintenance	Warning	6/8/2022				
1701 N Treasure Dr #5	Landscape	Warning	6/11/2022				
7505 Adventure Ave	Landscape	Warning	6/11/2022				
7500 Center Bay Drive	Landscape	Warning	6/11/2022				
7524 W Treasure Drive	Landscape	Warning	6/11/2022				
7512 Buccaneer Ave	Landscape	Warning	6/11/2022				
1701 S Treasure Drive	Landscape	Warning	6/11/2022				
Treasure Island	Derelict Vehicle	Warning	6/13/2022				
Treasure Island	Derelict Vehicle	Warning	6/13/2022				
1600 Kennedy Cswy	Graffiti	Warning	6/13/2022				
1600 Kennedy Cswy	Trash	Warning	6/13/2022				
1524 Kennedy Cswy	Graffiti	Warning	6/13/2022				
7411 Beach View Drive	Bulk Trash	Warning	6/14/2022				
7610 Center Bay Drive	Bulk Trash	Warning	6/14/2022				
7720 Miami View Drive	Trash Cans	Warning	6/15/2022				
1880 S Treasure Drive	Bulk Trash	Warning	6/15/2022				
1601 Kennedy Cswy	Open / Unsecure	Warning	6/16/2022				
7720 Miami View Drive	Landscape	Warning	6/16/2022				
7508 Bounty Ave	Landscape	Warning	6/15/2022				
7548 Hispanola Ave	Landscape	Warning	6/15/2022				
7524 W Treasure Drive	Landscape	Citation	6/21/2022	$200.00			
23-3209-001-0279	Fence	Warning	6/21/2022				
7544 W Treasure Drive	WWP	Citation	6/21/2022		$1,200.00		
1735 N Treasure Drive	Special Magistrate	Order	6/22/2022		$250.00		
1865 Kennedy Cswy #12G	Special Magistrate	Order	6/24/2022		$1,000.00		
8020 East Drive #218	Special Magistrate	Order	6/24/2022		$900.00		
7552 Cutlass Ave	Noise	Citation	6/25/2022	$250.00			
1750 S Treasure Dr #1	Noise	Citation	6/27/2022		$250.00		
7720 Miami View Drive	Special Magistrate	Order	6/28/2022		$1,200.00		
7931 East Drive	Stagnant Water	Warning	6/29/2022				
7931 East Drive	Trash	Warning	6/29/2022				
(45) Lien Searches							
				$700.00	$5,375.00		
	Code	**Statistics**	**Jul-22**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7508 Cutlass Ave	Trash	Warning	7/1/2022				
Treasure Island	Derelict Vehicle	Warning	7/5/2022				
8000 West Drive	Trash	Warning	7/5/2022				
1580 Kennedy Cswy	WWP	Citation	7/5/2022	$250.00			
7929 West Drive	Trash	Warning	7/5/2022				
Treasure Island	Derelict Vehicle	Warning	7/6/2022				
7810 Beach View Drive	Bulk Trash	Warning	7/6/2022				
1580 Kennedy Cswy	WWP	Citation	7/7/2022		$250.00		
7537 Mutiny Ave	WWP	Citation	7/7/2022	$250.00			
7701 Beach View Drive	Bulk Trash	Warning	7/6/2022				
1872 Kennedy Cswy	Noise	Warning	7/7/2022				
7501 E Treasure Drive	Construction Maint.	Warning	7/7/2022				
1600 Kennedy Cswy	Trash	Warning	7/11/2022				
7700 Center Bay Drive	Landscape	Warning	7/12/2022				
7524 W Treasure Drive	Landscape	Citation	7/12/2022		$200.00		
7720 Coquina Drive	Bulk Trash	Warning	7/12/2022				
7501 E Treasure Drive	Trash	Warning	7/12/2022				
7556 Bounty Ave	Bulk Trash	Warning	7/12/2022				
1550 Kennedy Cswy	Graffiti	Citation	7/13/2022	$100.00			
7504 Adventure Ave	Bulk Trash	Warning	7/14/2022				
1321 Bay Terrace	Bulk Trash	Warning	7/14/2022				
7529 Mutiny Ave	WWP	Citation	7/14/2022	$250.00			
7601 E Treasure Dr #2007	Noise	Citation	7/22/2022		$250.00		
1750 S Treasure Drive	Noise	Citation	7/22/2022		$250.00		
7421 Beach View Drive	Property Maintenance	Warning	7/23/2022				
7720 Center Bay Drive	Trash Cans	Citation	7/23/2022	$200.00		yes	1
7536 Adventure Ave	Trash Cans	Citation	7/23/2022	$200.00			
7801 Center Bay Drive	Construction Maint.	Warning	7/25/2022				
7537 Mutiny Ave	WWP	Citation	7/26/2022		$250.00		
1880 S Treasure Drive	WWP	Citation	7/26/2022	$250.00			
1872 Kennedy Cswy	Noise	Citation	7/26/2022	$250.00			
7552 Cutlass Ave	Noise	Citation	7/26/2022		$250.00		
Public ROW	Prohibited Sign	Removed	7/27/2022				
1800 Kennedy Cswy	Property Maintenance	Warning	7/27/2022				
1755 Kennedy Cswy	Property Maintenance	Warning	7/27/2022				
1555 E Treasure Drive	Bulk Trash	Warning	7/28/2022				
7801 Miami View Drive	Trash Cans	Citation	7/28/2022		$200.00		

7525 Buccaneer Ave	Construction Maint.	Citation	7/28/2022		$250.00		
7811 Beach View Drive	Trash Cans	Citation	7/28/2022		$200.00		
1510 S Treasure Drive	Bulk Trash	Warning	7/28/2022				
7801 Center Bay Drive	Construction Maint.	Citation	7/28/2022	$500.00			
7510 Coquina Drive	Bulk Trash	Warning	7/28/2022				
1700 N Treasure Drive	WWP	Citation	7/28/2022	$250.00			
1365 Bay Terrace	Trash Cans	Warning	7/30/2022				
7513 Adventure Ave	Trash Cans	Warning	7/30/2022				
7509 Adventure Ave	Trash Cans	Warning	7/30/2022				
7700 Miami View Drive	Trash Cans	Warning	7/30/2022				
7720 Miami View Drive	Trash Cans	Warning	7/30/2022				
7537 Mutiny Ave	Noise	Citation	7/30/2022	$250.00			
(35) Lien Searches							
				$2,750.00	$2,100.00		

	Code	**Statistics**	**Aug-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7920 East Drive	Bulk Trash	Warning	8/1/2022				
1780 Kennedy Cswy #111	Noise	Warning	8/1/2022				
Treasure Island	Prohibited Signs	Removed	8/2/2022				
Treasure Island	Derelict/Storage Vehicle	Warning	8/2/2022				
Treasure Island	Derelict/Storage Vehicle	Warning	8/2/2022				
1800 Kennedy Cswy	Property Maintenance	Warning	8/3/2022				
7710 Miami View Drive	Noise	Warning	8/3/2022				
1800 Kennedy Cswy #109	Noise	Warning	8/4/2022				
7505 Adventure Ave	WWP	Warning	8/5/2022				
7549 Hispanola Ave	Noise	Citation	8/6/2022	$250.00			
1356 Bay Terrace	Landscape	Warning	8/6/2022				
7549 Hispanola Ave	Noise	Citation	8/8/2022		$250.00		
7536 Adventure Ave	Trash Cans	Citation	8/8/2022		$200.00		
Treasure Island	Derelict/Storage Vehicle	Warning	8/8/2022				
7700 Coquina Drive	Landscape / Trash	Warning	8/8/2022				
7915 East Drive	Bulk Trash	Warning	8/9/2022				
1365 Bay Terrace	Bulk Trash	Warning	8/10/2022				
1600 Kennedy Cswy	Trash	Citation	8/10/2022	$200.00			
1872 Kennedy Cswy	Noise	Citation	8/11/2022		$250.00		

7552 Cutlass Ave	WWP	Citation	8/11/2022	$250.00			
1701 N Treasure Drive #3	Landscape	Warning	8/11/2022				
23-3209-001-0013	Trash/Landscape	Warning	8/11/2022				
7918 West Drive	Construction Site Maint.	Warning	8/15/2022				
7621 Center Bay Drive	Bulk Trash	Warning	8/15/2022				
7801 Center Bay Drive	Construction Site Maint.	Citation	8/15/2022		$500.00		
7620 Center Bay Drive	Bulk Trash	Warning	8/15/2022				
7552 Cutlass Ave	WWP	Citation	8/17/2022		$250.00		
1800 Kennedy Cswy	Minimum Housing	Citation	8/18/2022	$250.00			
1356 Bay Terrace	Landscape	Citation	8/19/2022	$200.00			
7517 Buccaneer Ave	WWP	Citation	8/20/2022	$250.00			
7500 Beach View Drive	Noise	Citation	8/20/2022	$250.00			
7500 Beach View Drive	WWP	Citation	8/20/2022	$250.00			
7720 Center Bay Drive	Trash Cans	Citation	8/22/2022		$200.00		
7929 West Drive #903	Noise	Warning	8/24/2022				
1900 S Treasure Drive #4C	Noise	Citation	8/24/2022		$200.00		
1900 S Treasure Drive #4C	Noise	Citation	8/24/2022		$100.00		
7537 Mutiny Ave	Noise	Citation	8/24/2022		$250.00		
7915 East Drive	Bulk Trash	Warning	8/25/2022				
7918 West Drive	Open/Unsecure	Warning	8/25/2022				
Treasure Island	Derelict/StorageTrailer	Warning	8/27/2022				
7929 West Drive #903	Noise	Citation	8/29/2022	$200.00			
8000 West Drive	Bulk Trash	Warning	8/29/2022				
1331 Bay Terrace	Prohibited Sign	Removed	8/30/2022				
1356 Bay Terrace	Prohibited Sign	Removed	8/30/2022				
1321 Bay Terrace	Prohibited Sign	Removed	8/30/2022				
7420 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7611 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7610 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7600 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7531 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7630 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7721 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7730 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7731 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7620 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7611 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7701 Center Bay Drive	Prohibited Sign	Removed	8/31/2022				
7721 Center Bay Drive	Prohibited Sign	Removed	8/31/2022				

7730 Center Bay Drive	Prohibited Sign	Removed	8/31/2022				
(23) Lien Searches							
				$2,100.00	$2,200.00		
	Code	**Statistics**	**Sep-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1640 N Treasure Drive	Landscape	Warning	8/27/2022				
1670 N Treasure Drive	Landscape	Warning	8/27/2022				
Treasure Island	Derelict/Storage Vehicle	Warning	8/27/2022				
7536 W Treasure Drive	Noise	Citation	9/1/2022	$250.00		No/Long Term	
7536 W Treasure Drive	Noise	Citation	9/2/2022	$500.00		No/Long Term	
Treasure Island	Derelict/Storage Vehicle	Warning	9/5/2022				
1600 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
1872 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
1725 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
1400 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
8000 West Drive #405	Operating/Advertising	Warning	9/7/2022				
7517 Buccaneer Ave	WWP	Citation	9/7/2022		$250.00		
1600 Kennedy Cswy	Trash	Citation	9/7/2022		$200.00		
7401 Center Bay Drive	Landscape	Warning	9/8/2022				
7517 Hispanola Ave	Landscape	Warning	9/8/2022				
1670 S Treasure Drive	Noise	Citation	9/8/2022	$250.00			
7544 Mutiny Ave	WWP	Citation	9/8/2022	$250.00			
7500 Beach View Drive	Noise	Citation	9/9/2022		$250.00		
7500 Beach View Drive	WWP	Citation	9/9/2022		$250.00		
7531 Center Bay Drive	WWP	Citation	9/13/2022	$250.00			
1351 Bay Terrace	Bulk Trash	Warning	9/14/2022				
1600 Kennedy Cswy	Trash	Warning	9/14/2022				
1800 Kennedy Cswy	Minimum Housing	Citation	9/14/2022		$250.00		
7525 E Treasure Drive #504	Operating/Advertising	Warning	9/16/2022				
7525 E Treasure Drive	Operating/Advertising	Warning	9/16/2022				
7509 Mutiny Ave	Landscape	Warning	9/17/2022				
7600 Beach View Drive	Landscape	Warning	9/17/2022				
1508 Kennedy Cswy	Grafitti	Warning	9/19/2022				
1400 Kennedy Cswy	Prohibited Sign	Removed	9/19/2022				
7929 West Drive #903	Noise	Citation	9/19/2022		$200.00		

7517 Bounty Ave	WWP	Citation	9/20/2022	$250.00			
7517 Bounty Ave	Bulk Trash	Warning	9/20/2022				
7525 E Treasure Drive #708	Minimum Housing	Warning	9/21/2022				
7525 E Treasure Drive	Minimum Housing	Citation	9/21/2022	$250.00			
7710 Center Bay Drive	Bulk Trash	Warning	9/21/2022				
Harbor Island	Derelict/Storage Vehicle	Warning	9/22/2022				
Harbor Island	Derelict/Storage Scooter	Warning	9/22/2022				
Treasure Island	Abandoned Property	Warning	9/22/2022				
7931 East Drive	Trash	Warning	9/22/2022				
7501 Center Bay Drive	Bulk Trash	Warning	9/22/2022				
7731 Beach View Drive	WWP / Painting	Warning	9/22/2022				
7544 Mutiny Ave	WWP	Citation	9/22/2022		$250.00		
All Construction Sites	Order to Secure	Warning	9/23/2022				
7513 Bounty Ave	Noise	Citation	9/24/2022	$250.00			
All Construction Sites	Order to Secure	Warning	9/24/2022				
7531 Center Bay Drive	WWP	Citation	9/26/2022		$250.00		
7928 West Drive #510	WWP	Citation	9/27/2022	$250.00			
7517 Bounty Ave	WWP	Citation	9/27/2022		$250.00		
Harbor Island	Storage Trailer	Warning	9/28/2022				
7508 W Treasure Drive	Construction Site Maint.	Warning	9/28/2022				
7508 W Treasure Drive	Open/Unsecure	Warning	9/28/2022				
7401 Center Bay Drive	Bulk Trash	Warning	9/28/2022				
1665 Kennedy Cswy	Property Maintenance	Warning	9/28/2022				
7508 W Treasure Drive	Construction Site Maint.	Citation	9/28/2022	$250.00			
1700 N Treasure Drive	WWP	Citation	9/29/2022		$250.00		
(32) Lien Searches							
				$2,750.00	$2,400.00		

	Code	**Statistics**	**Oct-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1601 Kennedy Cswy	Landscape	Warning	10/1/2022				
7508 W Treasure Drive	Noise	Citation	10/1/2022	$250.00			
7525 Buccaneer Ave	Noise	Citation	10/1/2022	$250.00			
7509 Mutiny Ave	Landscape/Trash	Citation	10/1/2022	$200.00			
7600 Beach View Drive	Landscape/Trash	Citation	10/1/2022	$200.00			
7500 W Treasure Drive	Landscape	Warning	10/1/2022				
7508 W Treasure Drive	Construction Site Maint.	Citation	10/3/2022		$250.00		

7508 W Treasure Drive	Noise	Citation	10/3/2022		$250.00		
7910 West Drive	Bulk Trash	Warning	10/3/2022				
7509 Mutiny Ave	Landscape	Citation	10/4/2022		$200.00		
7430 Beach View Drive	WWP	Citation	10/4/2022	$250.00			
7500 Center Bay Drive	Construction Site Maint.	Warning	10/4/2022				
7430 Beach View Drive	WWP	Citation	10/5/2022		$250.00		
7937 West Drive	Bulk Trash	Warning	10/5/2022				
7500 Center Bay Drive	Construction Site Maint.	Citation	10/5/2022	$250.00			
7939 West Drive	Trash	Warning	10/6/2022				
1356 Bay Terrace	WWP	Citation	10/6/2022	$250.00			
1356 Bay Terrace	WWP	Citation	10/6/2022	$250.00			
7531 Center Bay Drive	Noise	Citation	10/7/2022	$250.00			
7938 West Drive	Trash	Warning	10/7/2022				
7926 East Drive	Bulk Trash	Warning	10/10/2022				
1321 Bay Terrace	Bulk Trash	Warning	10/12/2022				
7513 Bounty Ave	Noise	Citation	10/12/2022	$250.00			
7513 Bounty Ave	WWP	Citation	10/12 2022	$250.00			
7910 West Drive	Bulk Trash	Warning	10/12/2022				
7531 Center Bay Drive	Noise	Citation	10/14/2022		$250.00		
1900 S Treasure Drive	Minimum Housing	Warning	10/14/2022				
Treasure Island	Prohibited Sign	Removed	10/14/2022				
7548 W Treasure Drive	Construction Site Maint.	Citation	10/15/2022	$250.00			
7508 W Treasure Drive	Special Magistrate	Order	10/17/2022		$3,000.00		
7922 East Drive	Vacant Lot Fee	Warning	10/17/2022		$250.00		
1820 S Treasure Drive	WWP	Citation	10/18/2022	$250.00			
7941 West Drive #301	Special Magistrate	Order	10/18/2022		$800.00		
1780 Kennedy Cswy	WWP	Citation	10/18/2022	$250.00			
7401 Miami View Drive	Landscape	Warning	10/18/2022				
23-3209-001-0013	Vacant Lot Fee	Warning	10/19/2022		$250.00		
7500 Miami View Drive	Landscape	Warning	10/19/2022				
7500 Coquina Drive	WWP/Painting	Warning	10/19/2022				
7920 East Drive	Bulk Trash	Warning	10/20/2022				
7920 East Drive	Minimum Housing	Citation	10/20/2022	$250.00			
7500 Center Bay Drive	Construction Site Maint.	Citation	10/20/2022		$250.00		
7548 W Treasure Drive	Construction Site Maint.	Warning	10/22/2022				
7500 Center Bay Drive	Trash Cans	Warning	10/22/2022				
7531 Center Bay Drive	Trash Cans	Warning	10/22/2022				
7934 West Drive #1105	Operating/Advertising	Warning	10/22/2022				
7904 West Drive #303	Operating/Advertising	Warning	10/22/2022				

7441 Coquina Drive	Noise	Citation	10/22/2022	$250.00			
Treasure Island	Prohibited Sign	Removed	10/24/2022				
Treasure Island	Prohibited Sign	Removed	10/24/2022				
7548 W Treasure Drive	Various	Warning	10/24/2022				
1555 Kennedy Cswy	Vacant Lot Fee	Warning	10/24/2022		$250.00		
23-3209-000-0020	Vacant Lot Fee	Warning	10/24/2022		$250.00		
7600 Beach View Drive	Landscape	Citation	10/24/2022		$200.00		
1701 N Treasure Drive #2	Landscape	Warning	10/25/2022				
7530 Beach View Drive	Bulk Trash	Warning	10/26/2022				
Treasure Island	Prohibited Sign	Removed	10/27/2022				
7500 Center Bay Drive	ROW Violation	Warning	10/27/2022				
1670 S Treasure Drive	Noise	Citation	10/27/2022		$250.00		
7421 Miami View Drive	WWP	Citation	10/27/2022	$250.00			
1800 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
1790 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
1780 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
1770 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
8000 West Drive	Parking Violations	Warning	10/28/2022				
1780 Kennedy Cswy #311	WWP	Citation	10/28/2022	$250.00			
1820 S Treasure Drive	WWP	Citation	10/28/2022		$250.00		
1780 Kennedy Cswy #311	WWP	Citation	10/28/2022		$250.00		
(23) Lien Searches							
				$5,400.00	$7,200.00		

	Code	**Statistics**	**Nov-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7513 Bounty Ave	WWP	Citation	11/1/2022		$250.00		
7513 Bounty Ave	Noise	Citation	11/1/2022		$250.00		
7545 E Treasure Drive	WWP	Citation	11/1/2022	$250.00			
7920 East Drive	Bulk Trash	Warning	11/1/2022				
1359 Bay Terrace	Bulk Trash	Warning	11/1/2022				
7928 West Drive #510	WWP/SWO	Citation	11/2/2022	$250.00			
23-3209-008-1200	Vacant Lot Fee	Warning	11/2/2022		$250.00		
7525 Buccaneer Ave	Noise	Citation	11/3/2022		$250.00		
23-3209-008-1210	Vacant Lot Fee	Warning	11/3/2022		$250.00		
1900 S Treasure Drive	Minimum Housing	Warning	11/2/2022				
7910 West Drive	Bulk Trash	Warning	11/1/2022				

7401 Beach View Drive	Vacant Lot Fee	Warning	11/4/2022		$250.00		
7918 West Drive	Noise	Citation	11/5/2022	$250.00			
7711 Miami View Drive	Noise	Citation	11/5/2022	$250.00			
All Construction Sites	Order to Secure	Warning	11/7/2022				
7933 West Drive	Bulk Trash	Warning	11/7/2022				
7920 East Drive	Bulk Trash	Citation	11/7/2022	$200.00			
1401 Kennedy Cswy	Bulk Trash	Warning	11/8/2022				
23-3209-033-0001	Minimum Housing	Citation	11/8/2022		$250.00		
Various Locations	Order to Secure	Warning	11/8/2022				
1365 Bay Terrace	Trash Cans	Warning	11/8/2022				
7721 Miami View Drive	Bulk Trash	Warning	11/8/2022				
1665 Kennedy Cswy	Graffiti	Warning	11/10/2022				
7631 Miami View Drive	Trash Cans	Warning	11/9/2022				
7931 East Drive	Property Maintenance	Warning	11/10/2022				
1865 Kennedy Cswy #3A	Special Magistrate	Order	11/15/2022		$1,500.00		
1401 Kennedy Cswy	Graffiti	Warning	11/15/2022				
1624 Kennedy Cswy	WWP	Citation	11/17/2022	$250.00			
7525 E Treasure Drive	Minimum Housing	Citation	11/17/2022		$250.00		
7920 East Drive	Minimum Housing	Citation	11/17/2022	$250.00			
7910 West Drive	Special Magistrate	Order	11/18/2022		$1,900.00		
1690 S Treasure Drive	Special Magistrate	Order	11/18/2022		$2,900.00		
Treasure Island	Prohibited Sign	Removed	11/21/2022				
7504 Adventure Ave	Bulk Trash	Warning	11/21/2022				
7918 West Drive	Blocking ROW	Warning	11/21/2022				
1455 N Treasure Drive	Minimum Housing	Warning	11/21/2022				
7918 West Drive	Noise	Citation	11/21/2022		$250.00		
1624 Kennedy Cswy	WWP	Citation	11/21/2022		$250.00		
1630 S Treasure Drive	Vacant Lot Fee	Warning	11/23/2022				
7524 W Treasure Drive	Vacant Lot Fee	Warning	11/23/2022				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	11/23/2022				
23-3209-001-0270	Vacant Lot Fee	Warning	11/23/2022				
23-3209-001-0250	Vacant Lot Fee	Warning	11/23/2022				
7940 West Drive	Vacant Lot Fee	Warning	11/23/2022				
7938 West Drive	Vacant Lot Fee	Warning	11/23/2022				
7548 W Treasure Drive	Construction Site Maint.	Warning	11/24/2022				
1700 Kennedy Cswy #110	Prohibited Sign	Warning	11/22/2022				
7918 West Drive	Construction Site Maint.	Citation	11/27/2022	$500.00			
1790 S Treasure Drive #4A	WWP	Citation	11/28/2022	$250.00			
7904 West Drive	Minimum Housing	Warning	11/28/2022				

1555 Kennedy Cswy	Landscape	Warning	11/29/2022				
1725 Kennedy Cswy	Various	Warning	11/29/2022				
7904 West Drive	Noise	Warning	11/30/2022				
7524 W Treasure Drive	Vacant Lot Fee	Warning	11/29/2022		$250.00		
(31) Lien Searches							
				$2,450.00	$9,050.00		
	Code	**Statistics**	**Dec-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1755 Kennedy Cswy	Trash	Warning	12/2/2022				
7509 Mutiny Ave	Noise	Citation	12/3/2022	$250.00			
7938 West Drive	Vacant Lot Fee	Warning	12/5/2022		$250.00		
7940 West Drive	Vacant Lot Fee	Warning	12/5/2022		$250.00		
1530 Kennedy Cswy	WWP	Citation	12/5/2022	$250.00			
7920 East Drive	Minimum Housing	Warning	12/5/2022				
1900 S Treasure Drive	WWP	Citation	12/6/2022	$250.00			
7500 Center Bay Drive	Special Magistrate	Order	12/6/2022		$6,000.00		
Treasure Island	Derelict Vehicle	Warning	12/7/2022				
7509 Mutiny Ave	Blocking ROW	Warning	12/7/2022				
7525 E Treasure Drive	Bulk Trash	Warning	12/8/2022				
7731 Miami View Drive	Bulk Trash	Warning	12/8/2022				
7920 East Drive	Minimum Housing	Citation	12/8/2022	$250.00			
1470 S Treasure Drive	Noise	Citation	12/7/2022		$100.00		
7509 Mutiny Ave	Noise	Citation	12/8/2022		$250.00		
1356 Bay Terrace	Stagnant Water	Warning	12/10/2022				
7505 Cutlass Ave	Noise	Citation	12/10/2022				
8000 West Drive	Landscape	Warning	12/12/2022				
7548 W Treasure Drive	Construction Site Maint.	Citation	12/12/2022	$500.00			
7710 Miami View Drive	Bulk Trash	Warning	12/13/2022				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	12/13/2022		$250.00		
1670 S Treasure Drive	Construction Site Maint.	Warning	12/15/2022				
7505 Bounty Ave	WWP	Citation	12/16/2022		$250.00		
7721 Coquina Drive	Landscape	Warning	12/15/2022				
7529 Mutiny Ave	Landscape	Warning	12/16/2022				
7631 Miami View Drive	Landscape	Warning	12/16/2022				
7720 Miami View Drive	Noise	Warning	12/17/2022				

1356 Bay Terrace	Noise	Warning	12/17/2022				
7701 Miami View Drive	Noise	Citation	12/17/2022	$250.00			
1530 Kennedy Cswy	WWP	Citation	12/16/2022		$250.00		
1900 S Treasure Drive	WWP	Citation	12/19/2022		$250.00		
Treasure Island	Prohibited Sign	Removed	12/20/2022				
Treasure Island	Prohibited Sign	Removed	12/20/2022				
1630 S Treasure Drive	Vacant Lot Fee	Warning	12/20/2022		$250.00		
7910 West Drive	Trash	Warning	12/21/2022				
7552 Mutiny Ave	Bulk Trash	Warning	12/21/2022				
7711 Miami View Drive	WWP	Citation	12/21/2022	$250.00			
7701 Miami View Drive	Bulk Trash	Warning	12/21/2022				
1680 S Treasure Drive	Bulk Trash	Warning	12/21/2022				
7711 Miami View Drive	WWP	Citation	12/21/2022	$250.00			
7710 Miami View Drive	Trash	Warning	12/22/2022				
1356 Bay Terrace	Noise	Warning	12/26/2022				
7600 Beach View Drive	WWP	Citation	12/27/2022	$250.00			
7920 East Drive	Minimum Housing	Citation	12/27/2022		$250.00		
1550 Kennedy Cswy	Bulk Trash	Warning	12/27/2022				
7920 East Drive	Trash	Citation	12/27/2022		$200.00		
7533 Bounty Ave	Noise	Warning	12/27/2022				
1356 Bay Terrace	Landscape	Citation	12/28/2022		$200.00		
1356 Bay Terrace	WWP	Citation	12/28/2022		$250.00		
8000 West Drive	Landscape	Warning	12/29/2022				
(43) Lien Searches							
				$2,500.00	$9,000.00		

	Code	**Statistics**	**Jan-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1550 Kennedy Cswy	Bulk Trash	Warning	1/3/2023				
7549 Bounty Ave	Landscape	Citation	1/3/2023		$1,000.00		
7631 Miami View Drive	Construction Site Maint.	Warning	1/3/2023				
Harbor Island	Derelict Vehicle	Warning	1/4/2023				
7925 East Drive	Property Maintenance	Warning	1/4/2023				
1872 Kennedy Cswy	Construction Mesh	Warning	1/4/2023				
7548 W Treasure Drive	Construction Mesh	Warning	1/4/2023				
7531 Miami View Drive	Bulk Trash	Warning	1/4/2023				
7631 Miami View Drive	Construction Mesh	Warning	1/4/2023				

7801 Center Bay Drive	Construction Mesh	Warning	1/4/2023				
7711 Center Bay Drive	Bulk Trash	Warning	1/4/2023				
1790 S Treasure Drive #4A	WWP	Citation	1/4/2023		$250.00		
7400 Beach View Drive	Bulk Trash	Warning	1/5/2023				
7711 Miami View Drive	WWP	Citation	1/5/2023		$250.00		
1440 Kennedy Cswy	Prohibited sign	Warning	1/5/2023				
1666 Kennedy Cswy	Prohibited sign	Warning	1/5/2023				
7631 Miami View Drive	Landscape	Citation	1/5/2023	$200.00			
7513 Mutiny Ave	Noise	Warning	1/7/2023				
7529 Mutiny Ave	Noise	Citation	1/7/2023	$250.00			
Treasure Island	Prohibited Sign	Removed	1/9/2023				
7620 Beach View Drive	Bulk Trash	Warning	1/11/2023				
7800 Hispanola Ave	Bulk Trash	Warning	1/12/2023				
7610 Center Bay Drive	Landscape	Warning	1/14/2023				
7610 Center Bay Drive	Landscape	Warning	1/14/2023				
1780 Kennedy Cswy	Minimum Housing	Warning	1/14/2023				
7920 East Drive	Minimum Housing	Warning	1/15/2023				
7500 Beach View Drive	Noise	Warning	1/16/2023				
7410 Coquina Drive	Noise	Warning	1/16/2023				
23-3209-001-0013	Noise	Warning	1/16/2023				
23-3209-014-0190	Trash	Warning	1/16/2023				
7525 E Treasure Drive	Bulk Trash	Warning	1/16/2023				
1600 Kennedy Cswy	Graffiti	Warning	1/17/2023				
1600 Kennedy Cswy	Trash	Removed	1/17/2023				
7929 West Drive	Bulk Trash	Warning	1/17/2023				
7601 Coquina Drive	Bulk Trash	Warning	1/17/2023				
1666 Kennedy Cswy	Property Maintenance	Warning	1/19/2023				
7721 Coquina Drive	Landscape	Warning	1/20/2023				
Treasure Island	Derelict Vehicle	Warning	1/23/2023				
7925 East Drive	Blocking ROW	Removed	1/24/2023				
1450 S Treasure Drive	Noise	Warning	1/24/2023				
7904 West Drive #601	WWP	Citation	1/25/2023	$250.00			
7904 West Drive #1016	WWP	Citation	1/25/2023	$250.00			
1750 S Treasure Drive	Noise	Citation	1/26/2023		$500.00		
8000 West Drive	BTR	Warning	1/26/2023				
23-3209-001-0270	Vacant Lot Fee	Warning	1/27/2023		$250.00		
23-3209-001-0250	Vacant Lot Fee	Warning	1/27/2023		$250.00		
8000 West Drive #807	Noise	Citation	1/27/2023		$250.00		
7610 Center Bay Drive	WWP	Citation	1/28/2023	$250.00			

7531 Beach View Drive	Noise	Citation	1/28/2023	$250.00			
7517 Bounty Ave	Noise	Warning	1/28/2023				
7901 Hispanola Ave	Trash	Citation	1/30/2023	$200.00			
1400 Kennedy Cswy	Prohibited Sign	Removed	1/30/2023				
1601 Kennedy Cswy	Property Maintenance	Warning	1/30/2023				
7909-7911 East Drive	Special Magistrate	Order	1/30/2023		$2,000.00		
7610 Center Bay Drive	WWP	Citation	1/30/2023		$250.00		
(23) Lien Searches							
				$1,650.00	$5,000.00		

	Code	**Statistics**	**Feb-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1830 S Treasure Drive	Bulk Trash	Warning	2/1/2023				
7529 Mutiny Ave	Blocking ROW	Warning	2/1/2023				
1865 Kennedy Cswy	Trash	Citation	2/1/2023	$200.00			
7545 Cutlass Ave	Bulk Trash	Warning	2/1/2023				
7904 West Drive #1016	WWP	Citation	2/1/2023		$250.00		
1700 N Treasure Drive	Special Magistrate	Order	2/1/2023		$1,500.00		
7904 West Drive	Construction Site Maint.	Warning	2/2/2023				
1356 Bay Terrace	Construction Site Maint.	Warning	2/2/2023				
7556 W Treasure Drive	Noise	Citation	2/6/2023	$250.00		Yes	(1) of (3)
7945 East Drive #106	Minimum Housing	Warning	2/7/2023				
7945 East Drive #207	Minimum Housing	Warning	2/7/2023				
7801 Center Bay Drive	Trash	Warning	2/7/2023				
7548 W Treasure Drive	Construction Site Maint.	Citation	2/9/2023		$250.00		
7548 W Treasure Drive	Construction Site Maint.	Citation	2/9/2023		$500.00		
1865 Kennedy Cswy	Trash	Citation	2/9/2023		$200.00		
7631 Miami View Drive	Landscape	Citation	2/10/2023		$200.00		
1601- 47 N Treasure Drive	WWP	Citation	2/10/2023		$250.00		
7510 Coquina Drive	Trash Cans	Warning	2/11/2023				
7530 Miami View Drive	Trash Cans	Warning	2/11/2023				
7631 Miami View Drive	Bulk Trash	Warning	2/11/2023				
7441 Coquina Drive	Noise	Citation	2/13/2023		$250.00		
7601 Coquina Drive	Bulk Trash	Warning	2/14/2023				
8000 West Drive	Noise	Citation	2/14/2023		$250.00		
1735 N Treasure Drive	Graffiti	Warning	2/15/2023				

7529 Mutiny Ave	Construction Site Maint.	Warning	2/15/2023				
7920 East Drive	Minimum Housing	Warning	2/15/2023				
7556 W Treasure Drive	Noise	Citation	2/15/2023		$250.00		
7510 Coquina Drive	Bulk Trash	Warning	2/16/2023				
7600 Beach View Drive	WWP	Citation	2/16/2023		$250.00		
7421 Miami View Drive	WWP	Citation	2/17/2023		$250.00		
7501 E Treasure Drive	Noise	Citation	2/18/2023	$250.00			
1580 S Treasure Drive	Noise	Citation	2/18/2023	$250.00		Yes	(1) of (3)
1801 S Treasure Drive	Noise	Warning	2/20/2023				
7529 Mutiny Ave	Noise	Warning	2/20/2023				
7910 West Drive #104	WWP	Citation	2/20/2023	$250.00			
8000 West Drive	Trash	Warning	2/20/2023				
7509 Adventure Ave	Bulk Trash	Warning	2/21/2023				
7922 East Drive	Prohibited Sign	Warning	2/21/2023				
7533 Adventure Ave	WWP	Citation	2/21/2023		$250.00		
1580 S Treasure Drive	Noise	Citation	2/21/2023		$250.00		
7904 West Drive #517	WWP	Citation	2/21/2023		$250.00		
1666 Kennedy Cswy #607	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #200	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #412	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #600	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #208	BTR	Warning	2/22/2023				
7601 E Treasure Dr #CU9	BTR	Warning	2/22/2023				
7601 E Treasure Dr #CU6	BTR	Warning	2/22/2023				
7505 Bounty Ave	Special Magistrate	Order	2/22/2023		$1,100.00		
7505 Bounty Ave	Special Magistrate	Order	2/22/2023		$1,125.00		
1666 Kennedy Cswy #409	BTR	Waq	2/22/2023				
7601 E Treasure Dr #21B	BTR	Warning	2/23/2023				
7529 Mutiny Ave	WWP	Citation	2/23/2023		$250.00		
7529 Mutiny Ave	Noise	Citation	2/23/2023		$250.00		
Treasure Island	(7) Prohibited Signs	Removed	2/25/2023				
1440 S Treasure Drive	Open/Unsecured	Warning	2/28/2023				
Treasure Island	Derelict Vehicle	Warning	2/28/2023				
(12) Lien Searches							
				$1,200.00	$7,875.00		
	Code	**Statistics**	**Mar-23**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1681 Kennedy Cswy	Bulk Trash	Warning	3/2/2023				
7928 West Drive #510	Operating/Advertising	Warning	3/2/2023				
1601-1647 N Treasure Dr	Special Magistrate	Order	3/3/2023		$4,000.00		
7901 Hispanola Ave	Trash	Citation	3/3/2023		$200.00		
7533 Mutiny Ave	Noise	Warning	3/4/2023				
7549 Bounty Ave	WWP	Citation	3/4/2023	$250.00			
7600 Miami View Drive	Noise	Warning	3/4/2023				
7431 Coquina Drive	WWP	Citation	3/4/2023	$250.00			
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
1666 Kennedy Cswy #400	BTR	Warning	3/7/2023				
1681 Kennedy Cswy	BTR	Warning	3/7/2023				
7525 E Treasure Drive	BTR	Warning	3/7/2023				
7549 Bounty Ave	WWP	Citation	3/7/2023		$250.00		
7545 E Treasure Drive #8A	WWP	Citation	3/8/2023	$250.00			
7931 East Drive	Trash	Citation	3/9/2023	$200.00			
1624 Kennedy Cswy	WWP	Citation	3/8/2023				
7910 West Drive #104	WWP	Citation	3/10/2023		$250.00		
7510 Coquina Drive	Parking Standards	Warning	3/11/2023				
7800 Beach View Drive	Parking Standards	Warning	3/11/2023				
8000 West Drive	Trash	Warning	3/14/2023				
7545 E Treasure Drive	Trash	Warning	3/14/2023				
7601 E Treasure Drive	Trash	Warning	3/14/2023				
1755 Kennedy Causeway	Property Maintenance	Warning	3/14/2023				
7920 East Drive	Bulk Trash	Warning	3/14/2023				
7529 Mutiny Ave	Blocking ROW	Warning	3/15/2023				
7925 West Drive	Trash	Warning	3/15/2023				
7509 Mutiny Ave	Noise	Warning	3/15/2023	$250.00			
7601 E Treasure Drive	Illicit Discharge	Warning	3/15/2023	$250.00			
1800 S Treasure Drive	Operating/Advertising	Warning	3/16/2023				

7601 E Treasure Dr #101	BTR	Warning	3/16/2023				
7545 E Treasure Dr #8A	WWP	Citation	3/16/2023		$250.00		
1624 Kennedy Cswy	WWP	Citation	3/16/2023		$250.00		
7601 E Treasure Dr #CU3	BTR	Warning	3/16/2023				
7533 Adventure Ave	Special Magistrate	Order	3/16/2023		$2,500.00		
7601 E Treasure Dr #CU14	BTR	Warning	3/16/2023				
7601 E Treasure Dr #CU19	BTR	Warning	3/16/2023				
7509 Mutiny Ave	Noise	Citation	3/18/2023	$500.00			
7940 West Drive	Noise	Citation	3/18/2023	$250.00			
7421 Center Bay Drive	WWP	Citation	3/18/2023	$250.00			
1624 Kennedy Causeway	Noise	Citation	3/18/2023	$250.00			
1321 Bay Terrace	Bulk Trash	Warning	3/20/2023				
7509 Mutiny Ave	Noise	Warning	3/20/2023				
1480 S Treasure Drive	Noise	Warning	3/20/2023				
7545 W Treasure Drive	Noise	Citation	3/20/2023		$250.00		
7509 Mutiny Ave	Noise	Citation	3/20/2023		$500.00		
1624 Kennedy Causeway	Noise	Citation	3/20/2023		$250.00		
1750 S Treasure Drive	Bulk Trash	Warning	3/21/2023				
8020 East Drive #112	Noise	Warning	3/21/2023				
1800 S Treasure Dr #3H	Noise	Warning	3/21/2023				
7525 Buccaneer Ave	Noise	Warning	3/21/2023				
7921 East Drive	Bulk Trash	Warning	3/21/2023				
7501 E Treasure Drive	Noise	Warning	3/21/2023				
7548 Adventure Ave	Trash	Warning	3/21/2023				
7431 Coquina Drive	WWP	Citation	3/22/2023		$250.00		
7531 Beach View Drive	Noise	Citation	3/22/2023		$250.00		
7922 East Drive	Zoning Violation	Warning	3/22/2023				
1570 S Treasure Drive	WWP	Citation	3/22/2023	$250.00			
7940 West Drive	Noise	Citation	3/22/2023		$250.00		
7508 W Treasure Drive	Trash	Warning	3/23/2023				
7516 W Treasure Drive	Trash	Warning	3/23/2023				
7553 W Treasure Drive	Landscape	Warning	3/23/2023				
7501 Adventure Ave	Landscape	Citation	3/24/2023		$200.00		
7501 Adventure Ave	Landscape	Citation	3/24/2023		$250.00		
7511 Coquina Drive	Noise	Citation	3/25/2023	$250.00			
7945 East Drive #207	WWP	Citation	3/25/2023	$250.00			
1540 S Treasure Drive	Trash Cans	Warning	3/25/2023				
7801 Center Bay Drive	Noise	Warning	3/27/2023				
7511 Coquina Drive	Trash	Warning	3/27/2023				

7421 Miami View Drive	WWP	Citation	3/28/2023	$250.00			
7921 East Drive	Bulk Trash	Warning	3/29/2023				
7929 West Drive	Bulk Trash	Warning	3/29/2023				
7513 Bounty Ave	WWP	Citation	3/30/2023	$250.00			
1620 N Treasure Drive	WWP	Citation	3/31/2023	$250.00			
7910 Harbor Island Dr #1103	WWP	Citation	3/31/2023	$250.00			
7601 E Treasure Dr #1717	Noise	Citation	3/31/2023	$250.00	$250.00		
7801 Miami View Drive	Parking Standards	Warning	3/31/2023				
(38) Lien Searches							
				$4,700.00	$10,150.00		

	Code	**Statistics**	**Apr-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7510 Beach View Drive	Noise	Warning	4/1/2023				
7541 Mutiny Ave	WWP	Citation	4/1/2023	$250.00			
7537 Mutiny Ave	Noise	Citation	4/1/2023	$250.00			
1345 Kennedy Cswy	Graffiti	Warning	4/3/2023				
7910 Harbor Island Dr #1103	WWP	Citation	4/4/2023		$250.00		
7700 Center Bay Drive	Landscape	Warning	4/4/2023				
7929 West Drive	Bulk Trash	Warning	4/4/2023				
8000 West Drive	Noise	Warning	4/4/2023				
7548 Adventure Ave	Trash	Warning	4/5/2023				
1601 Kennedy Cswy	Derelict Vehicle	Warning	4/5/2023				
Harbor Island	Prohibited Sign	Removed	4/5/2023				
Treasure Island	Prohibited Sign	Removed	4/5/2023				
8000 West Drive	Noise	Citation	4/6/2023	$250.00			
7601 E Treasure Drive	Illicit Discharge	Citation	4/7/2023		$250.00		
7541 Mutiny Ave	Noise	Citation	4/7/2023		$250.00		
7553 W Treasure Drive	Landscape	Citation	4/8/2023	$200.00			
7501 E Treasure Drive	Noise	Citation	4/12/2023		$250.00		
1800 Kennedy Cswy	Building Certification	Warning	4/14/2023				
1820 S Treasure Drive	Building Certification	Warning	4/14/2023				
1850 S Treasure Drive	Building Certification	Warning	4/14/2023				
1790 Kennedy Cswy	Building Certification	Warning	4/14/2023				
1780 Kennedy Cswy	Building Certification	Warning	4/14/2023				
1770 Kennedy Cswy	Building Certification	Warning	4/14/2023				

1601-1647 N Treasure Drive	Building Certification	Warning	4/14/2023				
1819-1855 Kennedy Cswy	Building Certification	Warning	4/14/2023				
7946 West Drive	Building Certification	Warning	4/14/2023				
7511 Coquina Drive	Noise	Citation	4/14/2023		$250.00		
1820 S Treasure Drive	Special Magistrate	Order	4/14/2023		$1,800.00		
1600 Kennedy Cswy	Property Maintenance	Warning	4/17/2023				
7548 W Treasure Drive	Construction Site Maint.	Warning	4/17/2023				
7945 East Treasure Dr #207	WWP	Citation	4/19/2023		$250.00		
1620 N Treasure Drive	WWP	Citation	4/19/2023		$250.00		
7946 East Drive	Unsafe Structure	Unsafe	4/20/2023				
Treasure Island	Prohibited Sign	Removed	4/24/2023				
Treasure Island	Prohibited Sign	Removed	4/24/2023				
7921 East Drive	Bulk Trash	Warning	4/24/2023				
7946 East Drive	Unsafe Structure	Warning	4/25/2023				
1356 Bay Terrace	Landscape	Warning	4/26/2023				
7810 Coquina Drive	Bulk Trash	Warning	4/27/2023				
7501 Adventure Ave	Landscape	Warning	4/27/2023				
7510 Coquina Drive	Bulk Trash	Warning	4/27/2023				
(13) Lien Searches							
				$950.00	$3,550.00		

	Code	**Statistics**	**May-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7553 Bounty Ave	Construction Site Maint.	Warning	5/1/2023				
7501 Adventure Ave	Landscape	Warning	5/1/2023				
7500 E Treasure Drive	Noise	Citation	5/1/2023	$250.00			
1700 Kennedy Cswy #136	Noise	Warning	5/2/2023				
7913 West Drive	Construction Site Maint.	Warning	5/3/2023				
1801 S Treasure Dr #526	WWP	Citation	5/4/2023	$250.00			
7711 Beach view Drive	Construction Site Maint.	Warning	5/4/2023				
7509 Mutiny Ave	Noise	Citation	5/4/2023		$250.00		
7537 Mutiny Ave	Noise	Citation	5/4/2023		$250.00		
7500 E Treasure Drive	Noise	Citation	5/4/2023		$250.00		
1570 S Treasure Drive	WWP	Citation	5/8/2023		$250.00		
7510 Beach View Drive	Property Maintenance	Warning	5/8/2023				
7441 Center Bay Drive	Bulk Trash	Warning	5/8/2023				

1755 Kennedy Cswy	Trash	Warning	5/8/2023				
1570 S Treasure Drive	Noise	Citation	5/8/2023		$100.00		
1356 Bay Terrace	Fence	Warning	5/10/2023				
7731 Coquina Drive	WWP	Citation	5/11/2023	$250.00			
1880 S Treasure Drive	WWP	Citation	5/11/2023	$250.00			
Treasure Island	Prohibited Sign	Removed	5/11/2023				
7927 East Drive	Trash	Warning	5/15/2023				
7927 East Drive	Trash	Citation	5/16/2023		$200.00		
7620 Coquina Drive	Construction Site Maint.	Warning	5/16/2023				
7401 Miami View Drive	Landscape	Warning	5/16/2023				
Treasure Island	Prohibited Sign	Removed	5/16/2023				
7700 Center Bay Drive	Landscape	Warning	5/16/2023				
7440 Miami View Drive	Bulk Trash	Warning	5/16/2023				
7525 E Treasure Dr #912	Operating/Advertising	Warning	5/16/2023				
7920 East Drive	Bulk Trash	Warning	5/16/2023				
7421 Center Bay Drive	Noise	Citation	5/17/2023		$250.00		
1480 S Treasure Drive	Bulk Trash	Warning	5/17/2023				
7904 West Drive #516	WWP	Citation	5/17/2023	$250.00			
1872 Kennedy Cswy	Graffiti	Warning	5/18/2023				
1872 Kennedy Cswy	Trash/Bulk Trash	Warning	5/18/2023				
7918 West Drive	Noise	Citation	5/19/2023		$500.00		
7621 Coquina Drive	Noise	Citation	5/20/2023	$250.00			
7904 West Drive #104	WWP	Citation	5/22/2023	$250.00			
1620 N Treasure Drive	Landscape	Warning	5/23/2023				
7513 Bounty Ave	WWP	Citation	5/25/2023		$250.00		
1801 S Treasure Dr #526	WWP	Citation	5/25/2023		$250.00		
1624 Kennedy Cswy	Bulk Trash	Warning	5/25/2023				
7401 Center Bay Drive	Blocking ROW	Warning	5/25/2023				
7904 West Drive #515	Operating/Advertising	Citation	5/25/2023	$250.00			
7904 West Drive #515	BTR	Citation	5/25/2023	$100.00			
7601 E Treasure Drive	Illicit Discharge	Citation	5/26/2023	$250.00			
7601 E Treasure Drive	Trash	Citation	5/26/2023	$200.00			
7504 W Treasure Drive	Bulk Trash	Warning	5/26/2023				
1455 N Treasure Dr #7B	Noise	Citation	5/28/2023	$250.00			
7401 Miami View Drive	Landscape	Citation	5/30/2023	$200.00			
1872 Kennedy Cswy	Landscape	Citation	5/30/2023	$200.00			
1872 Kennedy Cswy	Trash	Citation	5/30/2023	$200.00			
1820 S Treasure Drive	Special Magistrate	Order	5/30/2023		$1,600.00		
7510 Beach View Drive	Minimum Housing	Citation	5/31/2023	$250.00			

7501 E Treasure Drive	Trash	Warning	5/31/2023				
(31) Lien Searches							
				$3,650.00	$4,150.00		
	Code	**Statistics**	**Jun-23**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1356 Bay Terrace	Fence	Warning	6/1/2023				
7904 West Drive #515	WWP	Citation	6/1/2023		$250.00		
7904 West Drive #515	BTR	Citation	6/1/2023		$100.00		
1666 Kennedy Cswy	Noise	Warning	6/3/2023				
7545 Hispanola Ave	Noise	Citation	6/3/2023	$250.00			
8020 East Drive #214	Bulk Trash	Warning	6/3/2023				
7553 Bounty Ave	WWP	Citation	6/5/2023	$250.00			
7928 West Drive #510	Operating/Advertising	Citation	6/5/2023	$250.00			
7928 West Drive #510	BTR	Citation	6/5/2023	$100.00			
Treausre Island	Prohibited Sign	Removed	6/6/2023				
7556 Bounty Ave	Bulk Trash	Warning	6/6/2023				
8000 West Drive	Noise	Citation	6/7/2023		$250.00		
8000 West Drive	Noise	Citation	6/7/2023		$250.00		
7904 West Drive #809	WWP	Citation	6/7/2023	$250.00			
7904 West Drive #515	WWP	Citation	6/7/2023	$250.00			
7904 Wesy Drive #809	WWP	Citation	6/7/2023		$250.00		
7501 E Treasure Dr #10N	WWP	Citation	6/8/2023	$250.00			
7601 E Treasure Dr CU25	Illicit Discharge	Citation	6/8/2023		$250.00		
7601 E Treasure Drive	Trash	Citation	6/8/2023		$200.00		
7925/7927 East Drive	Landscape/Trash	Warning	6/10/2023				
7509 Mutiny Ave	Noise	Citation	6/10/2023	$250.00			
7920 East Drive	Property Maintenance	Warning	6/12/2023				
7516 W Treasure Drive	Fence Maintenance	Warning	6/12/2023				
7501 E Treasure Dr #10N	WWP	Citation	6/12/2023		$250.00		
7531 Center Bay Drive	Bulk Trash	Warning	6/13/2023				
7904 West Drive	Trash	Warning	6/13/2023				
7934 West Drive	Trash	Warning	6/13/2023				
Treasure Island	Prohibited Sign	Removed	6/13/2023				
7532 Hispanola Ave	Illicit Discharge	Warning	6/14/2023				
7920 East Drive	Illicit Discharge	Warning	6/14/2023				

1872 Kennedy Causeway	Landscape	Citation	6/16/2023		$200.00		
1872 Kennedy Causeway	Trash	Citation	6/16/2023		$200.00		
7904 West Drive #516	WWP	Citation	6/20/2023		$250.00		
7904 West Drive #903	WWP	Citation	6/22/2023	$250.00			
7553 W Treasure Drive	Landscape	Citation	6/22/2023		$200.00		
7536 Mutiny Ave	WWP	Citation	6/22/2023	$250.00			
1540 S Treasure Drive	Operating/Advertising	Warning	6/23/2023				
7553 W Treasure Drive	WWP	Citation	6/23/2023	$250.00			
1440 S Treasure Drive	Noise	Warning	6/24/2023				
7500 Beach View Drive	Bulk Trash	Warning	6/24/2023				
7509 Mutiny Ave	Noise	Citation	6/26/2023		$500.00		
7410 Beach View Drive	Stagnant Water	Warning	6/26/2023				
7509 Mutiny Ave	Noise	Citation	6/26/2023		$500.00		
7801 Center Bay Drive	Construction Site Maint.	Warning	6/26/2023				
1356 Bay Terrace	Landscape / Fence	Warning	6/26/2023				
7421 Miami View Drive	WWP	Citation	6/28/2023		$250.00		
1508 Kennedy Causeway	WWP	Citation	6/28/2023	$250.00			
7921 East Drive	Bulk Trash	Warning	6/29/2023				
7920 East Drive	Bulk Trash	Warning	6/29/2023				
7928 West Drive #510	Operating/Advertising	Citation	6/29/2023	$250.00			
7928 West Drive #510	BTR	Citation	6/29/2023	$100.00			
(45) Lien Searches							
				$3,200.00	$3,900.00		

	Code	**Statistics**	**Jul-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7532 Hispanola Ave	Landscape	Warning	7/1/2023				
1800 Kennedy Cswy #301A	Noise	Citation	7/1/2023	$250.00			
1800 Kennedy Cswy #301A	WWP	Citation	7/1/2023	$250.00			
7520 Coquina Drive	Noise	Warning	7/1/2023				
7536 Mutiny Ave	Noise	Warning	7/1/2023				
7537 Buccaneer Ave	Prohibited Signs	Warning	7/1/2023				
7544 Buccaneer Ave	Noise	Warning	7/1/2023				
Harbor Island	Prohibited Sign	Removed	7/3/2023				
1601 Kennedy Cswy	Graffiti	Warning	7/5/2023				
1400 Kennedy Cswy	Bulk Trash	Warning	7/5/2023				

1872 Kennedy Cswy	Trash	Warning	7/5/2023				
7544 Buccaneer Ave	WWP	Citation	7/5/2023	$250.00			
7400 Coquina Drive	Trash	Warning	7/5/2023				
7940 West Drive	Fence Maintenance	Citation	7/6/2023		$200.00		
7621 Coquina Drive	Noise	Citation	7/6/2023		$250.00		
7938 West Drive	Landscape	Citation	7/6/2023		$200.00		
7940 West Drive	Landscape	Citation	7/6/2023		$400.00		
1820 S Treasure Drive	WWP	Citation	7/10/2023	$250.00			
7500 Center Bay Drive	Construction Site Maint.	Warning	7/10/2023				
1356 Bay Terrace	Bulk Trash	Warning	7/10/2023				
7801 Beach View Drive	Bulk Trash	Warning	7/10/2023				
7545 Hispanola Ave	Noise	Citation	7/10/2023		$250.00		
7517 Bounty Ave	Special Magistrate	Order	7/11/2023		$1,400.00		
7500 Bounty Ave	Vessel Violation	Warning	7/11/2023				
Treasure Island	Derelict Vehicle	Warning	7/11/2023				
1800 S Treasure Drive	Bulk Trash	Warning	7/12/2023				
1790 Kennedy Cswy #B112	WWP	Citation	7/12/2023	$250.00			
1755 Kennedy Cswy	WWP	Citation	7/12/2023	$250.00			
7937 West Drive	WWP	Citation	7/13/2023	$250.00			
7927 East Drive	Landscape	Citation	7/13/2023	$200.00			
7915 East Drive	Blocking ROW	Warning	7/13/2023				
1790 Kennedy Cswy #B112	WWP	Citation	7/13/2023		$250.00		
7510 Coquina Drive	Noise	Citation	7/15/2023	$250.00		Yes	(1) of (3)
7525 Adventure Ave	Noise	Citation	7/15/2023	$250.00			
7731 Coquina Drive	WWP	Citation	7/14/2023		$250.00		
7904 West Drive #602	WWP	Citation	7/17/2023	$250.00			
7401 Miami View Drive	Landscape	Warning	7/17/2023				
7525 Adventure Ave	Noise	Citation	7/17/2023		$250.00		
1508 Kennedy Cswy	WWp	Citation	7/18/2023		$250.00		
7904 West Drive #515	WWP	Citation	7/19/2023		$250.00		
7801 Miami View Drive	WWP	Citation	7/20/2023	$250.00		Yes	(1) of (3)
7937 West Drive	WWP	Citation	7/20/2023		$250.00		
7410 Beach View Drive	Stagnant Water	Warning	7/20/2023				
1872 Kennedy Cswy	WWP	Citation	7/20/2023	$250.00			
1657 N Treasure Drive	WWP	Citation	7/22/2023	$250.00			
Harbor Island	Prohibited Signs	Removed	7/22/2023				
1440 S Treasure Drive	Noise	Citation	7/22/2023	$250.00			
7536 Adventure Ave	Noise	Citation	7/24/2023	$250.00		Yes	(1) of (3)
1657 N Treasure Drive	WWP	Citation	7/24/2023		$250.00		

Harbor Island	Derelict Vehicle	Warning	7/24/2023				
7536 Adventure Ave	Noise	Citation	7/24/2023		$250.00		
7601 E Treasure Dr #1816	Noise	Citation	7/25/2023		$250.00		
7525 E Treasure Drive	Bulk Trash	Warning	7/25/2023				
1872 Kennedy Cswy	Trash	Citation	7/26/2023		$200.00		
7544 Buccaneer Ave	WWP	Citation	7/26/2023		$250.00		
1872 Kennedy Cswy	WWP	Citation	7/26/2023		$250.00		
7601 E Treasure Dr PH215	Noise	Citation	7/27/2023		$250.00		
1780 Kennedy Cswy	Special Magistrate	Citation	7/28/2023		$1,700.00		
7918 West Drive	Noise	Citation	7/28/2023	$750.00			
1800 S Treasure Drive	Bulk Trash	Warning	7/31/2023				
(84) Lien Searches							
				$4,700.00	$7,600.00		

	Code	**Statistics**	**Aug-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1356 Bay Terrace	Bulk Trash	Warning	8/1/2023				
7525 E Treasure Drive	Bulk Trash	Warning	8/1/2023				
1755 79 Street Cswy	WWP	Citation	8/1/2023		$250.00		
7801 Miami View Drive	WWP	Citation	8/1/2023		$250.00		
7560 W Treasure Drive	WWP	Citation	8/2/2023	$250.00			
7560 W Treasure Drive	Trash	Warning	8/2/2023				
1357 Bay Terrace	WWP	Warning	8/2/2023				
7731 Coquina Drive	Noise	Warning	8/3/2023				
7830 Miami View Drive	Noise	Citation	8/3/2023	$250.00			
7910 West Drive	Bulk Trash	Warning	8/3/2023				
Treasure Island	Handbills	Warning	8/3/2023				
7525 E Treasure Drive	Bulk Trash	Warning	8/3/2023				
1790 S Treasure Drive	Prohibited Sign	Warning	8/3/2023				
7501 Center Bay Drive	Bulk Trash	Warning	8/3/2023				
7410 Beach View Drive	Landscaping	Warning	8/4/2023				
1470 S Treasure Drive	WWP	Citation	8/4/2023				
7525 Hispanola Ave	Noise	Warning	8/5/2023				
7420 Beach View Drive	WWP	Citation	8/5/2023	$250.00			
7904 West Drive #903	WWP	Citation	8/7/2023		$250.00		
1872 Kennedy Cswy	Construction Site Maint.	Warning	8/8/2023				

Treasure Island	Prohibited Sign	Removed	8/8/2023				
7525 E Treasure Drive	Bulk Trash	Warning	8/8/2023				
7536 Mutiny Ave	Bulk Trash	Warning	8/8/2023				
1600 Kennedy Cswy	Trash	Warning	8/9/2023				
1872 Kennedy Cswy	Fence	Warning	8/10/2023				
1480 S Treasure Drive	Blocking ROW	Warning	8/11/2023				
7918 West Drive	Noise	Citation	8/11/2023		$750.00		
7529 Hispanola Ave	Noise	Warning	8/12/2023				
7700 Beach View Drive	Noise	Warning	8/12/2023				
7532 Hispanola Ave	WWP	Citation	8/18/2023	$250.00			
7600 Beach View Drive	Landscape	Warning	8/19/2023				
Treasure Island	Derelict Vehicle	Warning	8/21/2023				
7904 West Drive #609	Minimum Housing	Warning	8/21/2023				
7631 Miami View Drive	Construction Site Maint.	Warning	8/22/2023				
1550 Kennedy Cswy	Property Maintenance	Warning	8/22/2023				
7410 Beach View Drive	Pool Violation	Warning	8/22/2023				
7420 Beach View Drive	WWP	Citation	8/22/2023		$250.00		
Treasure Island	Prohibited Sign	Removed	8/23/2023				
7513 Bounty Ave	Special Magistrate	Order	8/23/2023		$250.00		
1865 Kennedy Cswy #9i	WWP	Citation	8/24/2023	$250.00			
1601 Kennedy Cswy	Open/Unsecured	Warning	8/24/2023				
7560 W Treasure Drive	WWP	Citation	8/24/2023		$250.00		
7510 Coquina Drive	Noise	Citation	8/24/2023		$250.00		
7700 Center Bay Drive	Construction Site Maint.	Warning	8/25/2023				
7548 W Treasure Drive	Construction Site Maint.	Warning	8/26/2023				
7600 Coquina Drive	Trash Cans	Warning	8/26/2023				
7510 Coquina Drive	Trash Cans	Warning	8/26/2023				
7530 Coquina Drive	Trash Cans	Warning	8/26/2023				
7601 Coquina Drive	Trash Cans	Warning	8/26/2023				
7711 Coquina Drive	Trash Cans	Warning	8/26/2023				
7731 Coquina Drive	Trash Cans	Warning	8/26/2023				
7721 Beach View Drive	Trash Cans	Warning	8/26/2023				
7801 Miami View Drive	Trash Cans	Warning	8/26/2023				
7536 Mutiny Ave	WWP	Citation	8/28/2023		$250.00		
1881 Kennedy Cswy #401	Noise	Citation	8/28/2023		$250.00		
Treasure Island	Prohibited Sign	Removed	8/29/2023				
7537 Adventure Ave	Trash/Bulk Trash	Warning	8/29/2023				
1880 S Treasure Dr #1K	Minimum Housing	Warning	8/29/2023				
7400 Center Bay Drive	Bulk Trash	Warning	8/29/2023				

7421 Miami View Drive	Bulk Trash	Warning	8/29/2023				
Treasure Island	Prohibited Sign	Removed	8/30/2023				
1701 N Treasure Drive	Property Maintenance	Warning	8/31/2023				
(39) Lien Searches							
				$1,250.00	$3,000.00		

Glossary	
Violation Type Abbreviation	**Definition**
WWP	Work Without Permits
ROW	Right-of-Way
BTR	Business Tax Receipt
Operating/Advertising	Operating / Advertising a Short Term Vacation Rental
STVR	Short Term Vacation Rental
MOT	Maintenance of Traffic
Special Magistrate	Fines Collected as a Result of a Special Magistrate Order
Open/Unsecured	Construction Site Open and Unsecured
Emergency Order	Violation of COVID Related Emergency Orders
STRV Strike	Code violation counted when revoking/denying an STVR License

ITEM NO. 9.G

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Capital Improvement Projects Update (August 2023)

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ATTACHMENTS
Key Capital Improvement Projects Construction Summary.pdf

Key Capital Improvement Projects Construction Summary (9/5/23)					
(Organized by Expected Construction Completion Date, unless Otherwise Indicated)					
Proj. #	**Proj. Name**	**Scope**	**Start Date**	**End Date**	**Notes**
1	Kennedy Causeway Median Beautification	Add 10 royal palms and groundcover	6/15/23	9/30/23	Project extended for 2 weeks to finalize all project items by 9/15.
2	TI Bulbouts and N. Treasure Drive Medians	Install green island ficus	9/15/23	10/30/23	Contractor to begin project week of 9/5.
3	Inlet Filters - Phase I	Installation of upward flow customized stormwater drainage filters on existing inlets throughout NBV	10/1/23	12/31/23	In design phase for each individual (i.e. custom) filter. New state contract for Phase II forthcoming.
4	Public Art: Paint Infrastructure Box along Causeway, in Front of Civic Park	Led by Meagan, sponsored by Comm. Cuk.	10/15/23	12/31/23	Artist has been contacted. Contract pending.
5	Sanitary Sewer Improvements	Complete assorted moratorium-related improvements	Spring '22	12/31/23	
6	Public Art: Island Walk South Plaza Mural	Paint mural or add installation to IWSP Wall next to GVP	11/15/23	1/30/24	Call to artists is out; commission selection by 10/10/23 meeting.
7	Public Art: Vogel Park Tourist Photo Frame	Have artist/sculptor create social media metal background to be installed at SW corner of Vogel	11/15/23	1/30/24	Call to artists is out; commission selection by 10/10/23 meeting.
8	HI Crosswalks	Add 6 crosswalks on HI	Fall '23	Summer '24	Design contract slated for Oct '23 agenda.
9	TI ADA - Ph II	Repair/replace sidewalks/curbs/gutters; install audible beacons on causeway	9/15/23	8/30/24	FDOT new contract delayed start date. Proposed to start mid-Sept.
10	Island Walk N Plaza	Construct North Plaza scenic area plus NBV east entry sign	9/30/23	8/30/24	FDOT new contract and a Bat survey delayed start date. Contractor in process of obtaining permits.
11	TI Pump Station Improvements	Demolish existing building on Galleon St and underground pump station, remove and replace existing pump station on Hispanola Ave, replace electric panel on S Treasure Dr.	7/31/23	8/30/24	Project is in progress
12	TIES Park	Add 5 multipurpose fields, pathway, landscaping to TIES perimeter	4/1/24	10/1/24	MDCPS approval likely Oct. 2023.

13	Bus Shelters & TI Decorative Crosswalks	Ultimately install 7 bus shelters on Kennedy Causeway throughout village and pedestrian crosswalks on TI	Spring '24	Fall '24	Bus shelter being designed by BCC Engineering; fabrication to be bid out, for commission approval by Jan 2024. The # of shelters installed will depend on price. These two projects are combined because they are being paid for by same grant program (County Incentive Grant Program).
14	Vogel Park Marine Facilities	Install kayak launch and marine patrol dock	1/1/24	Fall '24	RFP did not yield responses. Will need to be readvertised.
15	Street Signs	Ultimately replace all NBV street signs	12/30/23	Fall '24	Fabrication was being bid out, for commission approval by Oct '23. The # of signs installed will depend on price. At that point, construction end date will be added but may be much sooner than Fall '24 if funds are sufficient.
16	NBI Stormwater System Improvements	Replace NBI stormwater pump station with new, better one	Fall '23	Fall '24	Negotiating easement agreement with affected property owner.
17	Civic Park Recreational Improvements	Add walking/nature trail, splash pad, kayak launch, living shoreline	Fall '24	Fall '25	Permitting elements in bay can be lengthy/ unpredictable.
18	Galleon St Community Center	Construct community center and outdoor rec. amenities at Public Works site	Summer '24	Fall '25	Affected by MDCPS negotiations and pump station project.
19	Sidewalks/Crosswalks (HI/NBI/TI)	Complete HI sidewalk network; add 1 sidewalk at front of NBI (connecting Coquina & Center Bay); finish all TI sidewalk/crosswalk/curb/gutter repairs	Fall '23	Spring '25	Contracts for federal ($426K) & state ($350K) funding like to be ready for Oct '23 commission meeting, at which point design/permitting can start. Construction date may be moved up, w FDOT permission.
20	Village Hall	Construct village hall/fire rescue complex	9/1/24	12/31/26	In design phase.

21	Kennedy Causeway Complete Streets	To conduct a Lane Reduction Study along 79 St. (JFK Causeway), to include context classification, traffic analysis, and forecasting, ultimately resulting in construction improvements	4/1/21	TBD	In traffic study/forecasting phase. To be reviewed and approved by FDOT. Construction schedule not set.

Completed					
Proj. #	**Proj. Name**	**Scope**	**Start Date**	**End Date**	**Notes**
1	Tree Planting at TIES	Plant 48 shade trees at TIES	8/2/23	8/30/23	
2	Hispanola Ave Roadway Improvements	Segregate left green arrow and pedestrian walk signal, so that drivers are not encouraged to approach and endanger pedestrians; other minor (e.g. restriping and repaving) improvements	5/1/23	9/30/23	This is an FDOT (not NBV) project, but we advocated for the pedestrian improvements and more recently asked for the full intersection to be paved. They complied. Work is complete.

ITEM NO. 10.A

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Village Clerk's Monthly Report for July and August of 2023

RECOMMENDATION

BACKGROUND AND ANALYSIS

This monthly report is presented to the Village Commission to keep you informed of the activities and responsibilities within the Office of the Village Clerk.

The primary responsibilities of the department include but are not limited to Records Management, Administrative Procession of agreements, resolutions, and ordinances, Residents Board Administration/ support, and the coordination of the General and Special Elections.

AGENDAS / POSTINGS

The Village Clerk is responsible for preparing agendas and postings for all of the Village Commission Meetings; Planning & Zoning Board, Special Magistrate, and all of the Resident's Advisories Boards.

PUBLIC NOTICES

The Village Clerk's Office issued a total of fifteen (15) Public Meeting Notices during the months of July and August in the year 2023. These notices include various types of meetings, including Town Hall, Village Commission Meetings, Workshops, Resident Advisory Boards Meetings, Special Magistrate Hearings, and Sunshine Meetings.

EXECUTION OF DOCUMENTS

Ordinances	Resolutions	Agreements / Contracts
0	9	11

MEETING MINUTES

Village Commission	Planning & Zoning Board	Sunshine Meetings, others
1	2	3

RESIDENT ADVISORY BOARD - VACANCY

On July 13, 2023, Ms. Sondra Schumaker resigned from the Resident Services Board. The vacancy has been advertised through the Village's social media channels and the weekly newsletter.

VILLAGE CHARTER/CODE UPDATE - MUNICODE

I am presently working in rectifying scrivener's errors that have been identified within the Village Charter. Municode will be submitting a code supplement in the forthcoming month to make the necessary revisions.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ATTACHMENTS

PRR Log July 2023.pdf
PRR Log August 2023.pdf

Public Records Request Log - July 2023

DATE	NAME (REQUESTOR)	DEPARTMENT	REQUESTED INFORMATION	COST	RESPONSE DATE (BUSINESS DAYS)	COMMENTS
7/3/2023	Ahjane Bowman	Police	Please provide the Standard Operating Procedures.	N/A	7/20/2023	
7/3/2023	Anonymus	Police	Case no. 202200058034	N/A	8/18/2023	
7/5/2023	Jay Varma	Building	Building Plans for 7530 Coquina Druve	N/A	7/7/2023	
7/7/2023	Carmen Vilarino	Building	Microfilm records for 7711 Beachview Dr	N/A	7/13/2023	Resubmitted request on 7/11 due to wrong address
7/10/2023	Miriam Triana	Police	Case No. 202300033661	N/A	8/8/2023	
7/11/2023	Marjorie Tapia	Village Clerk	Copy of the CBA for Police	N/A	7/17/2023	
7/18/2023	Rolex Domengiano	Building	Copy of building permits from 2018 to present	N/A	7/19/2023	
7/19/2023	Rafaella Ledo	Building	Building Plans for 7520 W. treasure Dr.		7/25/2023	
7/19/2023	Karen Azari	Building	Copy of Survey for 7939 West Drive	N/A	7/25/2023	
7/19/2023	Laura Cattabriga	Village Clerk	Copy of the agreements for AFA	N/A	7/21/2023	
7/19/2023	Ryan Brussel	Village Clerk	BTR Fee schedule for Insurance Companies	N/A	8/8/2023	
7/19/2023	Michael Catalago/MD Police Department	Police	Requesting material in regards to Osvaldo Enriquel Iparraguirre arrest. This includes: 911 and all police communications tapes, a copy of any and all police reports, crash reports and all documents associated with this case, any and all video recordings you have showing the Defendant at any place.	N/A	8/2/2023	
7/20/2023	a1mail@a1tss.com	Building	Copy of 40/50 Year Recertification for: 7928 WEST DR #606	N/A	7/24/2023	
7/20/2023	Jennifer Zarate	Building	permit records for the home located at 1311 Bay Terrace	N/A	7/25/2023	

7/24/2023	C & A Engineers, Inc.	Building	copy of the approved Threshold Inspection Plan for the 360 Condominium A. (7900 Harbor Island Dr.)	N/A	8/2/2023	
7/24/2023	Andres Alfonsi	Building	7701 Miami view drive plans	N/A	7/24/2023	
7/26/2023	Regina Alvarez	Building	10/40 and or 50 year building inspection report for 7921 East Drive, North Bay Village, FL 33141	N/A	7/26/2023	
7/28/2023	Eduardo Monteagudo	Building	Threshold Inspection Plans and Documents for 7900 Harbor Island Drive	N/A	8/2/2023	
7/29/2023	Danielle Smyla	Building	50 year inspection for 1900 s treasure drive	N/A	8/2/2023	
7/31/2023	Theo Karantsalis	Police	the names, dates, and reason(s) of North Bay Village employee(s) who have run the name “Glenn Rice” through Florida's Driver and Vehicle Information Database system, from January 1, 2018, through July 31, 2023.	N/A	8/8/2023	
7/31/2023	Mariana Kong Sans	Building	re-roof permitting for 1865 79 STREET CSWY	N/A	8/1/2023	

Public Records Request Log - August 2023						
DATE	NAME (REQUESTOR)	DEPARTMENT	REQUESTED INFORMATION	COST	RESPONSE DATE (BUSINESS DAYS)	COMMENTS
8/1/2023	Rudi Thyn	Building	blue prints for 1356 Bay Terrace	N/A	8/1/2023	
8/2/2023	Grady R. Jorgensen	Police	all available unredacted traffic accident reports from January 1, 2023 through May 31, 2023.	N/A		
8/2/2023	Julie Levine	Police	the arrest form, incident report, witness statements, photographs, and body worn camera, if any, for the incident involving Davine Nesbitt that occurred on January 22, 2023 for domestic battery by strangulation and criminal mischief.	N/A	8/22/2023	
8/2/2023	casey@criterium-cromer.com	Building	list of permitted construction work performed at the Bayview Condominium of North Bay Village located at 1625 79th Street Causeway.	N/A	9/1/2023	
8/3/2023	Norman Powel	Building	1. Any and all permits, including permit applications, and inspection reports for the property/ dwelling located at 7521 Beach View Drive, North Bay Village, Florida 33141. 2. Any and all permits, including permit applications, and inspection reports for each of the docks located on the property/ dwelling located at 7521 Beach View Drive, North Bay Village, Florida 33141.	N/A	8/8/2023	
8/4/2023	Tim Wilcox	Building	any and all building permits and drawings for 7560 West treasure drive	N/A	8/21/2023	
8/4/2023	Stephanie Schreiner	Finance	a request for an electronic copy of all payment transactions for City of North Bay Village for fiscal year 2022	N/A	8/7/2023	

8/9/2023	Danick Baron	Finance	any and all purchasing records from 5/15/2023 to current	N/A	8/17/2023	
8/9/2023	Aaron Leibowitz	Village Clerk	recording of the meeting that took place on 8/8/23 between Ralph Rosado, Ron Book, Shevrin Jones and Fabian Basabe.	N/A	8/9/2023	
8/8/2023	Ann McCowan	Building	original drawings as well as any past Permits granted for Mechanical work at 7928 West Drive	N/A	8/14/2023	
8/13/2023	Alpha Property Inspections	Building	Roof Permit History & All other pertaining to this Unit #5 (105)1575 N Treasure Dr #5, North Bay Village, FL 33141	N/A	8/22/2023	
8/15/2023	Alison Rolfs	Building	most recent roof permit for the condo building located at 7904 West Dr. also looking for any impact rated window and door permit at the same building or for units # Cu 01, Cu 02, CU 03.	N/A	9/1/2023	
8/15/2023	Joe at Propertykey	Code	The date range 07/01/2023 to 08/15/2023 of Code Violations records for North Bay Village	N/A	8/24/2023	
8/21/2023	Timoy Beckford	Building	site located at 7927 - 7931 East Dr. North Bay Village, FL 33141, please provide the following information: Utility atlases or as-built in this area, Service availability letter (if possible)	N/A	8/22/2023	
8/21/2023	Idania Salgueiro	Police		N/A	8/22/2023	
8/23/2023	Simone Robinson	Police	Utility atlases or as-built in this area.	N/A	8/28/2023	
8/24/2023	Nelja Holmquist	Building	Service availability letter (if possible)	N/A	8/24/2023	
8/28/2023	Diego Abella	Police	copy of the incident report (202000007847)	N/A	8/29/2023	

8/30/2023	Alina Lopez	Police	get a copy of two police reports for incidents at 8000 or 8020 East Drive involving Mr. Bob Laurence. One of the incidents is April 23, 2023 and the second incident is August 23, 2021, at 8020 East Drive Apt. 310.	N/A	8/30/2023	

ITEM NO. 11.A

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: **A Resolution Approving An Updated Master Fee Schedule for Administrative Services and Building Fees - *Village Manager Ralph Rosado, Ph.D., AICP***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA APPROVING AN UPDATED FEE SCHEDULE FOR ADMINISTRATIVE SERVICES, BUILDING FEES, AND ZONING FEES TO PROVIDE FOR REVISED FEES RELATING TO THE VILLAGE'S HOURLY PARKING RATES ON HARBOR ISLAND AND MUNICIPAL BUILDING FEES FOR VILLAGE PROJECTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS

From time to time, it is in the Village's best interest to adjust the fees charged in its Fee Schedule. This item proposes to make the following adjustments:

1. Hourly Visitor Parking Rates on Harbor Island:

The hourly rate for visitor parking on Harbor Island shall be changed from $1.25/hour to $2/hour, making it more consistent with visitor parking in other municipalities.

Estimated revenue, based upon the past 12 months of revenue, are as follows:

Last 12 months at $1.25/hour	$50,097.33
Last 12 months if charged at $2/hour	$80,155.73
Increased Revenue	**$30,058.40**

Any new revenue generated would be allocated by the Village Commission, which could elect to keep any or all funds dedicated to projects on Harbor Island.

2. Revision of Building Department Fees:
The Village charges fees through its Building Department for the review of building plans and associated construction work. The adjustment to the Fee Schedule would eliminate the portion of said fees that are charged by the Village itself, not by its outside Building Services provider. This should result in considerable savings on upcoming Village projects (e.g. Village Hall, Civic Park, Galleon Street Community Center, and Recreational Project). The savings for Village Hall alone constitute over $300,000 that could instead be dedicated toward the construction of said project.

Approval of this item will promote the pillar of Efficiency of the NBV100 Plan.

Efficiency
North Bay Village seeks to minimize the wasting of materials, energy, effort, money, and time in doing something or in producing a desired result.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ATTACHMENTS
Resolution Amending Master Fee Schedule -DOCX
Exhibit A - Edits to Master Fee Schedule 091223.pdf
Projected Permit Costs for Village Hall.pdf

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA APPROVING AN UPDATED FEE SCHEDULE FOR ADMINISTRATIVE SERVICES, BUILDING FEES, AND ZONING FEES TO PROVIDE FOR REVISED FEES RELATING TO THE VILLAGE'S HOURLY PARKING RATES ON HARBOR ISLAND AND MUNICIPAL BUILDING FEES FOR VILLAGE PROJECTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 9, 2019, the North Bay Village (the "Village") Commission adopted Resolution No. 2019-83 approving a fee schedule for administrative services, building fees, and zoning fees (the "Fee Schedule"); and

WHEREAS, the Village Commission has previously amended the Fee Schedule on February 25, 2021, March 8, 2022, May 10, 2022, July 19, 2022, and October 11, 2022; and

WHEREAS, the Village Manager recommends that the Village Commission approve the revised, updated Fee Schedule as provided in Exhibit "A" attached hereto and incorporated herein in order to provide for revised fees related to (1) the Village's charges for hourly parking on Harbor Island, and (2) the Village's charges to itself for assorted building-related fees for municipal projects; and

WHEREAS, the Village Commission desires to approve the revised, updated Fee Schedule as provided in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval. That the Village Commission hereby approves the Fee Schedule attached hereto as Exhibit "A," which shall take effect immediately.

Section 3. Implementation. That the Village Manager and Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon 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 Brent Latham	_____
Vice Mayor Richard Chervony	_____
Commissioner Goran Cuk	_____
Commissioner Andy Rotondaro	_____
Commissioner Rachel Streitfeld	_____

PASSED AND ADOPTED on this _____ day of _____, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

NORTH BAY VILLAGE

Fee Schedule

NORTH BAY VILLAGE
EST. 1945

September 12, 2023
~~*October 11, 2022*~~

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Name:	**Copies and Services**
Receiving Fund(s):	General Funds
Purpose:	To ensure the integrity of the municipal governance process, act as the official resource center while providing quality customer service to members of the public, Village Commission, and staff.
Fees/Computations:	

TYPE	Fee
Document printing not to exceed 8 ½ x12”	$0.15 per page, single sided $0.20 per page, double sided
Document printing exceeding 8 ½ x14” but not larger than 11 x 17”	$0.50 per page
Document printing for which the Village does not have the necessary equipment.	Actual cost to the Village of obtaining a copy from a third party and if obtaining the copy requires physical transmittal away from Village Hall, then the actual cost of courier service or labor costs incurred by or attributable to the Village for the clerical or supervisory assistance required for the transmittal shall likewise be charged.
Tape recordings – per cassette	$8.00
DVD/disk recordings, per DVD/disk	$10.00
Annual Audit	$10.00
Annual Budget	$15.00 – Bound $0.15 per page, single sided $0.20 per page, double sided
Certification of Copies	$1.00
Village Charter	actual cost plus mailing and handling fee
Village Code Book Supplements	$150.00 Actual Cost, plus mailing and handling fee
Zoning Code	$20.00
Notary Service	$8.00
Marriage Ceremony	$20.00
Open Permit Search	$25.00
Contractors’ Registration	$25.00

Fees/Computations continued:

Standard Lien Search	$100.00 $100.0
Special Event Permits	$100.00
Sewer Capacity Certification Letter	$75.00
Zoning Certification Letter	$75.00

In accordance with the provisions of Florida Statues § 119.07, with respect to public records requests, the Village is permitted and shall charge an extensive research fee whenever extraordinary time constraint is designated by the person requesting copies or research of public records, requiring extraordinary expenditure of time by the Village Clerk's office or other Village department acting as records custodian. To comply with the request, the Village clerk or other Village department acting as records custodian shall collect the cost of providing such extraordinary services (i.e., the extensive research fee) in advance and in addition to the fees, which shall be established, by the Village. For purposes of this section, the term "extraordinary expenditure of time" shall mean 15 minutes or more. The extensive research fee shall be calculated using the hourly wage of the employee performing such services.

Where fees are chargeable under this section but are not specifically set forth herein, the Village Manager is authorized to charge a fee or fees based upon the guidelines and standards set forth. Where feasible, the Village Manager shall promulgate a schedule of rates governing employees' times for extensive clerical or supervisory assistance. The Village Manager shall review the rate schedule at least every six months, commencing the first day of each fiscal year.

Any person desiring to obtain copies or review Village records, the nature or volume of which is such as to require extensive clerical or supervisory assistance, shall first make an appointment to do so with the Village Clerk.

No original document or tape recording shall be examined or reviewed other than in the presence of the Village Clerk, or designee thereof as custodian of the records of the Village. Any time spent by the Village Clerk, or designee of the Village Clerk supervising the review of original documents or tape recordings shall be deemed time spent in extensive clerical or supervisory assistance as defined in this section and shall be subject to the prescribed charges for the service.

Name:	**Development Approval Fee and Cost Recovery Deposit Schedule**
Receiving Fund(s):	
Purpose:	To ensure the integrity of the municipal governance process, act as the official resource center while providing quality customer service to members of the public, Village Commission, and staff.
Fees/Computations:	

Type of Request	Filing Fee	Cost Recovery Deposit*
Amendments		
Comprehensive Plan Text Amendment	$2,000	$15,000
Comprehensive Plan Future Land Use Map Amendment	$2,000	$15,000
Zoning Map Amendment	$2,000	$12,000
Unified Land Development Code Amendment	$2,000	$10,000
Site Plan Review		
Single Family Residential	$1,000	$2,000
Multifamily Residential and New Non-Residential including Planned Residential Development (PRD) - Base Fee**	$2,000	$15,000
Site Plan Modification (Commission review)		
Single Family Residential	$1,000	$2,000
Multifamily Residential and Non-Residential	$2,000	$8,000
Administrative Site Plan Modification (No commission review)		
Single Family Residential	$600	$1,000
Multifamily Residential and Non-Residential	$600	$4,000
Variances, Waivers and Administrative Adjustments (Per instance)		
Administrative Adjustment (Single Family)	$600	$2,000
Single Family Residential Variance	$1,000	$3,000
Multifamily Residential and Non-Residential Variance	$1,000	$5,000
Sign Variance	$1,000	$2,000
Alcoholic Beverage Sales Variance	$1,000	$3,000
Waiver ***	$600	$1,500
Extension of Waiver ***	$300	$500
Use Exceptions and Warrants		
Single Family Residential Use Exception	$1,000	$2,000
Multifamily Residential and Non-Residential Use Exception	$1,000	$4,000
Warrant ***	$600	$1,500
Extension of Warrant ***	$300	$500

Fees/Computations continued:

Type of Request	Filing Fee	Cost Recovery Deposit*
Renewals/Resubmissions of Site Plans, Variances, and Use Exceptions ****		
Single Family Residential and Existing Non-Residential	50% of original filing fee	$1,000
Multifamily Residential and New Non-Residential	50% of original filing fee	$2,000
Other Requests		
Dock Application	$300	$,2000
Appeal of Administrative Decision	$600	$3,000
Preliminary and Final Plat	$1,000	$10,000
Waiver of Plat	$1,000	$4,000
Transfer of Density Rights Application	$150	$500
Preapplication Conference	$150	$2,000
Zoning and Land Use Verification	$150	$150
Official Interpretation of Unified Land Development Code	$150	$1,000
* In accordance with Section 5.12, “Filing fees, charges for consultant services, and escrow account” of the North Bay Village Unified Land Development Code (ULDC), the applicant is responsible for the actual cost of professional review services for development applications, including but not limited to: engineering, planning, legal, technical, environmental, etc. Regardless of the outcome, these review costs shall be deducted from the cost recovery deposit. Depending on the level of effort involved in the review, should the cost exceed the initial deposit, the applicant shall be required to replenish the cost recovery deposit. However, if the cost recovery deposit is not entirely expended, the remaining balance will be refunded to the applicant. Filing fees are not refundable.		
** Add base fee to the appropriate additional fee for the total filing fee.		
*** Per Sec. 15.1.H. of Chapter 15, Form-Based Code, of the ULDC		
****If, in the opinion of the Village Manager or his/her designee, the resubmitted project is so substantially modified as to represent a new project on the same property, the resubmission fee shall be equal to the original filing fee appropriate to the particular project.		
Note: In addition to application fees and cost recovery deposits, applicants shall be responsible for the cost of all required advertising and mailing of notices.		

<table>
<tr><td>Name:</td><td>Community Contribution Fees Associated with Development Approvals</td></tr>
<tr><td>Receiving Fund(s):</td><td></td></tr>
<tr><td>Purpose:</td><td>Community contribution fees collected according to following schedule shall be utilized for the purchase and improvement of existing or future Village parks, land for additional public open space, other public amenities, beautification projects, or infrastructure improvement projects.</td></tr>
<tr><td>Fees/Computations:</td><td>
Community Contribution Fees for
Additional Density in the T6 Transect Zone (Sec. 15.2,H.) *
1. The initial community contribution fee is $20,000.00 per additional unit of density above the base density of 70 units/acre. This fee amount shall be reviewed and, as necessary, adjusted by the Village Commission on the recommendation of the Village Manager as part of the annual budget process.
2. Projects shall be categorized as either Tier 1 (71-120 units/acre) or Tier 2 (121-150 units/acre).
3. Community contribution fees for additional units of density shall be calculated and assessed by the Village based on the following schedule, unless otherwise stipulated by the Village Commission:
<table>
<tr><td></td><td colspan="2">% of Fee Assessed</td></tr>
<tr><td></td><td>Tier 1
(71-120 u/ac)</td><td>Tier 2
(210-150 u/ac)</td></tr>
<tr><td>With site plan approved within 12 months from effective date of Chapter 15 of the ULDC (Form-Based Code)</td><td>0%</td><td>25%</td></tr>
<tr><td>With site plan approved between 12-18 months from effective date of Chapter 15 of the ULDC (Form-Based Code)</td><td>25%</td><td>50%</td></tr>
<tr><td>With site plan approved within 18-24 months from adoption date of Chapter 15 of the ULDC.</td><td>50%</td><td>75%</td></tr>
<tr><td>With site plan approved 2 or more years from adoption date of Chapter 15 of the ULDC.</td><td>100%</td><td>100%</td></tr>
</table>
4. Twenty-five percent (25%) of the total assessed Community Contribution Fee shall be payable within 90 days of Commission approval of the site and development plan and shall be nonrefundable.
5. The remaining seventy-five percent (75%) of the Community Contribution Fee shall be payable prior to or upon the issuance of a building permit and shall be non-refundable.
6. The Community Contribution fee shall be flat on a per-unit-of-additional-density basis.
</td></tr>
</table>

Fees/Computations continued:

Community Contribution Fees for Bonus Height in the RM-70 and CG Zoning Districts (Sec. 8.12) *
Community contribution fees for bonus height shall be calculated and assessed by the Village based on the following schedule, unless otherwise stipulated by the Village Commission.
(a) Residential and Hotel/Motel Uses
For every 10 feet of bonus building height approved by the Village Commission: • $750.00 per residential dwelling unit in the building • $250.00 per hotel/motel sleeping unit in the building
(b) Office, Retail or Restaurant Uses
$10.00 per square foot that exceeds maximum base height (excluding uncovered steps and exterior balconies).

Community Contribution Fees for Transfer of Density Rights (TDR) Program (Sec. 8.13) *
~~$40,000.00~~ $60,000.00 per transferred density unit approved by the Village Commission. **

* Community Contribution Fees to be reviewed annually and adjusted as necessary by the Village Commission on the recommendation of the Village Manager during the budget process.
** The Community Contribution Fee for Transfer of Density Rights shall be paid to North Bay Village within 90 days of site plan approval by the Village Commission.

Name:	**Building and Permits Fees**
Receiving Fund(s):	Building Fee Fund
Purpose:	The Building Department serves to protect the health, safety, and welfare of the public; and to enhance the general quality of life through interpretation and enforcement of the Florida Building Code, as well as other applicable regulations governing construction and land use.
Fees/Computations:	No person shall erect or construct or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, improve, alter, convert, extend or demolish any building or structure, where the cost of the work is more than $500.00 without first obtaining a building permit. Exception: Any construction activities, regardless of the value, that includes structural, electrical, plumbing, or mechanical work, shall require a permit. All municipal permit fees are waived for Village projects.

Type	Fee
Upfront Application fee for Building Permit	$125.00 non-refundable
Base Permit Fee Exceeds $400.00	Non-refundable plan review fee equal to one-third of the base building permit fee (including electrical, plumbing, and mechanical) paid at the time of submittal of the building permit application. This fee shall be applied to the total fees at the time of issuance of the building permit. Should a building permit not be issued, this fee shall not be refunded.
Engineering Plan Review	$125.00 per hour or the actual cost of engineering services to the Village shall be passed through and imposed upon the contractor or owner by the Village Building Department to fully offset all fees and costs incurred by the Village in providing the structural engineering review mandated by Miami-Dade County.
Zoning Plan Review	$125.00 per hour or the actual cost of zoning services to the Village shall be passed through and imposed upon the contractor or owner by the Village Building Department to fully offset all fees and costs incurred by the Village in providing the zoning review mandated by the Village Code.

These fees shall be paid by the contractor or owner to the Village prior to the issuance of a permit and shall, if not paid, constitute a lien upon the property for which a building permit is sought. These fees shall be due and payable without regard to whether or not a permit is issued by the Building Department.

If the applicant has not picked up the resulting building permit within 180 days of receipt of notice from the Village that the application is approved and ready for pick up, then the Village may close the application out and maintain the proper records as required by Florida Statutes. An applicant wishing to receive a permit after the 180-day period must reapply with a new application. There shall be no refund of any prior payments or fees if the application has expired.

Name:	**Building and Permits Fees (cont'd.)**
Receiving Fund(s):	Building Fee Fund
Purpose:	The Building Department serves to protect the health, safety, and welfare of the public; and to enhance the general quality of life through interpretation and enforcement of the Florida Building Code, as well as other applicable regulations governing construction and land use.
Fees/Computations:	For purposes of determining the permit fee, the value of the work to be performed under the permit shall be determined as follows: For new construction of and additions to the Florida Building Code occupancies, the construction value of the work shall be the current values established by the Miami-Dade Board of County Commission. For miscellaneous permit activity not otherwise provided for in this section, including but not limited to repair, or alterations, or changes to electrical service, the value of the work shall be the actual value of such work as determined by the applicant and approved by the Building Official. The applicant shall be responsible for accurate reporting of the value of the work, and the reported value shall be subject to review and verification by the Building Official. Copy of executed contract required for all permits. Owner/Builder permits are exempt from contract requirements. Minimum Permit Fee for all disciplines $125.00.

Type	Fee
New buildings and/or additions including, but not limited to, residential, mixed-use residential, residential/office, mixed-use office, institutional, educational, hotels, and condo-hotels:	**2% of the value of a job (based off of executed contract).** Plus additional fees for electrical, plumbing, and mechanical and sign permits as listed herein.
New Commercial Construction including but not limited to industrial, parking garage, and warehouses:	**2% of the value of a job (based off of executed contract).** Plus additional fees for electrical, plumbing, mechanical, and sign permits as listed herein.
New Construction Other Than as Specified Herein (water towers, pylons, bulk storage tank foundations, sea walls, bulkheads, docks, and similar construction):	**2% of the value of a job** Plus additional fees for electrical, plumbing, mechanical, and sign permits as listed herein.
New Metal-Wood and/or Prefab Storage Sheds and Utility Buildings:	**Flat fee $125.00** Plus additional fees for electrical, plumbing, mechanical, and sign permits as listed herein.

Name:	**Building and Permit Fees (cont'd)**
Receiving Fund(s):	Building Fee Fund
Purpose:	The Building Department serves to protect the health, safety, and welfare of the public; and to enhance the general quality of life through interpretation and enforcement of the Florida Building Code, as well as other applicable regulations governing construction and land use.
Fees/Computations:	The following fees shall apply to building permits only and shall not include fees for plumbing, electrical, or mechanical installation. Alterations, remodeling, and repairs to building and other structures:

Type	Fee
Single-family homes, duplexes, and areas within a residential condominium unit (including repairs due to fire damage)	Estimated value times 1.5 percent.
Multifamily Residential (including repairs due to fire damage)	Estimated value times 1.5 percent.
Commercial occupancy (including repairs due to fire damage)	Estimated value times 3 percent.
Installation of exterior operable windows and exterior sliding glass door in new buildings or additions exceeding two stories in height, and the installation, alteration, and repair of such windows and doors in existing buildings of any height, as follows: New installation or replacement	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
Painting of single-family dwellings, duplexes	Estimated value times 2.5 percent.
Painting of multi-family and commercial buildings	Estimated value times 5.0 percent.
Curtain walls including windows and doors therein	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
Roofs (including re-roofing)	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
Storm shutters	Estimated value times 5.0 percent
Awnings, canopies, residential patios or carports (with Fire Bureau approval)	Estimated value time 3.0 percent

Fees/Computations: Continued	Type	Fee
	Building moving or other structures	Each 100 square feet or fractional part thereof $20.00. Minimum $250.00
	Construction trailer and sales model	$250.00 per trailer
	Fences and/or walls on private property	Estimated value times 5.0 percent.
	Fence located on public property	$100.00 for first 50 feet Plus $20.00 for each additional 50 feet or a fraction thereof
	Vacant lot fence annual inspection	$250.00 per calendar year
	Demolitions	Estimated value times 5.0 percent.
	Construction dumpsters (Containers for the placement of construction debris shall not be placed within the public right-of-way without prior authorization by the Building & Zoning Department). Violation of this section shall be governed by Chapter 153 of the Village Code.)	$100.00 flat fee
	Sandblasting	$125.00
	All paving in connection with residential or commercial work, including concrete drives.	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
	Asphalt resurfacing (including restriping):	Estimated value times 3 percent.
	Concrete slabs	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
	Job site lost permit card replacement	$50.00
	Certificate of occupancy, temporary or final (required or requested), permit fee per unit	$180.00

Fees/Computations: Continued

Type	Fee
Certificate of completion	$180.00
Change of Contractor	$125.00
Elevators, escalators and other transporting devices	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
Decibel meter reading to determine the sound level of mechanical equipment.	$125.00 Prepaid fee, per site visit or event
Air conditioning and refrigeration, including the relocation of equipment	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
Land clearing	$125.00 each 5,000 square feet of area or fraction thereof
Soil solidification in any form	$125.00 Flat Fee
Solar energy systems	See electrical and plumbing fee schedules
Swimming pools (including in-ground, above-ground, and spa)	Estimated value times 3.0 percent
Signs (including, but not limited to, projecting signs, flat signs, painted on wall signs, storefront signs, pylon signs, wall-mounted signs non-illuminated and illuminated, and all interior signs visible from the exterior of premises occupied such as shopping centers and malls): Note: illuminated signs are required to obtain an electrical sub-permit.	Estimated value times 3%

Fees/Computations: Continued	Type	Fee
	Inspection Fees	(a) First inspection and first re-inspection included as part of the permit fee, no additional charge. Second re-inspection and each subsequent re-inspection, $75.00. (b) Repairs or corrections not made when inspection is called $75.00. (c) Work not ready for inspection when called, $75.00. (d) The payment for re-inspection fees, correction of workmanship or violations, shall be made before any further permits will be issued to the person responsible for or owing same. (e) No permit will be required for general maintenance or repairs which do not change the occupancy, and value of which is less than $500.00 in labor and materials. No permit is required for the construction or repair of any roof covering if less than 200 square feet in area.
	Filming	Purpose and objectives. (a) *Definitions.* For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning: *Film or filming* means any and all still, live or motion picture productions whether made on or by film, electronic tape or any other electronic device used to produce theatrical motion pictures, television entertainment motion pictures, industrial motion pictures, television commercials or print media. Filming shall include the erection and dismantling of the equipment associated therewith. *Permit* means a permit issued by the Village in accordance with the terms of this article. *Village Manager* means the Village Manager or authorized designee. (b) Applicability of article. This article shall apply to all the lands within the Village's jurisdiction, whether public or private. (c) Permits.

Fees/Computations: Continued	Type	Fee
	Filming	1. Permit required; display. No person shall film within the Village without first applying for and obtaining a permit from Miami-Dade County and the Village. All permits shall be conspicuously displayed at the filming location. 2. Permit application. Applications for a permit: i. Shall be on the form provided by the Village. ii. Shall identify the applicant. iii. Shall identify the locations where filming is going to be conducted. If the applicant is the owner of the property where filming is going to be conducted, the city shall require proof of ownership, such as the deed, or if the applicant is not the owner, then the Village shall require the owner's sworn consent to the filming and proof of ownership. Shall require that the applicant provide evidence of public liability insurance in the minimum amount of $1,000,000.00 or as otherwise established by the Village. All insurance policies shall name the Village as an additional insured. v. Shall include a parking plan for automobiles, trucks, and other vehicles connected with the filming. vi. Shall include a site plan for the locations where filming will be conducted. vii. May, at the discretion of the Village Manager, require that the applicant post a cash bond to be determined by the Village Manager and be held by the Village to be used, if necessary, to repair damage to public property caused by the filming. 3. Limitations on permits. Permits issued by the Village shall be subject to the following: i. No filming shall be permitted from 11:00 p.m. to 7:00 a.m. ii. Other limitations as specified by the Village Manager depending on the location and type of filming such as requiring off-duty police officers to be present during filming.

Fees/Computations: Continued	Type	Fee
	Filming	4. Permit fees. A permit fee in the amount of $200.00 per day shall be due and payable at the time of permit application. Permit fees shall be doubled for all filming, which is done without first obtaining a permit. The additional fee shall be imposed as a penalty. 5. Permit criteria. A filming permit shall be granted unless the Village Manager finds that the proposed filming: i. Unduly impedes governmental business or public access; ii. Conflicts with previously scheduled activities; or iii. Imperils public safety. (d) Notice to property owners prior to filming. Forty-eight hours prior to commencing any permitted filming, the permit holder shall notify in writing all property owners within 300 feet of the filming location. The notice to owners shall include but not be limited to the location, date, hours and subject matter of the filming. (e) Penalty for violation of article. Any person who violates the provisions of this article shall be subject to a $500.00 fine and revocation of the permit. (f) Exemptions from article. The following shall be exempt from the provisions of this article: 1. Individuals filming or videotaping only for their own personal or family use. 2. Employees of print or electronic news media when filming ongoing news events. This exception shall not apply to simulations or reenactments orchestrated by print or electronic news media.

Fees/Computations: Continued	Type	Fee
	Filming	3. The filming proposed to be done as a result of the variance will be conducted in accordance with all standards in this article other than those for which a variance is being granted. (h) Appeals. Any person aggrieved by the terms of a permit issued by the Village Manager, by the decision not to issue a permit, by the revocation of a permit or by the denial of a variance may, within ten days of the decision, appeal to the Village Commission, whose decision shall be final.
	Special Event permit – Non-profit/Government	Below 50 people: $0.00 Between 50-300 people: $100.00 Over 300 people: $125.00
	Special Event permit – For Profit	Below 50 people: $100.00 Between 50-300 people: $200.00 More than 300 people: $300.00
	Additional Event fees (all events)	Off-Duty Police Officer: $50.00 per hour per officer for a minimum of 4 Hours, plus $25.00 Administrative fee Road Closures/Right of Way Closures: Fee subject to location and area size. Late Application Fee: $100.00
	Plumbing permits (including water, sewer, and gas)	Estimated value × 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value × 3.0 percent.
	Solar heating systems and designs	Fee computed as per building fee schedule, subsection (4). Note: Due to many variable designs and applications a separate electrical permit may be required.
	Electrical permits	Estimated value × 5.0 percent. Permit fee if the building is included in a master building permit issued by the Village: Estimated value × 3.0 percent.

Fees/Computations: Continued

The following fees shall be charged in addition to the permit fees set forth above:

Type	Fee
Updating of the information technology system: A surcharge fee equal to five percent of the Total Permit Fees shall be charged for the development, maintenance, and updating of an information technology system. This fee will be deposited into an enterprise account to support the information technology system for the Building and Zoning Department.	Minimum $5.00 Maximum $500.00
Document preservation fee to microfilm and maintain record of all building plans for future use Note: Fee will be waived for electronically submitted plan reviews	Pages up to 8.5″ × 14″, per page $0.25 Pages larger than 8.5″ × 14″, per page $1.00 Maximum $500.00
Building Department Training and Education Surcharge	$0.25 per $1,000.00 cost of construction. Fee to be collected on master permit and/or stand-alone permit.
Extended construction hours fee	Per Village Code Section 96.15, the Village Manager may set fees for extended construction hours requests based on the expected consumption of Village resources and staff time.
Use of Right-of-Way permit	$150.00 for every five day period

A permit shall expire and become null and void if the work authorized by the permit is not commenced within 180 days from the date of issuance of the permit or if the work when commenced is suspended or abandoned at any time for a period of 180 days.

Work shall be considered to have commenced and be in active progress when in the opinion of the Building Official a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting until the structure is completed.

Such work on only one day or testing shall not be considered commencement of work. If the work covered by the permit has not commenced or has been commenced and been suspended or abandoned, the Building Official may extend such permit for a single period of 180 days from the date of expiration of the initial permit if request for extension is made and received by the city prior to the expiration date of the initial permit. If the work covered by the permit has commenced, is in progress, has not been completed and is being carried on progressively in a substantial manner in accordance with the definition set forth herein, the permit shall be in effect until completion of the job.

Fees/Computations: Continued

If work has commenced and the permit becomes null and void or expires because of a lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work. If a new building permit is not obtained within 180 days from the date the initial permit became null and void, the Building Official shall require that any work which has been commenced or completed be removed from the building site; or he may issue a new permit, on application, providing the working place and requirements to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

The fee for renewal, re-issuance, and extension of permit shall be:

Within six months of the expiration date	50 percent of the original base permit fee plus a $125.00 Administrative Processing Fee.
After six months of the expiration date,	100 percent of the original base permit fees plus a $125.00 Administrative Processing Fee.
Extension of a permit before the expiration date,	$125.00.

Flood Plan Review	$110.00 per hour or the actual cost of engineering Flood plan review services to the Village shall be passed through and imposed upon the contractor or owner by the Village Building Department to fully offset all fees and costs incurred by the Village in providing the flood review mandated by FEMA.

Name:	**Business Tax Receipts**
Receiving Fund(s):	General Funds
Purpose:	To ensure the integrity of the municipal governance process, act as the official resource center while providing quality customer service to members of the public, Village Commission, and staff.
Fees/Computations:	The following fees shall apply to Business Tax Receipts:

Type	Fee
All Applications and Renewals for Business Tax Receipts will be charged an administrative fee over the fees listed below.	$ 25.00
ABSTRACT, land title warranties or security companies	$ 275.00
ACCOUNTANTS AND AUDITORS	$ 125.00
ADMINISTRATIVE OFFICE	$ 125.00
AGENTS, bureau, brokers, operators, or dealers of all kinds, including commercial, insurance, real estate, loans, claims, transportation, manufacture, or any other kind of *business* or occupation except pawnbrokers, for each class of *business* handled, each firm.	$ 125.00
ADVERTISING PRODUCTS & SERVICES	$ 125.00
For each individual connected therewith as a salesperson	$ 37.00
ALCOHOLIC BEVERAGE VENDOR CERTIFICATE FEES (REGULATORY).	
a- Establishment selling beer and wine, for consumption off premises (no food)	$ 150.00
b- Establishment selling beer, wine, and/or liquor for consumption on premises	$ 750.00
c- Establishment selling beer and wine for consumption on premises	$ 150.00
d- Extra-hour establishment selling beer, wine and/or liquor for consumption on premises	$ 2,500.00
ADULT CONGREGATE LIVING FACILITY	$ 780.00
ANIMAL KENNEL	$ 125.00
APARTMENT HOUSES	
a- Containing three or more apartment units shall pay the following minimum fee covering first 15 rooms	$ 125.00
b- For each additional room over 15, counting every room that can be leased or rented, not included kitchens and bathrooms	$ 5.00
ARCHITECTS	$ 125.00

Fees/Computations: continued

Type	Fee
ARTISTS, including retouching, sketching, cartooning, crayon or ferrotype or other similar line	$ 62.00
ATTORNEYS	$ 125.00
AUDIO VISUAL PRODUCTION SERVICE	$ 125.00
AUDITING FIRM	$ 125.00
AUTOMATIC TELLER MACHINES	$ 150.00
AUCTION SALES (GENERAL) (BONDED) PER DAY	$ 60.00
AUCTION STORE (BONDED) Section 117.04 states: "An annual business tax is hereby imposed upon auctioneers for goods, wares, and merchandise sold at auctions by the owner, agent, the	$ 1,750.00
AUTOMOBILES	
a – Dealers	$ 125.00
b - Rental Agencies	$ 125.00
AUTOMOBILES FOR HIRE, except sightseeing buses, per auto	$ 100.00
Plus, per vehicle	$ 75.00
Private school and nursery buses, per bus	$ 62.00
AUTOMOBILE PAINT SHOP (alone or in connection with any other *business*	$ 125.00
AUTOMOBILE TOWING, the following *businesses* located and certificated in the Village are exempt from this *tax* if the towing of automobiles is incidental to the operation of their *business* auto repair shop, service or filling station, and automobile agency, for the first three trucks	$ 225.00
Plus, for each additional truck	$ 75.00
AUTOMATIC COIN GAMES. (SEE MARBLE MUSIC, PICTURE MACHINES AND VIDEO)	
AUTOMATIC COIN-OPERATED LAUNDRY WASHING MACHINE DISTRIBUTOR, where machines are not used in connection with certificated laundry	$ 175.00
Each machine	$ 5.00
a - AUTOMATIC COIN-OPERATED LAUNDRY MACHINES, not otherwise certificated, upon persons maintaining the same, or the proprietor thereof, each machine	$ 5.00
b - AUTOMATIC COIN-OPERATED CLOTHES DRIERS, not otherwise certificated, or the operator thereof, where machines are not used in connection with certificated laundry, each machine	$ 5.00

Fees/Computations: continued	Type	Fee
	BAKERY (manufacturing) employing five persons or less	$ 100.00
	BAKERY GOODS MARKET (Retail) or Department, within the meaning of this section shall be construed as any place of *business* where bakery goods are sold at retail, for such *business* contained within a retail establishment	$ 50.00
	And for a standalone establishment	$ 125.00
	BARBER SHOPS AND BEAUTY SHOPS	
	Each shop (minimum)	$ 125.00
	Per chair	$ 25.00
	BICYCLES, rent and repair	$ 100.00
	BOAT LIVERY renting not over eight boats, jet ski, surfboards	$ 75.00
	For each additional five boats, jet ski, surfboards or additional portion thereof	$ 43.75
	BOATS AND SHIPS	
	a- storage basins and sheds	$ 375.00
	b- sightseeing or excursion	$ 375.00
	c- boat sales	$ 375.00
	BONDSMAN—professional, each one should pay	$ 125.00
	BOOT AND SHOE REPAIR SHOP	$ 75.00
	BROADCASTING	
	a- Cable Television	$ 1,050.00
	b- Radio	$ 1,000.00
	c- Television	$ 1,500.00
	BUILDING AND LOAN ASSOCIATIONS; MORTGAGE COMPANIES; SAVINGS AND LOAN ASSOCIATIONS; BANKS CHARTERED BY THE STATE OF FLORIDA OR THE UNITED STATES OF AMERICA, AND EACH BRANCH THEREOF	$ 500.00
	BURGLAR ALARM/MONITORING COMPANY	$ 125.00
	BUTCHER/BUTCHER SHOP	$ 125.00
	CANDY AND CONFECTIONERY MAKERS employing five persons or less	$ 125.00

Fees/Computations: continued	Type	Fee
	CARPET CLEANING	$ 150.00
	RENTAL (per machine)	$ 10.00
	CARPET INSTALLERS, FLOOR COVERING, CARPET, TILES, GLASS, ETC.	$ 125.00
	CAR WASH	$ 200.00
	CATERER	$ 125.00
	CHECK CASHING	$ 200.00
	CHEMISTS	$ 125.50
	CHIROPODIST (See division (A)(88) Podiatrists)	$ 125.00
	CHIROPRACTORS	$ 125.00
	COIN-OPERATED MERCHANDISE OR SERVICE VENDING MACHINES, except machines vending newspapers, drinking cups or postage stamps not otherwise provided for herein (distribution)	$ 125.00
	Each $0.01 machine 6.50	
	Each $0.02 through $0.15 machine 6.25	
	Each machine $0.16 and over 6.25	
	"Provided, further, that any person placing and maintaining any coin-operated newspaper vending machine or device in any public place shall procure and file with the Village Manager, or his designee, a liability insurance policy insuring such person for injury to the public caused by such machines in the sum of $10,000.00 for injury to any one person in the same accident, and $20,000.00 for injury to more than one person in the same accident, and $1,000.00 property damage in any one accident."	
	COMMERCIAL SANITATION SERVICES	$ 400.00
	COMPUTER DESKTOP PUBLISHING AND/OR VIDEO EDITING	$ 125.00
	COMPUTER RELATED SERVICES (not elsewhere classified)	$ 125.00
	CONSULTANT	$ 125.00
	CONTRACTORS	$ 250.00
	COURIER	$ 125.00

Fees/Computations: continued

Type	Fee
DANCE STUDIOS (where lessons are given to students, State certification required prior to issuance of license	$ 125.00
DATA PROCESSING SERVICE AGENCY	$ 125.00
DATA PROCESSING SOFTWARE DEVELOPMENT	$ 125.00
DAY CARE	$ 200.00
DENTISTS	$ 125.00
DETECTIVES, INCLUDING CIVIL, COMMERCIAL, CORPORATION, CRIMINAL, INDUSTRIAL, INSURANCE, RAILROAD AND OTHER SIMILAR INVESTIGATIONS	$ 125.00
DIETICIANS	$ 125.00
DOCTORS, PHYSICIANS, AND THE LIKE	$ 125.00
DOG GROOMING OR SMALL ANIMAL CLINIC OR PET SHOP EXCLUDING THE SALE OF DOGS	$ 125.00
DRESSMAKING/ALTERATIONS (no saleable stock without merchants license	$ 125.00
DRY CLEANING AND LAUNDRY (on premises)	$ 175.00
ELECTRICAL ENGINEERS	$ 125.00
ELECTROLOGISTS	$ 125.00
ELECTROLYSIS	$ 125.00
EMPLOYMENT AGENCY	$ 125.00
ENGINEERS (state license required)	$ 125.00
ENGRAVERS	$ 125.00
EXTERMINATORS, INSECT AND VERMIN	$ 175.00
FILM INDUSTRY	$ 150.00
FISH MARKETS	$ 150.00

Fees/Computations: continued	Type	Fee
	FLORISTS, subject to the provisions of Chapter 35 of this Code	$ 100.00
	FRUIT AND VEGETABLE MARKETS OR DEPARTMENTS, within the meaning of division (A)(48) of this section, shall be construed as any place of *business* where undried fruits and vegetables are sold at retail	$ 200.00
	FRUIT, NUT, AND THE LIKE, PACKING, SHIPPING, whether operated in connection with any other *business* or not, subject to the provisions of this Code	$ 200.00
	GARAGE, PUBLIC, for storage, repairing of automobiles, trucks and other motor vehicles, in addition, garages or service stations, selling accessories also require a merchant's receipt and garages must pay agent's *business tax* for each make of car for which they are authorized agents	$ 200.00
	GARDENER (see Landscape Maintenance)	
	GROCERY STORES, within the meaning of this section, shall be construed as any place of a *business* where groceries and food products are sold at retail	
	a- Under 5,000 square feet	$ 468.75
	b- Over 5,000 square feet	$ 781.25
	HAIRDRESSING (see Beauty Shops)	
	HALL FOR HIRE	$ 125.00
	HELIPORTS	$ 250.00
	HOMEOPATHIC PHYSICIANS	$ 125.00
	HOTELS	$ 500.00
	ICE CREAM, makers or manufacturers of	
	a- Employing five persons or less	$ 125.00
	b- Employing more than five persons	$ 150.00
	CERTIFICATES TO BE PAID BY INSURANCE COMPANIES:	
	A *business tax* in the amount of $125.00 shall be required to be paid by all insurance companies conducting or engaging in *business* in the Village.	$ 125.00
	INTERIOR DESIGNERS/DECORATORS	$ 125.00

Fees/Computations: continued

Type	Fee
JEWELERS shall be required to pay merchants *business tax*	$ 125.00
LABORATORIES, chemical, dental, optical or x-ray	$ 200.00
LABORATORY TECHNICIANS	$ 125.00
LANDSCAPE MAINTENANCE	$ 75.00
MARBLE MACHINES, ELECTRONIC GAMES, PICTURE MACHINES, VIDEO, AUTOMATIC COIN GAMES, or devices of skill or other similar machines or games operated for profit. Every person selling, leasing or renting one or more marble machines, electronic game, automatic coin game, video game, or device of skill or other similar machine or games (not in excess of three at any one location) for, or in connection with any other *business* shall, as a prerequisite, be required to pay a *business tax* of	$ 125.00
MASSEURS	$ 125.00
MEAT MARKETS OR MEAT DEPARTMENTS, within the meaning of this subsection shall be construed as any place of *business* where fresh meats, poultry or processed meats are sold at retail	$ 150.00
MECHANICAL ENGINEERS	$ 125.00
MERCHANTS, all persons engaged in the *business* of selling merchandise of any kind, sort or description, except as otherwise specifically provided by this section, shall be required to pay a merchant's *business tax*	$ 125.00
MESSENGER SERVICE, exclusive of telegrams	$ 100.00
MIRRORS/GLASS, makers or manufacturers of:	
a- Employing five persons or less	$ 125.00
b- Employing more than five persons	$ 150.00
MONEY ORDER AGENCIES	$ 50.00
MONEY TRANSFER AGENCY	$ 150.00
MOTION PICTURE/VIDEO RENTAL AGENCY	$ 200.00
MUSIC, furnished by telephone wire	$ 187.00

Fees/Computations: Continued	Type	Fee
	MUSIC BOXES, MECHANICAL PHONOGRAPHS, CONSOLES, JUKE BOXES or other similar machines. Every person selling, leasing or renting one or more music box, mechanical phonograph, console, juke box, or other similar machine along or in conjunction with any other *business* shall, as a prerequisite, be required to pay *business taxes* as follow:	
	a- The applicant (distributor) desiring to sell, rent or lease one or more music box, mechanical phonograph, console, juke box or other similar machine shall file with the license department in person, if a natural person, or by duly authorized agents of the firm or corporation a *business tax* receipt to do *business* in the Village. Such receipt shall be issued to the applicant to engage in the selling, leasing, or renting of music boxes, mechanical phonographs, consoles, juke boxes or other similar machines alone or in connection with any other *business* upon the payment of a *business tax*	$ 625.00
	b- In addition to the foregoing, there shall be imposed upon music boxes, mechanical phonographs, consoles, juke boxes, or other similar machines sold, leased or rented as aforesaid a *business tax* as follows: On each of the first 35	$ 125.00
	c- For operating a music box, mechanical phonograph, console, juke box, or other similar machine where the operator thereof is not engaged in the *business* of selling, leasing, or renting any of such devices and where the operator of such device is the owner, thereof, there shall be paid a *business tax*	$ 125.00
	Provided, however, that where such music box, mechanical phonograph, console, juke box or other similar machine is operated by coin receiving remote control selector unit or device used in connection with such music box, mechanical phonograph, console, juke box, or similar machine an additional *business tax*	$ 12.25
	Provided, however, that before any such music box, mechanical phonograph, console, juke box, or other similar machine is so operated or used, a metal tag for each of same must be obtained from the Village Manager, or his designee, and must be affixed to the instrument or machine in a conspicuous place by the *business tax* receipt, such tag to be numbered serially and bear such appropriate inscription as the Village Manager, or his designee, may designate. Failure by the receipt holder to affix or cause to be affixed such tags to such instrument machine so certificated shall constitute a violation of this chapter.	

Fees/Computations: Continued

TYPE	FEE
NEWS DEPOT, not in connection with other *business*	$ 75.00
NEWSPAPERS OR PERIODICALS	
a- Employing five persons or less	$ 125.00
b- Employing more than five persons	$ 150.00
NIGHTCLUBS	$ 2,500.00
NURSING HOMES, PRIVATE HOSPITAL AND CONVALESCENT HOME	$ 1,000.00
OPTICIANS	$ 125.00
OPTOMETRISTS	$ 125.00
OSTEOPATHS	$ 125.00
PARALEGALS	$ 125.00
PAWN SHOPS	$ 250.00
PHARMACISTS	$ 125.00
PHOTOGRAPHERS, not itinerant, including developing and printing or agencies for same or both	$ 125.00
PHYSICAL CULTURE DIRECTORS	$ 125.00
PHYSIOTHERAPISTS	$ 125.00
PICTURE FRAMING	
a- Employing five persons or less	$ 125.00
b- Employing more than five persons	$ 150.00
c- Post office box service agency	$ 125.00
PICTURE TAKING MACHINES, each machine	$ 100.00
PODIATRISTS	$ 125.00
PRINTING, all kinds	
a- Employing five persons or less	$ 125.00
b- Employing more than five persons	$ 150.00
c- Post office box service agency	$ 125.00
PRIVATE SCHOOLS, SCHOOLS, COLLEGES OR OTHER EDUCATIONAL OR TRAINING INSTITUTIONS, operated for profits, for each place of *business*	$ 250.00
PROPERTY MANAGEMENT, or the *business* or service of opening and closing of homes, or both	$ 125.00
RADIO DEALERS (See Merchants for rate)	
COMMERCIAL RECYCLING	2~~5~~ $ 400.00

Fees/Computations: continued

TYPE	FEE
REPAIR SHOPS, including upholstering, furniture repairing, keys and locks, knife and lawn mower sharpening, refrigerator, and the like, for each place of business	$ 125.00
RESTAURANTS, DRUGSTORES, or other establishments serving food, permitting the operation of cafe, cafeteria, public dining room, tea room or restaurant with chairs or stools, each to count as one seat:	
a- The first 20 seats shall pay a minimum fee of	$ 125.00
b- For each additional seat over ten through 800	$ 5.00
c- For each additional seat over 800	$ 5.00
d- Flat annual fee for outdoor dining	$ 250.00
RUBBER STAMPS, MAKERS OR MANUFACTURERS OF, employing five persons or less	$ 125.00
SERVICE STATIONS	
a- First pump	$ 250.00
b- Each additional pump	$ 70.00
SIGHTSEEING BUSES, each bus	$ 75.00
SIGN WRITERS, provided one must have contractor's license and permit from the Chief Building Inspector in order to erect signs over six square feet in area	$ 125.00
SOCIOLOGIST OR MARRIAGE COUNSELOR	$ 125.00
SODA FOUNTAINS, provided that soda fountains operate in connection with regularly drugstore with a business tax receipt, restaurant or confectionery store do not require a	$ 85.00
SOLARIUM	$ 150.00
HEALTH SPAS AND CONVALESCENT HOMES	$ 780.00
SWIMMING POOLS (See Merchants or contractor's business tax receipt as applicable	$ 75.00
TAILOR, each shop	$ 125.00
TAX COLLECTION AGENCIES, includes auto tags, drivers' licenses, hunting and fishing licenses, boat registration, etc.	$ 175.00
TAXIDERMISTS	$ 125.00
TELEGRAPH/TELEPHONE COMPANIES	$ 200.00
THEATERS	$ 450.00
THEATRICAL OR DRAMATIC TROUPES, or companies for profit where performance is not given in a local theater holding a business tax receipt, each performance	$ 200.00
"THEATRICAL PERFORMANCE, wholly for benevolent or, charitable purposes, no license required	Exemp

Fees/Computations: Continued

TYPE	FEE
TOWEL AND LINEN SUPPLY SERVICE, not including commercial laundry work, for each person delivering	$ 150.00
TRANSFER BUSINESS (baggage)	$ 125.00
TRANSPORTATION SERVICE	$ 150.00
TRAVEL BUREAU	$ 150.00
VALET PARKING, at hotels, high-rise apartments, houses each location	$ 175.00
WEIGHING MACHINES, each machine	$ 6.00
WHOLESALE DEALERS	
a- In dry goods, notions, jewelry, clothing, groceries, fruits, vegetables, produce of all kinds, or other merchandise, on foot or from wagons, trucks or other vehicles, selling or delivering at wholesale, including wholesale dry cleaners and wholesale laundries, except delivering on orders previously taken	$ 200.00
b - Provided, however, that any such wholesale dealers in meats and poultry who solicit or take orders for or deliver any cleansed, drawn or cut poultry or fresh meats, excluding hindquarters, smoked meats or fresh meats in bulk, without having a bona fide established place of business in the Village shall be required to obtain a permit as provided for in the case of retail solicitors and required to obtain separate business tax receipt thereof at	$ 200.00
WINDOW CLEANERS AND JANITOR SERVICE	$ 200.00

Name:	**Police Services**
Receiving Fund(s):	General Funds
Purpose:	The Police Department will deliver the highest level of efficient and effective community based public safety services through our unwavering commitment to organizational excellence.
Fees/Computations:	

TYPE	FEE
False alarm fee for non-emergency Fire and Police alarms	The first two are $0; each additional false alarm is $300
Fingerprinting Services (Ink Cards)	$25 per set

Name:	**Public Work Department Fees**
Receiving Fund(s):	General Funds
Purpose:	Assist in the maintenance of all Village streets, including resurfacing, potholes repair, re-striping. The Department is also responsible for the landscaping, signage, water systems, sewer systems, stormwater systems, and parking throughout the Village.
Fees/Computations:	

TYPE	FEE
Rental of municipal parking (in front of Treasure Island Care Center) located east of the intersection of Mutiny and North treasure Dr.	$2,000 per month parking lease from TICC
Visitor Metered Parking in Harbor Island	~~$1.25~~ $2.00 per hour for metered parking
Parking Permit for Residents of Legacy Buildings in Harbor Island	$100.00 per year
Additional Parking Permit for Residents of Legacy Buildings in Harbor Island (if available)	$150.00 per year
Parking Permit for Residents of Non-Legacy Buildings in Harbor Island (if available)	$300.00 per year
Parking Permit Transfer Fee for Residents in Harbor Island	$25.00 per transfer
Commercial Employee Parking in Harbor Island	$300.00 per year
Commercial & multifamily buildings inspections for probable sewer backup when a backup occurs on the private property side.	$50.00 per each occurrence

Name:	**Lobbyist Registration**
Receiving Fund(s):	General Funds
Purpose:	To ensure the integrity of the municipal governance process, act as the official resource center while providing quality customer service to members of the public, Village Commission, and staff.
Fees/Computations:	

TYPE	FEE
Lobbyist Annual Registration Fees and Lobbyist Principal Fees	$300 annual fee; $100 per principal

Name:	**Short Term Vacation Rental Licenses**
Receiving Fund(s):	General Funds
Purpose:	Short term vacation rental (STVR) licensing fees shall be used to cover costs associated with the administration and enforcement of short term vacation rental regulations for Short Term Vacation Rental properties.
Fees/Computations:	

TYPE	FEE
Initial License Application Fee	$800.00
License Renewal or Modification Fee	$500.00
Change of Agent	$250.00
Vested Rights Determination Application	$1,500.00
Appeal of Vested Rights Determination	$1,000.00

Projected Fees for NBV Village Hall-Fire Rescue Complex

Permit Type	Value of Job	Base Permit Fee	70 / 30 Split		65 / 35 Split		60 / 40 Split	
			CAP	NBV	CAP	NBV	CAP	NBV
Master (2%)	$ 32,000,000	$ 640,000	$ 448,000	$ 192,000	$ 416,000	$ 224,000	$ 384,000	$ 256,000
Electrical (3%)	$ 1,900,000	$ 57,000	$ 39,900	$ 17,100	$ 37,050	$ 19,950	$ 34,200	$ 22,800
Mechanical (3%)	$ 1,060,000	$ 31,800	$ 22,260	$ 9,540	$ 20,670	$ 11,130	$ 19,080	$ 12,720
Plumbing (3%)	$ 1,000,000	$ 30,000	$ 21,000	$ 9,000	$ 19,500	$ 10,500	$ 18,000	$ 12,000
Gas (3%)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roof (3%)	$ 160,000	$ 4,800	$ 3,360	$ 1,440	$ 3,120	$ 1,680	$ 2,880	$ 1,920
Windows & Doors (3%)	$ 1,100,000	$ 33,000	$ 23,100	$ 9,900	$ 21,450	$ 11,550	$ 19,800	$ 13,200
Low Voltage Electrical (3%)	$ 500,000	$ 15,000	$ 10,500	$ 4,500	$ 9,750	$ 5,250	$ 9,000	$ 6,000
Sprinklers (3%)	$ 250,000	$ 7,500	$ 5,250	$ 2,250	$ 4,875	$ 2,625	$ 4,500	$ 3,000
Site Electrical (5%)	$ 100,000	$ 5,000	$ 3,500	$ 1,500	$ 3,250	$ 1,750	$ 3,000	$ 2,000
Site Paving (5%)	$ 100,000	$ 5,000	$ 3,500	$ 1,500	$ 3,250	$ 1,750	$ 3,000	$ 2,000
		Total to be collected:	$ 580,370	$ 248,730	$ 538,915	$ 290,185	$ 497,460	$ 331,640

*If gross calendar monthly building permit fees total $0.00 to $50,000.00, Consultant's monthly percentage of such fees shall be 70%.

**If gross calendar monthly building permit fees exceed total $50,000.01 to $150,000, Consultant shall be paid $35,000 and 65% of the monthly building permit fees exceeding $50,000.01 to $150,000.

***If gross calendar monthly building permit fees exceeds $150,000.01, Consultant shall be paid $100,000 and 60% of all monthly building permit fees exceeding $150,000.01.

ITEM NO. 11.B

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: **A Resolution Ratifying Urban Qualification Cooperation Agreement to Participate in the County's Community Development Block Grant, Home Investment Partnerships, and Emergency Shelter Grant Programs for the 2024, 2025 and 2026 Fiscal Years - *Village Manager Ralph Rosado, Ph.D., AICP***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE URBAN QUALIFICATION COOPERATION AGREEMENT WITH MIAMI-DADE COUNTY FOR THE VILLAGE'S PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME), AND EMERGENCY SOLUTIONS GRANT (ESG) PROGRAMS FOR FISCAL YEARS 2024, 2025, AND 2026, AS PART OF MIAMI-DADE COUNTY'S ENTITLEMENT JURISDICTION; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Approval of this item would allow NBV's participation in the Community Development Block Grant, Home Investment Partnerships and Emergency Shelter Grant programs, which are administered by the Department of Housing and Urban Development (HUD), as part of the County's jurisdiction.

BACKGROUND AND ANALYSIS

This Agreement allows North Bay Village's (NBV) participation in the Community Development Block Grant, Home Investment Partnerships, and Emergency Shelter Grant programs, which are administered by the Department of Housing and Urban Development (HUD), as part of the County's jurisdiction.

The Community Development Block Grant (CDBG) program plays a crucial role in promoting the well-being of individuals and communities by offering financial support at the state and

local levels. Its primary focus is to foster an environment where people of all income levels can enjoy improved living conditions, access to housing, and expanded economic prospects.

The CDBG program is authorized by the Housing and Community Development Act. The Home Investment Partnerships (HOME) program is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act. The Emergency Shelter Grant (ESG) program is authorized by the McKinney-Vento Homeless Assistance Act. The Village desires to participate in the CDBG, HOME, and ESG programs as a participating municipality in the County's jurisdiction.

By executing this Agreement, the Village agrees to:

- The Village may receive an allocation under the CDBG and HOME programs through the County's Request for Application Process. If the County does not receive a HOME formula allocation, the Village cannot form a HOME consortium with other local governments. (Note: This does not preclude the County or the Village from applying for State HOME funds if the State allows.)
- The Village may not apply for grants from appropriations under the State CDBG program for the fiscal years the Village participates in the County's CDBG program.
- The Village may receive an allocation under the ESG program only through the County, however, the Village may apply to the State for ESG funds, if the State allows.

The Village is not likely to qualify for this funding, due to the Village's demographics, especially median incomes, but it nonetheless offers us the opportunity to apply for said funds.

Approval of this item will promote the pillar of Prosperity of the NBV100 Plan.

Prosperity

North Bay Village's prime location and residential areas offer a unique experience to visitors and business owners. The NBV100 plan highlights the community's abundance of potential by creating a compelling destination in these ways:

- Attracting economic development,
- Synergizing public space, and
- Increasing property values.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ATTACHMENTS
Resolution Approving Urban Qualification Cooperation Agreement
Exhibit A - North Bay Village Urban Qualification Cooperation Agreement

RESOLUTION NO. 2023- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE URBAN QUALIFICATION COOPERATION AGREEMENT WITH MIAMI-DADE COUNTY FOR THE VILLAGE'S PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME), AND EMERGENCY SOLUTIONS GRANT (ESG) PROGRAMS FOR FISCAL YEARS 2024, 2025, AND 2026, AS PART OF MIAMI-DADE COUNTY'S ENTITLEMENT JURISDICTION; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Home Rule Charter authorizes Miami-Dade County (the "County") to provide for the uniform health and welfare of the residents throughout the County; and

WHEREAS, the Department of Housing and Urban Development ("HUD") administers the Community Development Block Grant ("CDBG") Program, the Home Investment Partnerships ("HOME") Program, and the Emergency Solutions Grant ("ESG") Program (the "Federal Programs"); and

WHEREAS, North Bay Village (the "Village") desires to participate in the Federal Programs as a participating municipality in the County's entitlement jurisdiction for fiscal years 2024, 2025, and 2026; and

WHEREAS, HUD requires that the Village and County enter into an Urban Qualification Cooperation Agreement, attached hereto as Exhibit "A," in order to participate in the Federal Programs for fiscal years 2024, 2025, and 2026 (the "Cooperation Agreement"); and

WHEREAS, the Village Manager executed and submitted the Cooperation Agreement to the County by HUD's deadline on August 4, 2023; and

WHEREAS, the Village Commission desires to ratify the Cooperation Agreement, attached hereto as Exhibit "A", for the Village's participation in the Federal Programs; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Ratification of Cooperation Agreement. That the Village Commission hereby ratifies the Cooperation Agreement attached hereto as Exhibit "A" with the County for fiscal years 2024, 2025, and 2026.

Section 3. Authorization. The Village Manager is hereby authorized to enter into any subsequent amendments, extensions, renewals, or related documents necessary to implement the Cooperation Agreement, subject to the approval of the Village Attorney as to form, content, and legal sufficiency.

Section 4. Implementation. That the Village Manager and Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 5. Effective Date. That this Resolution shall be effective immediately upon 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 Brent Latham	_____
Vice Mayor Richard Chervony	_____
Commissioner Goran Cuk	_____
Commissioner Andy Rotondaro	_____
Commissioner Rachel Streitfeld	_____

PASSED AND ADOPTED on this 12th day of September, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

Resolution Number #__1058-11_____
Awarded Amount $ _____

URBAN QUALIFICATION COOPERATION AGREEMENT FOR THE MIAMI-DADE COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS FOR FISCAL YEARS 2024, 2025 AND 2026

BETWEEN
MIAMI-DADE COUNTY
AND
NORTH BAY VILLAGE

This Agreement (hereinafter referred to as "Agreement" or "Contract"), by and between Miami-Dade County, a political subdivision of the State of Florida through its Department of Public Housing and Community Development hereinafter referred to as "PHCD" and having its principal offices at 701 N.W. 1st Court, 14th Floor, Miami, Florida 33136, hereinafter referred to as "County", and the NORTH BAY VILLAGE, hereinafter referred to as "City" and having offices at 1666 Kennedy Causeway, Ste. 300, North Bay Village, Florida 33141 and telephone number of (305) 756-7171, collectively referred to as the "Parties", states, conditions and covenants for the participation of City in the Community Development Block Grant, Home Investment Partnerships and Emergency Shelter Grant programs, which are administered by the Department of Housing and Urban Development ("HUD"), as part of the County's jurisdiction.

WHEREAS, the Home Rule Charter authorizes Miami-Dade County to provide for the uniform health and welfare of the residents throughout the County; and

WHEREAS, the Community Development Block Grant ("CDBG") Program is authorized by the Housing and Community Development Act of 1974, as amended, with the primary objective of promoting and development of viable urban communities. Program regulations are at 24 CFR Part 570; and

WHEREAS, the Home Investment Partnerships program ("HOME") is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. Program regulations are at 24 CFR Part 92; and

WHEREAS, the Emergency Shelter Grant ("ESG") program is authorized by the McKinney-Vento Homeless Assistance Act, as amended. Program regulations are at 24 CFR Part 576.

WHEREAS, the CDBG, HOME and ESG programs shall collectively be referred to as the "Federal Funds"; and

WHEREAS, the City desires to participate in the CDBG, HOME and ESG programs as a participating municipality in the County's jurisdiction; and

WHEREAS, the County is desirous of the City participating in the CDBG, HOME and ESG programs as part of the County's Entitlement jurisdiction; and

WHEREAS, it is mutually beneficial to each of the Parties hereto for the County to administer and execute the provisions of this Agreement in accordance with the terms and conditions hereinafter provided and subject to local ordinances and state and federal law; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has indicated that the County and City may cooperate as an Urban County Joint Entitlement Recipient in administration of CDBG, HOME and ESG; and

WHEREAS, County and City are required to execute a cooperation agreement, or renew an existing cooperation agreement, for the City's participation in the County's jurisdiction for Federal Funds for each three-year qualification period ("Qualification Period"); and

WHEREAS, the governing bodies of the County and the City have authorized the execution of this Agreement by the Chief Executive Officer of the County and City, respectively; and

WHEREAS, this Agreement shall be accompanied by a legal opinion from the County's counsel that the terms and provisions of this Agreement are fully authorized under State and local law and that the Agreement provides full legal authority for the County; and

WHEREAS, the County intends to further include within the Urban County the City,

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. The City, by executing this Agreement, agrees that:

    a. City may receive an allocation under the CDBG and HOME Programs through the County's Request for Application Process. If the County does not receive a HOME formula allocation, City cannot form a HOME consortium with other local governments. (Note: this does not preclude the County or the City from applying for State HOME funds if the State allows.); and
    b. City may not apply for grants from appropriations under the State CDBG Program for the fiscal years City participates in the County's CDBG program; and
    c. City may receive an allocation under the ESG program only through the County, However, City may apply to the State for ESG funds, if the State allows.

2. This Agreement shall cover the County Qualification Period for Fiscal Years 2024, 2025, and 2026 for which the County is to qualify to receive Federal Funds. This Agreement shall remain in effect until the CDBG (and, where applicable, HOME and ESG) funds and program income received (with respect to activities carried out during the three-year qualification period and any successive qualification periods pursuant to automatic renewal of this Agreement) are expended and the funded activities completed, and the County and the City cannot terminate or withdraw from this Agreement while the Agreement remains in effect.

3. This Agreement may be automatically renewed for successive three-year Qualification periods at the discretion of the County unless the County or the City provides written notice that it elects not to extend City's participation for the new Qualification Period. The City and County agree that a copy of such notice shall be timely sent to the HUD Field Office.

4. By the date specified in the HUD's Urban County Qualification Notice for each Qualification Period, the County will notify the City in writing of its right not to participate. A copy of the County's notification to City shall be sent to the HUD Field Office by the date specified in the Urban County Qualification schedule located in any applicable Urban County Qualification Notice for a Qualification Period.

5. The Parties agree that they will timely execute any amendments to the Agreement necessary to comply with the requirements for cooperation agreements, including those for automatic renewals, set forth in the current Urban County Qualification Notice, attached as Exhibit A, or future urban county qualification notices from HUD for the current or any future Qualification Period. The Parties further agree that any amendment so executed will be timely submitted to HUD as required by the Urban County Qualification CPD Notice 23-02, issued on April 10, 2023 and expiring on April 10, 2024. Failure to comply with the requirements of this section may cause the County to void the automatic renewal for the applicable qualification period.

6. The County and City agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities.

7. The County and City shall take all actions necessary to assure compliance with the County's certification under section 104(b) of Title I of the Housing and Urban Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR part 1, and the Fair Housing Act, and the implementing regulations at 24 CFR Part 100, and will affirmatively further fair housing. The County and City shall comply with section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities Act, and the implementing regulations at 28 CFR part 35, the Age Discrimination Act of 1975, and the implementing regulation at 24 CFR part 146, and Section 3 of the Housing and Urban Development Act of 1968, and other applicable laws. The County and City are obligated to sign the assurances and certifications in HUD-424-B.

8. Under no circumstances shall the Federal Funds be used for activities in, or in support of, any participating municipality, including City, that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with the County's fair housing certification.

9. The City acknowledges that the County has final responsibility and authority for selecting CDBG (and, where applicable, HOME and ESG) activities and submitting the Consolidated Plan to HUD. The City agrees that during the term of this Agreement, the City will fully support the implementation of the County's Consolidated Plan and any amendments.

10. The City affirms that it has adopted and is enforcing:

    a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

    b. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstration within the City.

11. Pursuant to 24 CFR 570.501(b), the City is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement as described in 24 CFR 570.503.

12. The County shall take the final responsibility and assume all the obligation of application for assistance under the provisions of the Housing and Community Development Act of 1974 and subsequent amendments, including the analysis of needs, the setting of objectives, the development of the HUD Consolidated Plan and Action Plans, and any other documents, assurances, or certificates as required by HUD, subject to change in legislation or regulations.

13. Funds for housing and community development activities shall be expended in a manner to reflect the needs of low to moderate-income groups pursuant to the Housing and Community Development Act 1974, as amended.

14. All records of the County or City related to this Agreement and any projects undertaken pursuant thereto shall, upon reasonable notice, be available for inspection by HUD, County and/or City auditors during the normal business hours.

15. This agreement shall be binding upon the Parties hereto and their successors and assigns.

16. The City and the County acknowledge that it may be necessary to dispose of real property that was originally acquired or improved in whole or in part using Federal Funds. The City agrees that it shall notify the County within thirty (30) days regarding any proposed modification or change in the use of real property form that planned at the time of acquisition or improvement, including disposition.

The City acknowledges that federal regulations may require a public hearing or other process prior to modifying, changing the use or disposing of such real property.

17. **Indemnification.** The County shall not assume any liability for the acts, omissions to act or negligence of the City, its agent, servants, or employees; nor shall the City exclude liability for its own acts, omissions to act, or negligence arising out of the City's performance pursuant to this Agreement. The City shall indemnify and hold harmless the County and its officers, employees and agents or instrumentalities from any and all liabilities, losses or damages, agents or of any kind nature arising out of, relating or resulting from performance of this Agreement by the Awardee shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind of nature in the name of the County, where applicable, including appellate proceedings, and shall pay all cost, judgments, and attorney's fees which may issue thereon. The City expressly understands and agrees that any insurance protection required by this agreement or otherwise provided by the Awardee shall in no way limit the responsibility to indemnify, keep and save harmless and defend the County or its officers, employees, agents and instrumentalities as herein provided. Nothing herein is indented to serve as a waiver of sovereign immunity by the County nor shall anything herein be construed as consent by the County to be sued by third parties in any matter arising out of this Agreement. The provisions of this section survive the termination of expiration of this Agreement.

18. The County and City agree that neither the County nor the City shall sell, trade, or otherwise transfer all or any such portion of the Federal Funds to another metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.

IN WITNESS THEREOF, the parties hereto have caused this five (5) page contract to be executed by their undersigned officials as duly authorized, this _____ day of _____ 2023.

AWARDEE:
NORTH BAY VILLAGE

BY:_____

NAME: ___Brent Latham_____

TITLE: Mayor _____

DATE: ___08/02/2023_____

MIAMI-DADE COUNTY

BY: _____

NAME:_____

TITLE: Chief Community Services Officer__

DATE: _____

APPROVED AS TO FORM:

BY: _____

NAME: _Melissa Gallo_____

TITLE: Assistant County Attorney_____

DATE: _____

ATTEST:

Juan Fernandez-Barquin
CLERK OF THE COURT AND COMPTROLLER

BY: _____
DEPUTY CLERK

Passed, Adopted and approved this _____ day of _____2023

ATTEST

BY: _____
(Signature)

_____
Type or Print Name
City Clerk

NORTH BAY VILLAGE**:**

_____
Mayor

APPROVED AS TO FORM:

BY: _____
City Attorney

AGREEMENT IS NOT VALID UNTIL SIGNED BY ALL PARTIES

ITEM NO. 11.C

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Marlon Lobban, Public Works Director

SPONSORED BY:

SUBJECT: **A Resolution Approving a Budget Amendment in the Amount of $10,701.10 for Emergency Repairs to a Sanitation Truck - *Village Manager Ralph Rosado, Ph.D., AICP (Public Works Director Marlon Lobban, PE)***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2022-2023 TO ALLOCATE FUNDS FOR EMERGENCY REPAIRS TO A SANITATION TRUCK; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Approve a budget amendment in the amount of $10,701.10 for repairs to Sanitation Truck #801.

BACKGROUND AND ANALYSIS

The proposed budget amendment is for emergency repairs for sanitation truck #801. The service truck underwent emergency mechanical repairs for the following:

* A wound cable that needed to be unspooled and wound correctly.
* Replacement and installation of a new body valve.

The emergency repairs were essential to continue to provide the daily sanitation services to the Village.

Approval of this item will promote the pillar of Livability of the NBV100 Plan.

Livability

By centering on people – residents, business owners, and visitors – North Bay Village will become a more attractive place to work, live and do business. The NBV100 Livability pillar

puts the focus on placemaking in four ways:

- Prioritizing people over cars,
- Embracing the waterfront,
- Improving the quality of life, and
- Refreshing the NBV identity.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Transfer $10,701.10 from 430.30.533.5405 (Dues Subscriptions & Memberships) and Transfer to 430.37.534.4601 (Repairs & Maintenance Vehicles)

PERSONNEL IMPACT
None

ATTACHMENTS
Resolution Approving Budget Amendment - Emergency Repairs Sanitation Truck
Exhibit A - Budget Amendment Memo
NEXTRAN_INV_07W18738_WITH_MEMO-1.pdf

RESOLUTION NO. 2023- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2022-2023 TO ALLOCATE FUNDS FOR EMERGENCY REPAIRS TO A SANITATION TRUCK; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 29, 2022, the North Bay Village (the "Village") Commission adopted Resolution No. 2022-79 approving the budget for fiscal year 2022-2023 (the "Budget"); and

WHEREAS, pursuant to Section 166.241, Florida Statutes, the Village Commission may amend a budget at any time within a fiscal year; and

WHEREAS, pursuant to Section 35.21 of the Village Code of Ordinances and Florida Law, the Village Commission desires to amend the Budget consistent with the staff memorandum accompanying this resolution by authorizing the line item transfers as further provided in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Amending Budget. That the Village Commission hereby approves an amendment to the budget by authorizing the line item transfers as further provided in Exhibit "A" attached hereto and incorporated herein.

Section 3. Implementation. That the Village Manager, Village Clerk, and Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon 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 Brent Latham	_____
Vice Mayor Richard Chervony	_____
Commissioner Goran Cuk	_____
Commissioner Andy Rotondaro	_____
Commissioner Rachel Streitfeld	_____

PASSED AND ADOPTED on this 12th day of September, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

Budget Amendment Form

Department	Sanitation Department & Utilities Department	Date	8/21/2023
Fund(s) to be changed: Sanitation			

GL Account	GL Line Item	Transfer to:	Transfer from:
430-30-533-5405	Dues, Subscriptions Memberships	$ -	$ 10,701.10
430-37-534-4601	Repair & Maintenance Vehicles	$ 10,701.10	$ -
TOTAL (Columns must be equal)		**$ 10,701.10**	**$ 10,701.10**

Description:

Another service repair for one of the Sanitation Trucks #1801. Truck was returned twice to the shop The first was that the cable wound incorrectly and had to be unspooled and wound correctly. Second time was to repair the valve body as the old had to be removed and a new valve body installed. Working now to specs.

Department Director: Marlon Lobban **Date:** 08/21/023

Chief Financial Officer: _____ **Date:** _____

Village Manager: _____ **Date:** 08/21/2023

NORTH BAY VILLAGE
EST. 1945

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

DATE: August 21, 2023

FROM: Marlon Lobban, Director of Public Works ML

SUBJECT: Emergency Repairs

NEXTRAN TRUCK CENTERS INVOICE 07W18738

Garbage truck 1801 had to be returned twice as the cable wound incorrectly. Tech had to un-spool and wind correctly.

On the second repair the old valve body was removed, and a new valve body installed. Checked for correct operation and working now to spec.

Approved By: _____ 08/21/2023
Ralph Rosado, PhD, AICP Date
Village Manager

NEXTRAN TRUCK CENTERS

6801 NW 74th Avenue | Miami, FL 33166 | Phone: (800) 964-6225

** Reprint **
Invoice: **07W18738**
Date / Hour: 7/7/2023 11:28:02AM
Repair Order: 18738
Customer: 07289
Branch: MIA
Total Invoice: $10,701.10
A/R Charge

Bill To: North Bay Village
1666 KENNEDY CAUSEWAY 3RD FLOOR
NORTH BAY VILLAGE, FL 33141

#1801

Ship To: North Bay Village
1666 KENNEDY CAUSEWAY 3RD FLOOR
NORTH BAY VILLAGE, FL 33141
Office Phone: (305) 756-7171

Work: (305) 756-7171 Shop:(305) 756-7171 Fax: (305) 756-7722

Customer P/O: Meagen
Add User: PBAUG
Open Date: 04/06/2023 Completion Date: 06/30/2023
Salesperson: karmak

Unit Number: 1801 **Model Year: 2018** **Make/Model: MCK MRU613**
Type: Truck **VIN: 1M2AV04C0JM017901** **Meter: 25225 Miles**
ECM Reading: 5798

Task: 1 NEXINSPECT Nextran Assurance Inspection **Department: Service**
SMV000000 MOTOR VEHICLE INSPECTION
Complaint: Check 22

Task 1 Subtotals	Parts:	$0.00
	Labor:	$0.00
	Task 1 Subtotals	$0.00

Task: 2 071000000 NX - Body **Department: Service**
071000000 Body
Complaint: 1- Winch is locked with the passenger side linkages
SA: JG
Correction: TRUCK RETURNED TWICE WITH CABLE WOUND INCORRECTLY, TECH HAD TO UN SPOOL AND WIND CORRECTLY.

ON SECOND REPAIR REMOVED OLD VALVE BODY AND INSTALLED NEW VALVE BODY, CHECKED FOR CORRECT OPERATION, WORKING TO SPEC

Supp.	Part	Description / Ref Number	U/M	Quantity	Price	Extended Price
MPDC	25164660	TY STRAP 48RU2313P2	EA	100.0	$1.51	$151.00
LOCAL	85705	AW68 HYD FLUID	EA	5.0	$99.41	$497.05
	Sublet	Cable & Valve Body		1.0	$4,449.60	$4,449.60
	Sublet	O-Ring Kit & Boss Kit		1.0	$129.99	$129.99

Task 2 Subtotals	Parts:	$648.05
	Labor:	$3,580.00
	Miscellaneous:	$4,579.59
	Task 2 Subtotals	$8,807.64

Task: 3 NEXDIAG Preliminary Diagnostics **Department: Service**
Complaint: CEL ACTIVE
Cause: Active codes for pm sensor and oil thermostat valve.
Correction: RECOMMEND TO REPLACE pm sensor and oil thermostat valve.

Supp.	Part	Description / Ref Number	U/M	Quantity	Price	Extended Price

Task 3 Subtotals	Parts:	$0.00
	Labor:	$358.00
	Task 3 Subtotals	$358.00

Task: 4 XXX295004 QM - Replace PM Sensor w/Monitor Test **Department: Service**
Complaint: Replace PM Sensor w/Monitor Test
Correction: Engine oil thermostat valve replacement completed, cleared fault. Did not return.

** See Last Page for Invoice Total **

NEXTRAN TRUCK CENTERS

6801 NW 74th Avenue | Miami, FL 33166 | Phone: (800) 964-6225

** Reprint **
Invoice: **07W18738**
Date / Hour: 7/7/2023 11:28:02AM
Repair Order: 18738
Customer: 07289
Branch: MIA
Total Invoice: $10,701.10
A/R Charge

#1801

Bill To: North Bay Village
1666 KENNEDY CAUSEWAY 3RD FLOOR
NORTH BAY VILLAGE, FL 33141

Ship To: North Bay Village
1666 KENNEDY CAUSEWAY 3RD FLOOR
NORTH BAY VILLAGE, FL 33141
Office Phone: (305) 756-7171

Work: (305) 756-7171 Shop: (305) 756-7171 Fax: (305) 756-7722

Customer P/O: Meagen
Open Date: 04/06/2023 Completion Date: 06/30/2023
Add User: PBAUG
Salesperson: karmak

Supp.	Part	Description / Ref Number	U/M	Quantity	Price	Extended Price
MPDC	24191736	PM SOOT SENSOR	EA	1.0	$316.94	$316.94

Task 4 Subtotals Parts:		$316.94
Labor:		$268.50
Task 4 Subtotals		$585.44

Task: 5 XXX295008 QM - Replace Engine Oil Thermostat Valve **Department: Service**

Complaint: Replace Engine Oil Thermostat Valve
Correction: Replaced oil thermostat valve, cleared fault. Did not return.

Supp.	Part	Description / Ref Number		U/M	Quantity	Price	Extended Price
MPDC	23871486	CONTROL VALVE		EA	1.0	$289.38	$289.38
MPDC	60111159	HEX. SOCKET SCREW	1124	EA	2.0	$1.32	$2.64

Task 5 Subtotals Parts:		$292.02
Labor:		$358.00
Task 5 Subtotals		$650.02

Detail Tax Info:

Sales Tax	$0.00
	$0.00

Total Parts:	**$1,257.01**
Total Labor:	**$4,564.50**
Total Miscellaneous:	**$4,579.59**
Total Shop Supplies:	**$300.00**
Invoice Subtotal:	**$10,701.10**
Total Tax:	**$0.00**
Total Invoice:	**$10,701.10**

Payment Method	Terms	Due Date
A/R Charge	Net 30 Days	8/6/2023

NEXTRAN TRUCK CENTERS

6801 NW 74th Avenue | Miami, FL 33166 | Phone: (800) 964-6225

** Reprint **
Invoice: **07W18738**
Date / Hour: 7/7/2023 11:28:02AM
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NORTH BAY VILLAGE, FL 33141

Ship To: North Bay Village
1666 KENNEDY CAUSEWAY 3RD FLOOR
NORTH BAY VILLAGE, FL 33141
Office Phone: (305) 756-7171

Work: (305) 756-7171 Shop: (305) 756-7171 Fax: (305) 756-7722

Customer P/O: Meagen
Add User: PBAUG
Open Date: 04/06/2023 Completion Date: 06/30/2023
Salesperson: karmak

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TERMS: Cash and payable upon receipt of goods unless other arrangements are made in advance. No discounts allowed, No material may be returned without Nextran Truck Center's permission. Claims or returns must be made within ten (10) days of the date purchase, accompanied by this invoice. Returns are subject to a handling charge of not less than twelve percent (12%) of the cost charged for the good to the undersigned. Nextran Truck Center shall be entitled to recover the reasonable attorney's fees and other costs incurred by it in any action or proceeding arising out of or related to the enforcement or collection of this invoice, in addition to any other relief to which it may be entitled. Service charges accrue on unpaid accounts at the rate of 1.5% per month (18% per annum) from the due date.

VENUE: Any litigation or other adversary proceeding arising from or related to this invoice or the parts or repair work referenced in this invoice shall be resolved solely in the courts of competent jurisdiction in the state and county in which Nextran Truck Center dealership providing the goods or services specified in this invoice is located, and each of the undersigned and Nextran Truck Center hereby irrevocably (i) consents to the personal jurisdiction of any such court and (ii) expressly waives any objection to venue and any claim that any such court constitutes an inconvenient forum. The undersigned agrees that the service of process may be made on the undersigned by mailing a copy of the summons and complaint by certified mail, return receipt requested, to the undersigned's address on file with Nextran Truck Center. All parts are new unless otherwise indicated

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Miami, FL 33166

07289

CITY OF NORTH BAY VILLAGE

Date
7/31/2023

Document Date	Due Date	Branch	Document Number	Description	Balance
*** Terms: Net 30 Days ***					
Invoice Information:					
07/07/2023	08/06/2023	MIA	07W18738	Meagen	10,701.10
				Total Invoices:	**10,701.10**

Document Number	Amount
Invoice Information:	
07W18738	10,701.10
Total Invoices:	**10,701.10**

Total Due: 10,701.10

Current Due	1 - 30	31 - 60	61 - 90	Over 90	Unapplied	Total Due
10,701.10	0.00	0.00	0.00	0.00	0.00	10,701.10

Total Due:	10,701.10

Total Due:
10,701.10

D-Disputed Invoice

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ATTN: ACCTS PAYABLE
CITY OF NORTH BAY VILLAGE
STE 300
1666 J F KENNEDY CSWY
NORTH BAY VILLAGE FL 33141-4189

ITEM NO. 11.D

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Ralph Rosado, PhD, AICP, Village Manager

SPONSORED BY:

SUBJECT: **A Resolution Ratifying the Submission of a Resilient Florida Grant for the Village Hall Implementation Project - *Village Manager Ralph Rosado, PhD, AICP***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE SUBMISSION OF A GRANT APPLICATION FOR A RESILIENT FLORIDA GRANT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO PROVIDE FUNDING FOR THE VILLAGE HALL IMPLEMENTATION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

Approve the resolution supporting the Village's Resilient Florida Grant application.

BACKGROUND AND ANALYSIS

See attached memo.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

$4,987,425 potential grant award

PERSONNEL IMPACT

NONE

ATTACHMENTS

Resolution Authorizing Village Manager To Apply For FDEP Grant - Village Hall FIN.pdf
Memo - Authorizing Village Manager to Apply for FDEP Grant 1.pdf
Memo -Black- Veatch Village Hall-RFGP.pdf

RESOLUTION NO. 2023- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE SUBMISSION OF A GRANT APPLICATION FOR A RESILIENT FLORIDA GRANT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO PROVIDE FUNDING FOR THE VILLAGE HALL IMPLEMENTATION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village (the "Village") desires to enhance the Community Hub and Police Station and incorporate a new Fire Station as part of the Village Hall Implementation Project (the "Project"); and

WHEREAS, pursuant to Section 380.093, Florida Statutes, the Florida Department of Environmental Protection ("FDEP") may provide grants to municipalities through the Resilient Florida Grant (the "Grant") to fund, among other things, projects that reduce flood risk (the "Grant"); and

WHEREAS, the Village submitted a grant application for the Grant, attached hereto as Exhibit "A," in the amount of up to $4,987,425 to provide funding for the Project (the "Grant Application"); and

WHEREAS, if approved for the Grant, the Village will provide matching funds of up to 50% of the Grant award; and

WHEREAS, the Village Commission desires to support and ratify the submission of the Grant Application, attached hereto as Exhibit "A," to FDEP for the Project; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Ratification. That the Village Commission hereby supports and ratifies the submission of the Grant Application, attached hereto as Exhibit "A," to FDEP for the Project.

Section 3. Effective Date. That this Resolution shall be effective immediately upon 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 Brent Latham	_____
Vice Mayor Richard Chervony	_____
Commissioner Goran Cuk	_____
Commissioner Andy Rotondaro	_____
Commissioner Rachel Streitfeld	_____

PASSED AND ADOPTED on this 12th day of September, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

NORTH BAY VILLAGE
EST. 1945

North Bay Village
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: **September 12, 2023**

To: **Honorable Mayor, Vice Mayor and Members of the Village Commission**

From: **Leo Cosio, Chief of Staff**

Subject: **Resolution Authorizing Village Manager to Apply for FDEP Grant for Village Hall Implementation – *Village Manager Ralph Rosado, Ph.D., AICP (Chief of Staff Leo Cosio)***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO APPLY FOR AN FDEP GRANT. PROVIDING FOR AUTHORIZATION; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Suggested Action: Approve as presented.

BACKGROUND AND ANALYSIS

The Village Manager requests Commission authorization to apply for an FDEP grant with a potential award of $4,987,425. This grant will provide necessary funding to enhance the Community Hub and Police Station, as well as incorporate a new Fire Station as part of the Village Hall Implementation Project.

If approved for the grant, the Village will provide matching funds of up to 50 percent of the grant award with the assistance of village hall and stormwater bond funds.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

$4,987,425 potential grant award

PERSONNEL IMPACT

NONE

MEMORANDUM

DATE: September 1, 2023

TO: Ralph Rosado Village Manager, North Bay Village

FROM: Alec Bogdanoff, Ph.D. & Erin Craddock, Brizaga

RE: Resilient Florida Grant – Village Hall

The State of Florida created the Resilient Florida Grant Program, which provides money to local governments for infrastructure projects that reduce the risk of flood and sea level rise.

The Black & Veatch team provided support to develop an application for North Bay Village for *Adapting a New North Bay Village Hall: Enhancing the Community Hub and Police Station and Adding a New Fire Station*. The total cost of the project is estimated at $32,136,425.00, and the Village applied for a grant of **$4,987,425.00.**

A grant application was submitted at 1:50PM on Thursday, August 31, 2023, and confirmation of submission is on the next page of this memorandum. The serial number for this application is RAN-00951.

After the confirmation page, the following are provided:

- The responses to the online questionnaire, as part of the grant application
- The task and budget spreadsheet, which is used to complete the online grant application.
- A project map of the project area

The following documents were uploaded as part of the submission and are provided in a Zip file for your records:

- Stormwater Master Plan
- Ordinance regarding the Village Hall general obligation bond
- A presentation on the proposed Village Hall
- A letter from the Village Manager regarding the MOU with MDFR
- GIS files noting the project area and location, as required by the grant
- A draft resolution regarding the application

Application Submitted

6 messages

Alec Bogdanoff <alec@brizaga.com> Thu, Aug 31, 2023 at 1:50 PM
To: "mlobban@nbvillage.com" <mlobban@nbvillage.com>, "alec@brizaga.com" <alec@brizaga.com>

This is not a notice of award

Greetings,

Your community's (North Bay Village) Resilient Florida grant application for the project titled "Adapting a New North Bay Village Hall: Enhancing the Community Hub and Police Station and Adding a New Fire Station" has been successfully submitted. The serial number associated with your application is **Grant #**. If contacting us regarding your application, please have your project title and serial number information ready so that we may better assist you.

Please visit our website to view the latest information about our program as well as any additional grant opportunities within the Office of Resilience and Coastal Protection.

Applications will be reviewed following the closing of the Application Period on September 1 and awards will be selected in the following order:

1. Implementation/Construction Projects submitted for the Statewide Flooding and Sea Level Resilience Plan – Awards determined by December 1.
2. Planning Projects – Awards determined in Q3 (Jan – March).
3. Note* - Regional Resilience Entities will follow fiscal year and awards decided as soon as possible while portal is still open.

Sincerely,
Resilient Florida Program

Office of Resilience and Coastal Protection
Resilience@FloridaDEP.gov
(850) 245-7600
This is not a notice of award

Village Hall: North Bay Village
Resilient Florida Grant Application

- **Applicant Account:** North Bay Village
- **Applicant Grant Manager:** Marlon Lobban
- **Applicant Authorized Signee:** Ralph Rosado
- **Applicant Fiscal Agent:** Angela Atkinson

Project Information

Choose the Entity Category (*Refer to 380.093(5), F.S., for more information*):

Municipality

Choose the project type you are submitting (*Resilient Florida Program Project Type*). Select all that apply by holding "ctrl" button down:

Natural or Cultural resource
- Emergency facility

Project Title (*This should be a brief synopsis of the project plan. Limited to 20 words.*):

Adapting a New North Bay Village Hall: Enhancing the Community Hub and Police Station and Adding a New Fire Station

List the City(ies)/Town(s)/Village(s) (*List all city(ies)/town(s)/village(s) where work is to be performed*):

North Bay Village

Project Location

- Lat: 25.848870, Long: -80.159227
- Project Location narrative (*Neighborhood, part of town, intersection, etc.*): Two vacant City-owned parcels at the northeast corner of John F. Kennedy Causeway (79th Street) and Harbor Island Drive on Harbor Island in North Bay Village, Florida.

Will any of the work to be performed or fall on state lands?

No

Area Served (If applicable, area served only required for projects that mitigate risks on a regional scale): Not Applicable.

Sponsor City/County (If applicable. If the applicant is the sponsor, leave blank.):

Leave Blank

Background

Explain the demonstrated need(s) and how the project will address those needs. (Explain the demonstrated need which the project addresses.)

The stormwater master plan (SWMP) demonstrated that the current Village Hall, which includes the police station, is at risk of flooding and sea level rise. There is also a need for a fire station and an emergency shelter in the Village, neither of which exist today. This project would address those needs to increase safety and emergency preparedness within the community, which is separate from the mainland and has only one evacuation route available. Furthermore, the existing Village Hall, which houses all village operations and the police station, was determined to be one of the key vulnerabilities in the Village since it is an older, low-lying building that the Village does not own.

It was determined that the best adaptation option would be to construct a new Village Hall that could be built as resilient as possible. This project is also a priority in the Village's NBV100 master plan.

The new Village Hall will serve as a home to the Village government operations, the police station, and a safe community space that can be used as an emergency shelter during severe storms and flooding. In addition, a fire station, which the Village does not currently have, will be built within the complex.

Explain how the proposed project fits into the Project Types chosen.

Natural or Cultural resource; emergency facility.

The Village Hall project will play a dual role as both a cultural or community resource and an emergency facility, contributing to the social, cultural, and emergency preparedness needs of the community it serves. Since it is the seat of government operations for the Village, as well as the police and fire station, it is the Village emergency facility. Furthermore, it is a community hub that will serve as a resource for all community members.

Project Scoring Criteria
Assume all descriptions are no more than 1,000 characters with spaces.

Tier 1 Criteria Information (40%)

Does the project reduce the risk of flooding or sea level rise identified in a comprehensive vulnerability assessment or the comprehensive statewide flood vulnerability and sea level rise assessment? If yes, please explain. (Until July 1, 2024, applicants without a comprehensive vulnerability assessment shall receive points based on risks posed by flooding or sea level rise identified in an assessment, report, evaluation, or other documentation of risk that addresses flooding or sea level rise.)

Yes. This project will reduce the risk of flooding at the site identified for improvements (the Village Hall). The Village is finalizing its vulnerability assessment but has completed a comprehensive stormwater master plan (SWMP), which is the basis of this and other narratives in the application. The current Village Hall is in a non-resilient older building not owned or operated by the Village. This building also serves as the police station for the Village, and the Village does not currently have on-site fire rescue services.

On page 3-8 of the SWMP, the elevation map shows that the new Village Hall site is higher than the current site and in a generally more elevated area of the community. Page 5-7 demonstrates

that the site is more than 5 feet from the water table compared to roughly 3 feet at the current site. This elevation will significantly reduce the exposure, vulnerability, and risk of flooding at the Village Hall site due to sea level rise.

Does the project reduce the risk of compound flooding identified in a vulnerability assessment or the comprehensive statewide flood vulnerability and sea level rise assessment? If yes, please explain. (Until July 1, 2024, applicants without a comprehensive vulnerability assessment shall receive points based on risks posed by flooding or sea level rise identified in an assessment, report, evaluation, or other documentation of risk that addresses flooding or sea level rise.)

Yes. By incorporating best practices in flood risk reduction and resilience planning into the Village Hall plan, the project can help mitigate the impact of compound flooding through adaptation of the structure. Refer to Chapter 7 and 8 of the comprehensive SWMP, which describes the modeling results, which indicate that the risk of flooding at the new site is significantly lower than the risk at the current Village Hall. Moreover, the building will be built higher, as required by the code, to be more resilient. While this project, as required by the code, the building will be built higher (exposure), it does reduce risk by elevating the structure outside the floodplain.

Does the project reduce risk to or adapt a regionally significant asset? This can include relocation. If yes, please explain.

The new Village Hall would be a relocation of an important regionally significant asset; the Village Hall includes a police and fire station, both of which can support communities outside of the Village. The fire station will be run by Miami-Dade Fire Rescue and will be able to support neighbors to the east (Normandy Isle, City of Miami Beach) and west (City of Miami) and all community members in the Village. Given that the community has a drawbridge at both access points, the likelihood of an open bridge causing delay in response is reduced.

If the Fire Station – operated by Miami-Dade Fire Rescue – were not located in North Bay Village, it would be located west of the western bridge. This would mean the station would be north of Miami Shores. The response time for the community would change from roughly 1 minute to over 10 minutes. And that assumes the bridge is down when trucks arrive. If the bridge were up, it could take 15 minutes or more.

What percent of critical assets in the project impact area considered to be vulnerable? Please describe the method used to determine the percent selected as well as provide a list of critical assets in the project impact area. (*Vulnerable critical assets are those at risk of flooding based on applicable scenarios and standards outlined in paragraph 380.093(3)(d), F.S. Until September 1, 2024, if evaluation of those scenarios and standards is unavailable for the project impact area, best available data can be used to determine the percent.*)

- None.
- **At least one critical asset but less than 20% 20% or more but less than 40%.**
- 40% or more but less than 60% 60% or more but less than 80%.
- 80% or more.

Insert Text:

This project will impact Village Hall, which houses all critical community assets that support social and business needs. It will also enhance safety in the community by locating the police station in a resilient building and providing a fire station and emergency shelter. Thus, 80 percent or more of the critical community assets will be positively impacted by this project because adapting this asset will reduce the operational flooding risks at the Village Hall.

Does the project contribute to existing flood mitigation projects that reduce upland flood damage cost by incorporating new or enhanced structure or natural system restoration and revegetation? If yes, please explain.

- No.
- Yes, by incorporating new or enhanced structure.
- Yes, by incorporating natural system restoration and revegetation.
- **Yes, by incorporating BOTH new or enhanced structure AND natural system restoration and revegetation.**

If Yes, Explain here.

As part of the Village Hall redevelopment, on-site stormwater retention will be an important consideration for the project. Since the current site is open space and slightly elevated, the project will aim to reduce the surrounding area's stormwater risk (rainfall flooding) through on-site and near-site stormwater improvements. Nature-based stormwater solutions will be prioritized.

<u>Tier 2 Criteria Information</u>

What is the current frequency of flooding or erosion in the project impact area? (*If area has been flooded 3 times in 5 years or is experiencing ongoing erosion, supporting documentation must be submitted with the application*)

- No current flooding or erosion.
- **Has experienced flooding or erosion in the last 3 years.**
- Has been flooded at least 3 times in the last 5 years or is experiencing ongoing erosion. If area has been flooded 3 times in 5years or is experiencing ongoing erosion, please explain and provide documentation.

The parking area of the current Village Hall floods during most rainstorms. Page 7-2 of the SWMP demonstrates that the parking lot area floods in a 5-year, 24-hour storm. The parking area also floods during more frequent and shorter-duration storms. This is a significant safety issue given that the police station is located in the Village Hall, and flooding will impact the ability to respond to emergency calls immediately.

What is the current severity of flooding or erosion in the project impact area? (If area has been flooded greater than 1 foot in the current and each of the previous three calendar years, been flooded for 7 consecutive days or erosion is critical for the asset class, supporting documentation must be submitted with the application)

- No current flooding or erosion.
- **Flooding greater than 3 inches in last 3 years or has ever experienced unmitigated erosion.**

- Flooded greater than 1 foot in the current and each of the previous three calendar years, has been flooded for 7 consecutive days or erosion is critical for the critical asset class. If area has been flooded greater than 1 foot in the current and each of the previous three calendar years, been flooded for 7 consecutive days or erosion is critical for the critical assets class, supporting documentation must be submitted with the application.

What is the status of the project design? (*To receive points for a completed design, plans properly certified by a professional in the relevant field must be submitted with the application.*)

- Not designed.
- **Partially designed or site-specific environmental or geotechnical reports have been completed.**
- Design is complete. To receive points for a completed design, plans properly certified by a professional in the relevant field must be submitted with the application

  Please see the attached presentation with a conceptual design of Village Hall (VHFS Location Presentation.pdf).

Permitting and easement acquisition status. If applicable, please provide a list of necessary permits/easements and application statuses.

- **Necessary permits and easements have been identified.**
- All permits have been applied for or at least one permit has been approved.
- All necessary permit(s) and easement(s) have been authorized/obtained.
- No permits or easements are required for the project.

The following permits are required: All Village Building Permits and Environmental Resource Permit (ERP) from the Water Management District and Florida Department of Environmental Protection.

Are local funding sources committed as cost share or is the project in a financially disadvantaged small community as defined in 380.093(5)(e), F.S.? If yes, please explain and provide documentation.

Yes No

The Village residents passed a General Obligation Bond for the Village Hall in 2008, and Miami-Dade County has committed $7.3 million toward the fire station. In addition, the Village has $12.349 million in development agreement funding for the Village Hall. The following documentation has been provided: Commission Minutes and Ordinance approving the bond (05.09.2023 NBV Commission Minutes.pdf and 46E4880-Note_Ordinance_v2.pdf) and a letter describing the cost share from MDFR (MDFR MOU Language – Village Hall.pdf).

Does the project include environmental habitat enhancement or nature-based solutions? If yes, please explain.

Yes No

Nature-based stormwater management solutions are being prioritized as part of the design of the new Village Hall through commission directive.

Does the project impact area include area that is identified as state or federal critical habitat for threatened and endangered species? If yes, please explain.

Yes **No**

Is the project cost-effective? If yes, please explain.

Yes No

Since the Village does not own its existing building, the only feasible alternative is to build a new facility. The Village has done significant due diligence to reduce costs of the structure, where it was possible to do so.

Tier 3 Criteria Information

Is 50% local, state, or federal cost share secured for the project? If 50% cost share has been secured, please provide documentation with the application.

- No (unless the project is in a financially disadvantaged small community).
- Cost share has been identified but not appropriated or released.
- **Cost share has been secured.**
- The project is in a financially disadvantaged small community and cost share is not required.

See the following documentation: Commission Minutes and Ordinance approving the bond (05.09.2023 NBV Commission Minutes.pdf and 46E4880-Note_Ordinance_v2.pdf) and a letter describing the cost share from MDFR (MDFR MOU Language – Village Hall.pdf).

Has state funding previously been awarded for the project? If so, for what? Please explain and provide information sufficient for the Department to verify previous state funding. (Pre-construction activities are defined ins. 380.093(2)(c), F.S.)

No.

Will this project exceed Florida Building Code flood-resistant requirements and local floodplain management regulations? If yes, please outlines the specific requirements and details relating to how the design exceeds the criteria.

Yes. The building will be built above the required Base Flood Elevation, and the building is being constructed as an emergency area so that the Village can recommence operations as quickly as possible after a disaster. This rapid emergency response is the primary goal of the new structure. Since the structure will house a police and fire station, it will be built at least a foot above the existing Base Flood Elevation and consider sea level rise.

Tier 4 Criteria Information

Does this project include innovative technologies designed to reduce project costs and provide regional collaboration? If yes, please specify which technologies will be used and explain why they are innovative as well as how they will reduce cost and provide regional collaboration. (For this criterion, "innovative" means an emerging technology or a proven technology used in a unique way to adapt one or more critical assets to the effects of flooding or sea level rise.)

Yes No

The Village has challenged the design team to incorporate innovative technology and materials as much as possible in the design of the structure. Furthermore, by the inclusion of a new fire station and resilient police station, the Village will be able to better respond to community emergencies in and out of the Village, enhancing regional collaboration.

Does the critical asset being adapted or the project impact area contain a financially disadvantaged community? If yes, please explain the metric used to determine financial disadvantage (ex. Local income compared to state average).

Yes **No**

Additional Information

Will this project benefit a spring? If yes, please explain.

Yes **No**

Will this project protect water sources using alternative water supplies? If yes, please explain.

Yes **No**

Will this project construct, upgrade or expand facilities to provide waste treatment? If yes, please explain.

Yes **No**

Will this project convert septic to sewer? If yes, please explain

Yes **No**

Does this project include green stormwater infrastructure?

Yes No

As per the NBV 100 and the SWMP all new development within the Village are exploring nature-based and green stormwater management solutions.

Has this project been submitted to other programs for funding? If yes, please explain.

Yes **No**

What is the population of your community? (Enter integer values only.) 8,206

Estimated Project Duration: 48 months

Permitting (Brief description of expected permit determinations necessary for project completion or relevant permit information once permitted.):

Outside of standard development permits, no additional permits will be required.

Lands, Easements, Rights of Way (Brief description of acquisitions or permissions necessary for project completion or relevant information once required.): None needed.

Critical Infrastructure (Select yes if this project includes critical infrastructure that is confidential or should be redacted from public records searches): No

Source of Match: Local funds.

Funding Mechanism (Program utilized or local funding mechanism): General Obligation Bond, Development Agreement Funding, County Support for new Fire Station

Local Project Phase:

- Planning
- **Pre-construction (design, permitting, etc.)**
- Construction
- Post-construction Monitoring
- Closed

Project Work Plan

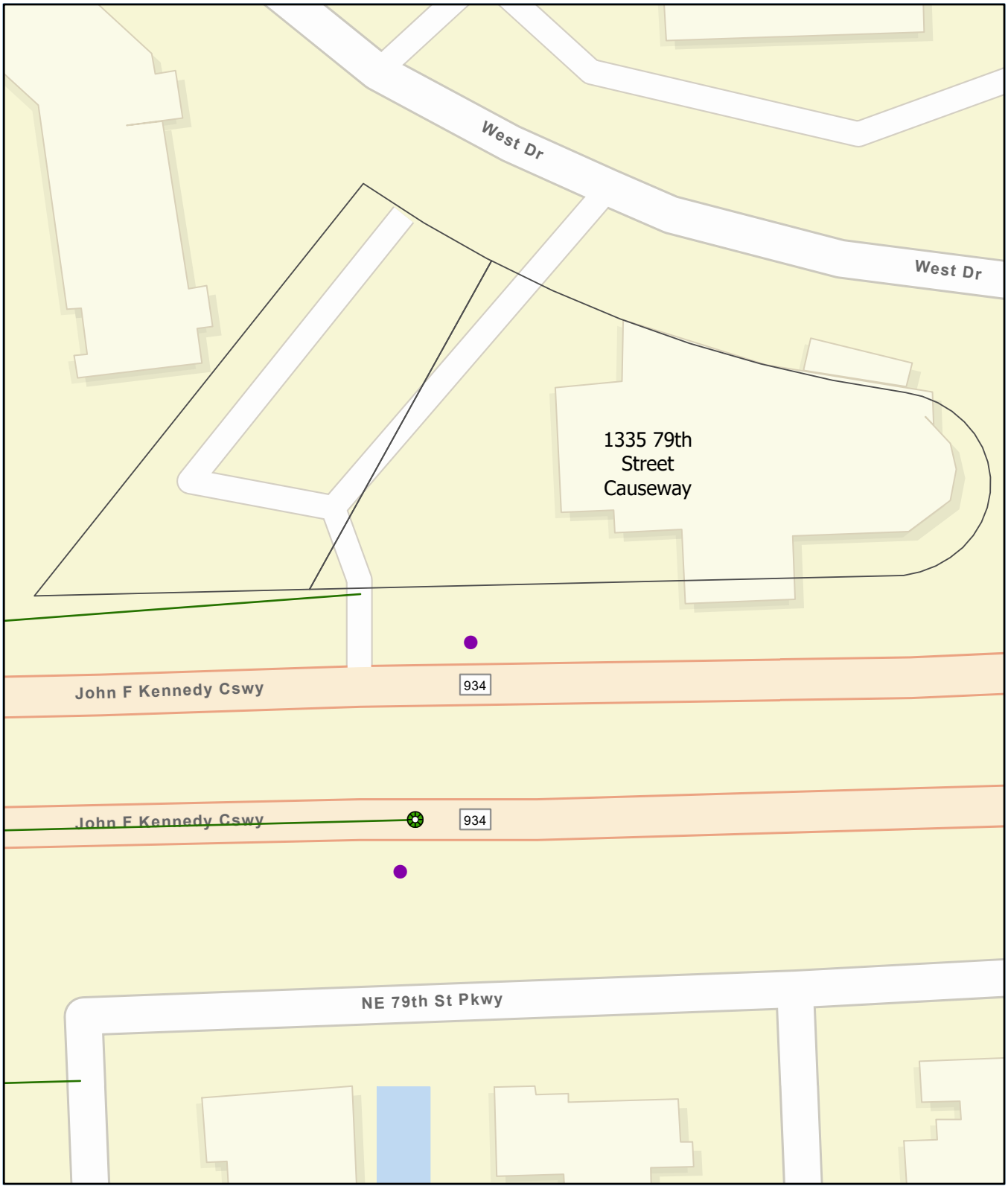
Project Summary (*Provide a brief synopsis of the project. Limited to 75 words.*):

Construction of a new Village Hall for North Bay Village (the Village), which will include all government operations, the Village police, a new Miami-Dade County Fire Rescue fire station, and an emergency shelter.

Project Description (*This should be a concise summary of the work being done. It may explain the broader issue that the project will address or what the end goal of the work is. It should NOT restate the tasks or deliverables and should not give specifications or similar detailed descriptions. Limited to 300 words.*):

The current Village Hall is within a non-resilient building subject to flooding and other hazards. After considering all adaptation options, the Village elected to construct a new Village Hall containing the police station and a new fire station and a community space that can be utilized as an emergency shelter. The new site is more resilient than the existing site as it is elevated and less prone to flooding (as described in the SWMP). Building a new Village Hall will allow Village operations to continue through most flooding and nature hazard events. Furthermore, it will improve emergency response through an enhanced police station. It will also include a fire station, which the Village does not currently have. Currently fire trucks must cross a draw bridge on either end of the Village. This will greatly improve emergency response time and the resilience of the community.

Task Number	**1**
Task Type	**Construction**
Task Title	Village Hall, Police & Fire Station Construction
Work Performed By	Consultant
Task Description	New construction as the adaptation option for the Village Hall, which is currently located in a non-resilient building. The new structure will include a proper police station and a fire station (the Village will have a fire station within the Village limits). This will house all critical services for the Village.
Task Goal	To improve the resilience of one of the most important critical assets of the Village, improve the resilience and ability to respond of the police force, and build a fire station in the Village for the first time.
Time to Completion	3 years
Deliverables	1) Final Design and Certificate of Occupancy (if appliable) and Certificate of Completion signed by a Florida-registered Professional Engineer.
Budget Cateogry	Contractual Services
Budget Amount	$32,136,425
Match Amount	$27,149,000
Grant Ask	**$4,987,425**



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LEGEND

- CATCH BASIN
- MANHOLE
- Pipes
- Parcels



Black & Veatch

Rockdale County Water Resources
Snapping Shoals Basin

Village Hall Project Area

Data source: Miami Dade County Open Data Hub

NorthBayVillage August 17, 2023

ITEM NO. 11.E

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Leo Cosio,

SPONSORED BY:

SUBJECT: **A Resolution Ratifying the Submission of a Resilient Florida Grant for the Civic Park Implementation Project - *Village Manager Ralph Rosado, PhD, AICP***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE SUBMISSION OF A GRANT APPLICATION FOR A RESILIENT FLORIDA GRANT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO PROVIDE FUNDING FOR THE CIVIC PARK IMPLEMENTATION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

Approve the resolution supporting the Village's Resilient Florida Grant application.

BACKGROUND AND ANALYSIS

See attached memo.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

$805,000 potential grand award

PERSONNEL IMPACT

NONE

ATTACHMENTS

Resolution Authorizing Village Manager To Apply For FDEP Grant - Civic Park - FIN.pdf
Memo - Authorizing Village Manager to Apply for FDEP Grant 3.pdf
Memo Black - veatch CivicPark-RFGP.pdf

RESOLUTION NO. 2023- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE SUBMISSION OF A GRANT APPLICATION FOR A RESILIENT FLORIDA GRANT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO PROVIDE FUNDING FOR THE CIVIC PARK IMPLEMENTATION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village (the "Village") desires to create a recreational Civic Park within the Village and develop a coastal ecosystem and nature trail to benefit Biscayne Bay as part of the Civic Park Implementation Project (the "Project"); and

WHEREAS, pursuant to Section 380.093, Florida Statutes, the Florida Department of Environmental Protection ("FDEP") may provide grants to municipalities through the Resilient Florida Grant to fund, among other things, projects that reduce flood risk and sea level rise (the "Grant"); and

WHEREAS, the Village submitted a grant application for the Grant, attached hereto as Exhibit "A," in the amount of up to $805,000 to provide funding for the Project (the "Grant Application"); and

WHEREAS, if approved for the Grant, the Village will provide matching funds of up to 50% of the Grant award; and

WHEREAS, the Village Commission desires to support and ratify the submission of the Grant Application, attached hereto as Exhibit "A," to FDEP for the Project; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Ratification. That the Village Commission hereby supports and ratifies the submission of the Grant Application, attached hereto as Exhibit "A," to FDEP for the Project.

Section 3. Effective Date. That this Resolution shall be effective immediately upon 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 Brent Latham	_____
Vice Mayor Richard Chervony	_____
Commissioner Goran Cuk	_____
Commissioner Andy Rotondaro	_____
Commissioner Rachel Streitfeld	_____

PASSED AND ADOPTED on this 12th day of September, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

NORTH BAY VILLAGE
EST. 1945

North Bay Village
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: **September 12, 2023**

To: **Honorable Mayor, Vice Mayor and Members of the Village Commission**

From: **Leo Cosio, Chief of Staff**

Subject: **Resolution Authorizing Village Manager to Apply for FDEP Grant for Civic Park Implementation Project – *Village Manager Ralph Rosado, Ph.D., AICP (Chief of Staff Leo Cosio)***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO APPLY FOR AN FDEP GRANT. PROVIDING FOR AUTHORIZATION; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Suggested Action: Approve as presented.

BACKGROUND AND ANALYSIS

The Village Manager requests Commission authorization to apply for an FDEP grant with a potential award of $805,000. This grant will provide necessary funding to create a recreational Civic Park within the Village and develop a coastal ecosystem and nature trail to benefit Biscayne Bay as part of the Civic Park Implementation Project.

If approved for the grant, the Village will provide matching funds of up to 50 percent of the grant award with the assistance of stormwater bond funds.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

$805,000 potential grant award

PERSONNEL IMPACT

NONE

MEMORANDUM

DATE: September 1, 2023

TO: Ralph Rosado Village Manager, North Bay Village

FROM: Alec Bogdanoff, Ph.D. & Erin Craddock, Brizaga

RE: Resilient Florida Grant – Village Hall

The State of Florida created the Resilient Florida Grant Program, which provides money to local governments for infrastructure projects that reduce the risk of flood and sea level rise.

The Black & Veatch team provided support to develop an application for North Bay Village for *Creating a Civic Park with nature-based coastal protection enhancing the ecosystem of Biscayne Bay*. The total cost of the project is estimated at $1,610,000.00, and the Village applied for a grant of **$805,000.00.**

A grant application was submitted at 10:24PM on Thursday, August 31, 2023, and confirmation of submission is on the next page of this memorandum. The serial number for this application is RAN-00970.

After the confirmation page, the following are provided:

- The responses to the online questionnaire, as part of the grant application
- The task and budget spreadsheet, which is used to complete the online grant application.
- A project map of the project area

The following documents were uploaded as part of the submission and are provided in a Zip file for your records:

- Stormwater Master Plan
- 60% Civic Park designs
- Estimated project schedule
- GIS files noting the project area and location, as required by the grant
- A draft resolution regarding the application

Application Submitted

Alec Bogdanoff <alec@brizaga.com> Thu, Aug 31, 2023 at 10:24 PM
To: "mlobban@nbvillage.com" <mlobban@nbvillage.com>, "alec@brizaga.com" <alec@brizaga.com>

This is not a notice of award

Greetings,

Your community's (North Bay Village) Resilient Florida grant application for the project titled "Creating a Civic Park with nature-based coastal protection enhancing the ecosystem of Biscayne Bay" has been successfully submitted. The serial number associated with your application is **Grant #**. If contacting us regarding your application, please have your project title and serial number information ready so that we may better assist you.

Please visit our website to view the latest information about our program as well as any additional grant opportunities within the Office of Resilience and Coastal Protection.

Applications will be reviewed following the closing of the Application Period on September 1 and awards will be selected in the following order:

1. Implementation/Construction Projects submitted for the Statewide Flooding and Sea Level Resilience Plan – Awards determined by December 1.
2. Planning Projects – Awards determined in Q3 (Jan – March).
3. Note* - Regional Resilience Entities will follow fiscal year and awards decided as soon as possible while portal is still open.

Sincerely,
Resilient Florida Program

Office of Resilience and Coastal Protection
Resilience@FloridaDEP.gov
(850) 245-7600

This is not a notice of award

Civic Park: North Bay Village
Resilient Florida Grant Application

- **Applicant Account:** North Bay Village
- **Applicant Grant Manager:** Marlon Lobban
- **Applicant Authorized Signee:** Ralph Rosado
- **Applicant Fiscal Agent:** Angela Atkinson

Project Information

Choose the Entity Category (*Refer to 380.093(5), F.S., for more information*):

- Municipality

Choose the project type you are submitting (*Resilient Florida Program Project Type*). Select all that apply by holding "ctrl" button down:

- Natural or Cultural Resources

Project Title (*This should be a brief synopsis of the project plan. Limited to 20 words.*):

Creating a Civic Park with nature-based coastal protection enhancing the ecosystem of Biscayne Bay

List the City(ies)/Town(s)/Village(s) (*List all city(ies)/town(s)/village(s) where work is to be performed*):

North Bay Village

Project Location

- Lat: 25.8490626, Long: -80.1574335

Project Location narrative (*Neighborhood, part of town, intersection, etc*):

One City-owned parcel on Harbor Island along East Drive, abutting John F. Kennedy Causeway (79th Street) in North Bay Village, Florida

Will any of the work to be performed or fall on state lands?

Yes (The portion in the water is technically state lands)

Area Served (If applicable, area served only required for projects that mitigate risks on a regional scale):

Not Applicable

Sponsor City/County (If applicable. If the applicant is the sponsor, leave blank.):

Blank

Background

Explain the demonstrated need(s) and how the project will address those needs. (Explain the demonstrated need which the project addresses.)

The new Civic Park is planned to host a recreational space for the community that will include nature trails, a butterfly garden, public dock, and a coastal living ecosystem with Florida native plant species to attract Florida native wildlife and help replenish and repair the current coastal environment. The portion of this project that would be funded by this grant will provide coastal protection for the park. NBV100 master plan has three guiding "Pillars" - Livability, Resilience (because of NBV's vulnerability to Sea Level Rise), and Prosperity. The key tenet of Livability is Walkability, and since 2021, NBV has added over 0.5-miles of sidewalks on Harbor Island and will complete the final 0.34-mile in 2024. This part is an important part of the NBV100 plan. Resilience is an essential part of all Village projects, including Civic Park.

Explain how the proposed project fits into the Project Types chosen.

As a recreational space, it will serve as both a cultural and community resource for the Village by allowing the community access to Biscayne Bay, drawing attention to the nature-based environment, and promoting safe and resilient practices for Village residents.

Project Scoring Criteria – Assume all descriptions are no more than 1,000 characters with spaces

Tier 1 Criteria Information (40%)

Does the project reduce the risk of flooding or sea level rise identified in a comprehensive vulnerability assessment or the comprehensive statewide flood vulnerability and sea level rise assessment? If yes, please explain. (Until July 1, 2024, applicants without a comprehensive vulnerability assessment shall receive points based on risks posed by flooding or sea level rise identified in an assessment, report, evaluation, or other documentation of risk that addresses flooding or sea level rise.)

The installation of a coastal park along Biscayne Bay will mitigate the risk of flooding and sea level rise; planting native vegetation and restoring wetlands along the coastline will help stabilize the shoreline and provide natural flood protection. Coastal plants and wetlands act as natural sponges, absorbing excess water and reducing flooding. While a vulnerability assessment is currently under way. Completion of the assessment we will provide a more comprehensive idea of how the Civic Park can help alleviate flood risk.

Does the project reduce the risk of compound flooding identified in a vulnerability assessment or the comprehensive statewide flood vulnerability and sea level rise assessment? If yes, please explain. (Until July 1, 2024, applicants without a

comprehensive vulnerability assessment shall receive points based on risks posed by flooding or sea level rise identified in an assessment, report, evaluation, or other documentation of risk that addresses flooding or sea level rise.)

The Civic Park is intended to mitigate flooding and sea level rise; multiple factors have been considered, including storm surge, heavy rainfall, and flooding. This project will take compound flooding into account during the design phase and is expected to implement a holistic approach that considers multiple sources of flooding. Project planning might involve computer modeling and simulations to understand how different factors interact.

Does the project reduce risk to or adapt a significant regional asset? This can include relocation. If yes, please explain.

No.

What percent of critical assets in the project impact area considered to be vulnerable? Please describe the method used to determine the percent selected as well as provide a list of critical assets in the project impact area. (*Vulnerable critical assets are those at risk of flooding based on applicable scenarios and standards outlined in paragraph 380.093(3)(d), F.S. Until September 1, 2024, if evaluation of those scenarios and standards is unavailable for the project impact area, best available data can be used to determine the percent.*)

- None.
- **At least one critical asset but less than 20%.**
- 20% or more but less than 40%.
- 40% or more but less than 60%
- 60% or more but less than 80%.
- 80% or more.

Insert Text:

The park is a critical asset as defined by statute and would provide protection to the nearby roadways and properties. The Civic Park project is to be constructed on the coast of Biscayne Bay.

Does the project contribute to existing flood mitigation projects that reduce upland flood damage cost by incorporating new or enhanced structure or natural system restoration and revegetation? If yes, please explain.

- No.
- Yes, by incorporating new or enhanced structure.
- Yes, by incorporating natural system restoration and revegetation.
- **Yes, by incorporating BOTH new or enhanced structure AND natural system restoration and revegetation.**

If Yes, Explain here -

As part of the Village redevelopment, an on-site recreation space will significantly improve impending flood mitigation projects currently under way. Since the current site is open space and slightly elevated, the project is intended to reduce the surrounding area's stormwater risk (rainfall flooding) through on-site and near-site stormwater improvements. Nature-based native vegetation will take precedence in the Civic Park project.

Tier 2 Criteria Information

What is the current frequency of flooding or erosion in the project impact area? (*If area has been flooded 3 times in 5 years or is experiencing ongoing erosion, supporting documentation must be submitted with the application*)

- No current flooding or erosion.
- **Has experienced flooding or erosion in the last 3 years.**
- Has been flooded at least 3 times in the last 5 years or is experiencing ongoing erosion. If area has been flooded 3 times in 5 years or is experiencing ongoing erosion please explain and provide documentation.

The current coastal protection of Civic Park is not sufficient for long-term sea level rise. New coastal protection will reduce erosion and flood risk of the park and surrounding area.

What is the current severity of flooding or erosion in the project impact area? (If area has been flooded greater than 1 foot in the current and each of the previous three calendar years, been flooded for 7 consecutive days or erosion is critical for the asset class, supporting documentation must be submitted with the application)

- No current flooding or erosion.
- **Flooding greater than 3 inches in last 3 years or has ever experienced unmitigated erosion.**
- Flooded greater than 1 foot in the current and each of the previous three calendar years, has been flooded for 7 consecutive days or erosion is critical for the critical asset class. If area has been flooded greater than 1 foot in the current and each of the previous three calendar years, been flooded for 7 consecutive days or erosion is critical for the critical assets class, supporting documentation must be submitted with the application.

What is the status of the project design? (*To receive points for a completed design, plans properly certified by a professional in the relevant field must be submitted with the application.*)

- Not designed.
- **Partially designed or site-specific environmental or geotechnical reports have been completed.**
- Design is complete. To receive points for a completed design, plans properly certified by a professional in the relevant field must be submitted with the application.

The 60% of the design of the project is provided.

Permitting and easement acquisition status. If applicable, please provide a list of necessary permits/easements and application statuses.

- **Necessary permits and easements have been identified.**
- All permits have been applied for or at least one permit has been approved.
- All necessary permit(s) and easement(s) have been authorized/obtained.
- No permits or easements are required for the project.

The following permits are needed: SFWMD ERP, USACE General Permit, DERM Class 1 Permit, DERM site plan review, and NBV building permit. A project schedule has been provided noting the design and permitting process.

Are local funding sources committed as cost share or is the project in a financially disadvantaged small community as defined in 380.093(5)(e), F.S.? If yes, please explain and provide documentation.

Yes No

The Village has identified funding for the non-coastal portions of the project and has a $60,000 FIND grant and an $850,000 Land and Water Conservation Fund (LWCF) grant that is being used for the upland portions of the project. The Village is asking for an $805,000 grant, which is 50 percent of the cost of the project's coastal portion and would not make the state portion of the overall project more than 50 percent either. The Village has committed the remaining funding of the project through Village funds.

Does the project include environmental habitat enhancement or nature-based solutions? If yes, please explain.

Yes No

Yes, the new Civic Park will enhance the environmental habitat in the location of the Project through a variety of nature-based solutions. The Civic Park will consist of natural spaces, Florida native plant species, and will be constructed to attract butterflies and other Florida native wildlife. The Civic Park Project will create a coastal ecosystem to enhance environmental habitats in the area. This will make the Biscayne Bay environment and coastline more sustainable and resilient.

Does the project impact area include area that is identified as state or federal critical habitat for threatened and endangered species? If yes, please explain.

Yes No

Biscayne Bay

Is the project cost-effective? If yes, please explain.

Yes No

The Village has considered all cost-effective ways of creating a space for the community that will significantly benefit Biscayne Bay. While partial funding has already been received, it is hoped the remaining fees might be mitigated. The Village has done significant due diligence to reduce the costs of the design and planning of Civic Park, where it was possible to do so.

Tier 3 Criteria Information

Is 50% local, state, or federal cost share secured for the project? If 50% cost share has been secured, please provide documentation with the application.

- No (unless the project is in a financially disadvantaged small community).
- Cost share has been identified but not appropriated or released.
- **Cost share has been secured.**
- The project is in a financially disadvantaged small community and cost share is not required.

The Village has a $600,000 contribution and is expected to be on hand at the Village on 9/12. The cost share commitment is noted in the draft resolution.

Has state funding previously been awarded for the project? If so, for what? Please explain and provide information sufficient for the Department to verify previous state funding. (Pre-construction activities are defined ins. 380.093(2)(c), F.S.)

The Village has identified funding for the non-coastal portions of the project and has a $60,000 FIND grant and an $850,000 LWCF grant that is being used for the upland portions of the project. The Village is asking for an $805,000 grant, which is 50 percent of the cost of the project's coastal portion and would not make the state portion of the overall project more than 50 percent either.

Will this project exceed Florida Building Code flood-resistant requirements and local floodplain management regulations? If yes, please outlines the specific requirements and details relating to how the design exceeds the criteria.

Where possible, the structures of the park will be built to exceed Florida Building Code.

Tier 4 Criteria Information

Does this project include innovative technologies designed to reduce project costs and provide regional collaboration? If yes, please specify which technologies will be used and explain why they are innovative as well as how they will reduce cost and provide regional collaboration. (For this criterion, "innovative" means an emerging technology or a proven technology used in a unique way to adapt one or more critical assets to the effects of flooding or sea level rise.)

Yes **No**

Does the critical asset being adapted or the project impact area contain a financially disadvantaged community? If yes, please explain the metric used to determine financial disadvantage (ex. Local income compared to state average).

Yes **No**

Additional Information

Will this project benefit a spring? If yes, please explain.

Yes **No**

Will this project protect water sources using alternative water supplies? If yes, please explain.

Yes **No**

Will this project construct, upgrade or expand facilities to provide waste treatment? If yes, please explain.

Yes ***No***

Will this project convert septic to sewer? If yes, please explain

Yes ***No***

Has this project been submitted to other programs for funding? If yes, please explain*.*

Yes ***No***

What is the population of your community? (Enter integer values only.)

8,206

Permitting (Brief description of expected permit determinations necessary for project completion or relevant permit information once permitted.): Outside of standard development permits, no additional permits will be required.

Lands, Easements, Rights of Way (Brief description of acquisitions or permissions necessary for project completion or relevant information once required.): None needed.

Critical Infrastructure (Select yes if this project includes critical infrastructure that is confidential or should be redacted from public records searches): No

Source of Match: Local funds.

Funding Mechanism (Program utilized or local funding mechanism): Development contribution and general fund

Critical Infrastructure (Select yes if this project includes critical infrastructure that is confidential or should be redacted from public records searches): No

Is project in coastal zone? Yes

Source of Match: Local

Funding Mechanism (Program utilized or local funding mechanism.):

Local Project Phase:

- Planning
- **Pre-construction (design, permitting, etc.)**
- Construction
- Post-construction Monitoring
- Closed

Project Work Plan

Project Summary (*Provide a brief synopsis of the project. Limited to 75 words.*):

The design and build of a new Civic Park recreational green space with access to Biscayne Bay will include a butterfly garden, all Florida native vegetation, kayak launch, dock, and coastal vegetative shoreline. This portion of the project covers only the coastal protection and natural elements of the project.

Project Description (*This should be a concise summary of the work being done. It may explain the broader issue that the project will address or what the end goal of the work is. It should NOT restate the tasks or deliverables and should not give specifications or similar detailed descriptions. Limited to 300 words.*):

The Village currently has few community spaces; without such spaces, residents must leave the area to enjoy other communities' recreational spaces. With an ideal vacant lot, the Village can create an area where everyone has the opportunity to enjoy the beauty of Biscayne Bay within the heart of the Village. By improving coastal resiliency and beginning the process of developing a Florida-friendly landscape, Civic Park will provide a beautiful recreational space for the residents of the Village to enjoy.

Task Number	**1**	
Task Title	Civic Park Coastal Protection Construction	
Task Type	Construction	
Work Performed By	Contractor Only	
Task Description	Construction of the coastal protection elements of Civic Park, a nature-based coastal protection element of North Bay Village.	
Task Goal	To construct nature-based coastal protection as part of the redesign of one of the few public open spaces in North Bay Village, also providing protection for the new to-be-build Village Hall, Police Station, and Fire Station.	
Time to Completion	3 years	
Deliverables	1) Final design and Certification of Occupancy (if applicable) and Certificate of Completion signed by a Florida-registered Professional Engineer.	
Budget Cateogry	Contractual Services	
Budget Amount	$	1,610,000.00
Match Amount	$	805,000.00
Grant Ask	**$**	**805,000.00**



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Feet

1:678

LEGEND

- CATCH BASIN
- MANHOLE
- Pipes
- Parcel



Black & Veatch

Rockdale County Water Resources
Snapping Shoals Basin

Civic Park Project Area

Data source: Miami Dade County Open Data Hub

ITEM NO. 11.F

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Leo Cosio,

SPONSORED BY:

SUBJECT: **A Resolution Ratifying the Submission of a Resilient Florida Grant for the Treasure Island Resilience Implementation Project - *Village Manager Ralph Rosado, PhD, AICP***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE SUBMISSION OF A GRANT APPLICATION FOR A RESILIENT FLORIDA GRANT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO PROVIDE FUNDING FOR THE TREASURE ISLAND RESILIENCE IMPROVEMENT PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

Approve the resolution supporting the Village's Resilient Florida Grant application.

BACKGROUND AND ANALYSIS

See attached memos.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

$11,621,850 potential grant award

PERSONNEL IMPACT

NONE

ATTACHMENTS

Resolution Authorizing Village Manager To Apply For FDEP Grant - TI - FIN.pdf
Memo - Authorizing Village Manager to Apply for FDEP Grant 2.pdf
Memo Black - Veatch Treasure-Island-RFGP.pdf

RESOLUTION NO. 2023- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE SUBMISSION OF A GRANT APPLICATION FOR A RESILIENT FLORIDA GRANT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO PROVIDE FUNDING FOR THE TREASURE ISLAND RESILIENCE IMPROVEMENT PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village (the "Village") desires to improve and upgrade roadways and stormwater infrastructure as part of the Treasure Island Resilience Improvement Project (the "Project"); and

WHEREAS, pursuant to Section 380.093, Florida Statutes, the Florida Department of Environmental Protection ("FDEP") may provide grants to municipalities through the Resilient Florida Grant Program to fund, among other things, projects that reduce flood risk (the "Grant"); and

WHEREAS, the Village submitted a grant application for the Grant, attached hereto as Exhibit "A," in the amount of up to $11,621,850 to provide funding for the Project (the "Grant Application"); and

WHEREAS, if approved for the Grant, the Village will provide matching funds of up to 50% of the Grant award; and

WHEREAS, the Village Commission desires to support and ratify the submission of the Grant Application, attached hereto as Exhibit "A," to FDEP for the Project; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Ratification. That the Village Commission hereby supports and ratifies the submission of the Grant Application, attached hereto as Exhibit "A," to FDEP for the Project.

Section 3. Effective Date. That this Resolution shall be effective immediately upon 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 Brent Latham	_____
Vice Mayor Richard Chervony	_____
Commissioner Goran Cuk	_____
Commissioner Andy Rotondaro	_____
Commissioner Rachel Streitfeld	_____

PASSED AND ADOPTED on this 12th day of September, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

NORTH BAY VILLAGE
EST. 1945

North Bay Village
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: **September 12, 2023**

To: **Honorable Mayor, Vice Mayor and Members of the Village Commission**

From: **Leo Cosio, Chief of Staff**

Subject: **Resolution Authorizing Village Manager to Apply for FDEP Grant for Treasure Island – *Village Manager Ralph Rosado, Ph.D., AICP (Chief of Staff Leo Cosio)***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO APPLY FOR AN FDEP GRANT. PROVIDING FOR AUTHORIZATION; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Suggested Action: Approve as presented.

BACKGROUND AND ANALYSIS

The Village Manager requests Commission authorization to apply for an FDEP grant with a potential award of $11,621,850. This grant will provide necessary funding to improve and upgrade roadways and stormwater infrastructure as part of the Treasure Island Resilience Improvement Project.

If approved for the grant, the Village will provide matching funds of up to 50 percent of the grant award with the assistance of stormwater bond funds.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

$11,621,850 potential grant award

PERSONNEL IMPACT

NONE

MEMORANDUM

DATE: September 1, 2023

TO: Ralph Rosado Village Manager, North Bay Village

FROM: Alec Bogdanoff, Ph.D. & Erin Craddock, Brizaga

RE: Resilient Florida Grant – Treasure Island

The State of Florida created the Resilient Florida Grant Program, which provides money to local governments for infrastructure projects that reduce the risk of flood and sea level rise.

The Black & Veatch team provided support to develop an application for North Bay Village for *Treasure Island Green Infrastructure Roadway Resilience Project*. The total cost of the project is estimated at $16,818,700.00, and the Village applied for a grant of **$11,621,850.**

A grant application was submitted at 1:43PM on Friday, September 1, 2023, and confirmation of submission is on the next page of this memorandum. The serial number for this application is RAN-01006.

After the confirmation page, the following are provided:

- The responses to the online questionnaire, as part of the grant application
- The task and budget spreadsheet, which is used to complete the online grant application.
- A project map of the project area

The following documents were uploaded as part of the submission and are provided in a Zip file for your records:

- Stormwater Master Plan
- GIS files noting the project area and location, as required by the grant
- A draft resolution regarding the application
- Commission Meeting Minutes regarding the stormwater bond

Application Submitted

2 messages

Alec Bogdanoff <alec@brizaga.com> Fri, Sep 1, 2023 at 1:43 PM
To: "mlobban@nbvillage.com" <mlobban@nbvillage.com>, "alec@brizaga.com" <alec@brizaga.com>

This is not a notice of award

Greetings,

Your community's (North Bay Village) Resilient Florida grant application for the project titled "Treasure Island Green Infrastructure Roadway Resilience Project" has been successfully submitted. The serial number associated with your application is **Application #**RAN-01006. If contacting us regarding your application, please have your project title and serial number information ready so that we may better assist you.

Please visit our website to view the latest information about our program as well as any additional grant opportunities within the Office of Resilience and Coastal Protection.

Applications will be reviewed following the closing of the Application Period on September 1 and awards will be selected in the following order:

1. Implementation/Construction Projects submitted for the Statewide Flooding and Sea Level Resilience Plan – Awards determined by December 1.
2. Planning Projects – Awards determined in Q3 (Jan – March).
3. Note* - Regional Resilience Entities will follow fiscal year and awards decided as soon as possible while portal is still open.

Sincerely,
Resilient Florida Program

Office of Resilience and Coastal Protection
Resilience@FloridaDEP.gov
(850) 245-7600
This is not a notice of award

Treasure Island Resilience Improvement Project
North Bay Village
Resilient Florida Grant Application

- **Applicant Account:** North Bay Village
- **Applicant Grant Manager:** Marlon Lobban
- **Applicant Authorized Signee:** Ralph Rosado
- **Applicant Fiscal Agent:** Angela Atkinson

Project Information

Choose the Entity Category (*Refer to 380.093(5), F.S., for more information*):

Municipality

Choose the project type you are submitting (*Resilient Florida Program Project Type*). Select all that apply by holding "ctrl" button down:

- Stormwater Infrastructure
- Transportation and Evacuation

Project Title (*This should be a brief synopsis of the project plan. Limited to 20 words*.):

Treasure Island Green Infrastructure Roadway Resilience Project

List the City(ices)/Town(s)/Village(s) (*List all city(ies)/town(s)/village(s) where work is to be performed*): North Bay Village

Project Location

- Latitude: 25.847425. Longitude: -80.149405.
- Project Location narrative (*Neighborhood, part of town, intersection, etc.*): Treasure Island is the largest and easternmost island of the three islands of North Bay Village. North Bay Village is located in Miami-Dade County and is one of the world's most vulnerable areas to sea level rise.

Will any of the work to be performed or fall on state lands?

- No

Area Served (If applicable, area served only required for projects that mitigate risks on a regional scale): Not Applicable

Sponsor City/County (If applicable. If the applicant is the sponsor, leave blank.): Leave Blank

Background

Explain the demonstrated need(s) and how the project will address those needs. (Explain the demonstrated need which the project addresses.)

Significant infrastructure upgrades are needed on TI to address sea level rise, decaying pipes, and flooding issues on the island. TI lies lower than the other two islands in the Village. This project will incorporate green infrastructure in newly designed roads that maximize existing right-of-way for enhanced drainage capacity while adding a Florida-friendly landscape. The Project will mitigate flooding by raising roadways, developing water storage capacity, and enhancing drainage efficiency. It also improves public safety by calming streets and sidewalks. The Project is a complete overhaul of an obsolete stormwater system and will reduce flooding and the risks of sea level rise.

Explain how the proposed project fits into the Project Types chosen.

The Project is a key part of the brand-new stormwater system contemplated in NBV's Stormwater Master Plan (SWMP). All roads within the Project scope provide direct access to an evacuation route. Green infrastructure along the roadways will improve functionality and accessibility during flood and emergency conditions and contribute to the health of Biscayne Bay.

Project Scoring Criteria –
Assume all descriptions are no more than 1,000 characters with spaces

Tier 1 Criteria Information (40%)

Does the project reduce the risk of flooding or sea level rise identified in a comprehensive vulnerability assessment or the comprehensive statewide flood vulnerability and sea level rise assessment? If yes, please explain. (Until July 1, 2024, applicants without a comprehensive vulnerability assessment shall receive points based on risks posed by flooding or sea level rise identified in an assessment, report, evaluation, or other documentation of risk that addresses flooding or sea level rise.)

This project reduces the risks of sea level rise and flooding by protecting TI's roads and transforming its outdated stormwater system. Permeable pavement, bio-swales, elevated infrastructure, and climate-adaptive measures will be part of the approach to enhancing TI's resilience. The Village is finalizing its vulnerability assessment and completed its SWMP, which is the basis of this and other narratives. Page 16-3 shows that this area has the highest flood severity ranking in the entire Village.

The Project will significantly reduce the exposure, vulnerability, and high risk of flooding on TI (page 7-2, SWMP). Pages 11-2 and 11-3 of the SWMP demonstrate the impact of compound flooding events on TI. Page 18-18 to 18-21 demonstrates flood reduction achieved by the proposed improvements in this Project and the SWMP program. Flooding would be reduced by several feet across the majority of TI. Phase 1

construction will focus on the southwest portion of TI (historically worst flooding).

Does the project reduce the risk of compound flooding identified in a vulnerability assessment or the comprehensive statewide flood vulnerability and sea level rise assessment? If yes, please explain. (Until July 1, 2024, applicants without a comprehensive vulnerability assessment shall receive points based on risks posed by flooding or sea level rise identified in an assessment, report, evaluation, or other documentation of risk that addresses flooding or sea level rise.)

The Project is an example of proactive urban planning and engineering to counteract the complex challenges posed by compound flooding. By focusing on green infrastructure for stormwater and road improvements, the Project addresses high groundwater levels, future sea level rise, and King Tides. The Project represents a comprehensive strategy for minimizing the adverse effects of such compound events, which already occur, causing damage to public and private assets. Rising sea levels, heightened groundwater levels, intensified rainfall patterns, and the escalating threats posed by stronger storm surge will be addressed.

The SWMP demonstrates how the improvements will reduce the impact of compound flooding. Pages 11-2 and 11-3 show the impact of compound flooding events on TI. Pages 18-18 to 18-21 demonstrate how capital improvement program implementation, the basis of the Project, can reduce flooding on TI. Flooding is expected to be reduced by several feet across much of TI.

Does the project reduce risk to or adapt a regionally significant asset? This can include relocation. If yes, please explain.

Yes. State Road 934 (Causeway) is a major artery for the region and a critical emergency evacuation route. The Causeway is among Florida's busiest roads, with 42,000 vehicles/day. The SWMP (Chapter 18) demonstrates that these improvements will reduce flood risk to the Causeway. Although the Project will not directly adapt the Causeway, it reduces the risk of stormwater overflowing from neighboring streets. The Project will improve local accessibility to an evacuation route by ensuring the ingress/egress areas are passable.

What percent of critical assets in the project impact area considered to be vulnerable? Please describe the method used to determine the percent selected as well as provide a list of critical assets in the project impact area. (*Vulnerable critical assets are those at risk of flooding based on applicable scenarios and standards outlined in paragraph 380.093(3)(d), F.S. Until September 1, 2024, if evaluation of those scenarios and standards is unavailable for the project impact area, best available data can be used to determine the percent.*)

- None.
- At least one critical asset but less than 20%.
- 20% or more but less than 40%.

- **40% or more but less than 60%.**
- 60% or more but less than 80%.
- 80% or more.

Insert Text:

The Project will impact all the roadways, businesses, and homes on TI, including critical assets like the current Village Hall and Treasure Island Elementary School. Elevating the roadways and improving the stormwater system, both via stormwater best management practices and green infrastructure solutions, will affect all portions of TI because the island's stormwater and transportation systems are self-contained and interconnected. Both systems are critical assets. Flood risk will be reduced on roads once the proposed systems are implemented. Most of the critical assets of the Village are on TI, and because the improvements will reduce flooding across the entire island, it will impact over half of the critical assets of the Village.

Does the project contribute to existing flood mitigation projects that reduce upland flood damage cost by incorporating new or enhanced structure or natural system restoration and revegetation? If yes, please explain.

- No.
- Yes, by incorporating new or enhanced structure.
- Yes, by incorporating natural system restoration and revegetation.
- **Yes, by incorporating BOTH new or enhanced structure AND natural system restoration and revegetation.**

The Project is part of NBV's robust efforts over the last four years to develop a holistic approach to future-proofing its infrastructure. The capital projects outlined in the SWMP include pump stations, new outfalls, larger and more interconnected pipes, backflow preventers, land acquisition for open space, and more. The Village is also implementing comprehensive floodplain management, land development code updates (such as higher seawall standards), and other policy measures to address resilience.

New stormwater and road infrastructure will reduce the risks of sea level rise, rainfall, tidal, and compound flooding. The Village is prioritizing natural systems as part of its resilience plans. These systems will include bioswales and hybrid green-gray infrastructure, including a native revegetation plan. NBV will proactively seek innovative, green solutions. The Project is also consistent with the Village's "NBV100" Master Plan.

<u>Tier 2 Criteria Information</u>

What is the current frequency of flooding or erosion in the project impact area? (*If area has been flooded 3 times in 5 years or is experiencing ongoing erosion, supporting documentation must be submitted with the application*)

- No current flooding or erosion.

- **Has experienced flooding or erosion in the last 3 years.**
- Has been flooded at least 3 times in the last 5 years or is experiencing ongoing erosion. If area has been flooded 3 times in 5 years or is experiencing ongoing erosion, please explain and provide documentation.

  As shown in the SWMP, TI is a low-lying barrier island prone to flooding. Page 7-2 of the SWMP demonstrates all areas of flooding in the 5-year, 24-hour storm. The Village also contends with recurrent sunny-day flooding, inundated roads after regular rainfall, and high groundwater levels that exacerbate stormwater impacts. The SWMP demonstrates the pressing need for completely overhauling existing infrastructure. Also, see page 6-1.

What is the current severity of flooding or erosion in the project impact area? (If area has been flooded greater than 1 foot in the current and each of the previous three calendar years, been flooded for 7 consecutive days or erosion is critical for the asset class, supporting documentation must be submitted with the application)

- No current flooding or erosion
- **Flooding greater than 3 inches in last 3 years or has ever experienced unmitigated erosion**
- Flooded greater than 1 foot in the current and each of the previous three calendar years, has been flooded for 7 consecutive days or erosion is critical for the critical asset class. If area has been flooded greater than 1 foot in the current and each of the previous three calendar years, been flooded for 7 consecutive days or erosion is critical for the critical assets class, supporting documentation must be submitted with the application.

  See 6-1 of the SWMP.

What is the status of the project design? (*To receive points for a completed design, plans properly certified by a professional in the relevant field must be submitted with the application.*)

- Not designed
- **Partially designed or site-specific environmental or geotechnical reports have been completed**
- Design is complete. To receive points for a completed design, plans properly certified by a professional in the relevant field must be submitted with the application

  Geotechnical reports included in the SWMP note that the roadways need to be reconstructed and this information can be utilized during the design phase.

Permitting and easement acquisition status. If applicable, please provide a list of necessary permits/easements and application statuses.

- **Necessary permits and easements have been identified**
- All permits have been applied for or at least one permit has been approved

- All necessary permit(s) and easement(s) have been authorized/obtained
- No permits or easements are required for the project

The following permit needs have been identified: ERP from Water Management District, NPDES, DERM Class II Permit, and appropriate building permits from the Village

Are local funding sources committed as cost share or is the project in a financially disadvantaged small community as defined in 380.093(5)(e), F.S.? If yes, please explain and provide documentation.

Yes No

Funds are ready and available for cost share. Voters approved a $60M stormwater and roads bond by almost a 2:1 margin on 11/8/22. This bond referendum approved one of the highest per-capita dollar amounts for resilience in Miami-Dade County history. This strong approval demonstrates that NBV residents are invested in and supportive of comprehensive, long-term solutions to the challenges posed by sea level rise and stronger storms and that they want protection now.

Does the project include environmental habitat enhancement or nature-based solutions? If yes, please explain.

Yes No

The Project will prioritize nature-based solutions where possible as directed by the Village Commission and noted within the SWMP and NBV100 Master Plan. Green infrastructure solutions that will be considered include, but are not limited to bioswales, bulb-outs, pollution control structures, dry retention ponds, streetscape and promenade management, pavement reduction, permeable pavement and porous asphalt, linear infiltration gardens, canopy trees and modular tree cells, tree box filters, wetland filter planter boxes, and Florida-friendly landscaping principles. Nature-based solutions will be a top priority of the Project, and innovative solutions will be considered during the design phase.

Does the project impact area include area that is identified as state or federal critical habitat for threatened and endangered species? If yes, please explain.

Yes No

Improving TI's stormwater system will also improve the water quality of the discharge from the system. The stormwater system directly discharges into the Biscayne Bay Aquatic Preserve, a protected habitat. Biscayne Bay is the largest estuary in Florida and the only large, subtropical protected bay in the continental United States. Biscayne Bay provides habitat for a variety of juvenile and adult marine species, as well as several of Florida's imperiled species, including the Florida manatee, the smalltooth sawfish, the American crocodile, and Johnson's seagrass. Johnson's seagrass is the first and only

marine plant to be listed as "threatened" on the Endangered Species List.

Is the project cost-effective? If yes, please explain.

Yes No

The Village has a resilience program management team, funded through the $60M bond, that will be leveraged for this Project. The Village and consultant team are ready to design and implement the resilience improvements. The Village will be leveraging other projects to streamline activities, as appropriate. According to the Southeast Florida Business Case Analysis for Resilience published by the Urban Land Institute, community-wide adaptation has a cost-benefit ratio of 2.08 for the entire region, on average, and 9.26 for Miami-Dade County, on average. Community-wide adaptation is cost-beneficial and cost-effective.

Furthermore, the number of structures impacted by the 100-year flood is a key factor in the prioritization of areas in the SWMP, and the southwest corner of TI was the top-ranked area at risk for the Village. These improvements are cost-effective methods for reducing the potential flooding of homes on the island.

Tier 3 Criteria Information

Is 50% local, state, or federal cost share secured for the project? If 50% cost share has been secured, please provide documentation with the application.

- No (unless the project is in a financially disadvantaged small community).
- Cost share has been identified but not appropriated or released.
- **Cost share has been secured.**
- The project is in a financially disadvantaged small community and cost share is not required.

The Village has a $60M general obligation bond for stormwater, which can be used for this project. The resolution authorizing the bond is provided as backup to this application. The Village is requesting no cost share for preconstruction activities as allowed under 380.093 for small communities. However, the Village is able to cover the 50% cost share of the entire project, if necessary.

Has state funding previously been awarded for the project? If so, for what? Please explain and provide information sufficient for the Department to verify previous state funding. (Pre-construction activities are defined ins. 380.093(2)(c), F.S.)

No.

Will this project exceed Florida Building Code flood-resistant requirements and local floodplain management regulations? If yes, please outlines the specific requirements and details relating to how the design exceeds the criteria.

Yes. This project will consider design criteria for roadways beyond what is standard for the Village. Flood resistant construction requirements in the Florida Building Code and flood plain management regulations set forth in 44 Code of Federal Regulations (CFR) part 60 will be met or exceeded. Furthermore, any structures (e.g., pump stations) will be built above the required Federal Emergency Management Agency (FEMA) floodplain elevation and consider future sea level rise.

Tier 4 Criteria Information

Does this project include innovative technologies designed to reduce project costs and provide regional collaboration? If yes, please specify which technologies will be used and explain why they are innovative as well as how they will reduce cost and provide regional collaboration. (For this criterion, "innovative" means an emerging technology or a proven technology used in a unique way to adapt one or more critical assets to the effects of flooding or sea level rise.)

Yes No

Yes. One such technology being investigated for implementation as part of the design is "smart" sensor networks along roadways and infrastructure. These sensors monitor water levels, climate conditions, and traffic patterns in real time. Officials can respond proactively to flooding events by analyzing data, optimizing emergency services, and prioritizing resource allocation. This technology reduces costs by minimizing damage and streamlining response efforts. Additionally, data collected can be shared with neighboring regions, encouraging collaborative approaches to regional climate resilience. Furthermore, the materials used will be sustainable and where possible, pervious surfaces will be utilized. Furthermore, the roadway redesign will transition portions of the community to one-way roads to maximize the right-of-way for drainage and nature-based solutions.

Does the critical asset being adapted or the project impact area contain a financially disadvantaged community? If yes, please explain the metric used to determine financial disadvantage (ex. Local income compared to state average).

Yes **No**

Additional Information

Will this project benefit a spring? If yes, please explain.

Yes **No**

Will this project protect water sources using alternative water supplies? If yes, please explain.

Yes **No**

Will this project construct, upgrade or expand facilities to provide waste treatment? If yes, please explain.

Yes **No**

Will this project convert septic to sewer? If yes, please explain

Yes **No**

Does this project include green stormwater infrastructure?

Yes No

Green stormwater infrastructure is prioritized as part of the SWMP and this project. This is detailed throughout the application.

Has this project been submitted to other programs for funding? If yes, please explain.

Yes No

This project has been submitted for a federal PROTECT grant, as well.

What is the population of your community? (Enter integer values only.)

8,206

Estimated Project Duration: 48 months

Permitting (Brief description of expected permit determinations necessary for project completion or relevant permit information once permitted.): Outside of standard development permits, no additional permits will be required.

Lands, Easements, Rights of Way (Brief description of acquisitions or permissions necessary for project completion or relevant information once required.):

Land and/or easements will be required, but the specifics will be determined during the design phase of the project.

Critical Infrastructure (Select yes if this project includes critical infrastructure that is confidential or should be redacted from public records searches):

Project in a Coastal Zone: No

SLIP Study required: No

Source of Match: Local/Municipal

Funding Mechanism (Program utilized or local funding mechanism.): General Obligation Bond

Local Project Phase:

- Planning
- **Pre-construction (design, permitting, etc.) Construction**
- Post-construction Monitoring
- Closed

Project Work Plan

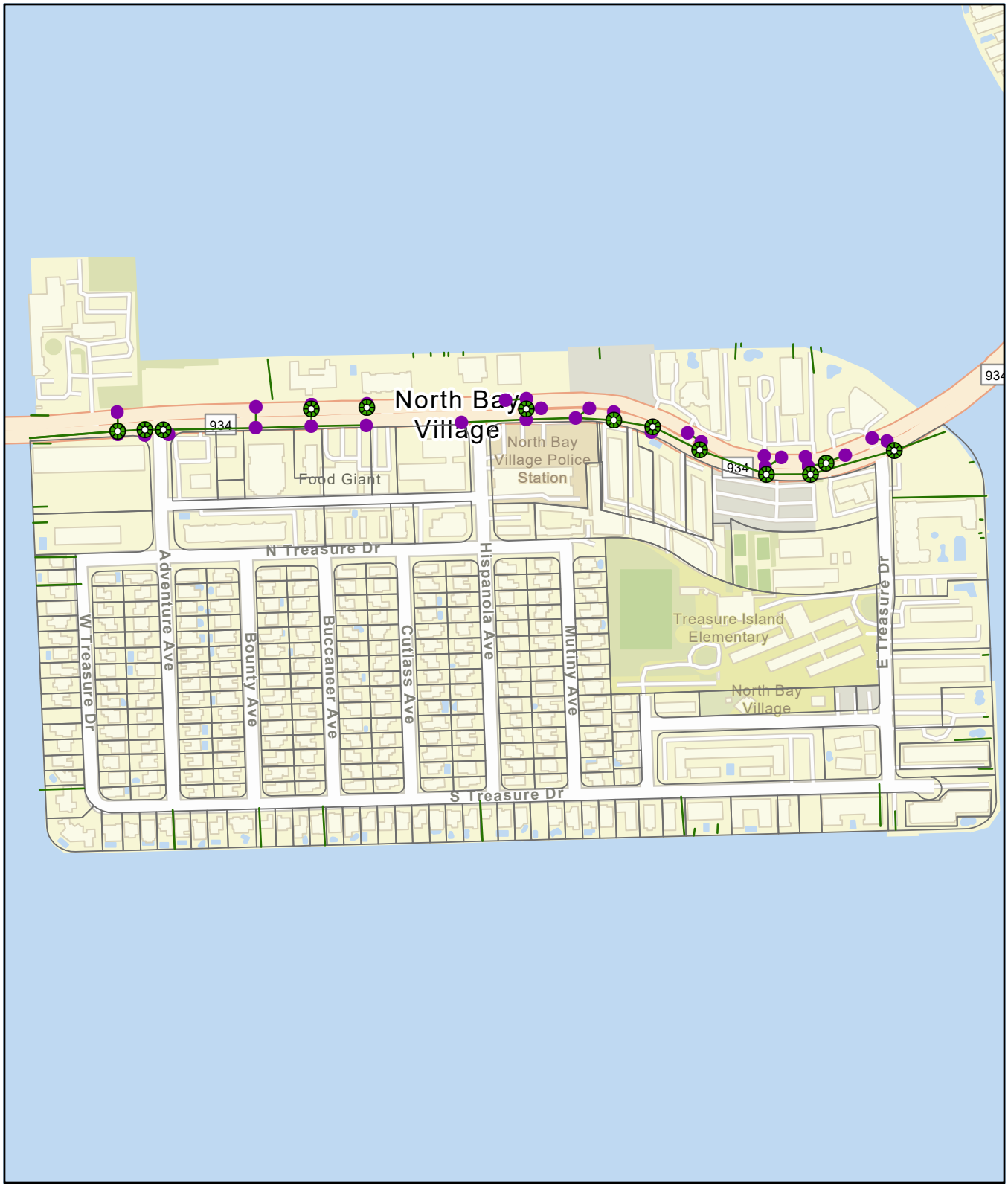
Project Summary (*Provide a brief synopsis of the project. Limited to 75 words.*):

Treasure Island, the largest of the three islands in the Village, requires significant upgrades to mitigate flooding due to its lower elevation and obsolete roadway and drainage infrastructure. The Project rebuilds higher, greener roads, improves landscaping and public safety, enhances stormwater systems capacity and efficiency, and improves Biscayne Bay water quality while establishing overall flood resilience for the Village's most populated and active area.

Project Description (*This should be a concise summary of the work being done. It may explain the broader issue that the project will address or what the end goal of the work is. It should NOT restate the tasks or deliverables and should not give specifications or similar detailed descriptions. Limited to 300 words.*):

Treasure Island is the largest of the trio of islands in the Village. Positioned at a lower elevation than its North Bay counterparts, this island mandates comprehensive upgrades. The area has been prioritized as the most critical for improvements based on the comprehensive Village-wide Stormwater Master Plan (SWMP). The entire portion of the community south of the main east-west arterial road, State Road 934, will be redesigned and upgraded, including the roadways and stormwater system. Conceptual plans have been developed as part of the SWMP. This grant would support the development of construction drawings for all upgrades on Treasure Island and Phase 1 construction, which would raise and improve the area most at risk (the southwest corner of the island). The roadways are planned to be converted to one-way streets to maximize the right-of-way for drainage and nature-based solutions. The improvements will ensure that all roadways on Treasure Island meet the desired level of service now and through 2070. This project mitigates the risk of flooding and sea level rise for the Village, with an additional focus on improving water quality discharge to Biscayne Bay and implementing natured-based solutions where possible.

Task Number	**1**	**2**	**3**	**4**
Task Title	Design & Permitting	Community Outreach	Property Acquisition	Construction
Work Performed By	Consultant	Consultant	Consultant	Consultant
Task Description	Design and permitting for Treasure Island Roadway improvements, including a focus on nature-based and innovative solutions.	Using Community outreach to engage residents of the construction and improvements happening within Treasure Island with a focus on nature-based solutions.	As part of the project, given the limited Village-owned property in the area, there will be a need to acquire property and/or right-of-way to complete the ncessary resilience improvements.	The first phase of construction on the Treasure Island Resilience Imroprovements Project, which was identified as part of the Stormwater Master Plan.
Task Goal	To develop design and permitting needs, as well as apply for necessary permits for Phase 1 of construction.	To ensure necessary community buy-in and input, and provide frequent updates on the progress of the project.	To acquire necessary property and easements to compelte the project.	To construct Phase 1 of the overall Treasure Island resilience improvements with a focus on green infrastucture.
Time to Completion	2 years	3 years	3 years	3 years
Deliverables	1) Final pre-design documents, feasibility study… 2) Final design documents signed by the Florida-registered Professional Engineer…	1) A summary report from each workshop or meeting…	1) Copies of all appraisal, the closing statement or all closing documents…	1) Final design and Certificate of Occupancy (if applicable)… 2) Date color photographs of on-going work and...
Budget Cateogry	Contractual Services	Contractual Services	Contractual Services	Contractual Services
Budget Amount	$ 2,925,000.00	$ 115,000.00	$ 3,500,000.00	$ 10,278,700.00
Match Amount	$ -	$ 57,500.00	$ -	$ 5,139,350.00
Grant Ask	**$ 2,925,000.00**	**$ 57,500.00**	**$ 3,500,000.00**	**$ 5,139,350.00**



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Feet

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LEGEND

- CATCH BASIN
- MANHOLE
- Pipes
- Parcels



Black & Veatch

Rockdale County Water Resources
Snapping Shoals Basin

Treasure Island Project Area

Data source: Miami Dade County Open Data Hub

NorthBayVillage August 24, 2023

ITEM NO. 11.G

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Delroy Peters, Engineer / CIP Manager

SPONSORED BY:

SUBJECT: **A Resolution Approving Intergovernmental Agency Agreement with Miami Dade County for Village-wide Installation of Branded Street Signs - *Village Manager Ralph Rosado, PhD, AICP (CIP Manager Delroy Peters)***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN INTERGOVERNMENTAL AGENCY AGREEMENT WITH MIAMI-DADE COUNTY FOR THE INSTALLATION OF VILLAGE-BRANDED STREET NAME SIGNS WITHIN THE VILLAGE; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Adopt a resolution to secure Miami-Dade County approval of the installation of new custom street signage.

BACKGROUND AND ANALYSIS

Project Background/Scope

In 2021, the North Bay Village Commission introduced a fresh perspective through the adoption of the Village Brand Guide. The NBV Branding Guide lays the foundation for a cohesive and distinctive image for our Village. As part of the branding initiative, the Village would like to design, fabricate, and install a series of new street name signs.

Current Project Status

Under Work Order #011, the design concept for the new street signs has been successfully accomplished by Stantec. This accomplishment marks the initial phase of the project. The subsequent stages encompass the comprehensive design and fabrication of these signs. As of

now, the project has advanced into the bid phase, wherein the Village received proposals from potential bidders. The subsequent step involves selecting the most suitable bidder for the project. This selection will occur under a separate agenda item.

Interlocal Agreement with Miami-Dade County Department of Transportation and Public Works (MDDTPW)

An Interlocal agreement between North Bay Village and the Miami-Dade County Department of Transportation and Public Works (MDDTPW) was drafted with concurrence from the county. MDDTPW will fully execute the agreement after the County approves the final street sign design submitted by the Village.

Approval Request

MDDTPW requires a resolution from the Village, officially accepting the Interlocal agreement. This resolution will be submitted to the County with the Interlocal agreement, and the design plans.

It is recommended that the Village Commission approve the Interlocal Agreement with the Miami-Dade County Department of Transportation and Public Works for the Village-wide installation of Street Signs

Funding

This item does not require any funding.

Approval of this item will help to make North Bay Village safer and more livable; as such, it promotes the pillar of Livability.

Livability

By centering on people – residents, business owners and visitors – North Bay Village will become a more attractive place to work, live and do business. The NBV100 Livability pillar puts the focus on place making in four ways:

- Prioritizing people over cars,
- Embracing the waterfront,
- Improving the quality of life, and
- Refreshing the NBV identity.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ATTACHMENTS

Resolution Approving Intergovernmental Agency Agreement with MDC_ St. Signs.DOCX
Exhibit A - Intergovernmental Agreement w.MDC Re Street Signs.docx

RESOLUTION NO. 2023- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN INTERGOVERNMENTAL AGENCY AGREEMENT WITH MIAMI-DADE COUNTY FOR THE INSTALLATION OF VILLAGE-BRANDED STREET NAME SIGNS WITHIN THE VILLAGE; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village (the "Village") desires to further beautify the Village by installing Village-branded street name signs within the Village; and

WHEREAS, pursuant to Section 2-96.1 of the Miami-Dade County Code, all traffic-control devices in Miami-Dade County (the "County") are under the exclusive jurisdiction of the County; and

WHEREAS, through an Intergovernmental Agency Agreement, the County may authorize municipalities, which desire to change and install any traffic-control devices, to assume, together with all liability and without additional cost to the County, and for local municipal streets only, the installation and maintenance of street name signs; and

WHEREAS, the Village Commission desires to enter into an Intergovernmental Agency Agreement with the County, in substantially the form attached hereto as Exhibit "A", relating to the installation of Village-branded street name signs within the Village (the "Agreement"); and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval. That the Village Commission hereby approves the Agreement with the County, in substantially the form attached hereto as Exhibit "A," relating to the installation of Village-branded street name signs within the Village.

Section 3. Authorization. That the Village Commission hereby authorizes the Village Manager to execute the Agreement, in substantially the form attached hereto as

Exhibit "A," and any subsequent amendments, extensions, renewals, or related documents necessary to implement the Agreement, subject to the approval of the Village Attorney as to form, content, and legal sufficiency

Section 4. Implementation. That the Village Manager and Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 5. Effective Date. That this Resolution shall be effective immediately upon 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 Brent Latham	_____
Vice Mayor Richard Chervony	_____
Commissioner Goran Cuk	_____
Commissioner Andy Rotondaro	_____
Commissioner Rachel Streitfeld	_____

PASSED AND ADOPTED on this 12th day of September, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

INTERGOVERMENTAL AGENCY AGREEMENT
TO PERFORM TRAFFIC ENGINEERING FUNCTIONS

This Intergovernmental Agency Agreement to Perform Traffic Engineering Functions (this "Agreement") is made and entered into this ____ day of _____, 2023, by and between **North Bay Village**, **Florida,** a municipal corporation of the State of Florida, (the **"**Village") and **Miami-Dade County**, a political subdivision of the State of Florida (the "County").

WITNESSETH

WHEREAS, pursuant to Section 2-96.1 of the Miami-Dade County Code, all traffic control and traffic engineering services in Miami-Dade County are under the exclusive jurisdiction of the County; and

WHEREAS, the Village desires to assume the installation and maintenance responsibilities of certain traffic engineering functions pertaining to its municipal streets and right-of-ways only and has requested the County to allow it to perform the installation and maintenance of branded street name signs (the "Street Name Signs"); and

WHEREAS the Village has, by proper resolution, which is attached hereto as Exhibit "A" and made a part hereof by reference, authorized its officer(s) to enter into this Agreement.

NOW THEREFORE, the Village and the County agree as follows:

1. The recitals set forth above are incorporated herein and made a part hereof by reference.

2. The Village will only install and maintain the Street Name Signs within municipal streets within its boundaries. A copy of the Village's Street Name Signs standard design detail is attached hereto as Exhibit "B."

3. The Village shall attach a decal to the back of the sign panels indicating ownership and date of installation.

4. The Village assumes sole and complete responsibility for the maintenance of all

Street Name Signs that are installed by the Village within its boundaries.

5. The Village assumes sole and complete liability for any accidents and/or injuries which may or are alleged to occur or arise out of the installation, operation or maintenance of said traffic-control devices, and hereby indemnifies and saves harmless the County from any and all claims of negligence as a result of the installation, operation or maintenance of said signs. Neither the Village nor the County in any way waives its rights and immunities under Section 768.28 of Florida Statues.

6. All Street Name Signs installed by the Village in accordance with this Agreement shall conform to the applicable requirements established by the following publications:

A. Florida Department of Transportation Standard Specifications for Road and Bridge Construction.

B. Manual on Uniform Traffic Control Devices for Streets and Highways, U.S. Department of Transportation Federal Highway Administration (ANSI D6.le-1989), including latest revisions;

C. Standard Highway Signs, U.S. Department of Transportation, Federal Highway Administration; and

D. Miami-Dade County Public Works Manual (available from the Public Works Department, Reproduction Services, 111 N.W. 1 Street, Suite 1604, Miami, FL 33128).

7. For installation of Street Name Signs, the Village shall hire a County licensed contractor or perform the work in-house by the Village Public Works Department.

8. The Village shall not remove the existing signs from the stop-top installation. Should the Village install Street Name Signs at the same locations where a stop-top street name exists, then the Village shall utilize the other corners of the intersection and subsequently notify the Traffic Signals & Signs Division of the County Public Works Department to remove the Street Name Signs from the stop-top.

9. The Village shall be responsible for keeping records of any and all installations and repairs, and furnishing pertinent documents as and when said records may be requested.

10. Failure to carry out any of the duties and responsibilities assumed herein by the

Village may result in termination of this Agreement, at the sole discretion of the County.

11. The Village assumes sole and complete responsibility for the maintenance of all such Street Name Signs.

12. Any notice or communication required hereunder shall be addressed to the following:

TO COUNTY: Miami-Dade County
Darlene M. Fernandez, P.E.
Assistant Director, Traffic Services
Department of Transportation and Public Works
111 NW 1st Street, 15th Floor
Miami, Florida 33128

TO VILLAGE: North Bay Village
Ralph Rosado, Ph.D, AICP
Village Manager
1666 Kennedy Causeway, 3rd Floor
North Bay Village, Florida 33141
RRoasado@nbvillage.com
(305) 756-7171 Ext. 24

WITH A COPY TO: Marlon Lobban, PE
Director, Public Works Department
1666 Kennedy Causeway, 3rd Floor
North Bay Village, Florida 33141
mlobban@nbvillage.com
(305) 756-7171 Ext. 66

WITH A COPY TO: Haydee Sera, Village Attorney
Weiss Serota Helfman Cole & Bierman, P.L.
2800 Ponce de Leon Blvd., Suite 1200
Coral Gables, FL 33134
hsera@wsh-law.com
(305) 854-0800

13. This Agreement may be executed in one more hard or electronic counterparts, which when taken together shall constitute one fully executed instrument.

IN WITNESS WHEREOF, the Village and the County have set their hands the day and year above written.

FOR MIAMI-DADE COUNTY, FLORIDA:

_____
EULOIS CLECKLEY, DIRECTOR AND CEO
OF MIAMI-DADE COUNTY DEPARTMENT OF
TRANSPORTATION AND PUBLIC WORKS

ATTEST:

_____
DEPUTY CLERK
PRINT NAME: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
MIAMI-DADE COUNTY ATTORNEY'S OFFICE

FOR NORTH BAY VILLAGE, FLORIDA:

_____
RALPH ROSADO, VILLAGE MANAGER

ATTEST:

_____
ALBA L. CHANG, VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

Exhibit “A”
[Copy of North Bay Village Resolution]

Exhibit “B”
[Copy of Street Name Signs Standard Design Detail]

ITEM NO. 11.H

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Marlon Lobban, Public Works Director

SPONSORED BY:

SUBJECT: **A Resolution Authorizing the Village to Obtain a Drainage Utility Easement for the Proposed Drainage Outfall on North Bay Island - Village Manager Ralph Rosado, Ph.D., AICP (*Public Works Director Marlon Lobban, PE)***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, FINDING THAT ACQUISITION, THROUGH NEGOTIATED CONVEYANCE, OR THE USE OF EMINENT DOMAIN OF PRIVATE PROPERTY DESIGNATED AS PARCEL 1 (PERMANENT EASEMENT) SERVES A PUBLIC PURPOSE AND IS NECESSARY FOR CONSTRUCTION OF STORMWATER PUMP STATION IMPROVEMENTS ON NORTH BAY ISLAND; AUTHORIZING THE VILLAGE ATTORNEY AND OTHERS ACTING ON THEIR BEHALF TO INITIATE EMINENT DOMAIN PROCEEDINGS, IF NEEDED; AUTHORIZING THE VILLAGE MANAGER, VILLAGE ATTORNEY, AND OFFICIALS ACTING ON THEIR BEHALF TO RETAIN EXPERT WITNESSES AND CONSULTANTS, AND TO TAKE ALL FURTHER ACTIONS THAT ARE REASONABLY REQUIRED TO ACQUIRE THE PRIVATE PROPERTY DESCRIBED IN EXHIBIT "A" AND IMPLEMENT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE

It is recommended that the Village Commission authorize the Village Attorney to take action to obtain a drainage easement on private property, as part of the improvements for the proposed drainage pump on North Bay Island.

BACKGROUND AND ANALYSIS

The Village is proposing to provide a comprehensive upgrade to the storm sewer system to fully address and mitigate roadway flooding in North Bay Island, by upgrading the stormwater pump system to discharge runoff into the tidal waters of Biscayne Bay in lieu of relying on drainage wells. As such, improvements include increasing the discharge capacity of the drainage system by upgrading the pump size and installing a new outfall culvert to accommodate the additional runoff flow. This would include replacing the existing pump

station with a new system that includes upgrading of pump discharge capacity to 19,000 gpm, removing the existing drainage well, and adding a new conveyance system along Bay Terrace prior to out-falling into the Bay.

A drainage easement will be needed for the placement of a new outfall as part of the North Bay Island Stormwater Pump Station Improvements. Securing the easement will dictate the survey needs and location of where the proposed pump station can be constructed.

A Basis of Design Report and a Stormwater Master Plan (collectively, the “Studies”) recommended pump station improvements with necessary outfalls, to correct existing and projected deficiencies in the flood control system on North Bay Island (the “Project”). Various alternatives were considered during the course of the Studies, as described in the Studies, and, based on a detailed evaluation, it was concluded that the existing construction plans prepared by BCC Engineering Inc. for North Bay Island Stormwater Pump Station Improvements contain the Preferred Alternative (“Preferred Alternative”) for the fulfillment of the Project’s needs. The Preferred Alternative will provide the necessary flood protection on North Bay Island, by providing necessary capacity to meet anticipated future stormwater demands, and that the Project will improve drainage by providing necessary stormwater treatment, and will improve safety by alleviating stormwater deficiencies. In order to construct the Project, it is necessary to acquire a permanent easement on Parcel 1, as legally described in Exhibit “A” and shown on the Stormwater Pump Station Area Survey on Exhibit "B", and the Project location map on Exhibit “C,” and that such acquisition serves a public purpose and is necessary for the construction, operation, and maintenance of stormwater utility improvements.

The attached exhibit highlights the proposed location of the new stormwater pump station for North Bay Island. The exhibit also shows the potential drainage easement location that is being considered for the new outfall corridor/pipe. An an approximate easement width of 20 +/- feet will be needed to accommodate the energy dissipater structure and control panel. This initiative supports the Village's efforts to become more resilient.

Resilience

Adaptive, proactive measures on climate change are necessary for our water-privileged community. NBV100 initiatives prepare for further environmental changes through three stages:

- Created in water,
- Thriving with water, and
- Protected from water

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

No Impact

PERSONNEL IMPACT
No Impact

ATTACHMENTS
Resolution Authorizing Acquisition of Parcel 1 for North Bay Island Pump Station Improvements
Exhibit A - Legal Description
Exhibit B - Stormwater Pump Station Area Survey
Exhibit C - Project Location Map

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, FINDING THAT ACQUISITION, THROUGH NEGOTIATED CONVEYANCE, OR THE USE OF EMINENT DOMAIN OF PRIVATE PROPERTY DESIGNATED AS PARCEL 1 (PERMANENT EASEMENT) SERVES A PUBLIC PURPOSE AND IS NECESSARY FOR CONSTRUCTION OF STORMWATER PUMP STATION IMPROVEMENTS ON NORTH BAY ISLAND; AUTHORIZING THE VILLAGE ATTORNEY AND OTHERS ACTING ON THEIR BEHALF TO INITIATE EMINENT DOMAIN PROCEEDINGS, IF NEEDED; AUTHORIZING THE VILLAGE MANAGER, VILLAGE ATTORNEY, AND OFFICIALS ACTING ON THEIR BEHALF TO RETAIN EXPERT WITNESSES AND CONSULTANTS, AND TO TAKE ALL FURTHER ACTIONS THAT ARE REASONABLY REQUIRED TO ACQUIRE THE PRIVATE PROPERTY DESCRIBED IN EXHIBIT "A" AND IMPLEMENT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, North Bay Village (the "Village") is committed to addressing flooding conditions that are projected to occur on North Bay Island by construction of a pump station system to include necessary outfalls; and

WHEREAS, a Basis of Design Report and a Stormwater Master Plan (collectively, the "Studies") recommended pump station improvements with necessary outfalls, to correct existing and projected deficiencies in the flood control system on North Bay Island (the "Project"); and

WHEREAS, various alternatives were considered during the course of the Studies, as described in the Studies, and, based on a detailed evaluation, it was concluded that the existing construction plans prepared by BCC Engineering Inc. for North Bay Island Stormwater Pump Station Improvements contain the Preferred Alternative ("Preferred Alternative") for the fulfillment of the Project's needs; and

WHEREAS, the Village Commission has evaluated the proposed Project and finds that the Preferred Alternative will provide the necessary flood protection on North Bay Island, by providing necessary capacity to meet anticipated future stormwater demands, and that the Project will improve drainage by providing necessary stormwater treatment, and will improve safety by alleviating stormwater deficiencies; and

WHEREAS, in order to construct the Project, the Village Commission finds that it is necessary to acquire a permanent easement on Parcel 1, as legally described in Exhibit "A" and shown on the Stormwater Pump Station Area Survey on Exhibit "B", and the Project location map on Exhibit "C," and that such acquisition serves a public purpose and is necessary for the construction, operation, and maintenance of stormwater utility improvements; and

WHEREAS, the Village Commission finds that construction of the Project would provide a fiscal and economic benefit to the Village; and

WHEREAS, the Village Commission has determined that the Project addresses long-range planning and safety needs of the Village, as described in the Studies; and

WHEREAS, the Village Commission has determined that the Project addresses environmental factors by alleviating stormwater drainage and related contamination issues on North Bay Island, and adjoining waterways, as described in the Studies; and

WHEREAS, the Village Commission finds that it is necessary to take legal action and employ legal counsel, real estate appraisers, and other experts to accomplish acquisition of property through negotiated conveyance, or through the Village's power of eminent domain, if needed; and

WHEREAS, the Village Commission is authorized by Sections 166.401 and 166.411, Florida Statutes, to exercise the right and power of eminent domain to acquire property for stormwater drainage upgrades and construction of related improvements on North Bay Island within the limits of the Village, and for the construction, operation and maintenance of stormwater drainage facilities with all rights necessary and convenient for the full use thereof.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Finding of Necessity and Public Purpose. That the Village Commission hereby declares that it is necessary to acquire, through negotiated conveyance or eminent domain, the private property designated as permanent easement Parcel 1, as legally described in Exhibit "A" and shown on the Stormwater Pump Station

Area Survey on Exhibit "B," and the Project location map on Exhibit "C," for construction, operation, and maintenance of stormwater utility improvements. It is further declared that acquisition of such parcel serves a public purpose.

Section 3. Authority to Initiate Eminent Domain Proceedings. The Village Attorney and all others acting on their behalf are authorized to initiate eminent domain proceedings pursuant to Florida Statutes Chapters 73, 74, and 166, and to file petitions, pleadings, affidavits, declarations of taking, and other documents authorized by Florida Statutes or rule of court to accomplish the acquisition as described herein.

Section 4. Authority to Retain Expert Witnesses and Consultants. The Village Attorney and the Village Manager and officials acting on their behalf are authorized to retain expert witnesses and consultants and to take such further actions as are reasonably required to implement and fully accomplish the purposes of this Resolution.

Section 5. Effective Date. That this Resolution shall be effective immediately upon 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 Brent Latham	_____
Vice Mayor Richard Chervony	_____
Commissioner Goran Cuk	_____
Commissioner Andy Rotondaro	_____
Commissioner Rachel Streitfeld	_____

PASSED AND ADOPTED on this 12th day of September, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL

Village Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

A DRAINAGE EASEMENT FOR THE CITY OF NORTH BAY VILLAGE LYING OVER A PORTION OF BLOCK 1 OF "NORTH BAY ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 59, ALL BEING OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,SAID LAND LYING AND BEING IN SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 20.00 FEET OF LOT 8 IN BLOCK 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40 PAGE 59 MIAMI DADE COUNTY PUBLIC RECORDS.

SAID LANDS LYING IN THE CITY OF NORTH BAY VILLAGE, FLORIDA AND CONTAINING 2444 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR. PREMIERE DESIGN SOLUTIONS, INC. LICENSE BUSINESS NUMBER IS LB #8017
2. NO TITLE SEARCH WAS MADE.
3. THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
4. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
5. THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. THIS DOCUMENT IS COVERED UNDER PROFESSIONAL LIABILITY INSURANCE.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPER AS REFERENCED IN RULE 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027 FLORIDA STATUTES.

LEGEND:

CL	=	CENTER LINE	POB	=	POINT OF BEGINNING
LB	=	LICENSED BUSINESS			
MDCR	=	MIAMI-DADE COUNTY RECORDS	POC	=	POINT OF COMMENCEMENT
ORB	=	OFFICIAL RECORDS BOOK	POT	=	POINT OF TERMINATION
PG	=	PAGE	R/W	=	RIGHT OF WAY

LINE LEGEND:

—— - —— - —— CENTERLINE OF THE ROAD
— — — — EASEMENT LINE
—— - - —— - - —— RIGHT OF WAY LINE / LOT LINE

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE LS 6765
DATE PREPARED: 07.13.2023

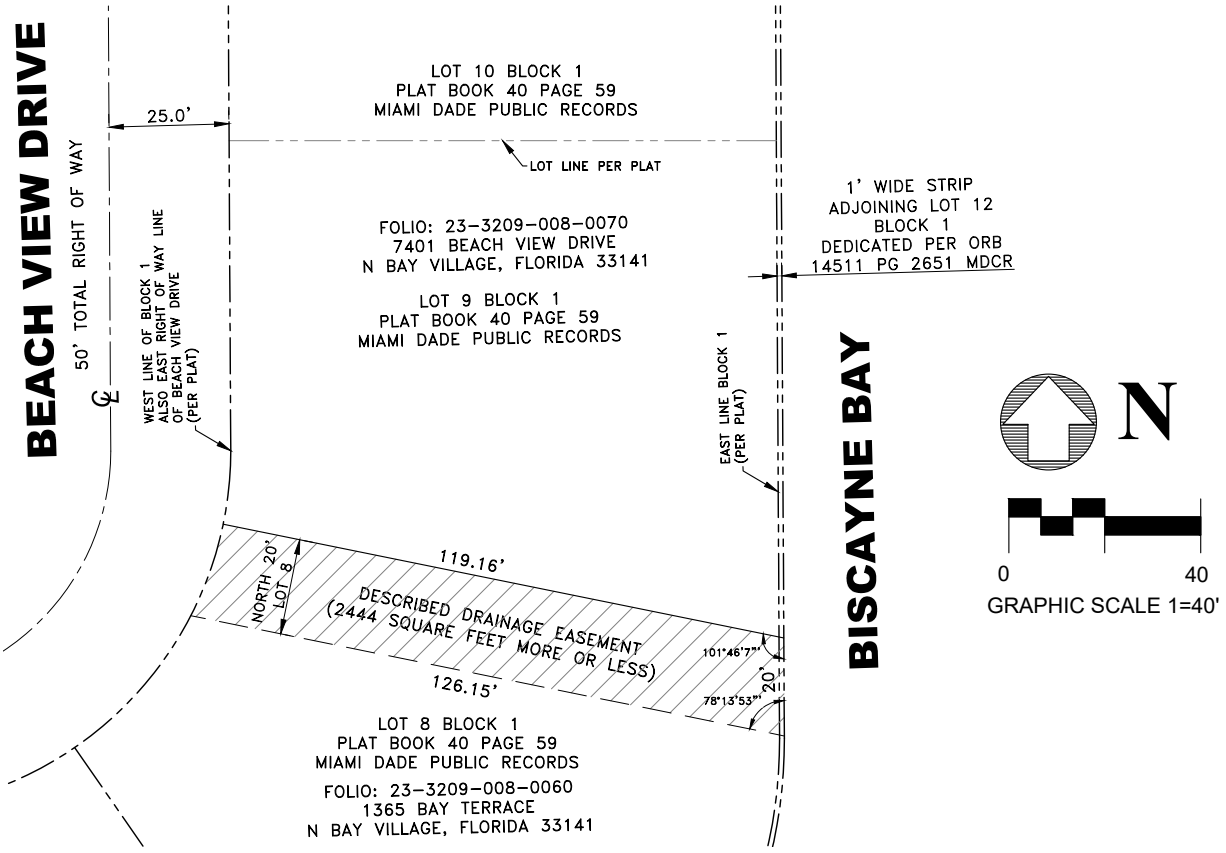
THIS DOCUMENT CONSISTS OF 2 SHEETS AND NEITHER SHALL BE CONSIDERED FULL, VALID AND COMPLETE WITHOUT THE OTHER.

SHEET 01 OF 02
(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

PREMIERE DESIGN SOLUTIONS INC.
11606 CITY HALL
PROMENADE, SUIT 200
MIRAMAR, FL 33025
954.237.7850
PDS@PDS-ENG.COM
LB 8017

PROJECT No: 20210007.2	*DRAWN DATE: 07.13.2023*	*CHECKED: FF*
	DRAINAGE EASEMENT	

DRAINAGE EASEMENT



FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE LS 6765
DATE PREPARED: 07.13.2023

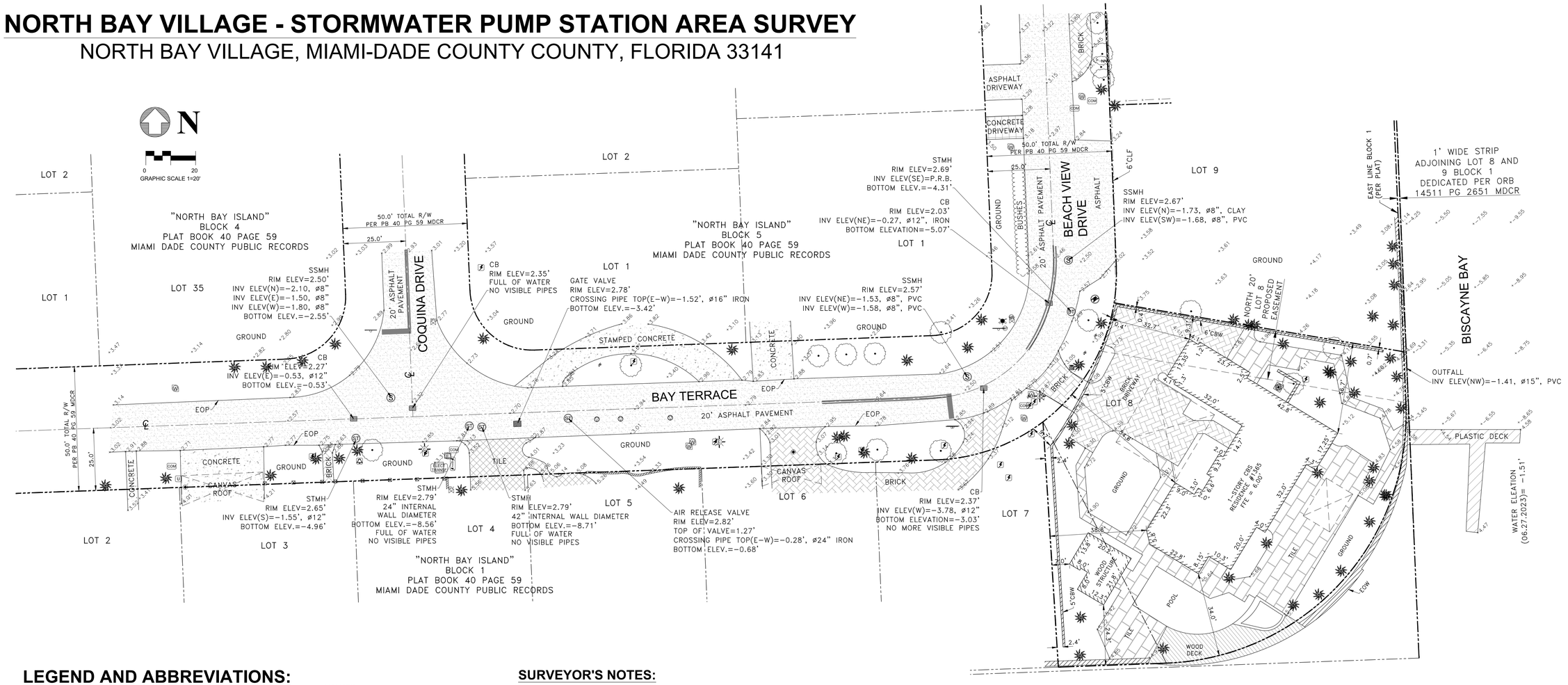
THIS DOCUMENT CONSISTS OF 2 SHEETS AND NEITHER SHALL BE CONSIDERED FULL, VALID AND COMPLETE WITHOUT THE OTHER.

SHEET 02 OF 02
(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

PREMIERE DESIGN SOLUTIONS INC. *11606 CITY HALL* *PROMENADE, SUIT 200* *MIRAMAR, FL 33025* *954.237.7850* *PDS@PDS-ENG.COM* *LB 8017*	*PROJECT No:* *20210007.2*	*DRAWN DATE:* *07.13.2023*	*CHECKED: FF*
		DRAINAGE EASEMENT	

NORTH BAY VILLAGE - STORMWATER PUMP STATION AREA SURVEY

NORTH BAY VILLAGE, MIAMI-DADE COUNTY COUNTY, FLORIDA 33141



LEGEND AND ABBREVIATIONS:

CB	CATCH BASIN
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
FFE	FINISH FLOOR ELEVATION
ID	IDENTIFICATION
INV	INVERT
NTS	NOT TO SCALE
PRB	POLLUTION RETARDANT BAFFLE
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE

-BOXES:

- BELLSOUTH BOX
- COMMUNICATION BOX
- ELECTRIC UTILITY BOX
- ELECTRIC METER
- UTILITY BOX
- WATER METER

-MANHOLES:

- CATCH BASIN
- FP&L MANHOLE
- SANITARY SEWER MANHOLE
- STORM MANHOLE

-POLE:

- CONCRETE LIGHT POLE

-VALVES:

- GAS VALVE
- MONITORING WELL
- WATER VALVE

-OTHER UTILITIES:

- CLEAN OUT
- ELECTRIC PANEL
- FIRE HYDRANT
- FPL TRANSFORMER
- GUARD POST
- POINT ELEVATION
- SPOT LIGHT
- TRAFFIC SIGN
- TREE
- TREE PALM
- CENTER LINE
- R/W (RIGHT OF WAY LINE)
- VEGETATION LINE

NOTE:
SYMBOLS SHOWN IN SURVEY DRAWINGS ARE NOT TO SCALE AND SHALL NOT BE USED TO SIZE SUCH ELEMENTS

SURVEYOR'S NOTES:

1. NO UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS. CONTACT APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
4. ALL MEASUREMENTS AS SHOWN ARE IN ACCORDANCE WITH UNITED STATES STANDARD USING THE U.S. SURVEY FEET.
5. SHOWN ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, AND MEETS THE STANDARDS OF PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.0.51 THRU 5J-17.0.53. THE VERTICAL ACCURACY OBTAINED ON THIS TOPOGRAPHIC SURVEY EXCEED THE CALCULATED VALUE OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES A COMMONLY VALUE ACCEPTED IN THE CONSTRUCTION AND SURVEYING INDUSTRY.
   USED BENCHMARK: Q-313
   -ELEVATION: 4.44 (NGVD-29). CONVERTION FACTOR=-1.54'
6. THIS TOPOGRAPHIC SURVEY IS COVERED UNDER PROFESSIONAL LIABILITY INSURANCE.
7. FIELD WORK DATE: 07.13.2023

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE SKETCH OF THIS TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



LOCATION MAP
N.T.S.

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205.
MIRAMAR, FL. 33027.
954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

REVISIONS

#	DATE

PROJECT:

NORTH BAY VILLAGE - STORMWATER PUMP STATION AREA SURVEY
NORTH BAY VILLAGE, MIAMI-DADE COUNTY COUNTY, FLORIDA 33141

TOPOGRAPHIC SURVEY

SCALE: AS SHOWN

PROJECT #20210007.1

DESIGNED DATE: 07.13.2023

DRAWN DATE: 07.13.2023

CHECKED DATE: 07.13.2023

APPROVED:

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE LS 6765
ffernandez@pds-eng.com

DATE: 07.13.2023

SHEET:

S-01

THIS SHEET IS NOT VALID WITHOUT THE OTHERS

PLOT DATE: 6/5/23



FILE LOCATION: H:\PROJECTS\0190151.03 NBV STORMWATER PUMP STATION\CAD\0190151.03_03_KMAP.DWG

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

bcc engineering
6401 SW 87th Avenue, Suite 200
Miami, Florida 33173
Tel: 305.670.2350 Fax: 305.670.2351
www.bcceng.com
Certificate of Authorization No. 7184

CITY OF NORTH BAY VILLAGE

ROAD NO.	COUNTY	PROJECT NUMBER
-	MIAMI-DADE COUNTY	0190151.03

NORTH BAY ISLAND STORMWATER PUMP STATION

PROJECT LAYOUT

SHEET NO. 2

ITEM NO. 11.I

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Delroy Peters, Engineer / CIP Manager

SPONSORED BY:

SUBJECT: **A Resolution Authorizing Work Order No. 011-A1 with EAC Consulting, Inc. in the Amount of $10,778.98 to Carry Out a Benthic Survey for the Design of the Dock and Kayak Launch of the Civic Park on East Drive Project - *Village Manager Ralph Rosado, PhD, AICP (CIP Manager Delroy Peters)***

RECOMMENDATION

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A WORK ORDER TO EAC CONSULTING, INC. FOR A BENTHIC SURVEY FOR THE DESIGN OF THE DOCK AND KAYAK LAUNCH OF THE CIVIC PARK ON EAST DRIVE PROJECT IN AN AMOUNT NOT TO EXCEED $10,778.98; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS

Project background/Project Scope

North Bay Village secured grant funding from Florida Inland Navigation District (FIND) and the Land and Water Conservation Fund to develop a Civic Park located at 7903 East Drive on Harbor Island. The scope of the grants includes a picnic area with a pavilion, the creation of a natural trail with signage, the installation of lighting and landscaping, a bike rack, and the development of a kayak launch site. The upland elements could include a children's splash pad, depending on the availability of funds, and the design of the kayak launch would consist of living shoreline components.

The scope of work for the design would incorporate a splash pad tailored for use by young

children and the incorporation of innovation sustainable and resilient technologies within the living shoreline. The Village Commission approved the initiation of design efforts through EAC Consulting, Inc. Work Order (WO) Number 011, with a total cost of $388,057.40.

Project Status

The project is currently in the design permitting phase. South Florida Water Management District, one of the permitting agencies, is requiring a second benthic survey to determine seagrass growth at waterward portion of the project site. WO 011-A1 has been submitted as an amendment to WO 011 in the amount of $19,719.18 (on an hourly-not-to-exceed basis) to carry out the survey.

Recommendation

It is recommended that the Village Commission approve Work Order 011-A1 to EAC Consulting, Inc. in the amount of $19,719.18 to carry out a benthic survey for the design of the dock and kayak launch of the Civic Park on East Drive Project

Project Funding

The Village will fund the project from Capital Projects Fund, Park Improvements, Project # CP22-10, GL 320.61.630.6204.

Project Enhancements

By completing this project, the Village hopes to achieve two of its NBV100 goals, namely:

Livability

By centering on people – residents, business owners, and visitors – North Bay Village will become a more attractive place to work, live and do business. The NBV100 Livability pillar puts the focus on place-making in four ways:

- Prioritizing people over cars,
- Embracing the waterfront,
- Improving the quality of life, and
- Refreshing the NBV identity

Resilience

Adaptive, proactive measures on climate change are necessary for our water-privileged

community. NBV100 initiatives prepare for further environmental changes through three stages:

- Created in water,
- Thriving with water, and
- Protected from water

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

The Village will fund the project from Capital Projects Fund, Park Improvements, Project # CP22-10, GL 320.61.630.6204.

PERSONNEL IMPACT

None

ATTACHMENTS

Resolution Approving WO to EAC for Benethic Survey-Civic Park Project
WO #11-A1 Civic Park Benthic Srv. amend.pdf

RESOLUTION NO. 2023- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A WORK ORDER TO EAC CONSULTING, INC. FOR A BENTHIC SURVEY FOR THE DESIGN OF THE DOCK AND KAYAK LAUNCH OF THE CIVIC PARK ON EAST DRIVE PROJECT IN AN AMOUNT NOT TO EXCEED $10,778.98; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village ("Village") issued Request for Qualifications No. 2019-005 (the "RFQ") for continuing professional engineering services (the "Services"); and

WHEREAS, pursuant to the RFQ, the Village Commission selected EAC Consulting, Inc. (the "Consultant") as one of the consultants to provide the Services and authorized the Village Manager to execute an agreement with Consultant (the "Agreement"); and

WHEREAS, the Village requires an updated benthic survey (the "Services") for the design of the dock and kayak launch of the Civic Park on East Drive Project (the "Project"); and

WHEREAS, Consultant has provided a proposal, attached hereto as Exhibit "A," (the "Proposal") to perform the Services for the Project; and

WHEREAS, the Village Commission desires to authorize the Village Manager to issue a work order for the Project Services, in substantially the form attached hereto as Exhibit "A" (the "Work Order"), consistent with the Agreement previously entered into between the Village and Consultant in an amount not to exceed $10,778.98; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Authorization. That the Village Commission hereby authorizes the Village Manager to issue the Work Order to the Consultant for the Project Services, in

substantially the form attached hereto as Exhibit "A," consistent with the Agreement previously executed in an amount not to exceed $10,778.98.

Section 3. Implementation. The Village Manager and the Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution, including expending budgeted funds.

Section 4. Effective Date. That this Resolution shall be effective immediately upon 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 Brent Latham	_____
Vice Mayor Richard Chervony	_____
Commissioner Goran Cuk	_____
Commissioner Andy Rotondaro	_____
Commissioner Rachel Streitfeld	_____

PASSED AND ADOPTED on this 12th day of September, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

WORK ORDER No. 11-A1

Dated this day of , 2023

NORTH BAY VILLAGE PUBLIC WORKS DEPARTMENT

CIVIC PARK ON EAST DRIVE
BENTHIC- 2ND SURVEY

PROFESSIONAL SERVICES

This Work Order between North Bay Village, a Florida municipal corporation ("VILLAGE"), and EAC Consulting Inc. authorized to transact business in Florida ("CONSULTANT"), is pursuant to the General Professional Engineering and Architectural Services Agreement dated November 18, 2019 and expiring on November 18, 2023.

PROJECT DESCRIPTION

Civic Park on East Drive is located at 7903 East Drive, North Bay Village, Fl 33141. Per the request of South Florida Water Management District (SFWMD) during the pre-application meeting held on August 2, 2023, we respectfully submit a new proposal to provide an updated benthic survey.

The scope of services will be provided by our team including our sub consultants:

- ***EAC Consulting, Inc,*** providing project management.
- ***Res+Esciences*** providing benthic surveying services. Please refer to the full scope of services fee proposal provided in Exhibit B.

GENERAL REQUIREMENTS

Design Standards

The CONSULTANT shall be solely responsible for determining the standards the work shall meet and obtain all the requisite regulatory approvals. The design shall include, but is not limited to, the plans and specifications, which describe all systems, elements, details, components, materials, equipment, and any other information necessary for construction. The design shall be accurate, coordinated between disciplines, and in all respects, adequate for construction, and shall be in conformity, and compliance, with all applicable laws, codes, permits, and regulations.

Quality Control

The CONSULTANT is responsible for the quality control (QC) of their work and of its sub-consultants. The CONSULTANT shall provide to the VILLAGE the list of sub-consultants which shall be used for this project. This list shall not be changed without prior approval of the VILLAGE. All sub-consultant documents and submittals shall be submitted directly to the CONSULTANT for their independent QC review. The VILLAGE shall only accept submittals for review and action from the CONSULTANT.

The CONSULTANT shall be responsible for the professional quality, technical accuracy, and coordination of all pre-design services, designs, drawings, specifications, and other services furnished by the CONSULTANT and their sub-consultant(s). It is the CONSULTANT's responsibility to independently and continually QC their plans, specifications, reports, electronic files, progress payment applications, schedules, and all project deliverables required by this task order. The CONSULTANT shall provide the VILLAGE with a marked up set of plans and/or specifications showing the CONSULTANT's QC review. Such mark-ups shall accompany the CONSULTANT's scheduled deliverables. The submittal shall include the names of the CONSULTANT's staff that performed the QC review for each component (structures, roadway, drainage, etc.).

Project Schedule

The CONSULTANT shall submit a preliminary project schedule as an exhibit of this task order. The schedule shall be prepared in Microsoft Project, and shall utilize an estimated Notice-to-Proceed (NTP), based on best available information.

The CONSULTANT shall submit a final project schedule to the VILLAGE, for approval, within 10 business days after receiving the NTP and prior to beginning work. No work shall commence without an approved schedule. The final schedule shall include design, permitting activities, submittal review timeframes, and other project activities as required to complete the work. The CONSULTANT shall submit updated project schedules as required in the specific scope of services.

SPECIFIC SCOPE OF SERVICES

The Scope of Services to be provided by CONSULTANT shall be as follows:

Task 1 – Contract/ Project Management and Coordination

EAC shall be responsible for the overall organization, coordination and management of project tasks through our assigned Project Management team. Our designated staff will manage the agreed budget and scheduling of work activities identified within this scope of work (upon receipt of NTP). Our management efforts will be completely focused on the completion of tasks and submittal of deliverables, quality management, document control protocols, identifying and communicating to North Bay Village all issues that are ongoing and their associated impacts on project progress. The management related activities on this project are anticipated to extend through tasks 2. EAC shall coordinate the receipt, review, prepare and submit monthly invoices of the project team and supporting documentation for reimbursable expenses.

Task 2 – Data Collection

1. Benthic Survey- perform an assessment and mapping of regulated benthic and estuarine resources that may be present. **It is important to note that seagrass surveys must be performed within the seagrass growing season of June 1 through September 30 as**

designated by the U.S. Army Corps of Engineers (USACE) and the National Marine Fisheries Service (NMFS).

Deliverables: The following deliverables shall be provided under Task 2:

- One (1) Electronic Copy benthic survey and CADD files.
- One (1) Hard Copy benthic survey.
- Summary results incorporated into permit applications.

PROJECT ASSUMPTIONS

- VILLAGE shall provide access to site.
- Due to potential weather delays, authorization must be received by September 13, 2023.
- No additional civil design services are part of the scope of services.
- No offsite roadway improvements are included.
- No roadway drainage improvements are part of the scope of services.
- No watermain and sanitary sewer extensions are part of the scope of services.
- No Construction Observation, Construction Administration or CEI services are included in this proposal.
- EAC shall not be responsible for any plat related drawings or processes.
- It is assumed that there are no existing adverse environmental conditions on the subject project site.
- If necessary, Soil contamination mitigation shall be dealt with by others.
- No Right of Way takes are required.
- No subsurface utility exploration is part of the scope of services.
- Permit fees are not included in this proposal. EAC shall include a miscellaneous reimbursable expense budget which upon authorization by the VILLAGE can be utilized to pay permit fees.
- Water & sewer connection fees and are specifically excluded from this proposal and shall coordinated and be paid by the VILLAGE directly.
- Miscellaneous reimbursable/ expenses (prints, reprographics, parking fees, couriers, etc) will be invoiced at cost to client.
- If any known electrical, telecomm or miscellaneous utility relocations are required, EAC shall identify them but will not be responsible for coordinating these utility relocations/removals with the respective utility agencies prior to or during construction. Such coordination is expected to be handled by the respective professional service discipline proposing applicable works as part of this project.
- Signalization Plans, Improvements or Design is specifically excluded from this scope of services.
- Existing Utility Information and As-Builts shall be collected by EAC based information provided by Sunshine One Call. Onsite and Offsite utilities if encountered on site without adequate information may require soft digs or subsurface location by others.
- No LEED or sustainable credit documentation services of any kind are included in this proposal.
- The preparation of operation and maintenance manuals concerning usage, of the utilities upon installation are not included in this proposal. EAC is responsible only for the design of specified utilities for build out conditions.

- No Threshold inspections are included in scope of work.

ADDITIONAL SERVICES

If authorized in writing by the VILLAGE, as an amendment to this Task Order, the CONSULTANT shall furnish, or obtain, Additional Services of the types listed in the MASTER AGREEMENT. The VILLAGE, as indicated in the MASTER AGREEMENT, will pay for these services.

PERFORMANCE SCHEDULE

The CONSULTANT shall perform the services identified in Tasks 1 – 2 14 days of the written Notice to Proceed.

PROJECT FUNDING

Performance of this project is at the VILLAGE's discretion and may be contingent upon the VILLAGE receiving funding and work shall not begin until the VILLAGE provides a Notice to Proceed to CONSULTANT.

METHOD OF COMPENSATION

The services performed will be accomplished using the Not-to-Exceed method of compensation. The total hourly rates payable by the VILLAGE for each of CONSULTANT's employee categories, reimbursable expenses, if any, and sub-consultant fees, if any, are shown on **Exhibit A** attached hereto and made a part hereof. Pay application requests shall be prepared on the VILLAGE's approved pay application request form. The CONSULTANT shall submit the pay application request to the VILLAGE's Project Manager for review and approval. Once the VILLAGE's Project Manager approves the CONSULTANT's pay application request, the CONSULTANT may submit it to the VILLAGE's accounts payable department via email (Pwdocuments@nbvillage.com) with a copy to the Project Manager. Pay application requests shall be submitted monthly.

TERMS OF COMPENSATION

Services will be provided for the following Not-to-Exceed amounts:

Task 1 – Project Management (NTE)	$796.00
Task 2 – Benthic Survey (NTE)	$9,092.98
Subtotal	**$9,998.98**
Reimbursable Expenses	$890.00
Grand Total	**$ 10,778.98**

VILLAGE CONTACTS

Requests for payments should be directed to North Bay Village Accounts Payable via e-mail to Pwdocuments@nbvillage.com after getting approval from the VILLAGE's Project Manager. All other correspondence and submittals should be directed to the attention of Name of *PM*, Project Manager, at the address shown below. **Please be sure that all correspondence refers to the VILLAGE project number and title as stated above.**

Delroy Peters
Project Manager
Public Works
North Bay Village
Village Hall, 3rd Floor Public Works
1666 Kennedy Causeway
North Bay Village, FL 33141
(305) 756-7171 Ext. 29
Dpeters@nbvillage.com

Marlon Lobban, PE
Director of Public Works
North Bay Village
Village Hall, 3rd Floor Public Works
1666 Kennedy Causeway
North Bay Village, FL 33141
(305) 756-7171 ext. 66
Mlobban@nbvillage.com

CONSULTANT CONTACTS

Consultant POC
Consultant POC
Evelyn Rodriguez, P.E.
EAC Consulting, Inc
5959 Blue Lagoon Drive Suite 410
Miami Fl, 33145
Email: erodriguez@eacconsult.com
Phone: 305-265-5460

VILLAGE

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

BY: _____
NAME: Ralph Rosado
TITLE: Village Manager

BY: _____
Name: Alba L. Chang
TITLE: Village Clerk

*Pursuant to § 36.25 - Procurement requirements of the Code of Ordinances of North Bay Village, Florida

APPROVED AS TO FORM:

BY: _____
NAME: WEISS, SEROTA, HELFMAN, COLE & BIERMAN, PL
TITLE: Village Attorney

CONSULTANT/CONTRACTOR

WITNESSES:

_____, INC.,
a _____ corporation (if not a Florida corporation add: authorized to transact business in Florida)

_____

_____
[Witness print/type name]

_____
[Print Name, check title]

☐ President ☐ Vice President
☐ Authorized Signatory (Please provide corporate authorization)

_____

_____
[Witness print/type name]

ATTEST:

(CORPORATE SEAL)

_____
Secretary

_____
[Print Name]

STATE OF _____:
COUNTY OF _____:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2020, by _____ as_____ for _____, a _____ company (or corporation).

(SEAL)

_____
(Signature of Notary Public – State of Florida)

_____
(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known_____ OR Produced Identification_____

Type of Identification Produced _____

Exhibit A – Work Break Down Fee Schedule

North Bay Village Florida

RFQ 2019-005: Contract for General Professional Engineering and Architectural Services Contract

Project /Task Name or Description: **Date:** 9/1/2023

Civic Park on East Drive- Phase 2- Amend 1- Additional Benthic Survey (2nd)

Staffhour Estimate and Fee Computation Summary

		Consultant Name	EAC Consulting, Inc			RES								
		Staff Category/Classification	Principal Engineer	Project Manager	Clerical	Principal	Project Manager	Senior Engineer/ Scientist	Project Engineer/ Scientist	GIS Specialist	Environmental Specialist	Clerical		
		Contract Billing Rates	$233.00	$199.00	$57.90	$233.00	$199.00	$178.00	$121.00	$86.55	$83.49	$57.90	TOTALS	
Task Description													Hours	Fees
1	Project Management			4	0								4	$796.00
2	Benthic Survey					1	2	12	24	8	32	1	80	$9,092.98
Totals			**0**	**4**	**0**	**1**	**2**	**12**	**24**	**8**	**32**	**1**	**84**	$9,888.98
													Reimbursables / Other Subconsultant Services	
													ODC & Fixed cost (RES)	$890.00
													ODC & Printing Reprography (EAC)	$0.00
													Grand Total (Not-To Exceed)	$10,778.98

Exhibit B – Subconsultants Proposals

1031 Ives Dairy Road, Suite 228
Miami, FL 33179

Corporate Headquarters
6575 West Loop South, Suite 300
Bellaire, TX 77401
Main: 713.520.5400

September 1, 2023

Ms. Evelyn Rodriguez, PE, ENV SP
Project Manager
EAC Consulting, Inc.
5959 Blue Lagoon Drive
Suite 410
Miami, FL 33126

Subject: Proposal for Environmental Services
Civic Park on East Drive – Benthic Survey
Harbor Island, North Bay Village, Miami-Dade County, Florida
RES PRJ109202, Addendum 3, Revision 2

Dear Ms. Rodriguez:

RES Florida Consulting, LLC d/b/a E Sciences (RES) is pleased to submit this proposal to provide professional consulting services to EAC Consulting, Inc. (EAC) related to environmental services for an updated benthic survey a requested by the South Florida Water Management District (SFWMD) during a pre-application meeting held on August 2, 2023. The park is located at 7903 East Drive (folio number 23-3209-001-0070, aka the Site) in North Bay Village, Florida. This proposal has been revised based upon our meeting with the Village and EAC on September 1, 2023, revised to remove the Task 1b summary report and Task 2 pollutant load reduction modeling.

We appreciate the opportunity to offer our professional services on this project. If you have any questions concerning this proposal, please contact us at (954) 484-8500.

As our written authorization, please complete, sign, and return one copy of the attached Services Agreement. A scanned version of the executed Services Agreement can be emailed to us. Please note that the terms and conditions contained within the Services Agreement are a part of this proposal.

We appreciate the opportunity to offer our professional services on this project. If you have any questions concerning this proposal, please contact us at 954-484-8500.

Sincerely,
RES FLORIDA CONSULTING, LLC d/b/a E SCIENCES

Patrick Shearer, P.E., WEDG
Senior Engineer

Nadia G. Locke, P.E., LEED AP
Senior Associate

EXHIBIT 1

SERVICES

1. **Services**.

Basic Services

Task 1: Benthic Review – RES will conduct one site visit from a boat to perform a second assessment and mapping of regulated benthic and estuarine resources that may be present (i.e. mangroves, seagrasses, corals and sponges) to represent current growing season conditions. This additional review was requested by the South Florida Water Management District (SFWMD) staff during a preapplication meeting held on August 2, 2023. Although we have estimated the survey will require two days to perform the assessment, we have included reduced scope of fieldwork to what can be accomplished in one 10-hour day to reduce costs.

It is important to note that seagrass surveys must be performed within the seagrass growing season of June 1 through September 30 as designated by the U.S. Army Corps of Engineers (USACE) and the National Marine Fisheries Service (NMFS). A seagrass survey performed outside of the designated growing season may be deemed invalid or inconclusive by the regulatory agencies. The second seagrass survey, the survey in this scope of work, is a critical path element.

Deliverables for Task 1 – Basic Services:

- One (1) electronic copy of the benthic survey and CADD files.
- One (1) hard copy of the benthic survey.
- Summary results incorporated into permit applications.

Assumptions

This scope of services and estimated fee are based on the following assumptions:

- Unrestricted access to the site will be provided to RES.
- The Customer will authorize RES with sufficient time to complete this survey within the seagrass season. Due to potential weather delays and other project schedules, authorization must be received as soon as possible.
- Additional surveys and surveys are not included.

2. **Project Schedule**.

- RES can perform the site visit/field assessment within 14 days of our receipt of notice to proceed. The Customer will authorize RES with sufficient time to complete this survey within the seagrass season. Due to potential weather delays, authorization must be received by September 13, 2023.

3. **Project Documentation**.

The Customer provided the following documentation:

- None

EXHIBIT 2

COMPENSATION

1. **PAYMENT**.

Customer shall pay to RES the following amount(s):

[X] Time and Materials Basis, not to exceed $9,982.98. **See fee breakdown in the table below**.

Task	Total
1 – Benthic Survey – Basic Services	$9,982.98
Totals:	**$9,982.98**

2. **REIMBURSABLE EXPENSES**.

Customer shall pay to RES the following reimbursable expenses:

Boat – Daily Rate of $550/day.
Dive Equipment – Daily Rate of $50/day for two divers = $100.00.
GPS Rental – Daily Rate of $50/day.

3. **INVOICING**.

RES shall invoice Customer monthly.

Project Name: Civic Park on East Drive
Client: EAC Consulting, on NBV contract
Site: Civic Park at 7903 East Dr
Location: North Bay Village Miami Dade County, Florida
PRJ Number: 109202
Date: 9/1/2023

Rates: EAC Contract rates

Name of the Task			*TASK 1 - Pre-Design Services (Benthic Survey)*		*TASK 1a - removed*		*Task 2 - removed*		*TASK - not used*		*TASK - not used*		*TASK - not used*		*TASK - not used*		*TASK - not used*		*TOTALS*	
LABOR	**EMPLOYEE**	**Rate**	**Hrs**	**Amount**	**Hrs**	**Amount**	**Hrs**	**Amount**	**Hrs**	**Amount**	**Hrs**	**Amount**	**Hrs**	**Amount**	**Hrs**	**Amount**	**Hrs**	**Amount**	**Hrs**	**Amount**
Principal		$233.00	1	$ 233.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -	1	$ 233.00
Project Manager		$199.00	2	$ 398.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -	2	$ 398.00
Senior Engineer /Scientist		$178.00	12	$ 2,136.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -	12	$ 2,136.00
Project Engineer / Scientist		$121.00	24	$ 2,904.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -	24	$ 2,904.00
CADD		$85.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
GIS Specialist		$86.55	8	$ 692.40		$ -		$ -		$ -		$ -		$ -		$ -		$ -	8	$ 692.40
Environmental Specialist		$83.49	32	$ 2,671.68		$ -		$ -		$ -		$ -		$ -		$ -		$ -	32	$ 2,671.68
CEI Inspector		$76.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
CEI Project Engineer Administrator		$105.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
Clerical		$57.90	1	$ 57.90		$ -		$ -		$ -		$ -		$ -		$ -		$ -	1	$ 57.90
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
TOTAL LABOR			**80**	**$ 9,092.98**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**80**	**$ 9,092.98**
SUBCONTRACTORS		**Price**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**
		$0.00		$ -	0	$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
		$0.00		$ -	0	$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
		$0.00		$ -	0	$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
(change % that you will be using)																				
TOTAL SUBCONTRACTORS + Mark up		**10%**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**
OTHER DIRECT COSTS (ODC)		**Price**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**
Boat		500	1	$ 550.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -	1	$ 550.00
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
(change % that you will be using)				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
TOTAL OTHER DIRECT COSTS (ODC) + Mark up		**10%**		**$ 550.00**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**1**	**$ 550.00**
FIXED COSTS (In House Direct Expenses)		**Price**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**	**Units**	**Amount**
MILEAGE		$0.75	40	$ 30.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -	40	$ 30.00
COPIES		$0.10	100	$ 10.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -	100	$ 10.00
COPIES		$1.50	100	$ 150.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -	100	$ 150.00
EQUIPMENT	Trimble GPS	50	1	$ 50.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -	1	$ 50.00
	Scuba Gear	50	2	$ 100.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -	2	$ 100.00
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$ -
TOTAL FIXED COSTS			**243**	**$ 340.00**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**243**	**$ 340.00**
TOTAL LABOR				$ 9,092.98		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ 9,092.98
TOTAL SUBCONTRACTORS				$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -
TOTAL ODC				$ 550.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ 550.00
TOTAL FIXED COSTS				$ 340.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ 340.00
TOTAL LABOR AND EXPENSES				**$ 9,982.98**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ 9,982.98**

Blue fields can be updated
Site is 15 miles from Miami office

Site is 20 miles from Dania Beach office

Exhibit C – Project Location



ITEM NO. 12.A

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: September 12, 2023

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

FROM: Silvia Vargas, Village Planner

SPONSORED BY:

SUBJECT: An Ordinance Amending the Zoning of Certain Parcels to "South Kennedy Special Area Plan" and Amending the ULDC to Create "Appendix B, South Kennedy Special Area Plan" - *Village Manager Ralph Rosado, Ph.D., AICP (Village Planner Silvia E. Vargas, FAICP, LEED AP)*

RECOMMENDATION

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, WITH ATTACHMENT(S), PURSUANT TO SECTION 4.2 OF CHAPTER 4, "ADMINISTRATION AND ENFORCEMENT," AND SECTION 15.2.G. OF CHAPTER 15, "FORM-BASED CODE" OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), AMENDING THE ZONING OF CERTAIN PARCELS IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE, COMPRISING APPROXIMATELY 2.8 ACRES, FROM T6-24 TRANSECT TO "SOUTH KENNEDY SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX B, SOUTH KENNEDY SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR CONFLICTS; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Recommended Action: At their July 27, 2023 meeting, the Planning and Zoning Board unanimously voted to recommend approval of the proposed code amendment and related rezoning to the Village Commission.

BACKGROUND AND ANALYSIS

Please refer to the enclosed report and attachments.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT
N/A

ATTACHMENTS
Staff Report_South Kennedy Special Area Plan_Shoma (VC_091223).pdf
Attachment 1_SHOMA_Survey.pdf
Attachment 2_South Kennedy Special Area Plan Application.pdf
Attachment 3_Appendix B to Chapter 15, South Kennedy SAP (UPDATED VC).pdf
Attachment 4_Proposed Site Plan and Arch Set.pdf
Attachment 5_SHOMA BAY - SUN STUDY.pdf
Attachment 6_Amended North Bay Village Zoning Map.pdf
Attachment 7_Ord Rezoning to South Kennedy SAP and Amending_ULDC (VC).docx
Attachment 8_Proposed Cpt. 15 Text Amdts. (Appendix B_UPDATED PZB).docx
DBR 06.29.23-.pdf
DBR 07.06.23 Publication.pdf

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: **September 12, 2023**

To: **Mayor and Village Commission**

From: **Silvia E. Vargas, FAICP, Village Planner, via Village Manager Ralph Rosado**

Subject: **South Kennedy Special Area Plan (SAP) Review**

1. General project Information

Owner/Applicant:	Shoma North Bay Village, LLC (Applicant)
Applicant Address:	201 Sevilla Ave., Suite 300, Coral Gables FL
Site Address:	1872 79th Street Causeway
Site Acreage	2.79 ac (121,914 sf)
Folio Number	23-3209-000-0250
Contact Person/Owner Representative:	Mario Garcia-Serra (Gunster)
Phone Number:	305.376-6061
E-mail Address	Mgarcia-serra@gunster.com

2. Legal Description of Property Subject to Proposed Rezoning

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

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 NORTH-EAST SEVENTY-NINTH STREET CAUSEWAY", WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT-OF-WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID SEVENTY-NINTH STREET CAUSEWAY; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 11°09'40" FOR AN ARC DISTANCE OF 126.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A CENTRAL ANGLE OF 37°02'17" FOR AN ARC DISTANCE OF 420.33 FEET TO A POINT; THENCE S 1°37'08" E FOR 205.71 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 853.98 FEET, A CENTRAL ANGLE OF 12°57'47" FOR AN ARC DISTANCE OF 193.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 324.98 FEET, A CENTRAL ANGLE OF 27°40'09" AND AN ARC DISTANCE OF 156.95 FEET TO A POINT; THENCE S 1°37'08" E FOR 18.18 FEET TO A POINT; THENCE S 88°41'24" W FOR 68.95 FEET TO A POINT; THENCE N 1°37'08" W FOR 238.39 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

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 NORTH-EAST SEVENTY-NINTH STREET CAUSEWAY", WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT-OF-WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE ABOVE MENTIONED RIGHT-OF-WAY, AS NOW CONSTRUCTED; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 48°08'54" FOR AN ARC DISTANCE OF 546.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 16°43'50" FOR AN ARC DISTANCE OF 189.84 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE; THENCE S 01°7'08" E ALONG SAID RIGHT-OF-WAY LINE FOR 220.83 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 853.98 FEET, AND FROM WHICH A RADIAL LINE BEARS N 21°26'37" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 185.52 FEET THROUGH A CENTRAL ANGLE OF 12°26'49"; THENCE N 01°37'08" W ALONG A LINE PARALLEL TO AND 180.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE FOR 205.71 FEET TO THE POINT OF BEGINNING; LESS THE AREA BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF 79th STREET CAUSEWAY, BOUNDED BY THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE, AND BOUNDED BY A 25 FOOT RADIUS ARC, CONCAVE SOUTHWESTERLY AND BEING TANGENT TO THE LAST TWO DESCRIBED LINES.

LYING AND BEING IN THE CITY OF NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA.

Refer to Attachment 1 for Boundary and Topographic Survey.

3. Property Future Land Use Map and Zoning Designations

Future Land Use	Commercial
Zoning District	T6-24
Existing Land Use	Commercial and surface parking

4. Adjacent Land Use Map Classifications and Zoning Districts

North	Future Land Use	Commercial
	Zoning	T6-30
	Existing Land Use	Multifamily Residential (Condos), Hotel & Restaurant
East	Future Land Use	Commercial and Residential
	Zoning	T6-24 and RM-70 Multiple Family Residential
	Existing Land Use	Mixed Use (Multifamily Residential & Commercial)
South	Future Land Use	Institutional and Education
	Zoning	RM-40 Multiple Family Residential & RS-2 Single Family Residential
	Existing Land Use	Senior Care Center and Elementary School
West	Future Land Use	Commercial
	Zoning	T6-24
	Existing Land Use	Multifamily Residential (Condos)

5. Description of Request

Special Area Plan
The Applicant requests to amend the zoning of the subject property, which comprises an area of approximately 2.79 acres (121,914 square feet), from "T6-24" Transect to "South Kennedy Special Area Plan" (See Attachment 2). This request is made pursuant to Section 4.2 of Chapter 4, "Administration and Enforcement," and Section 15.2.G. of Chapter 15, "Form-Based Code" of the North Bay Village Unified Land Development Code (ULDC). With the rezoning, Chapter 15 should be amended to incorporate references to proposed regulations that will be applicable to the South Kennedy Special Area Plan only, which are contained in a new "Appendix B, South Kennedy Special Area Plan" (See Attachment 3).

The Applicant has concurrently submitted a request for Site Plan Approval, subject to adoption of the South Kennedy Special Area Plan amendments upon 2nd reading of the Ordinance by the Village Commission. Approval of the South Kennedy Special Area Plan will enable the development of the subject property according to the Site Plan Approval request. The project will consist of a mixed-use development that will include 333 for-sale residential units at a density of 119 units per acre; and approximately 52,929-sq. ft. of retail space including a grocery store; a liquor store; a food hall; and additional retail space. The proposed uses will be supported by approximately 750 parking spaces in structured parking. While the Commission will NOT be voting on the Site Plan at the September 12, 2023, meeting, the site plan and architectural drawing set has been provided for context (refer to Attachment 4).

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, through an authorized agent, a petition for the following actions:

a) Amendment to the ULDC;
b) Special Area Plan (SAP); and
c) Supplement to the district boundaries of the Zoning Map

Section 15.2.G. of Chapter 15 allows parcels at least two (2) abutting acres in size to be master planned through a SAP process, to allow 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, thus furthering the intent of the Form-Based Code articulated in Section 15.1.

The SAP request pertains to property which totals approximately 2.79 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. All regulations of the underlying Transect Zone and the Code, which are not otherwise modified by the SAP, apply.
2. The SAP has been submitted concurrently with a site plan, map of the proposed layout, circulation, view corridors, and the standards that deviate from the requirements of Chapter 15.
3. The SAP assigns at least five percent (5%) of the total aggregated lot area to a civic space type. The developer shall be responsible for constructing 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.
5. The site plan provides a parking management program that enables shared parking among public and private uses.
6. The Applicant is seeking flexible allocation of building height within the area of the Special Area Plan which does not result in development that is out of scale or character with the envisioned character of the surrounding area and provides for appropriate transitions.

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 B and rezoning of the subject property to South Kennedy 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 and commercial uses. The project will help enhance connectivity, walkability, and local accessibility to amenities and needed services, lessening reliance on the automobile and vehicular trips. Walkability will be promoted through enhanced public sidewalks which include protection from the elements.

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 will be required to provide a minimum open space at the ground level of 10% of the total lot area and must incorporate green building features to meet the requirements of the Village's Green Building Program (Division 5 of the ULDC). According to a North Bay Village Green Building Program scoresheet provided with the Site Plan application, the project includes features that will earn 26 points (6 above the minimum currently required by the ULDC), including a white roof, use of LID/green infrastructure, 100% native plants in landscaping, Energy STar rating appliances, and diversion of waste from landfill. Additionally, the Applicant

has retained Kyle Abney from Abney + Abney Green Solutions to help secure NGBS Silver certification for the project (for a total of 12 of the 26 claimed points).

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 an underdeveloped site with a mix of land uses that will serve the needs of current and future residents. A mix of new residential units, ranging from studios to 3-bedroom units, plus complementary resident amenities will expand the inventory of housing opportunities within North Bay Village, while a new ground-floor grocery store, a new food hall, and space for additional retail, will enhance local retail and dining offerings, reducing the need for automobile trips within the Village and enhancing quality of life for its residents.

8. Rezoning Request and Appendix B

The request to rezone the subject property from T6-24 to “South Kennedy 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 scope of the regulations proposed in Appendix B is limited. 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).)

Building Height: The SAP proposes a maximum building height of 24 stories (same as in the T6-24 transect) or 253 feet, 10 inches (13 feet, 10 inches taller than in the T6-24 transect). The SAP also proposes an additional height allowed for mechanical equipment of 24 feet, which is 14 feet taller than the maximum encroachment height allowed in the T6 transect zone for such appurtenances. In addition, the SAP amends the maximum height of the pedestal from 5 stories to 10 stories.

Pedestal Height: It is worth noting that the amended maximum building height is applied only to the residential tower. The commercial/parking garage portion of the project, which is in a connected but separate building (effectively, the “pedestal”), is 104 feet, 2 inches tall. (NOTE:

Height of the pedestal in feet is not mentioned in the text. Staff recommends that this amendment be added to the proposed text to ensure consistency).

Building Stepbacks: "Appendix B" eliminates the T6-24 transect's requirement for building stepbacks to mitigate the impact of building height on contiguous properties. However, Staff acknowledges that the proposed project's significantly differing heights, as well as greater-than-minimum south (rear) and west (interior side) setback, provide a credible alternative for the absence of stepbacks in the residential tower. The applicant has submitted a shadow study in conjunction with the Site Plan approval request (Attachment 5, provided for reference only) 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. However, stepbacks on these sides of the development might not greatly mitigate the effect of winter shadows.

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 an underutilized site. While the maximum building height proposed in the SAP nearly 14 feet greater than the current maximum height provided in Chapter 15, the proposed building configuration with respect to building heights will help reduce the impacts of building height (e.g., shadows, wind, and obstructed views) by keeping the commercial portion of the project limited to approximately 104 feet, according to the submitted plans.

To mitigate potential negative visual and noise impacts on the adjacent Treasure Island Elementary School, the project will be buffered by a 6-foot-tall wall and additional landscape screening on the south side of the wall along the property boundary (both items conditions of the original Site Plan approval). The Applicant will be required to conduct a study after the project is completed and operational for at least six (6) months to determine if a mid-block crosswalk is warranted on East Treasure Drive to enhance pedestrian safety (another condition of prior approval).

(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 project will provide 750 parking spaces, which exceeds the minimum requirement for off-street vehicular parking. Loading facilities are provided in the required number and sizes. This will help ensure that parking and loading functions to serve the needs of the project 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 rear and side setback (on the site abutting East Treasure Drive) are being increased from 7 feet to 10 feet and from 15 feet to 20 feet, respectively. The proposed Site Plan complies with and exceeds the minimum open space and landscaping requirements.

(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 an updated Traffic Impact Study (by David Plummer and Associates). The results of the roadway segment analysis show that the 79th Street Causeway roadway segments between the Project Driveway and E. Treasure Dr. and between 1800 Block and Project Driveway currently operate and will continue to operate within the Village's LOS standards during the AM and PM peak hours. The intersection capacity analysis shows adequate operations at the unsignalized project driveways during the AM and PM peak hours. The results, however, indicate the need for timing adjustments to reduce current and future southbound delays during AM and PM peak hours at the signalized intersections of 79th Street Causeway and East Treasure Drive and 79th Street Causeway and 1800 Block.

The Applicant also submitted a Gravity Sewer Capacity Analysis (by 300 Engineering Group). The study acknowledges planned PS Main Improvements. Analysis of the East Treasure Dr future gravity sewer system in comparison to the estimated project flows indicates that the future gravity sewers can sufficiently accommodate the future flow of 155 GPM.

Documentation of compliance with the applicable Level of Service (LOS) requirements, including those pertaining to 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 B

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	195 units
Density Bonus	120 upa	119 upa	333 units
Total Add'l Units above Base Density			138 units
Workforce Housing Set-Aside • 50-70 upa • 71-120 upa	• 5% min required. • 10% of total units base. First 5% @ 60%-140% of MDC AMI. Remaining 5%	None. * *The applicability of Sec. 8.10.1 – including the density increase – to for-sale projects is being evaluated, and as such, the development may need to address the provision of*	

	of total units @ 80%-100% of MDC AMI	*workforce housing through an alternative means.*
Community Contribution Fee (CCF) for Density Bonus	*If applicable* (see * above), 100% of CCF assessed is required with Site Plan approved 2+ years after adoption of T6 zoning regulations.	
Intensity (Floor Lot Ratio)	13.0 max	6.6

Lot Area, Open Space and Civic Space Requirements		
Regulation	**Standard/Requirement**	**Provided**
Lot Area	10,000 sf min	121,914 sf
Civic Space Requirement	5% Lot Area min	5%
Open Space Requirement	10% Lot Area min.	31,336 sf (25.7% approx.)

BUILDING DISPOSITION		
Regulation	**Standard/Requirement**	**Provided**
Lot Coverage	90% max.	43%
Lot Width	100 ft. min	587 ft.-8 in.
Frontage at Front Setback	70% min.	90%
Location of Pedestrian Entrances	Primary on Kennedy Causeway	Primary on Kennedy
Sidewalk along Kennedy Causeway	20-ft easement	20 ft.
Specific to South Kennedy Special Area Plan		
Building Setbacks		
Primary Front–Kennedy Cswy.	20 ft. min.	20 ft. min.
Primary Front – Max for Commercial Portion of the Building	40 ft. min.	40 ft. max
Side Abutting a ROW	10 ft. min	10 ft.-1 in min.
Side Abutting a Lot	20 ft. min.	27 ft.-9 in.
Rear	20 ft. min.	24 ft.-6 in.
Stepbacks	None (Amended via the SAP)	None

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 South Kennedy Special Area Plan		
Frontage		
Common Lawn	Prohibited	A gallery or arcade is

Porch and Fence	Prohibited	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.
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/105 ft. max. (Amended via the SAP)	10 stories/105 ft.
Overall Building Height	24 stories or 253 ft-10 in max (Amended via the SAP)	253 ft.-10 in.
Max. Height (Rooftop Mechanical)	24 ft.	24 ft.

Building Function and Parking Requirements		
Regulation	**Standard/Requirement**	**Provided**
Building Function and Parking Spaces • Residential -1 sp/dwelling = 333 • Visitor -1 sp/10 dwellings = 34 • Commercial -3 sp/1,000 sf = 159 • Bicycle -1 sp/5 dwellings and 6/50,000 sf of nonresidential = 66 • EV – 5% of required spaces = 25 • Handicapped - 11	Shared parking ratio of 1.2 applied to commercial parking = 139+34+333=499	752 69 25 17
Structured Parking Design	Per Sec. 9.3.I.	Documentation of compliance shall be submitted prior to building permit

DIVISION 5 – GREEN BUILDING PROGRAM		
Regulation	**Standard/Requirement**	**Provided**
Mixed-use	20 points min	26 (subject to NGBS certification prior to CO)

Findings

The proposed South Kennedy SAP is consistent with the development and community character goals of the North Bay Village Comprehensive Plan, the pillars of the NBV100 Master Plan, and the vision for the Kennedy Boulevard district. The SAP complies with the conditions for approval for an amendment pursuant to Sec. 4.17. of the Unified Land Development Code.

Recommendation

Based on the analysis and findings, Staff recommended to the Planning and Zoning Board approval of the South Kennedy SAP and associated rezoning and ULDC amendment as provided in the attached amended Zoning Map (Attachment 6) and Ordinance (Attachment 7), contingent upon the following items being addressed prior to 1st reading:

1. Present calculations of floor plate area and building length to verify compliance with the respective section of the Form-Based Code. If either the residential or nonresidential floor plates exceed the maximum area or building length, the Applicant may choose to either amend the proposed site plan or amend the proposed SAP regulations to include provisions for floor plate area and building length.
2. Amend and include in the proposed "Appendix B" a Summary Table (following Sec. 15.7.B) to memorialize the proposed text changes and to include an overlooked deviation in allowed Lot Frontage elements (arcade is shown as allowed on the Site Plan, but it is not allowed in T6-24).
3. Accept and incorporate Attachment 8, containing recommended changes to relevant sections of Chapter 15 referring to the proposed "Appendix B," into the package moved to 1st reading.
4. The rezoning and proposed 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).

The Applicant has complied with item 1 of this list, and the Planning and Zoning Board voted to recommend approval of the revised amendment package, including the revised SAP regulations and the relevant revisions to Chapter 15. The Village Commission will vote on the rezoning and proposed amendment prior to voting on the approval of the project site plan. Therefore, Staff recommends approving the Planning and Zoning Board recommendation, while maintaining the following condition to be met prior to 2nd reading of the ordinance:

1. Amend and include in the proposed "Appendix B" a Summary Table (following Sec. 15.7.B) to memorialize the proposed text changes and to include an overlooked deviation in allowed Lot Frontage elements (arcade is shown as allowed on the Site Plan, but it is not allowed in T6-24).

List of Staff Report Attachments

Attachment 1 – Boundary and Topographic Survey
Attachment 2 – South Kennedy Special Area Plan Application
Attachment 3 – Appendix B to Chapter 15, South Kennedy SAP (UPDATED)
Attachment 4 – Proposed Site Plan and Architectural Set *
Attachment 5 – Shadow Study *
Attachment 6 – Amended North Bay Village Zoning Map
Attachment 7 - Ordinance Rezoning to South Kennedy Special Area Plan and Amending ULDC
Attachment 8 – Proposed Chapter 15 Text Amendments

*For reference only – not a part of this application

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI–DADE COUNTY BENCHMARK P–313–1970; ELEVATION: 5.27 FEET.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF AE, BASE FLOOD ELEVATION 8 & 9 FEET, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12086C0307L, WITH A DATE OF IDENTIFICATION OF 9/11/09, FOR COMMUNITY NO. 120654, IN MIAMI–DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
4. THIS SITE LIES IN SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI–DADE COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST RIGHT–OF–WAY LINE OF EAST TREASURE DRIVE BEING S01°37'08"E.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8. TOTAL NUMBER OF CLEARLY IDENTIFIABLE PARKING SPACES ON THE SUBJECT PROPERTY IS 232 (228 REGULAR AND 4 DISABLED).
9. THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO. 10380290, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED 03/14/2022 AT 11:00 PM, REVISION A, DATED 4/14/22, SW. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT:
   - ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 6: PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS IN DEED NO. 17274–A IN DEED BOOK 983, PAGE 1, AS CORRECTED BY DEED NO. 17274–B AND DEED NO. 17806–A IN DEED BOOK 2936, PAGE 45, APPLY TO THIS SITE BUT CANNOT BE PLOTTED (AS TO PARCELS 1 & 2).
   - ITEM 7: EASEMENT IN O.R.B. 1000, PAGE 489, APPLIES TO THIS SITE AS DEPICTED HEREON (AS TO PARCELS 1 & 2).
   - ITEM 8: EASEMENTS AND PROVISIONS IN COVENANT IN O.R.B. 13220, PAGE 2712, APPLY TO THIS SITE AS DEPICTED HEREON (AS TO PARCEL 1).
   - ITEM 9: EASEMENTS, TERMS AND PROVISIONS IN EASEMENT AGREEMENT IN O.R.B. 13387, PAGE 2185, APPLY TO THIS SITE AS DEPICTED HEREON (AS TO PARCEL 1).
   - ITEM 10: COVENANT RUNNING WITH THE LAND IN O.R.B. 16914, PAGE 870, AS AMENDED BY FIRST AMENDMENT TO COVENANT RUNNING WITH THE LAND IN O.R.B. 31243, PAGE 4309, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED (AS TO PARCEL 1).
   - ITEMS 11 & 12: NOT ADDRESSED.
10. ALL RECORDED DOCUMENTS ARE PER MIAMI–DADE COUNTY RECORDS.
11. THE LEGAL DESCRIPTION WAS MODIFIED TO CORRECTLY DESCRIBE THE CURVE MENTIONED ON THE EASTERLY SOUTH BOUNDARY OF THIS SITE(NON–TANGENT CURVE).
12. THE PROPERTY DESCRIBED HEREIN IS WHOLLY CONTAINED IN WITHIN THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANYU COMMITMENT NO. 10380290 WITH AN EFFECTIVE DATE OF 3/14/2022 AT 11:00 PM, REV A, 4/12/2022 AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
13. THE WAS NO EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON THE LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
15. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF FLORIDA.
16. THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO 79th STREET CAUSEWAY (STATE ROAD NO. 984) (NORTH BAY CAUSEWAY), A DEDICATED PUBLIC STREET OR HIGHWAY, MAINTAINED BY THE STATE OF FLORIDA.
17. EXCEPT AS SHOWN, ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR RECORDED PUBLIC UTILITY EASEMENTS.
18. THE SURVEYOR CURRENTLY IS COVERED BY A PROFESSIONAL LIABILITY POLICY IN THE AMOUNT OF $2,000,000.
19. ENCROACHMENTS AS FOLLOWS:
   A) FENCE AND PORTION OF ASPHALT PARKING LOCATED UPON 4' UTILITY EASEMENT IN O.R.B. 1000, PAGE 489, ALONG THE SOUTH BOUNDARY.
   B) CLEANOUTS, METERS, MONITORING WELLS, SIGNS, HAND HOLES, CATCH BASINS, SEWER LINES, GUY ANCHORS, POWER POLES AND OVERHEAD WIRES WITHOUT BENEFIT OF KNOWN EASEMENTS.
20. THERE ARE NO PARTY WALLS ON THIS SITE.
21. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
22. THERE ARE NO KNOWN PROPOSED CHANGES TO STREET RIGHT OF–WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
23. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS.

ZONING INFORMATION:

1. THIS SITE IS ZONED KENNEDY BOULEVARD DISTRICT (KBD)
2. BUILDING RESTRICTIONS:
   SETBACK REQUIREMENTS: FRONT: 10 FEET FOR FIRST 5 STORIES ALONG PRIMARY FRONT (KENNEDY CAUSEWAY); 25 FEET FOR FIRST 5 STORIES ALONG SECONDARY FRONT (EAST TREASURE DRIVE); 0 FEET ALONG WESTERN SIDE FOR FIRST 5 STORIES; 5 FEET FOR SOUTHERN SIDE FOR FIRST 5 STORIES. ADDITIONAL 10 FOOT STEPBACK IS REQUIRED ABOVE THE 5TH STORY AND A FURTHER 5 FOOT STEPBACK IS REQUIRED ABOVE THE 15TH STORY.
   MINIMUM LOT AREA: 10,000 SQUARE FEET MINIMUM; MINIMUM LOT WIDTH: 100 FEET.
   BUILDING HEIGHT: MINIMUM HEIGHT OF 2 STORIES; MAXIMUM HEIGHT IS 24 STORIES OR 240 FEET. MAXIMUM PEDESTAL HEIGHT IS 5 STORIES. THE PROJECT'S SAP APPROVAL PERMITS A HIGHER PARKING GARAGE PEDESTAL HEIGHT THAN TYPICALLY PERMITTED.
   PARKING: PARKING STRUCTURE SHALL NOT EXTEND BEYOND THE HEIGHT OF THE PEDESTAL (5 STORIES). THE SAP APPROVED FOR THE PROJECT PROVIDES SPECIFIC PARKING REQUIREMENTS FOR THE PROJECT WITH WHICH THE PROJECT COMPLIES. A TOTAL OF 475 PARKING SPACES ARE REQUIRED AND 666 PARKING SPACES ARE PROVIDED. (COMBINED SITES)
   DENSITY RESTRICTIONS: MAXIMUM DENSITY OF 150 DWELLING UNITS PER ACRES SO LONG AS THE TOTAL UNITS ARE SET ASIDE FOR NON–SUBSIDIZED WORKFORCE HOUSE.
   LOT COVERAGE: MINIMUM OPEN SPACE ARE OF 10% OF LOT AREA.
3. THE RESTRICTIONS SHOWN ABOVE ARE PER THE SITE PLAN OF COMBINED EAST AND WEST PROPERTIES PER GUNSTER, YAOKLEY & STEWART, P.A. LAND USE AND ZONING OPINION LETTER DATED APRIL, 2022.

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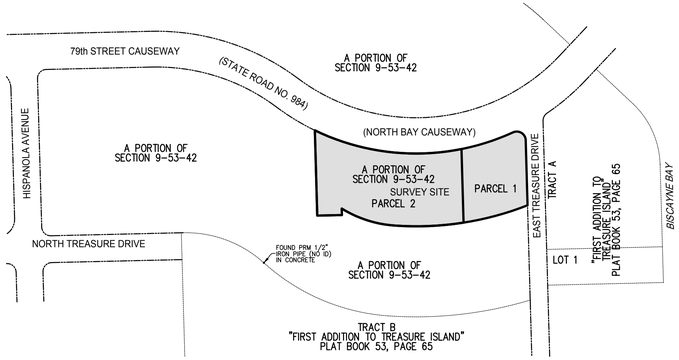


VICINITY MAP
NOT TO SCALE

TREE TABLE

Tree #	Scientific Name	Common Name	DBH - in.	Height - ft. (Palms - CT)	Canopy (Dia. Ft.)	Canopy (Sq. ft.)	Condition	Disposition
1	*Ficus benjamina*	Ficus	5	22	10	79	Invasive	Remove
2	*Ficus benjamina*	Ficus	8	23	15	177	Invasive	Remove
3	*Ficus benjamina*	Ficus	8	22	14	154	Invasive	Remove
4	*Ficus benjamina*	Ficus	8	20	18	254	Invasive	Remove
5	*Ficus benjamina*	Ficus	11	26	13	133	Invasive	Remove
6	*Ficus benjamina*	Ficus	9	25	12	113	Invasive	Remove
7	*Ficus aurea*	Ficus	9	40	55	2375	Fair	Remove
8	*Podocarpus gracilor*	Weeping Podocarpus	6	16	14	154	Fair	Remove
9	*Schinus terebinthifolia*	Brazilian Pepper	26	27	30	707	Invasive	Remove
10	*Schinus terebinthifolia*	Brazilian Pepper	30	20	40	1256	Invasive	Remove
11	*Schinus terebinthifolia*	Brazilian Pepper	24	19	14	154	Invasive	Remove
12	*Schinus terebinthifolia*	Brazilian Pepper	24	20	15	177	Invasive	Remove
13	*Schinus terebinthifolia*	Brazilian Pepper	8	25	18	254	Invasive	Remove
14	*Schinus terebinthifolia*	Brazilian Pepper	24	12	15	177	Invasive	Remove
15	*Schinus terebinthifolia*	Brazilian Pepper	14	16	18	254	Invasive	Remove
16	*Schinus terebinthifolia*	Brazilian Pepper	29	22	17	227	Invasive	Remove
17	*Bischofia javanica*	Bischofia	4	12	10	79	Invasive	Remove
18	*Schinus terebinthifolia*	Brazilian Pepper	8	15	12	113	Invasive	Remove
19	*coccoloba uvifera*	Seagrape	29	25	23	415	Fair	Remove
20	*Schinus terebinthifolia*	Brazilian Pepper	30	30	20	314	Invasive	Remove
22	*Sabal palmetto*	Cabbage Palm	12	14	15	177	Fair	Remove
23	*Sabal palmetto*	Cabbage Palm	14	10	25	491	Good	Remove
24	*Sabal palmetto*	Cabbage Palm	12	25	12	113	Good	Remove
25	*Sabal palmetto*	Cabbage Palm	12	23	10	79	Good	Remove
26	*Tabebuia caraiba*	Yellow Tabebuia	13	22	15	177	Fair	Remove
27	*Cocos nucifera*	Coconut Palm	9	25	15	177	Fair	Remove
28	*Tabebuia caraiba*	Yellow Tabebuia	9	15	8	50	Fair	Remove
29	*Sabal palmetto*	Cabbage Palm	17	10	10	79	Fair	Remove
30	*Tabebuia caraiba*	Yellow Tabebuia	15	18	15	177	Fair	Remove
31	*Tabebuia caraiba*	Yellow Tabebuia	6	8	10	79	Fair	Remove
32	*Sabal palmetto*	Cabbage Palm	12	22	10	79	Good	Remove
33	*Sabal palmetto*	Cabbage Palm	12	25	10	79	Good	Remove
34	*Sabal palmetto*	Cabbage Palm	10	25	12	113	Good	Remove
35	*Sabal palmetto*	Cabbage Palm	12	20	10	79	Good	Remove
36	*Tabebuia caraiba*	Yellow Tabebuia	7	18	10	79	Fair	Remove
37	*Tabebuia caraiba*	Yellow Tabebuia	15	27	25	491	Fair	Remove
38	*Tabebuia caraiba*	Yellow Tabebuia	17	29	20	314	Fair	Remove
39	*Tabebuia caraiba*	Yellow Tabebuia	12	10	10	79	Fair	Remove
40		Uprooted	N/A	N/A	N/A	N/A	Uprooted	Remove
41	*Ficus benjamina*	Ficus	14	25	25	491	Invasive	Remove
42	*Ficus benjamina*	Ficus	8	23	15	177	Invasive	Remove
43	*Ficus benjamina*	Ficus	8	10	5	20	Invasive	Remove
44	*Ficus benjamina*	Ficus	7	12	10	79	Invasive	Remove
45		Dead	N/A	N/A	N/A	N/A	Dead	Remove
46	*Sabal palmetto*	Cabbage Palm	12	30	10	79	Fair	Remove
47	*Sabal palmetto*	Cabbage Palm	14	17	11	95	Fair	Remove
48	*Sabal palmetto*	Cabbage Palm	12	17	12	113	Fair	Remove
49	*Sabal palmetto*	Cabbage Palm	7	10	8	50	Fair	Remove
50	*Sabal palmetto*	Cabbage Palm	10	18	10	79	Fair	Remove
	Total Square Footage Removed					6265		

LEGAL DESCRIPTION: (PER COMMITMENT)

PARCEL 1:
A PORTION OF THE SOUTHEAST ONE–QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST; AS SHOWN ON THE MAP OF HIGHWAY RIGHT–OF–WAY OF PROPOSED NORTHEAST SEVENTY–NINTH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI –DADE COUNTY, FLORIDA; THENCE N88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT–OF–WAY FOR 1560.00 FEET; THENCE S 01°37'08" E FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE ABOVE MENTIONED RIGHT–OF–WAY, AS NOW CONSTRUCTED; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT–OF–WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGEL OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 48°08'54" FOR AN ARC DISTANCE OF 546.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 16°43'50" FOR AND ARC DISTANCE OF 189.84 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT–OF–WAY LINE OF EAST TREASURE DRIVE; THENCE S01°37'08" E ALONG SAID RIGHT–OF–WAY LINE OF 220.83 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 853.98 FEET; AND FROM WHICH A RADIAL LINE BEARS N 21°26'37" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 185.52 FEET THROUGH A CENTRAL ANGLE OF 12°26'49"; THENCE N01°37'08" W ALONG A LINE PARALLEL TO AND 180.00 FEET WEST OF THE WEST RIGHT–OF–WAY LINE OF EAST TREASURE DRIVE FOR 205.71 FEET TO THE POINT OF BEGINNING; LESS THE AREA BOUNDED BY THE SOUTH RIGHT–OF–WAY LINE OF 79TH STREET CAUSEWAY, BOUNDED BY THE WEST RIGHT–OF–WAY LINE OF EAST TREASURE DRIVE AND BOUNDED BY A 25 FOOT RADIUS ARC, CONCAVE SOUTHWESTERLY AND BEING TANGENT TO THE LAST TWO DESCRIBED LINES. LYING AND BEING IN THE CITY OF NORTH BAY VILLAGE, MIAMI–DADE COUNTY, FLORIDA.

PARCEL 2:
A PORTION OF THE SOUTHEAST ONE–QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

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 NORTH–EAST SEVENTYNINTH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, PAGE 70, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT–OF–WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT ON THE SOUTH RIGHT–OF–WAY OF SAID SEVENTY–NINTH STREET CAUSEWAY; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT–OFWAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 11°09'40" FOR AN ARC DISTANCE OF 126.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A CENTRAL ANGLE OF 37°02'17" FOR AN ARC DISTANCE OF 420.33 FEET TO A POINT; THENCE S 1°37'08" E FOR 205.71 FEET TO A POINT ON THE ARC OF A NON–TANGENT CURVE TO THE RIGHT FROM WHICH A RADIAL LINE BEARS N 08°55'50" W; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 853.98 FEET, A CENTRAL ANGLE OF 12°57'47" FOR AN ARC DISTANCE OF 193.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 324.98 FEET, A CENTRAL ANGLE OF 27°40'09" AND AN ARC DISTANCE OF 156.95 FEET TO A POINT; THENCE S 1°37'08" E FOR 18.18 FEET TO A POINT; THENCE S 88°41'24" W FOR 68.95 FEET TO A POINT; THENCE N 1°37'08" W FOR 238.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF NORTH BAY VILLAGE, MIAMI–DADE COUNTY, FLORIDA AND CONTAINING A TOTAL OF 121,914 SQUARE FEET (2.7988 ACRES), MORE OR LESS.

CERTIFICATION:

TO S3 RE NORTH BAY FUNDING LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; SHOMA NORTH BAY VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; ERRA LAW; GUNSTER, YAOKLEY & STEWART, P.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6/1/22.

DATE OF PLAT OR MAP: 6/1/22

Diana White — Digitally signed by Diana White — Date: 2023.04.06 15:38:47 -04'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ BEN[illegible], PROFESSIONAL SURVEYOR AND MAPPER LS6136
- ☐ MICHAEL SILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6847
- ☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290

STATE OF FLORIDA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

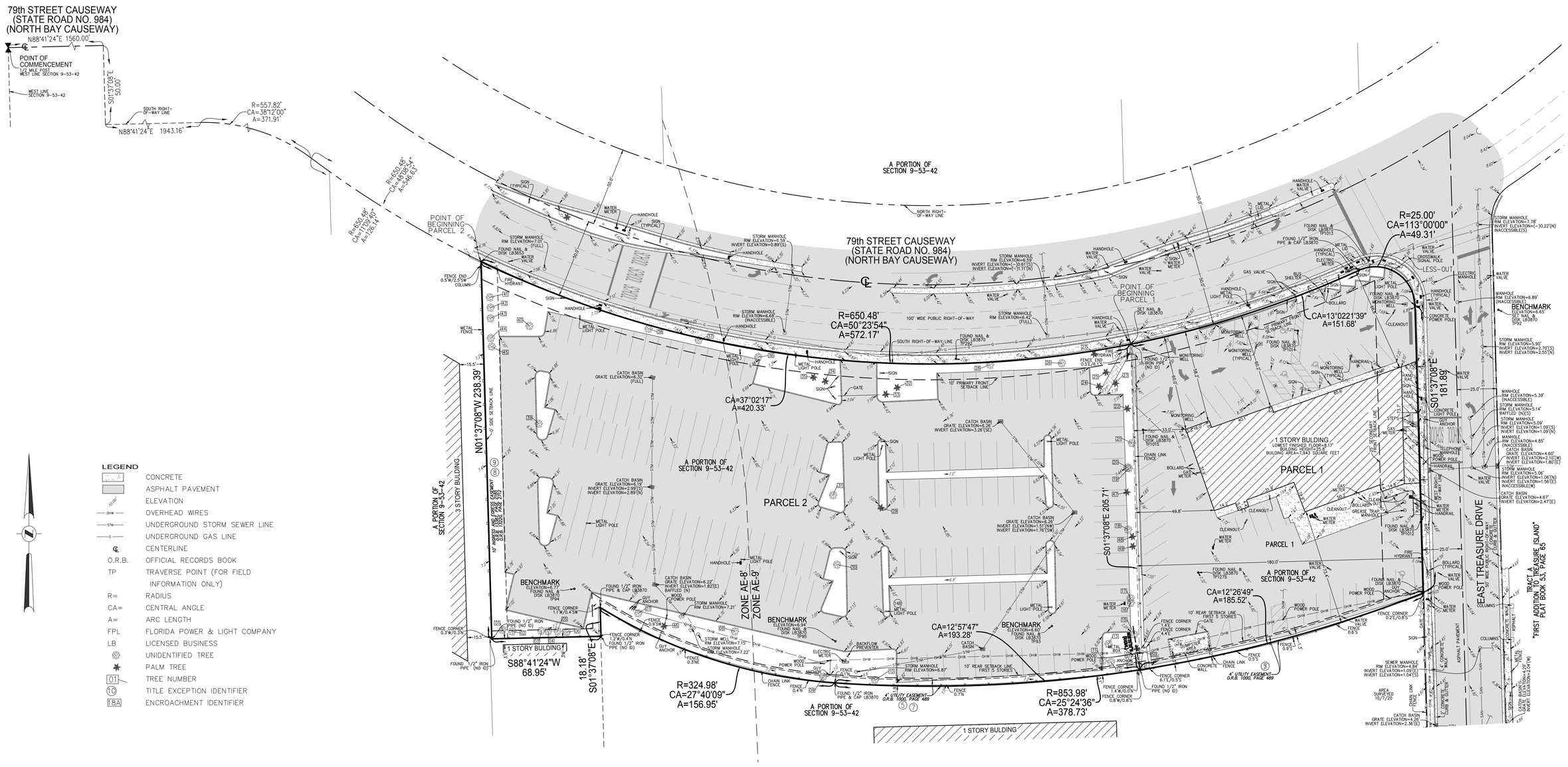
NO.	REVISIONS	BY
5		
4	#69962 UPDATE SURVEY–6/1/22	BB/JS
3	UPDATE TITLE COMMITMENT–4/27/21	L.H.
2	#67514–TREE SURVEY–08/27/20	L.H.
1	#66755–ORIGINAL SURVEY–01/14/20	L.S.

NORTH BAY VILLAGE SITE
1872 NE 79th STREET CAUSEWAY,
NORTH BAY VILLAGE, FLORIDA 33141
(CITY OF NORTH BAY VILLAGE, MIAMI-DADE COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572–1777
FAX: (954) 572–1778
E–MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.	SCALE: 1" = 30'	CLIENT: SHOMA GROUP
CHECKED BY: J.F.P.	SURVEY DATE: 6/1/22	ORDER NO.: 69962



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THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

NORTH BAY VILLAGE SITE
1872 NE 79th STREET CAUSEWAY
NORTH BAY VILLAGE, FLORIDA 33141
(CITY OF NORTH BAY VILLAGE, MIAMI-DADE COUNTY)

BOUNDARY,TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

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5381 NOB HILL ROAD
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E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.	SCALE: 1" = 30	CLIENT: SHOMA GROUP
CHECKED BY: J.F.P.	SURVEY DATE: 6/1/22	ORDER NO.: 69962

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 Clerk. The application and all supplemental forms and data may be submitted electronically for review via villageclerk@nbvillage.com (please cc: the Planning and Zoning Official). 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: Shoma North Bay Village, LLC
   (If different from Owner)
2. Contact Phone: 305-376-6061 Email Address: MGarcia-Serra@gunster.com
3. Mailing Address c/o Gunster, 600 Brickell Ave, Ste 3500, Miami, FL 33131

For ULDC Text Amendment:

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

Please see attached Appendix B.

2. Reason for Request: Modification of previously approved Special Area Plan (SAP).

For Zoning Map Amendment, including Special Area Plan:

1. Property Owner Name: Shoma North Bay Village, LLC
2. Contact Phone: 305-376-6061 Email Address: mgarcia-serra@gunster.com
3. Mailing Address: 201 Sevilla Avenue, Suite 300, Coral Gables, Florida
4. Site Address: 1872 79th Street Causeway
5. Legal Description of Property: Please see attached Exhibit "A."
6. Folio Number(s): 23-3209-000-0250
7. Lot Size (Acres): 2.79 Acres
8. Existing Zoning Designation: T6-24-South Kennedy Overlay District – SK SAP Zoning Requested: n/a
9. Reason for Request:

Modification of previously approved Special Area Plan (SAP) and Development Agreement.

APPLICANT AFFIDAVIT

I (We) the undersigned, am (are) the Masoud Shojaee (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

Chief Executive Officer (CEO)
Title (if applicable)

Corporate Seal (affix if applicable)

Sworn to and subscribed to before me this 24th day of May, 2023.

Notary

Public Commission expires:

ANGELA SUAREZ
MY COMMISSION # HH 208444
EXPIRES: April 15, 2026

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 Village Clerk. 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: _____

Date Paid: _____

Cash or Check #_____

Total Paid: $_____

Filing Fee: $_____

Cost Recovery Dep: $_____

Exhibit "A"
LEGAL DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION:
A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

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 NORTH-EAST SEVENTY-NINTH STREET CAUSEWAY", WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT-OF-WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID SEVENTY-NINTH STREET CAUSEWAY; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 11°09'40" FOR AN ARC DISTANCE OF 126.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A CENTRAL ANGLE OF 37°02'17" FOR AN ARC DISTANCE OF 420.33 FEET TO A POINT; THENCE S 1°37'08" E FOR 205.71 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 853.98 FEET, A CENTRAL ANGLE OF 12°57'47" FOR AN ARC DISTANCE OF 193.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 324.98 FEET, A CENTRAL ANGLE OF 27°40'09" AND AN ARC DISTANCE OF 156.95 FEET TO A POINT; THENCE S 1°37'08" E FOR 18.18 FEET TO A POINT; THENCE S 88°41'24" W FOR 68.95 FEET TO A POINT; THENCE N 1°37'08" W FOR 238.39 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

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 NORTH-EAST SEVENTY-NINTH STREET CAUSEWAY", WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT-OF-WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE ABOVE MENTIONED RIGHT-OF-WAY, AS NOW CONSTRUCTED; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 48°08'54" FOR AN ARC DISTANCE OF 546.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 16°43'50" FOR AN ARC DISTANCE OF 189.84 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE; THENCE S 01°7'08" E ALONG SAID RIGHT-OF-WAY LINE FOR 220.83 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 853.98 FEET, AND FROM WHICH A RADIAL LINE BEARS N 21°26'37" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 185.52 FEET THROUGH A CENTRAL ANGLE OF 12°26'49"; THENCE N 01°37'08" W ALONG A LINE PARALLEL TO AND 180.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE FOR 205.71 FEET TO THE POINT OF BEGINNING; LESS THE AREA BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF 79th STREET CAUSEWAY, BOUNDED BY THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE, AND BOUNDED BY A 25 FOOT RADIUS ARC, CONCAVE SOUTHWESTERLY AND BEING TANGENT TO THE LAST TWO DESCRIBED LINES.

LYING AND BEING IN THE CITY OF NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA.

APPENDIX B

South Kennedy Special Area Plan (SK SAP).



Figure 1

1. General requirements.

   a. Purpose and intent. The SK SAP is intended to encourage mixed use buildings anchored by grocery stores on commercial lots on the south side of Kennedy Causeway where such buildings shall provide a pedestrian-friendly experience and a significant added convenience to Village residents. This district provides the opportunity for development of mixed-use residential buildings, if certain requirements are met. In order to provide incentives for re-development and to streamline the development approval process, the SK SAP has been pre-designated on the official zoning map. Application of the development incentives available in the SK SAP to individual properties will be reviewed and approved by the Planning and

Zoning Board and Village Commission concurrently with the site plan approval process.

b. Applicability.

(1) The SK SAP provides for an optional set of development regulations that may be voluntarily employed in the mixed-use development of lands located within geographic limits of the SK SAP shown on the official zoning map and indicated on Figure 1 above.

(2) All regulations of the underlying zoning district that are not otherwise addressed in these regulations shall apply. Where the underlying zoning district and the SK SAP both apply, the SK SAP shall govern.

(3) If a property owner should elect not to develop under these optional regulations, only the regulations of the underlying zoning district shall apply.

c. Approval. In order to approve an application, the Village Commission shall find that the development proposed:

(1) Is compatible with surrounding intensities and densities of development;

(2) Provides access to adequate light and air for surrounding properties;

(3) Provides commercial use(s) intended to serve the needs of the residents; and

(4) Creates a pedestrian-friendly experience at the ground level.

2. Allowable uses. All uses listed as permitted or special exception uses in the underlying zoning district shall also be allowed in the SK SAP, and such use shall be subject to all conditions, requirements or limitations applicable to the use in the underlying zoning district, except as may otherwise be set forth in this section.

3. Minimum Unit Size. The minimum size for a residential unit shall be ~~350~~ 325 square feet.

4. Height.

a. The maximum building height is 24 stories or 253 feet - 10 inches to the top of the roof level of level 24.

b. The maximum additional height allowed for mechanical equipment, including but not limited to, cooling towers, is an additional 24 feet.

c. The maximum parking garage/pedestal height is 10 stories/105 feet.

~~4~~5. Setbacks.

a. Fronting Kennedy Causeway, the minimum front setback to the face of building is 20 feet and the maximum front setback for the commercial portion of any building is 40 feet. 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.

b. The minimum setback for a side abutting a right of way is ~~7~~ 10 feet.

c. The minimum rear setback is ~~15~~ 20 feet.

d. The minimum setback for a side abutting a lot is 20 feet.

~~5~~6. Stepbacks.

a. There shall be no stepback requirement.

~~6~~7. Lot Size, Width, Frontage, and Lot Coverage

a. The minimum lot size is 10,000 square feet.

b. The minimum lot width is 100 feet.

c. The minimum lot frontage is 100 feet.

d. The maximum lot coverage is 90%.

8. Maximum Floorplate Areas and Lengths.

a. Multifamily Residential

i) Area: 20,000 sq. ft.
ii) Length: 280 feet

b. Commercial Parking

i) Area: 40,000 sq. ft.
ii) Length: 280 feet

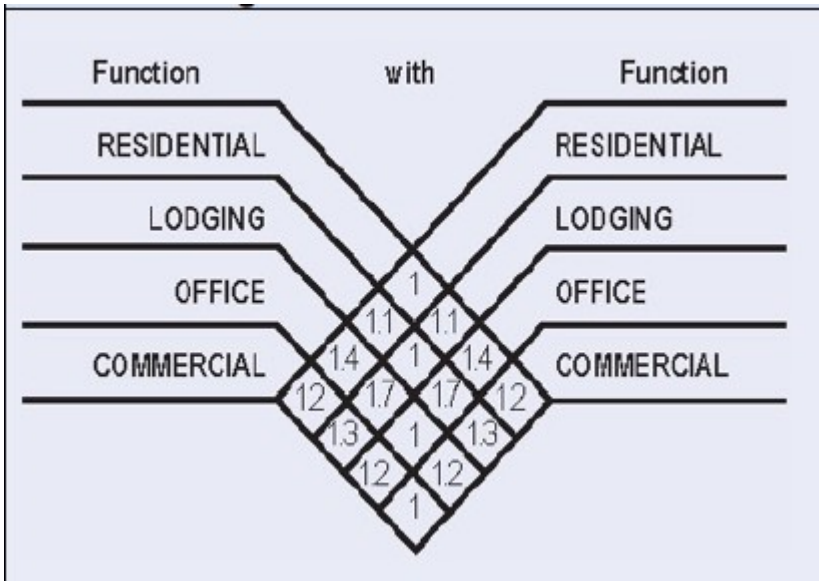
9. Parking Requirements.

a. A minimum of ~~1.5~~ 1 parking space is required per dwelling unit.

b. A minimum of 1 additional visitor parking space is required for every 10 dwelling units.

c. A minimum of 3 parking spaces is required for every 1,000 square feet of Commercial Use.

d. Shared Parking. The parking required for any two uses on a property is calculated by dividing the number of spaces required by the lesser of the two uses by the appropriate factor from the Table below and adding the result to the greater use parking requirement. (For instance: for a building with a Residential Use requiring 100 spaces and a Commercial Use requiring 20 spaces, the 20 spaces divided by the sharing factor of 1.2 would reduce the total requirement to 100 plus 16 spaces. For uses not indicated in this chart on a mixed-use lot a sharing factor of 1.1 shall be allowed.) This Section, as applied to the SK SAP, supersedes Section 9.3.F.



f. All parking shall be screened from the rights-of-way by an art treatment or habitable liner and parking shall not exceed 10 stories/105 feet in height.

10. Landscaping Requirements. To discourage use of fertilizers, pesticides, and unnecessary water waste, where appropriate due to lack of sunlight, irrigation, other environmental factors, or other project constraints, artificial landscaping may be used to comply with landscaping requirements.

SHOMA NORTH BAY VILLAGE

FOR

SHOMA GROUP

IN

NORTH BAY VILLAGE, FLORIDA



NOTE : THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND VILLAGE CODES AND REGULATIONS HAVING JURISDICTION. IF ANY DISCREPANCIES EXIST BETWEEN THE PLANS/SPECIFICATIONS PREPARED BY THE DESIGNER AND THE VILLAGE CODE AND/OR THE VILLAGE STANDARD DETAILS, THE LATTER SHALL GOVERN OR THE MOST STRINGENT

STATE OF FLORIDA — JOSE SAUMELL — AR0013080 — REGISTERED ARCHITECT

Jose Saumell

INDEX OF DRAWINGS

SHEET	REV. N°	DATE	DESCRIPTION
			ARCHITECTURAL
CS			INDEX OF DRAWINGS
A-0.SP-1			SITE PLAN
A-0.1			LOCATION MAP
A-2.1			OVERALL – LEVEL 1 – FLOOR PLAN
A-2.1M			OVERALL – LEVEL 1.2 MEZZANINE FLOOR PLAN
A-2.2			OVERALL – LEVEL 2 – FLOOR PLAN
A-2.3			OVERALL – LEVEL 3 – FLOOR PLAN
A-2.4			OVERALL – LEVEL 4 – FLOOR PLAN
A-2.5			OVERALL – LEVEL 5 – FLOOR PLAN
A-2.6			OVERALL – LEVEL 6 – FLOOR PLAN
A-2.7			OVERALL – LEVEL 7 – FLOOR PLAN
A-2.8			OVERALL – LEVEL 8 – FLOOR PLAN
A-2.9			OVERALL – LEVEL 9 – FLOOR PLAN
A-2.10			OVERALL – LEVEL 10 – FLOOR PLAN
A-2.11			OVERALL – LEVEL 11 – FLOOR PLAN
A-2.12			OVERALL – LEVEL 12 – FLOOR PLAN
A-2.14			OVERALL – LEVEL 14 – FLOOR PLAN
A-2.15			OVERALL – LEVEL 15 – FLOOR PLAN
A-2.16			OVERALL – LEVEL 16 – FLOOR PLAN
A-2.17			OVERALL – LEVEL 17 – FLOOR PLAN
A-2.18			OVERALL – LEVEL 18 – FLOOR PLAN
A-2.19			OVERALL – LEVEL 19 – FLOOR PLAN
A-2.20			OVERALL – LEVEL 20 – FLOOR PLAN
A-2.21			OVERALL – LEVEL 21 – FLOOR PLAN
A-2.22			OVERALL – LEVEL 22 – FLOOR PLAN
A-2.23			OVERALL – LEVEL 23 – FLOOR PLAN
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A-3.2			RESIDENTIAL BUILDING I ELEVATIONS
A-3.3			GARAGE BUILDING II ELEVATIONS
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			CIVIL
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C-2.0			CIVIL SITE PLAN
C-3.0			PAVEMENT DETAILS
C-4.0			WATER DISTRIBUTION PLAN
C-5.0			SEWER DISTRIBUTION PLAN
C-6.0			WATER & SEWER DETAILS
C-7.0			SIGNING & PAVEMENT MARKING PLAN
C-8.0			SIGNING & PAVEMENT MARKING NOTES
C-9.0			GRADING & DRAINAGE PLAN
C-10.0			DRAINAGE DETAILS
C-11.0			STORMWATER POLLUTION PREVENTION PLAN
C-12.0			STORMWATER POLLUTION PREVENTION DETAIL

- OWNER / DEVELOPER
  SHOMA GROUP
  201 Sevilla Ave – Suite 300
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  (786) 437-8658

MSA ARCHITECTS

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  HOLLYWOOD, FL 33020
  (954) 923 9681

- CIVIL/TRAFFIC ENGINEER
  DAVID PLUMMER & ASSOCIATES
  1750 PONCE DE LEON
  BOULEVARD
  CORAL GABLES, FL 33134
  (305) 447 0900

- SUBMITTAL DATES
- 08/30/2023-RESUBMITTAL

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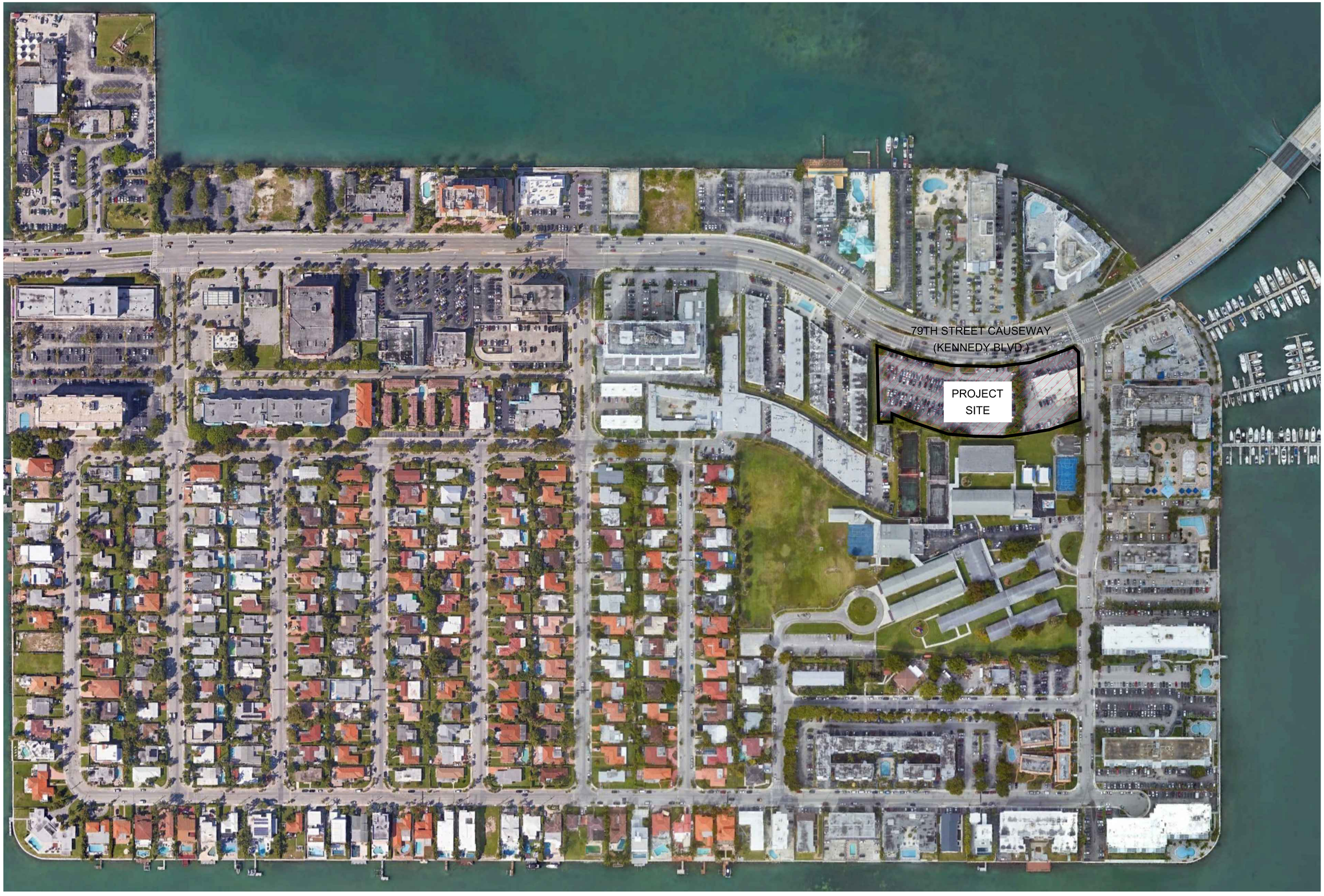

SITE LOCATION

LOCATION MAP

NTS

BY

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 670-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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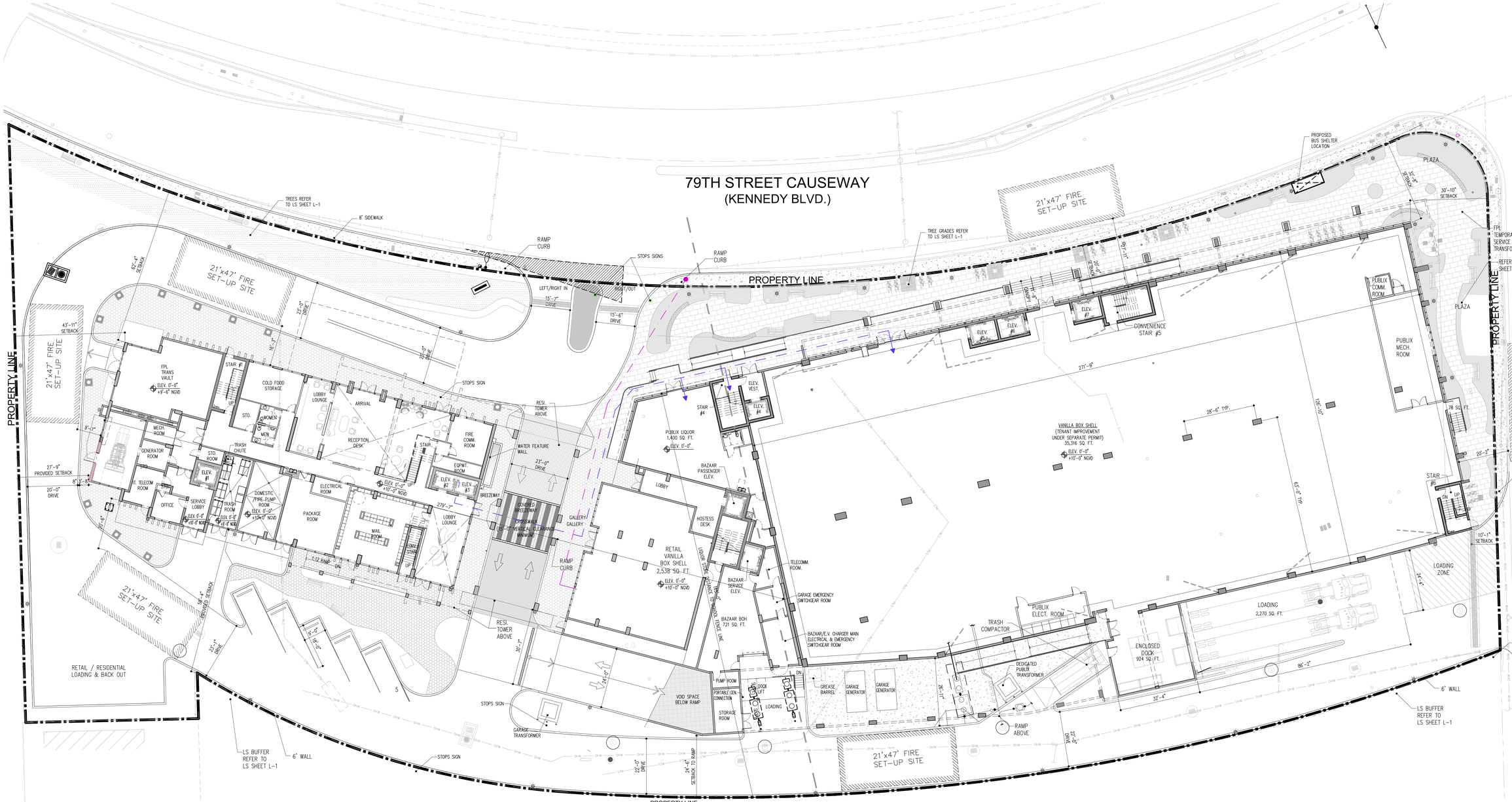
DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	LOCATION MAP
SHEET NUMBER:	A-0.1



SITE DATA

LOCATION	North Bay Village, FL.
ZONING DESIGNATION	T6–24
OVERLAY DISTRICT	South Kennedy Overlay District
TYPE OF USE	Mix Use Multi–Family Housing

BUILDING DISPOSITION	REQUIRED	PROVIDED	
A. LOT AREA	10,000 sf. min.	2.798 acres	121,914 sf.
B. LOT WIDTH	100' min.	587'–8"	
C. LOT COVERAGE	90% max / 109,723 sf.	52,395 sf.	42.98%
D. FRONTAGE @ FRONT SETBACK			
79th Street Causeway	A gallery or arcade is required for at least 80% of the frontage of a commercial portion of a building that is within 20 feet of the front property line	90%	
E. OPEN SPACE	10% min. / 12,191 sf. (Per T6–24)	31,336 sf.	25.70%
F. DENSITY	120 du's / ac. = 335 units	333 units	119 du's/ac
G. INTENSITY (FLR=13)	Max. Allowed = 36.37 ac.	18.49 ac.	

NOTE : THE PARCEL PROPOSED FOR LAND CLEANING OR DEVELOPMENT DOES NOT SERVE AS HABITAT FOR A RARE, THREATENED OR ENDANGERED SPECIES OR A SPECIES CONCERN; OR IS NOT ENVIRONMENTALLY SENSITIVE AREA.

BUILDING CONFIGURATION FRONTAGE				
A. COMMON LAWN	Prohibited	–		
B. PORCH & FENCE	Prohibited	–		
C. TERRACE	Prohibited	–		
D. FORECOURT	Allowed	–		
E. STOOP	Allowed	–		
F. SHOPFRONT	Allowed	Yes		
G. GALLERY	Allowed	Yes		
H. ARCADE	Prohibited	–		

BUILDING SETBACK	REQUIRED	PROVIDED
A. NORTH SETBACK	20'–0" min.	20'–0"
B. EAST SETBACK	10'–0" min.	10'–0"
C. SOUTH SETBACK	20'–0" min.	24'–6"
D. WEST SETBACK	20'–0" min.	27'–9"

BUILDING HEIGHT		
Pedestal Height (Parking Garage):		104'–2"
(RESIDENTIAL TOWER)		
Min. Height	2 stories	PROVIDED
Max. Height	24 Stories or 240 feet'	24 stories / 25.0"–10" TOP OF ROOF (LEVEL 24)
Max. Height	(ROOF TOP MECHANICAL EQUIPMENT)	
	10'–0"	24'–0" TOP OF MECHANICAL EQUIPMENT (ELEV.=277–10")

BIKE RACK

Residential Required:	1 sp/20 req. spaces	66
Commercial Required:		6
Subtotal:		72
Reduction after 50 sp:		–11
Total Required:		61
Total Provided:		69

PARKING SUMMARY

REQUIRED

Type of parking	# of DU's or SF	Code Required	Total
Residential	333 units	1. spaces/unit	333 spaces
Visitor	333 units	0.1 spaces/unit	34 spaces
Sub–total			367 spaces
Retail / Supermarket	52,929 sf.	3 sp/1,000 sf.	159 spaces
Shared parking reduction = 120 sp/1.2 = 100 per shared parking standards table			20 spaces
Sub–total			139 spaces
Grand total required			506 spaces

* HC Parking: (501–1000–2% total) = 11 spaces required
* 10 E.V.S.E. – Ready Spaces included in total

PROVIDED

Designation	Levels	Compact	Regular	HC	Total
Publix	Site	–	5	–	5
	Level 2	–	61	3	64
	Level 3	–	62	3	65
Visitor/Retail	Level 4	–	57	1	81
Resi. Parking		–	23	–	
Resi. Parking	Levels 5–8	8	388	8	404
Resi. Parking	Level 9	2	89	2	93
Resi. Parking	Level 10	–	40	–	40
Grand total					752

* 10 Compacted Spaces included in total
* 25 E.V.S.E. – Ready Spaces included in total
* 17 ADA Spaces included in total

UNIT MIX (23 LEVELS)

Unit Type	Area (Net)		Total # of units	%	NSF	
STUDIO						
ST 1	333 sf		40	12%	13,320 sf	
	Subtotal		**40**		**13,320 sf**	***333 avg sf/du***
1 Bedroom/ 1 Bathroom						
A1	691 sf		78	41%	53,898 sf	
A2	815 sf		19		15,485 sf	
A2.1	805 sf		19		15,295 sf	
A3	1,088 sf		19		20,672 sf	
	Subtotal		**135**		**105,350 sf**	***780 avg sf/du***
2 Bedroom / 2 Bathroom						
B1	997 sf		40	39%	39,880 sf	
B1A	1,005 sf		19		19,095 sf	
B1A.2	1,202 sf		1		1,202 sf	
B2	1,091 sf		21		22,911 sf	
B3	1,091 sf		8		8,728 sf	
B4	1,120 sf		20		22,400 sf	
B5	1,147 sf		20		22,940 sf	
	Subtotal		**129**		**137,156 sf**	***1,063 avg sf/du***
3 Bedroom / 2 Bathroom						
C1	1,324 sf		20	6%	26,480 sf	
	Subtotal		**20**		**26,480 sf**	***1,324 avg sf/du***
PENTHOUSE						
P1	1,793 sf	est.	2	3%	3,586 sf	
P2	1,886 sf	est.	1		1,886 sf	
P3	2,422 sf	est.	1		2,422 sf	
P4	2,008 sf	est.	1		2,008 sf	
P5	1,973 sf	est.	1		1,973 sf	
P6	2,719 sf	est.	1		2,719 sf	
P7	2,583 sf	est.	2		5,166 sf	
	Subtotal		**9**		**19,760 sf**	***2,196 avg sf/du***
Grand Total			**333 units**	100%	**302,066 sf**	***907 avg sf/du***

LOADING ZONE DATA

	REQUIRED	PROVIDED
Residential:	3 Berths (900 sf total)	3 Berths (1,060sf total)
Commercial:	2 Berths (420 sf each)	2 Berths (800sf each)

NORTH

SITE PLAN

SCALE: 1/16" = 1'–0"

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

EAST TREASURE DRIVE
21'x47' FIRE SET-UP SITE

Jose Saumell

JOSE I. SAUMELL
AR0013085

DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	A-0.SP-1

BY

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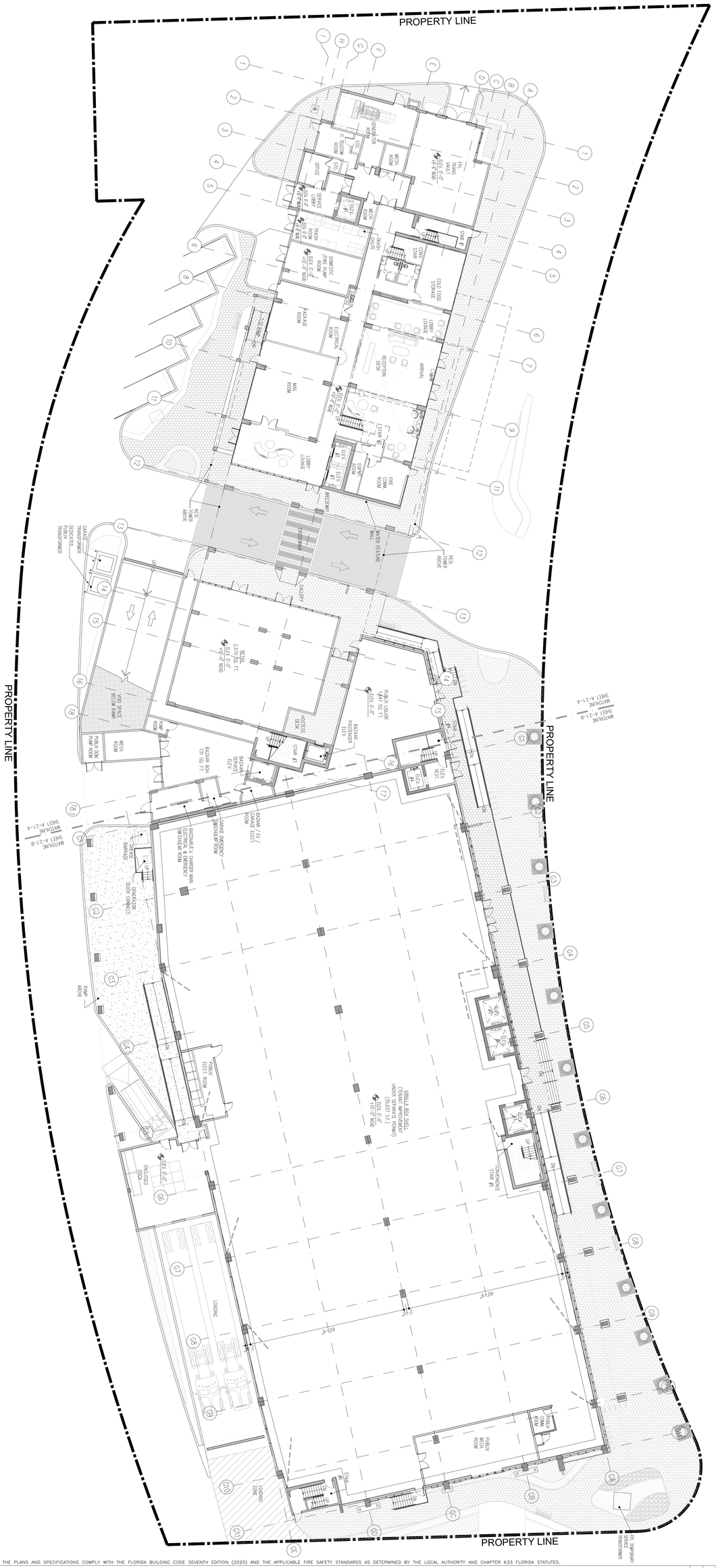

NORTH

OVERALL LEVEL 1 - PLAN

SCALE: 1/16" = 1'-0"

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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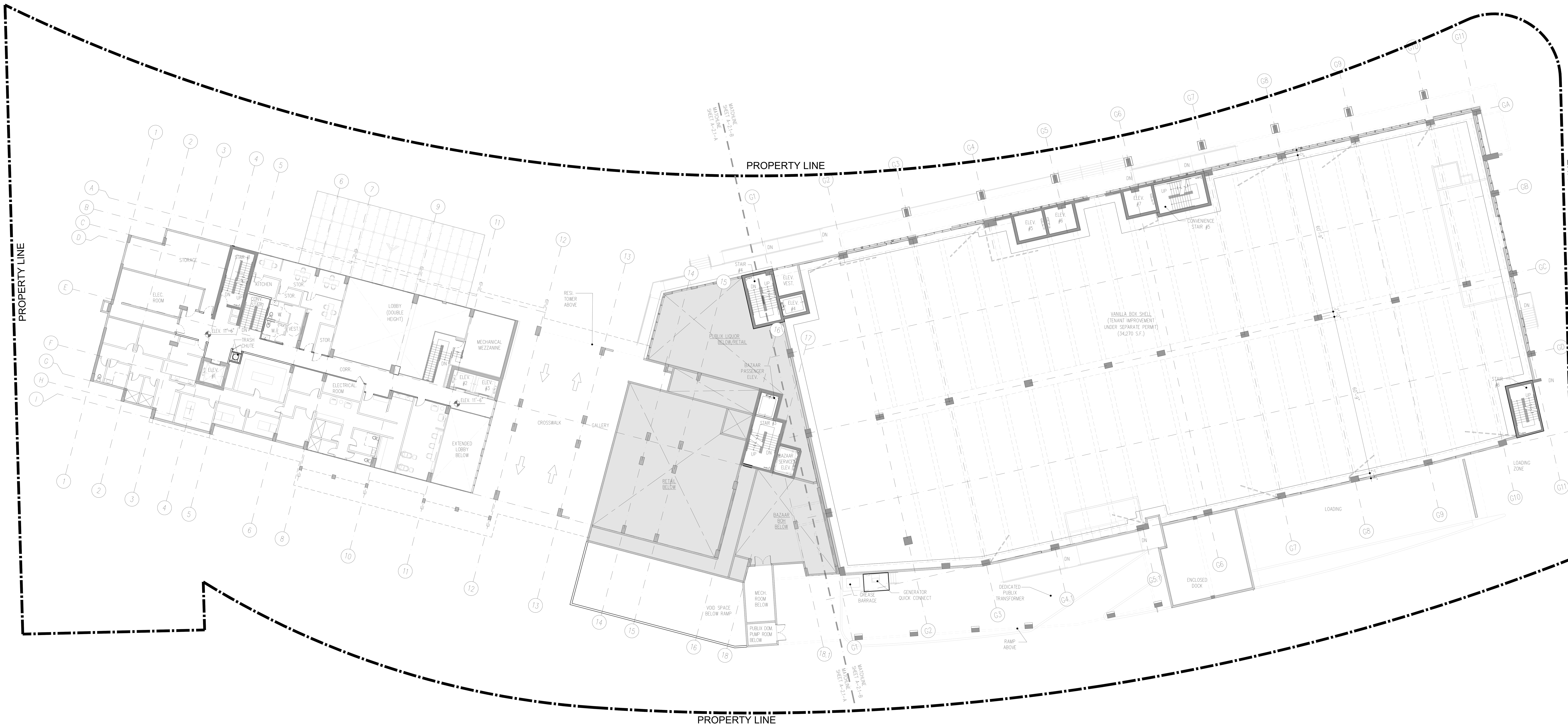
SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

DRAWN	BY
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	OVERALL LEVEL 1 - PLAN
SHEET NUMBER:	A-2.1



OVERALL MEZZANINE - PLAN

SCALE: 1/16" = 1'-0"

NORTH

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

BY

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

Jose Saumell

JOSE I. SAUMELL
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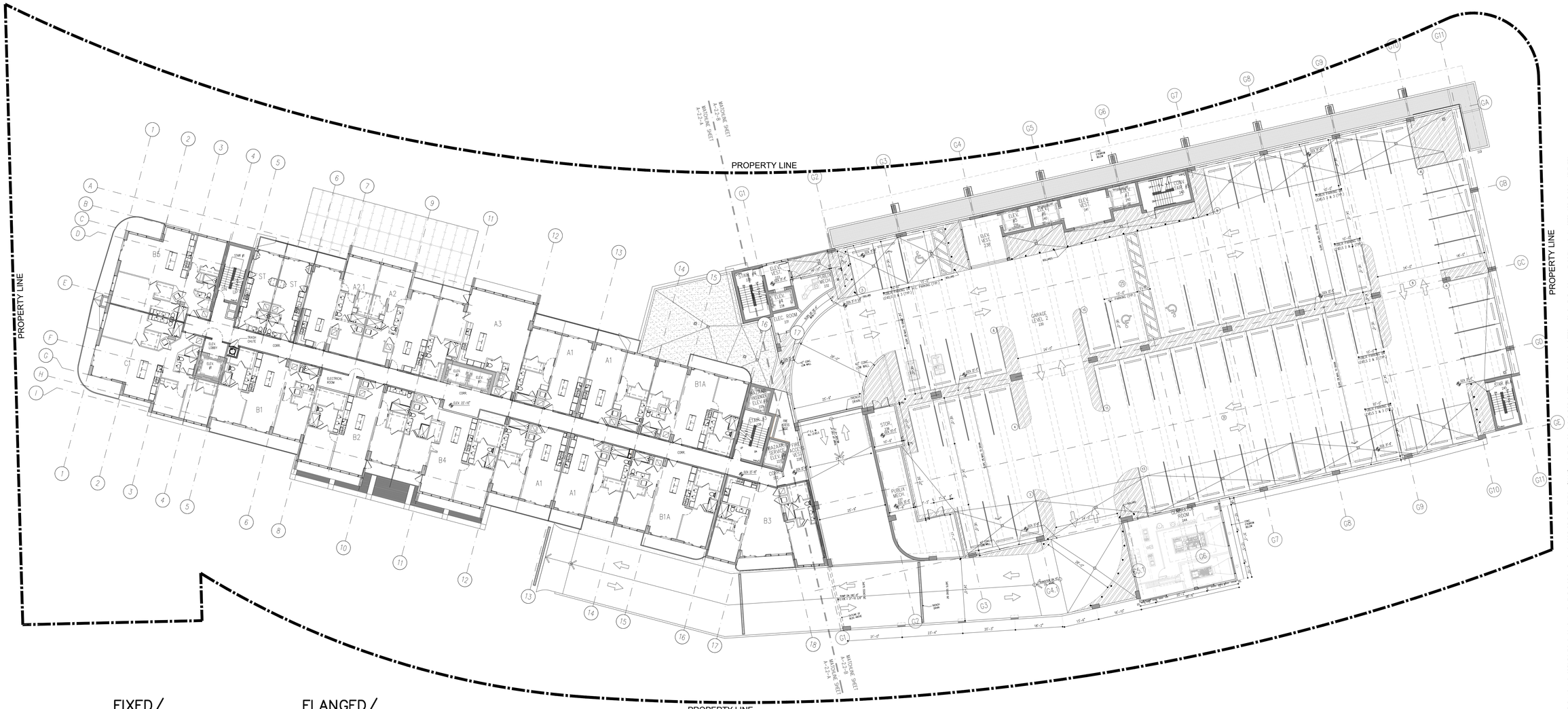
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ

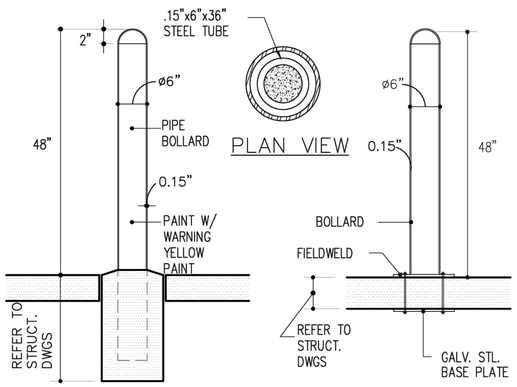
SHEET TITLE:
OVERALL MEZZANINE - PLAN

SHEET NUMBER:
A-2.1M



FIXED/ EMBEDDED MOUNT

FLANGED/ SURFACE MOUNT



BOLLARD-CONC DETAIL

SCALE: N.T.S.

OVERALL LEVEL 2 - PLAN

17 UNITS

SCALE: 1/16" = 1'-0"

NORTH

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

Jose Saumell

JOSE I. SAUMELL
AR0013085

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BY

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402

DRAWN
CONTRACT DATE
SCALE AS SHOWN
JOB NO. 1952.PRJ

SHEET TITLE:
OVERALL
LEVEL 2 - PLAN

SHEET NUMBER:
A-2.2



OVERALL LEVEL 3 - PLAN

17 UNITS

SCALE: 1/16" = 1'-0"

NORTH

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

Jose Saumell

JOSE I. SAUMELL
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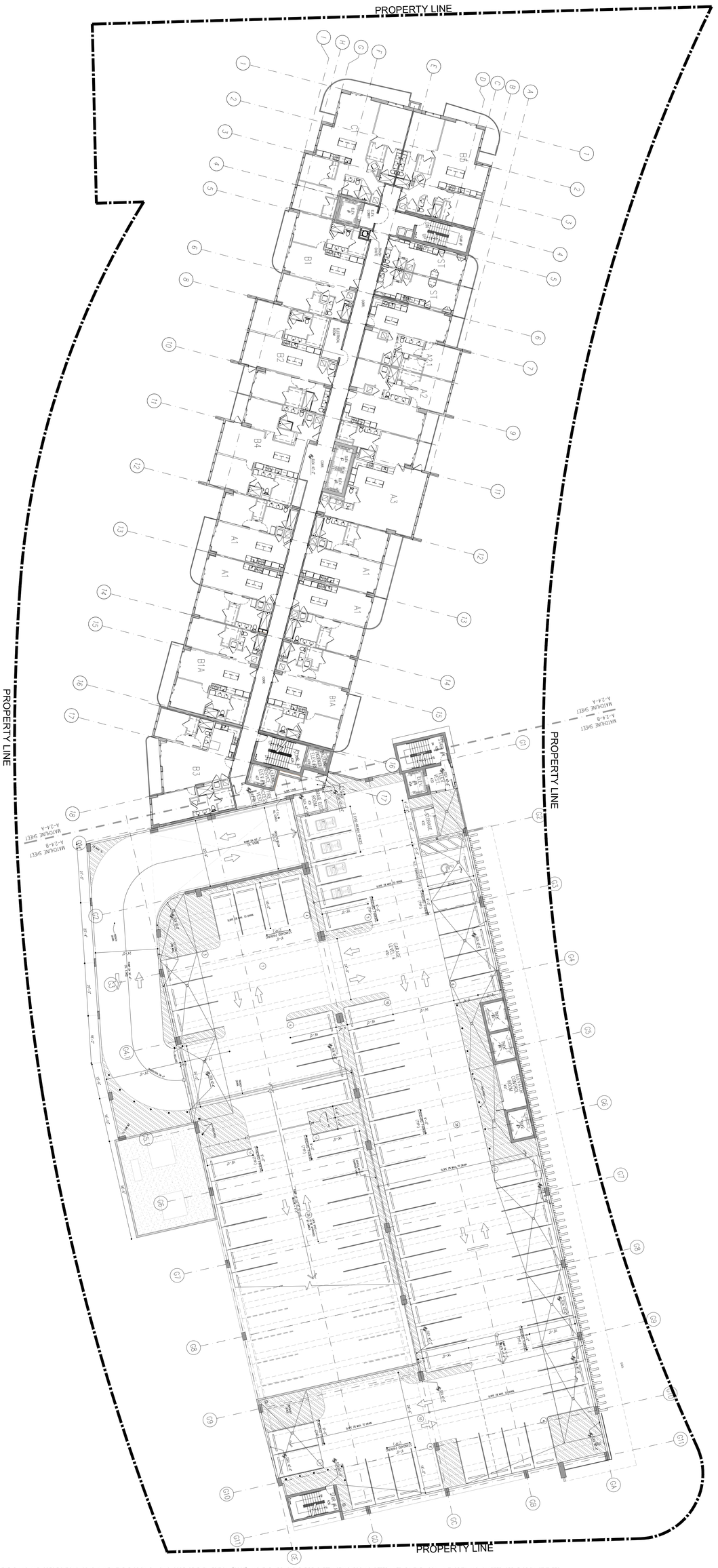
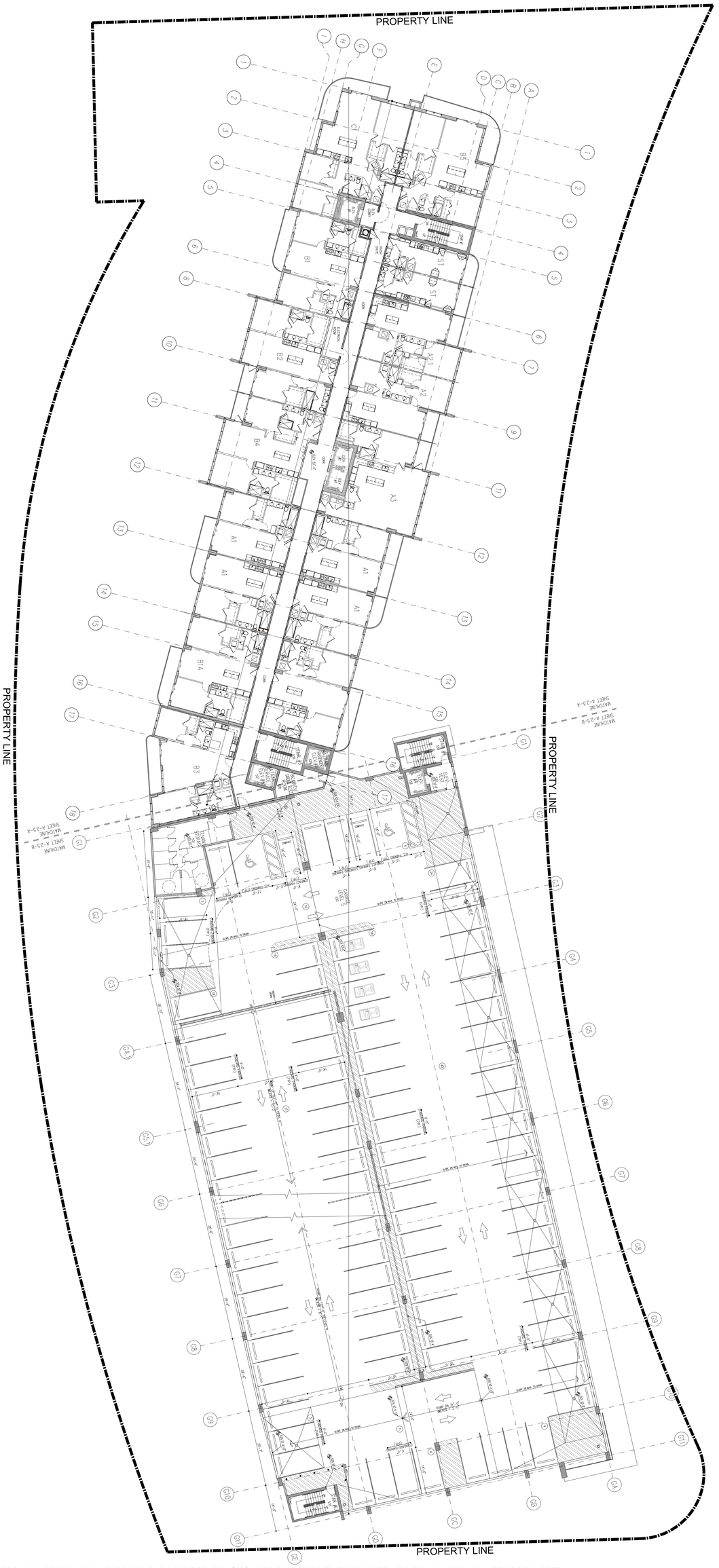
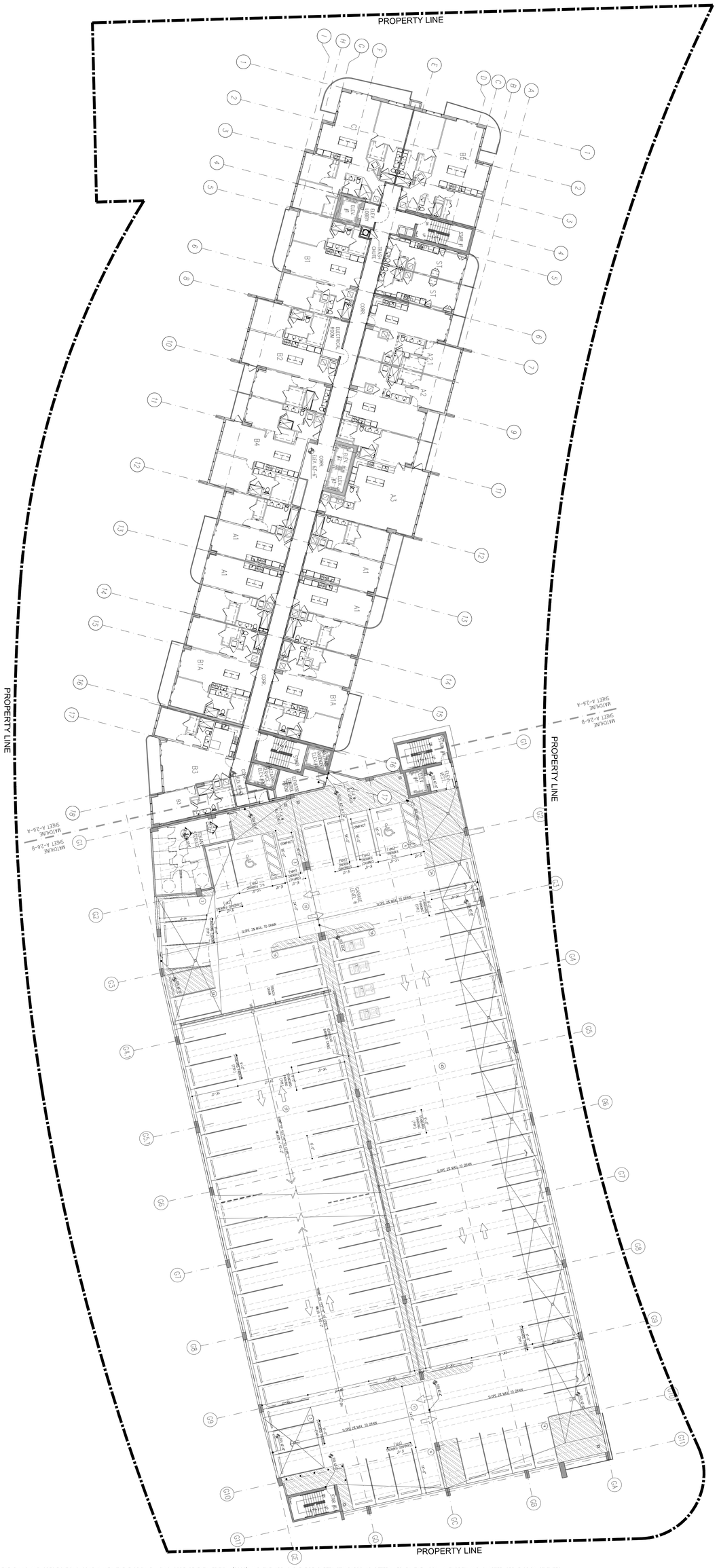
DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ

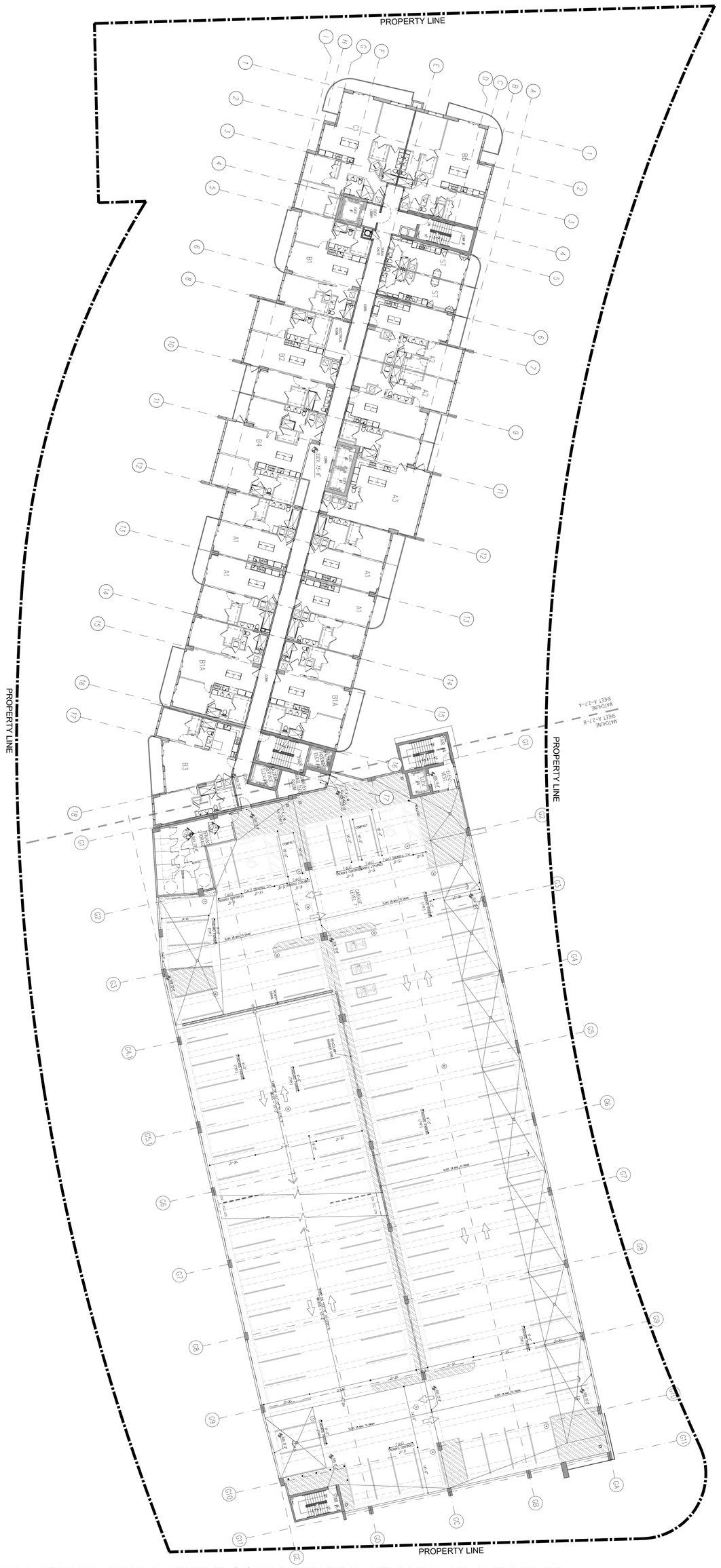
SHEET TITLE:
OVERALL
LEVEL 3 - PLAN

SHEET NUMBER:
A-2.3


PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
MATCHLINE SHEET A-2.4-B
MATCHLINE SHEET A-2.4-A
MATCHLINE SHEET A-2.4-B
MATCHLINE SHEET A-2.4-A
B4
B1
ST1
ST
B2
A2
A3
B4
A1
A1
A1
A1
B1A
B1A
B3
GARAGE LEVEL 4
STORAGE
STORAGE
STORAGE


PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
MATCHLINE SHEET A-2.5-B
MATCHLINE SHEET A-2.5-A
MATCHLINE SHEET A-2.5-B
MATCHLINE SHEET A-2.5-A
B4
B1
ST1
ST1
B2
A2
B4
A3
A1
A1
A1
A1
B1A
B3
B3
ELEV. #1
ELEV. #2
ELEV. #3
ELEV. #4
RAMP 28'-5" @ 8.33%
RAMP 28'-5" @ 8.33%
RAMP 28'-5" @ 8.33%


PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
MATCHLINE SHEET A-2.6-B
MATCHLINE SHEET A-2.6-A
MATCHLINE SHEET A-2.6-B
MATCHLINE SHEET A-2.6-A
GARAGE LEVEL 6
SLOPE 2% MAX. TO DRAIN
SLOPE 2% MAX. TO DRAIN
SLOPE 2% MAX. TO DRAIN



NORTH

OVERALL LEVEL 7 - PLAN

17 UNITS

SCALE: 1/16" = 1'-0"

PLANNING & ZONING 08/29/2023

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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(305) 273-9911

JOSE I. SALMELL
AR0013085

Jose Salmell
Digitally signed by Jose Salmell
Date: 2023.08.29 15:47:39 -04'00'

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SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

BY

DRAWN
CONTRACT DATE
SCALE: AS SHOWN
JOB NO.: 1952.PRJ
SHEET TITLE: OVERALL LEVEL 7 - PLAN
SHEET NUMBER: A-2.7

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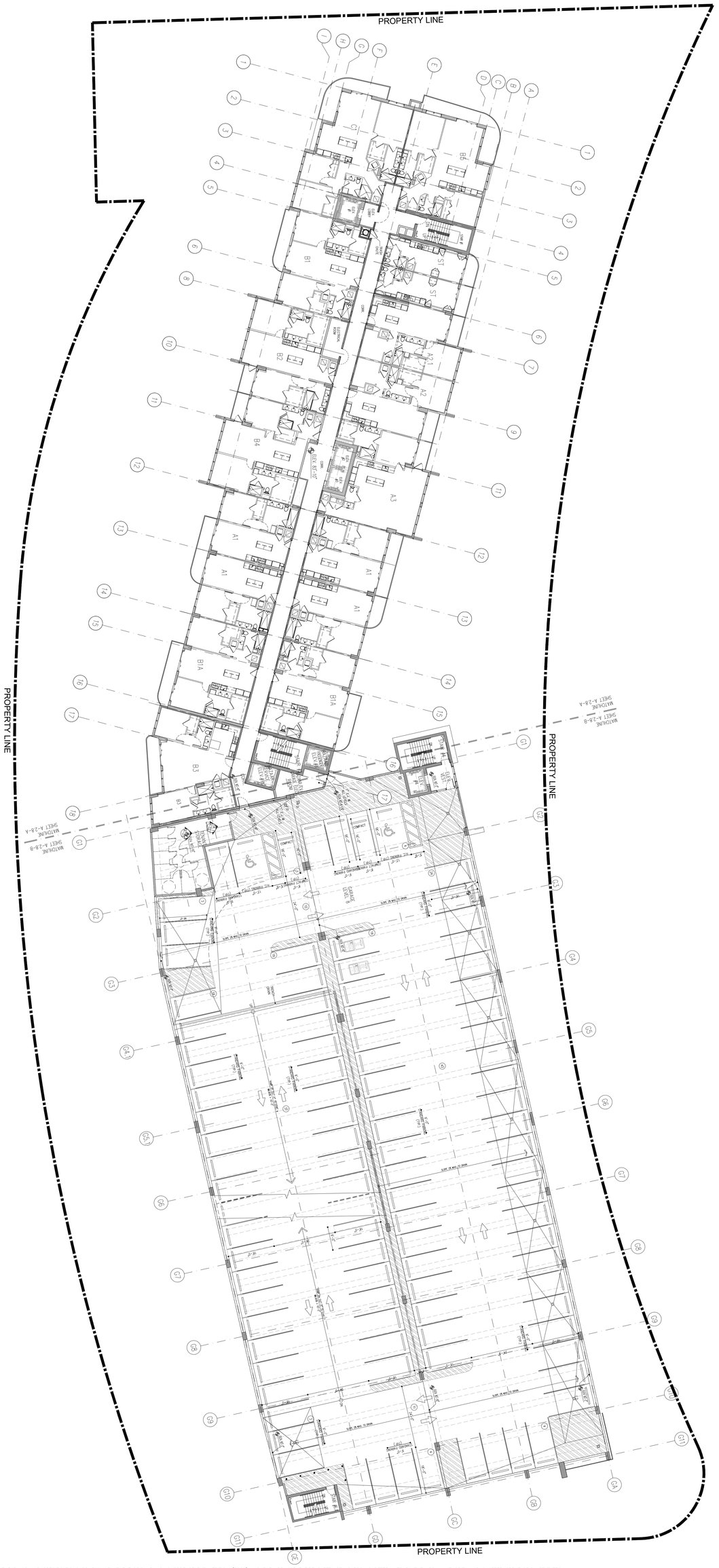

NORTH

OVERALL LEVEL 8 - PLAN

17 UNITS

SCALE: 1/16" = 1'-0"

PLANNING & ZONING 08/29/2023

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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Jose Saumell
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Date: 2023.08.29 16:26:13 -04'00'

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SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

DRAWN	BY
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	OVERALL LEVEL 8 - PLAN
SHEET NUMBER:	A-2.8

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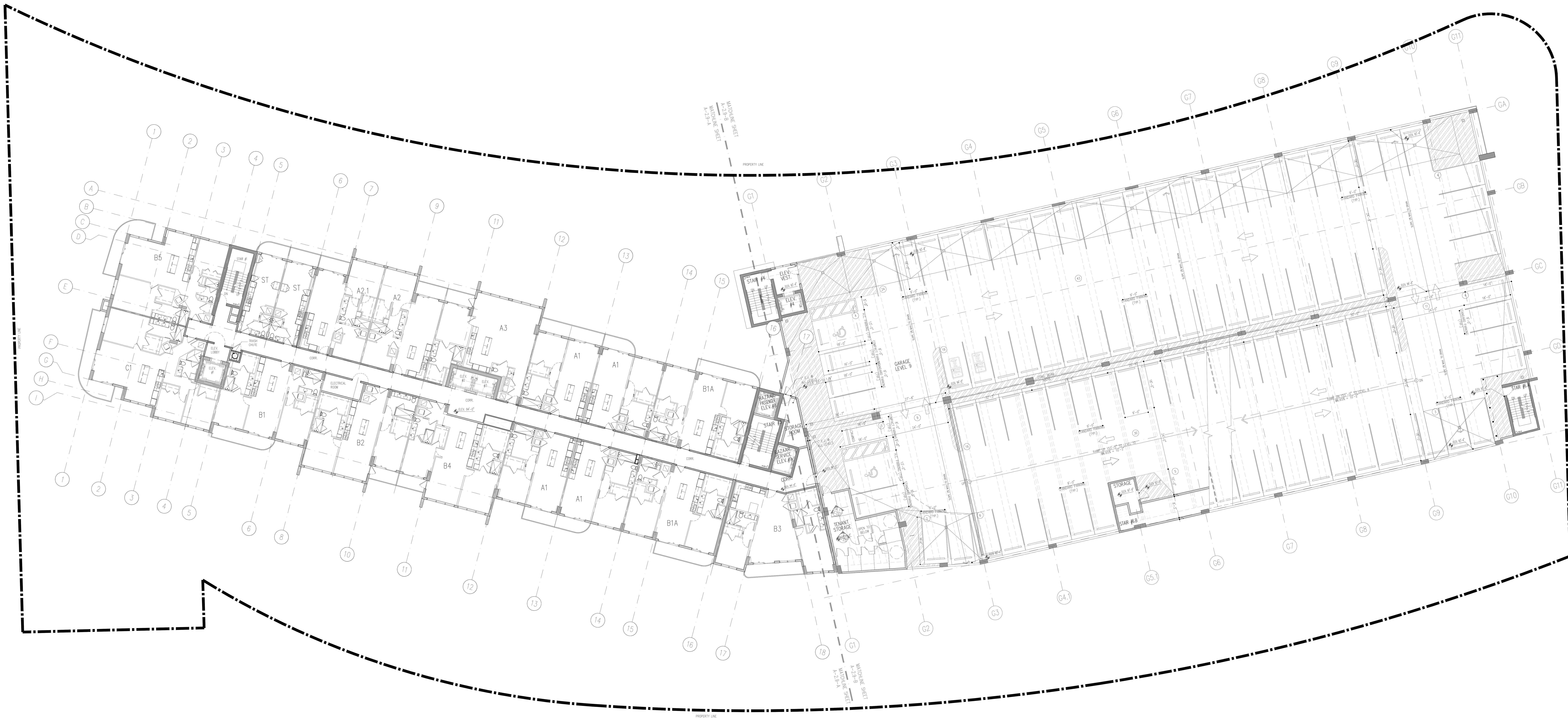

OVERALL LEVEL 9 - PLAN

17 UNITS

SCALE: 1/16" = 1'-0"

NORTH

PLANNING & ZONING 08/29/2023

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

Jose Saumell

JOSE I. SAUMELL
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CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	OVERALL LEVEL 9 - PLAN
SHEET NUMBER:	A-2.9

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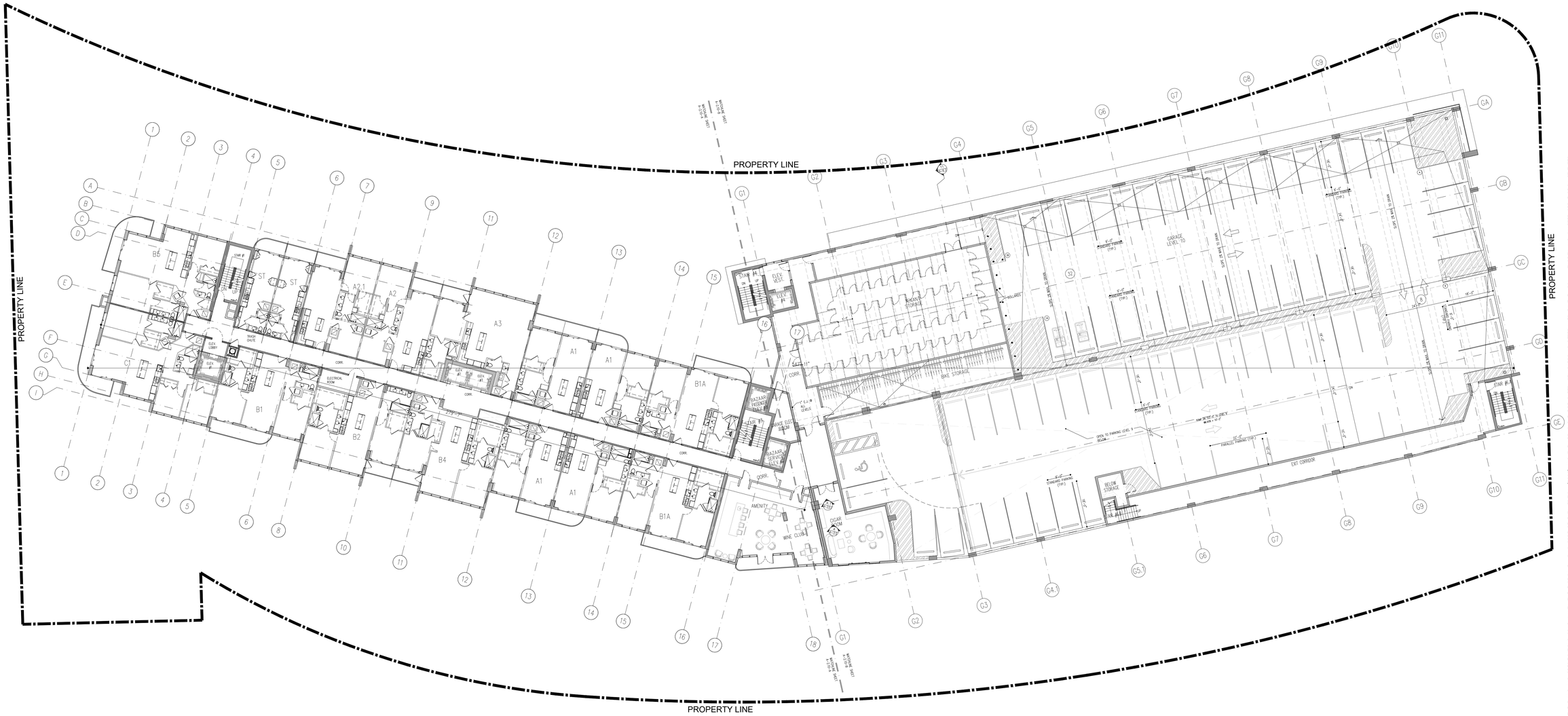

OVERALL LEVEL 10 - PLAN

16 UNITS

SCALE: 1/16" = 1'-0"

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PLANNING & ZONING 08/29/2023

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

Jose Saumell

JOSE I. SAUMELL
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CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	OVERALL LEVEL 10 - PLAN
SHEET NUMBER:	A-2.10

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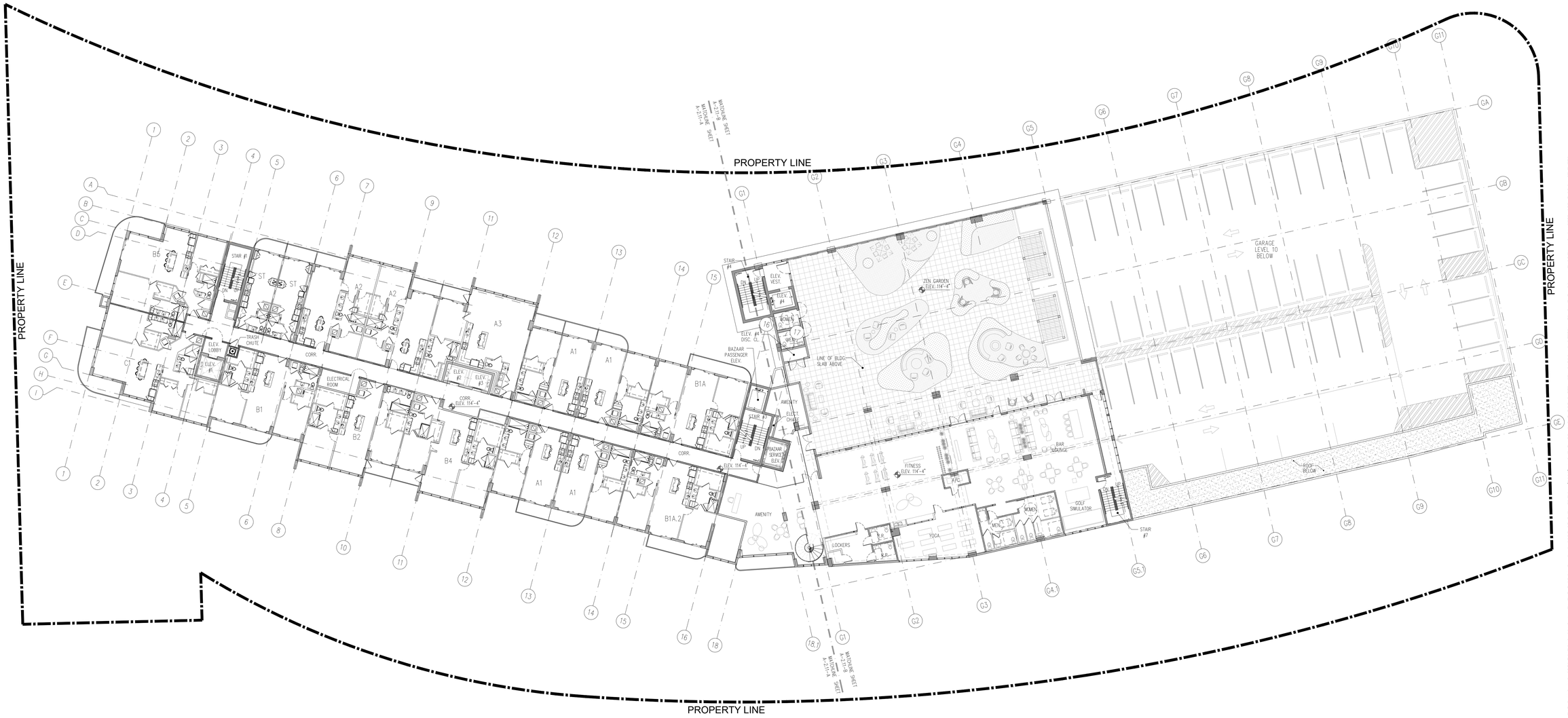

OVERALL LEVEL 11 - PLAN

16 UNITS

NORTH

SCALE: 1/16" = 1'-0"

BY

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

JOSE I. SAUMELL
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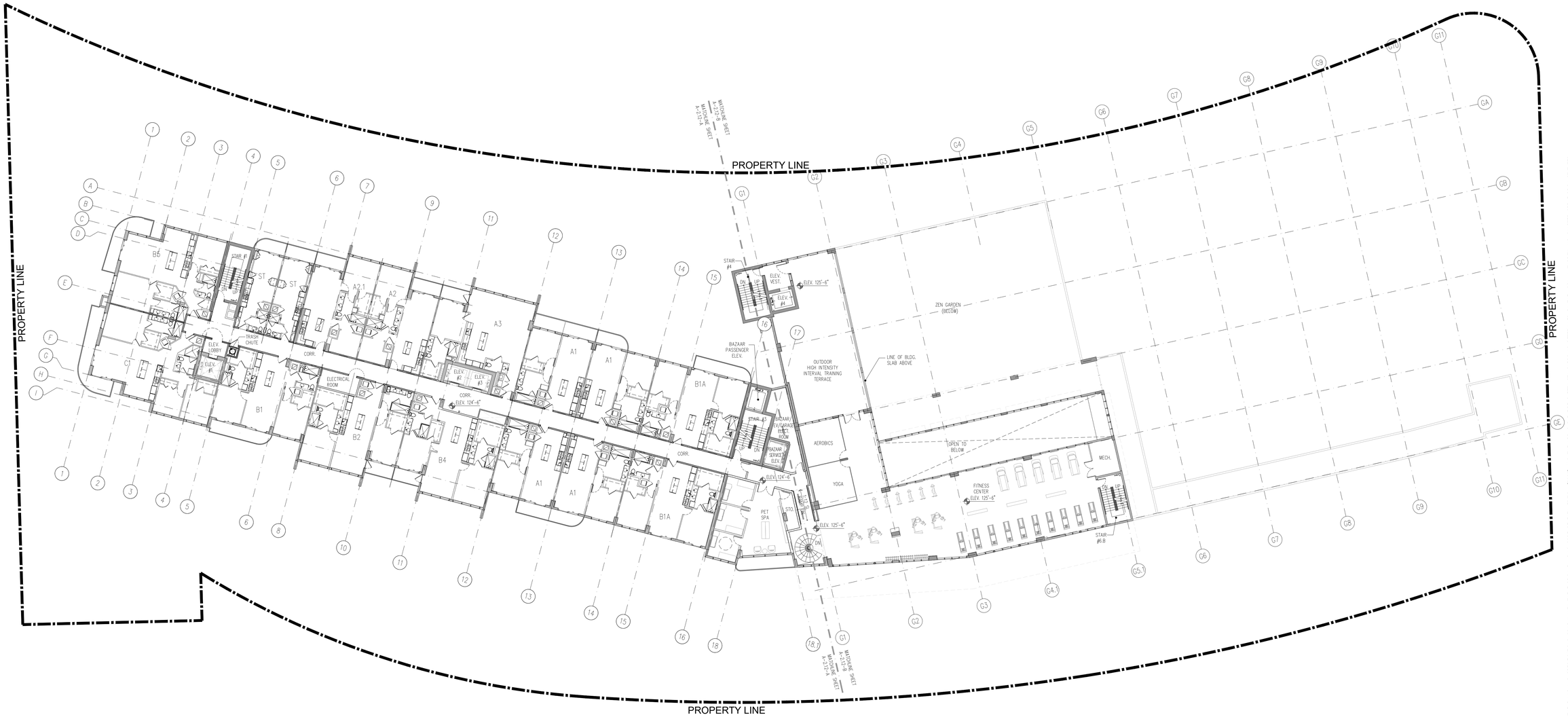
DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ

SHEET TITLE:
OVERALL
LEVEL 11 - PLAN
(ZEN GARDEN)

SHEET NUMBER:
A-2.11



OVERALL LEVEL 12 - PLAN (FITNESS CENTER)

16 UNITS

SCALE: 1/16" = 1'-0"

NORTH

PROGRESS 06/09/2023

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

BY

JOSE I. SAUMELL
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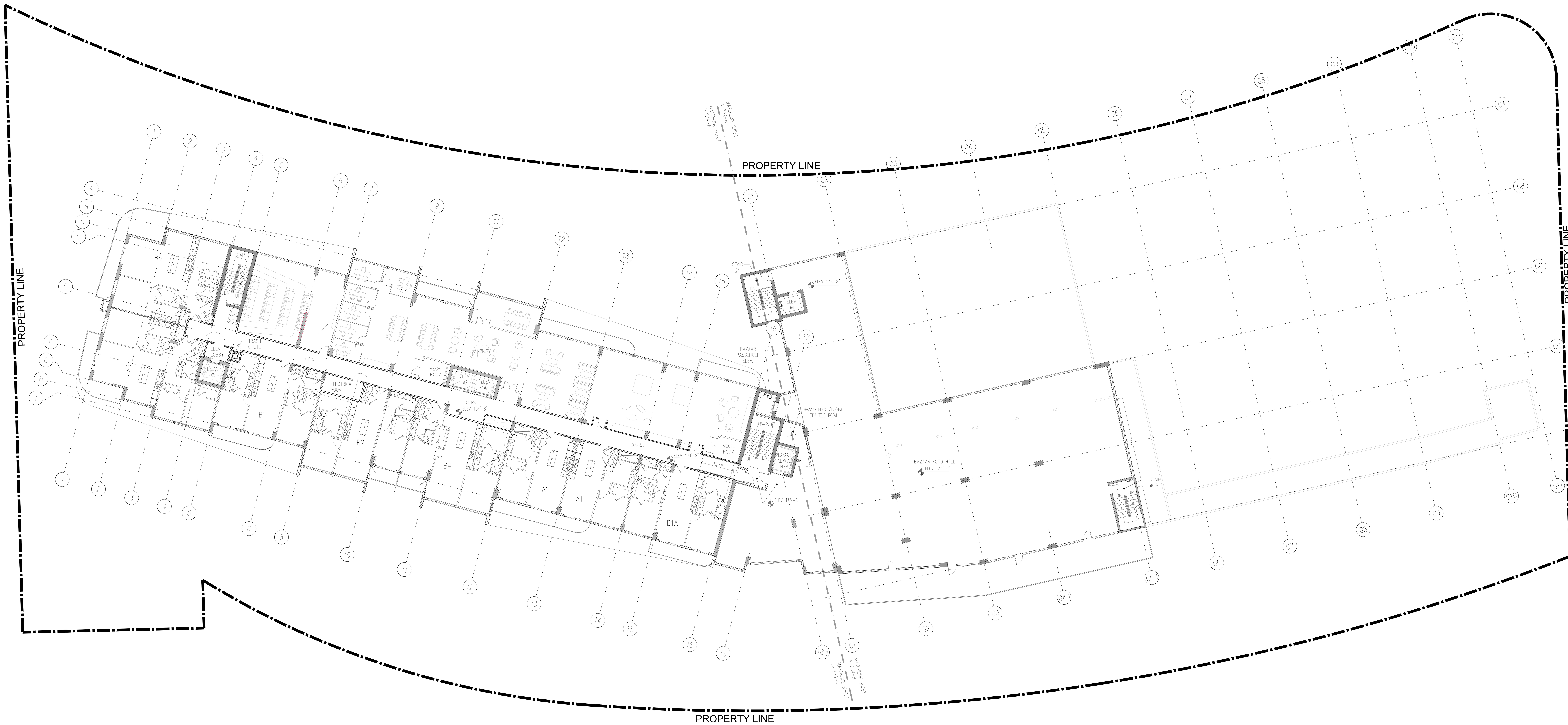
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	OVERALL LEVEL 12 - PLAN (FITNESS CENTER)
SHEET NUMBER:	A-2.12



OVERALL LEVEL 14 - PLAN

NORTH

8 UNITS

SCALE: 1/16" = 1'-0"

PROGRESS 06/09/2023

BY

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

Jose Saumell

JOSE I. SAUMELL
AR0013085

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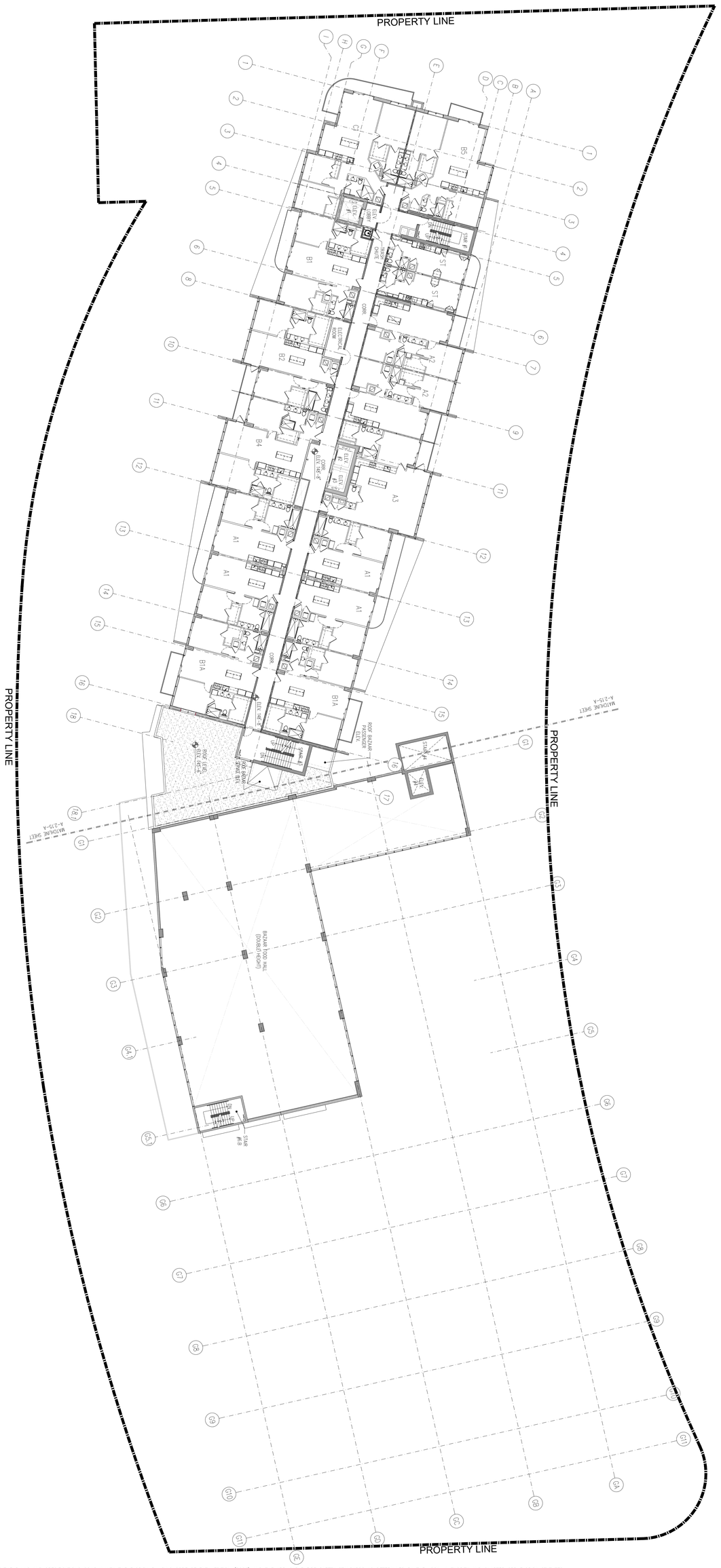
DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ

SHEET TITLE:
OVERALL
LEVEL 14 - PLAN

SHEET NUMBER:
A-2.14



OVERALL LEVEL 15 - PLAN

16 DUS/FL = 112 UNITS SCALE: 1/16" = 1'-0"

NORTH

PROGRESS 06/09/2023

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

JOSE I. SALMUELL
AR0013085

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

DRAWN
CONTRACT DATE
SCALE: AS SHOWN
JOB NO. 1952.PRJ
SHEET TITLE: OVERALL LEVEL 15 - PLAN
SHEET NUMBER: A-2.15

BY

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OVERALL LEVEL 16- PLAN

16 DUS/FL = 112 UNITS SCALE: 1/16" = 1'-0"

NORTH

PROGRESS 06/09/2023

BY

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

Jose Saumell

STATE OF FLORIDA JOSE SAUMELL AR0013085 REGISTERED ARCHITECT

JOSE I. SAUMELL
AR0013085

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ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ

SHEET TITLE:
OVERALL
LEVEL 16 - PLAN

SHEET NUMBER:
A-2.16

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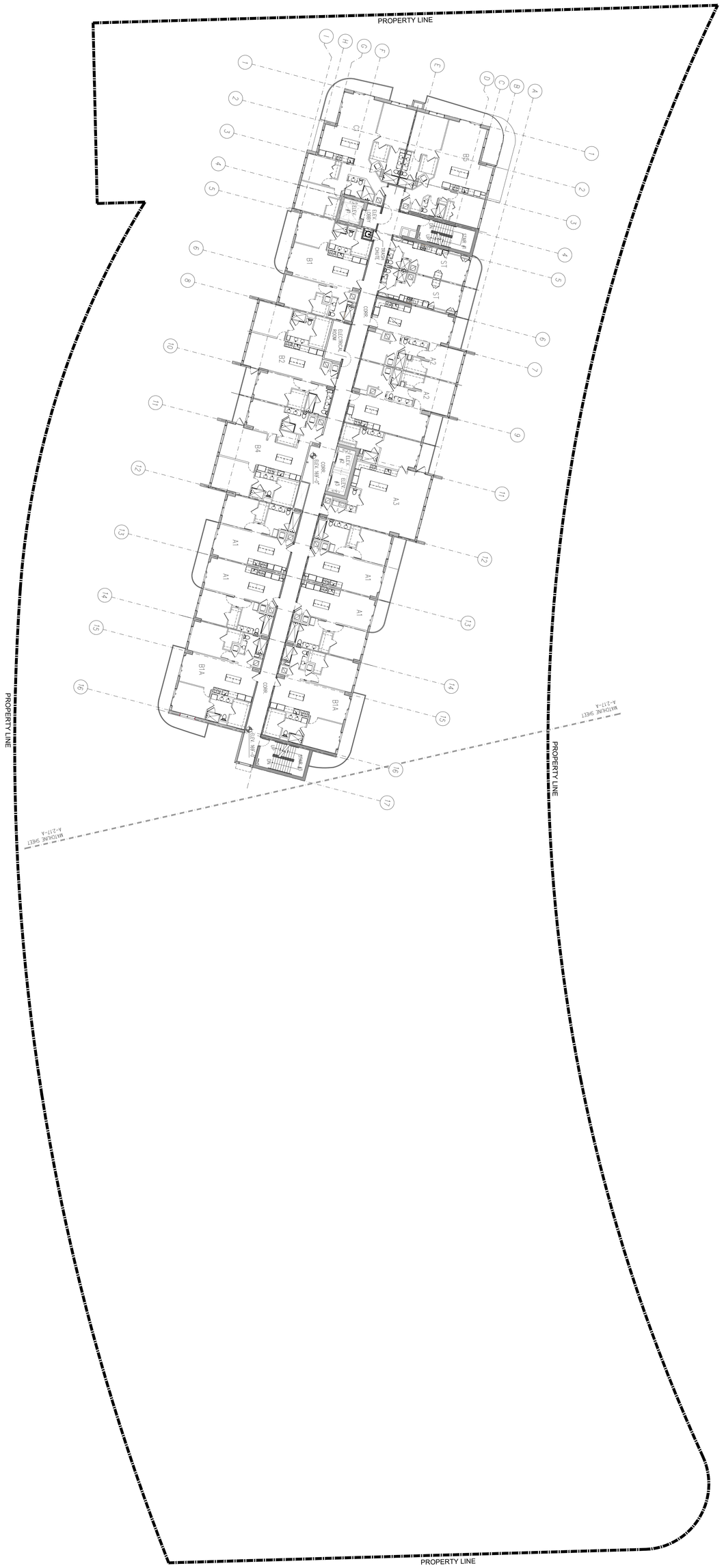
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PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
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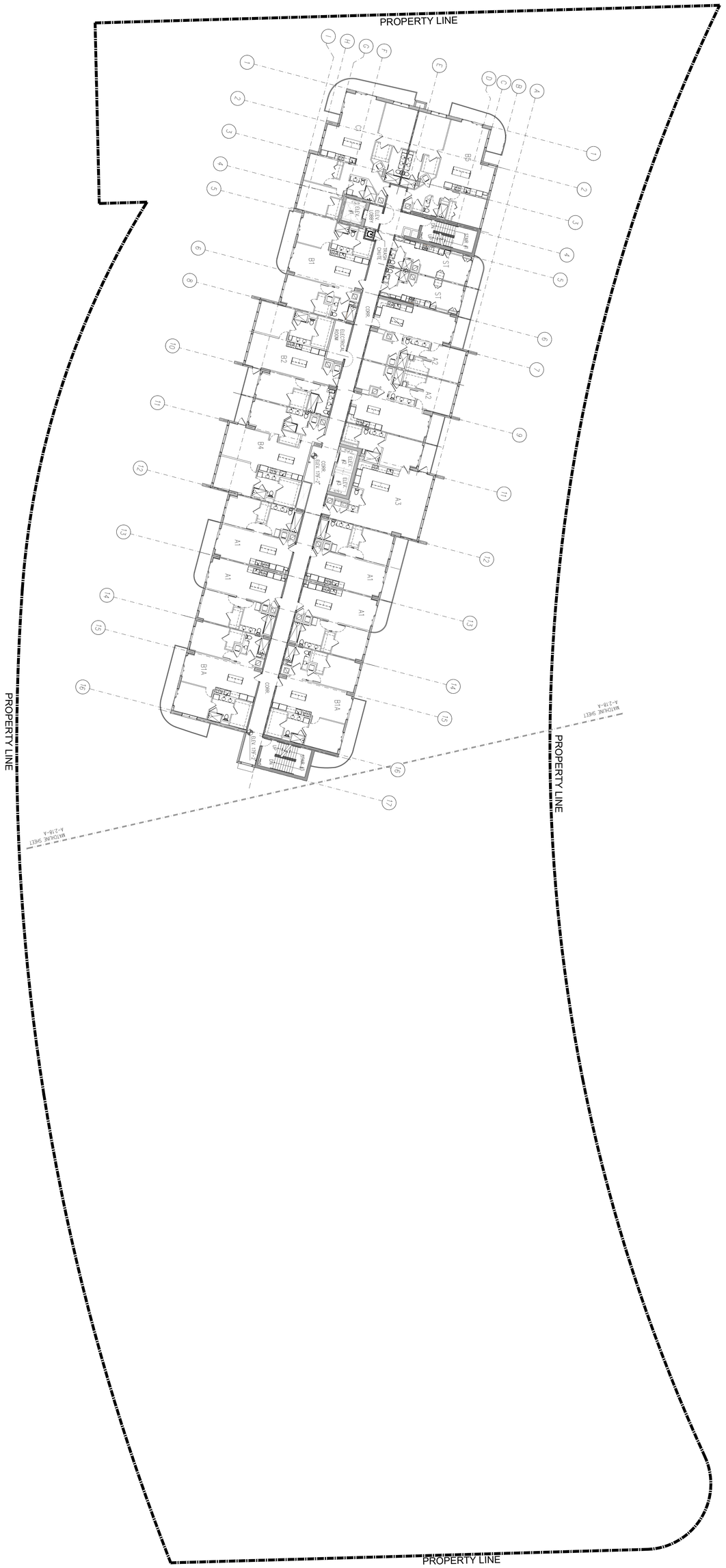
MATCHLINE SHEET A-2.17-A
C1
B1
B2
B4
A1
A1
A1
A1
B1A
B1A
A3
A2
ST1
ST1
ELEV. 198'-0"
ELEV. 198'-0"
ELEV. 198'-0"



NORTH

OVERALL LEVEL 18 - PLAN

16 UNITS

SCALE: 1/16" = 1'-0"

PROGRESS 06/09/2023

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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JOSE I. SALAMUEL
AR0013285

STATE OF FLORIDA
JOSE I. SALAMUEL
ARCHITECT
LICENSE NO. AR0013285

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	OVERALL LEVEL 18 - PLAN
SHEET NUMBER:	A-2.18

BY

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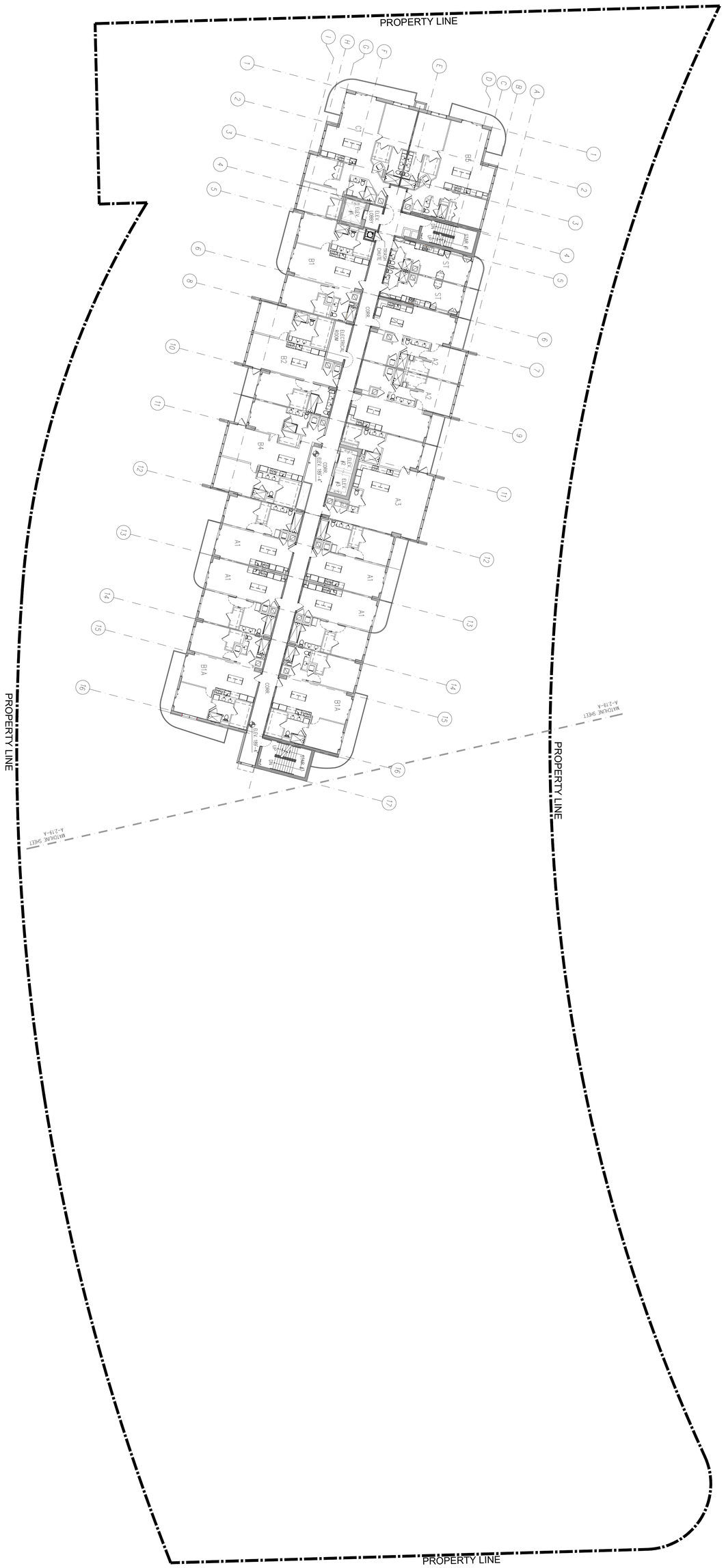
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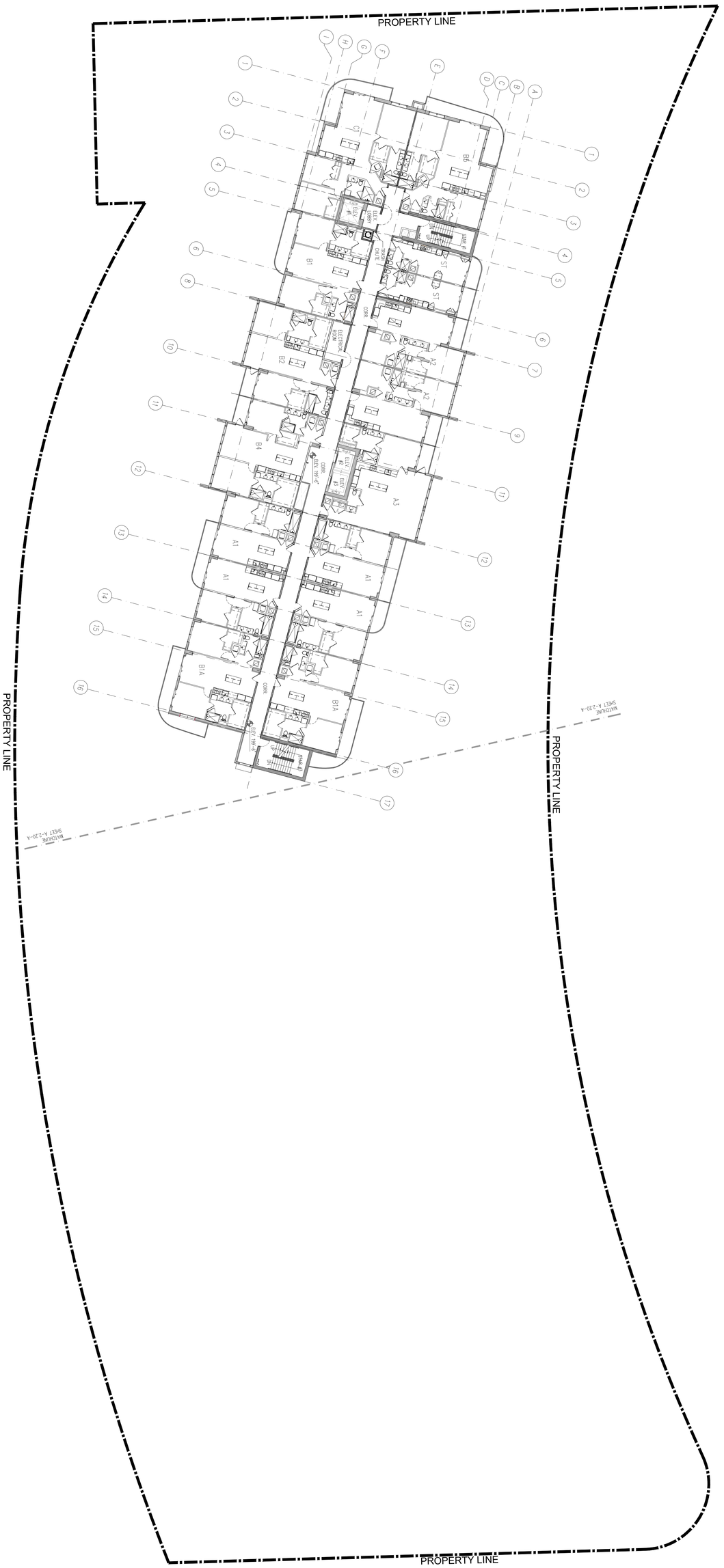
PROPERTY LINE
PROPERTY LINE
MATCHLINE SHEET A-2.19-A
MATCHLINE SHEET A-2.19-A
B4
C1
B1
B2
B4
A1
A1
B1A
B1A
A3
A2
ST1
ST2
CORR
ELEV. 198'-4"
ELEV. 198'-4"
ELEV. 198'-4"



OVERALL LEVEL 20 - PLAN

16 UNITS

SCALE: 1/16" = 1'-0"

NORTH

PROGRESS 06/09/2023

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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JOSE I. SAAMEÑO
AR0013285

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SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

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CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	OVERALL LEVEL 20 - PLAN
SHEET NUMBER:	A-2.20

BY

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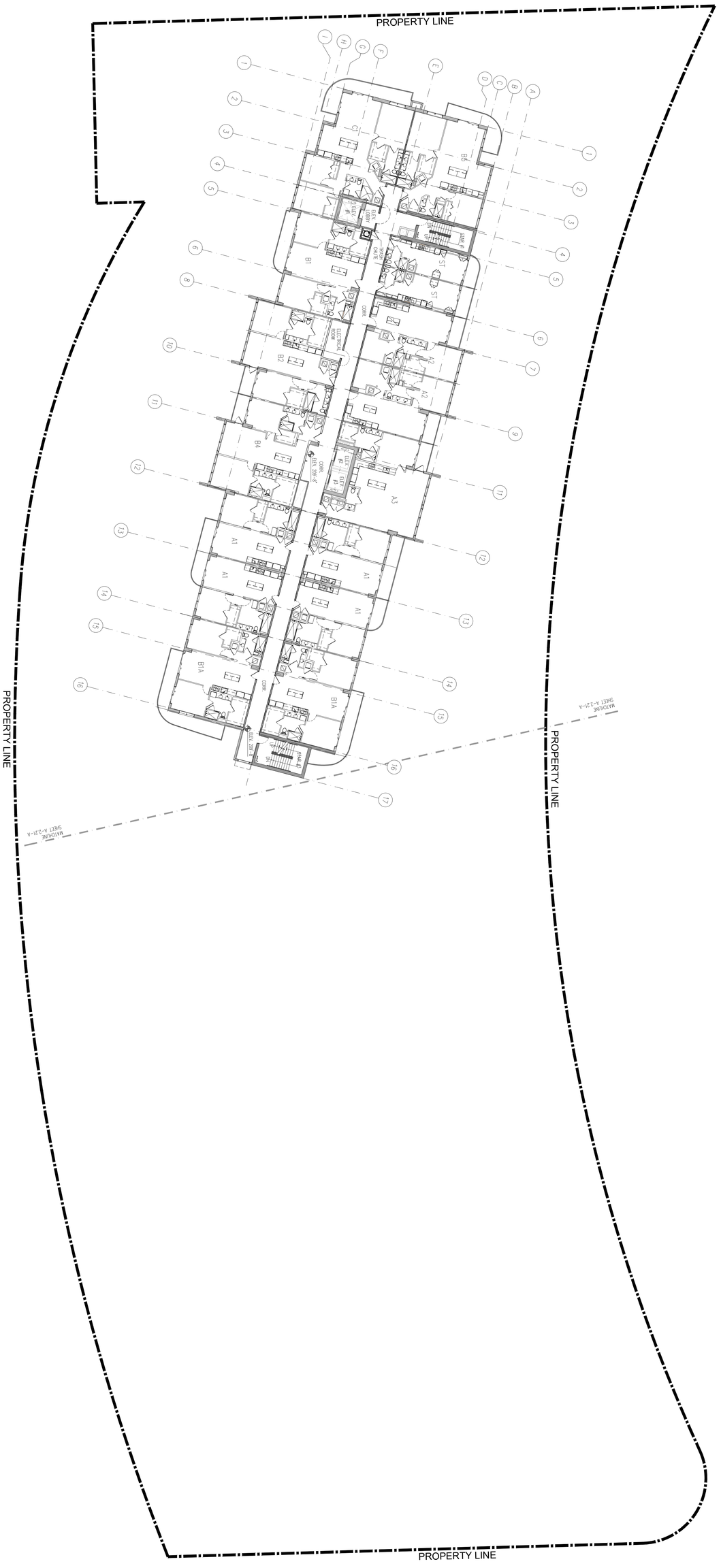
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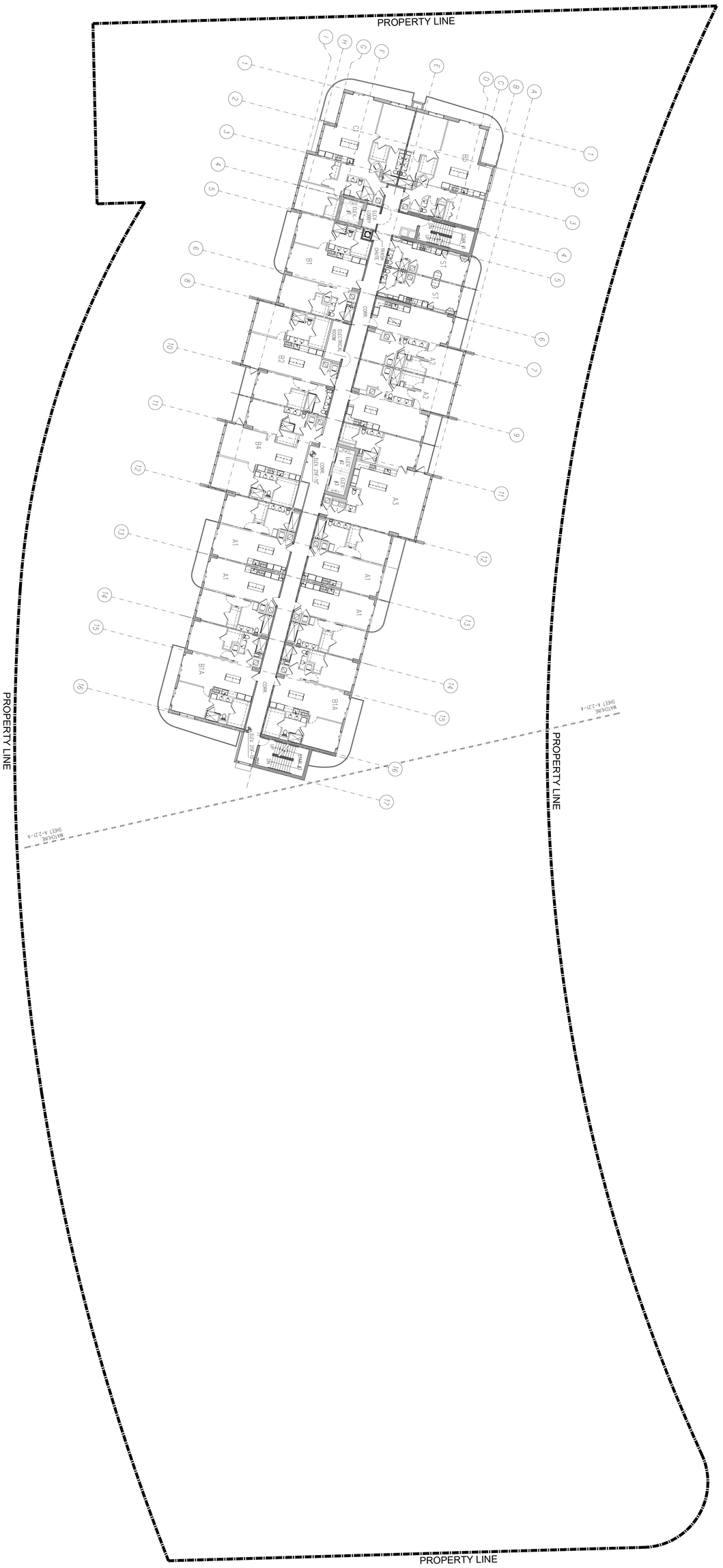
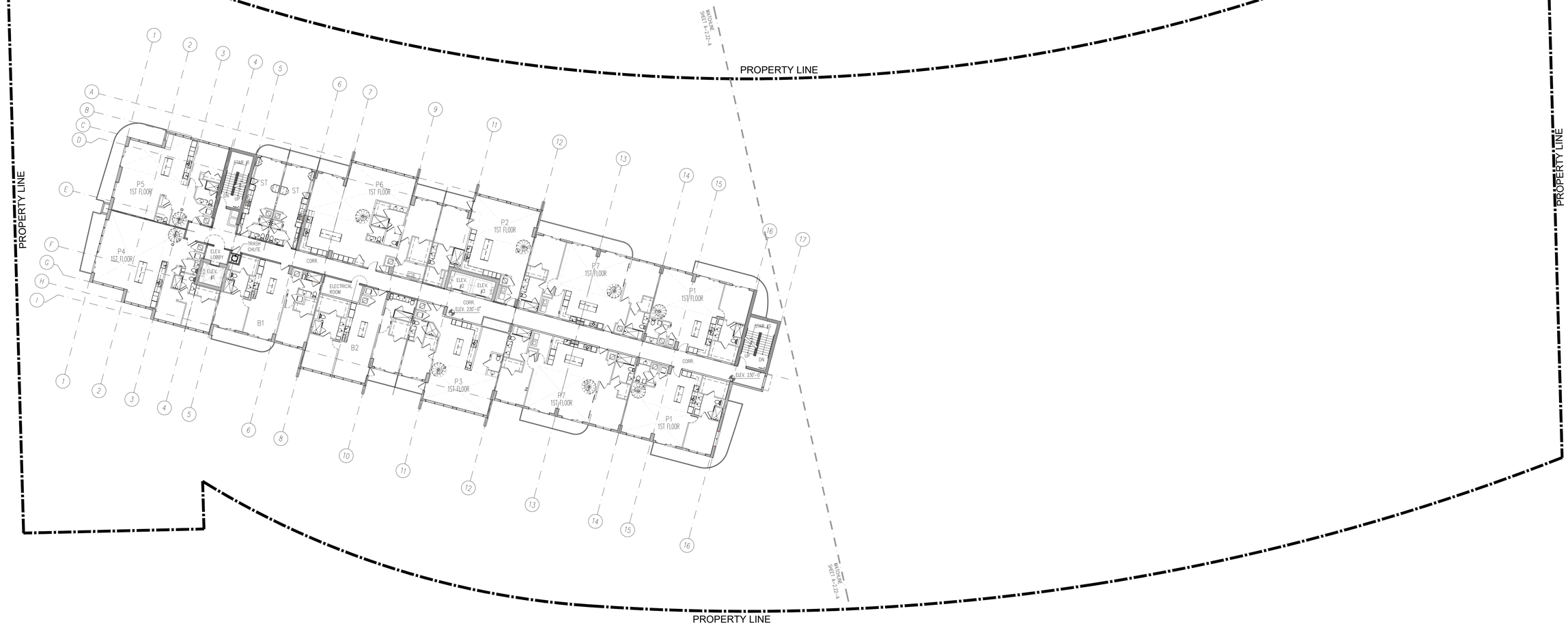
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
MATCHLINE SHEET A-2.21-A
MATCHLINE SHEET A-2.21-A
C1
B4
B1
ST
ST
B2
A2
B4
A3
A1
A1
A1
A1
B1A
B1A
CORE
CORE
CORE
ELEV. 200'-8"
ELEV. 200'-8"
ELEV. 200'-8"


PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
WATCH SHEET A-2.21-A
WATCH SHEET A-2.21-A
C1
B1
B2
B4
A1
A1
A1
A1
B1A
B1A
A3
A2
ST1
ST1
LOBBY
LOBBY
LOBBY
ELEV. 28'-10"
ELEV. 28'-10"
ELEV. 28'-10"



OVERALL LEVEL 23 - PLAN (FIRST FLOOR)

13 UNITS

SCALE: 1/16" = 1'-0"

NORTH

PROGRESS 06/09/2023

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

JOSE I. SAUMELL
AR0013085

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	OVERALL LEVEL 23 - PLAN
SHEET NUMBER:	A-2.23

BY

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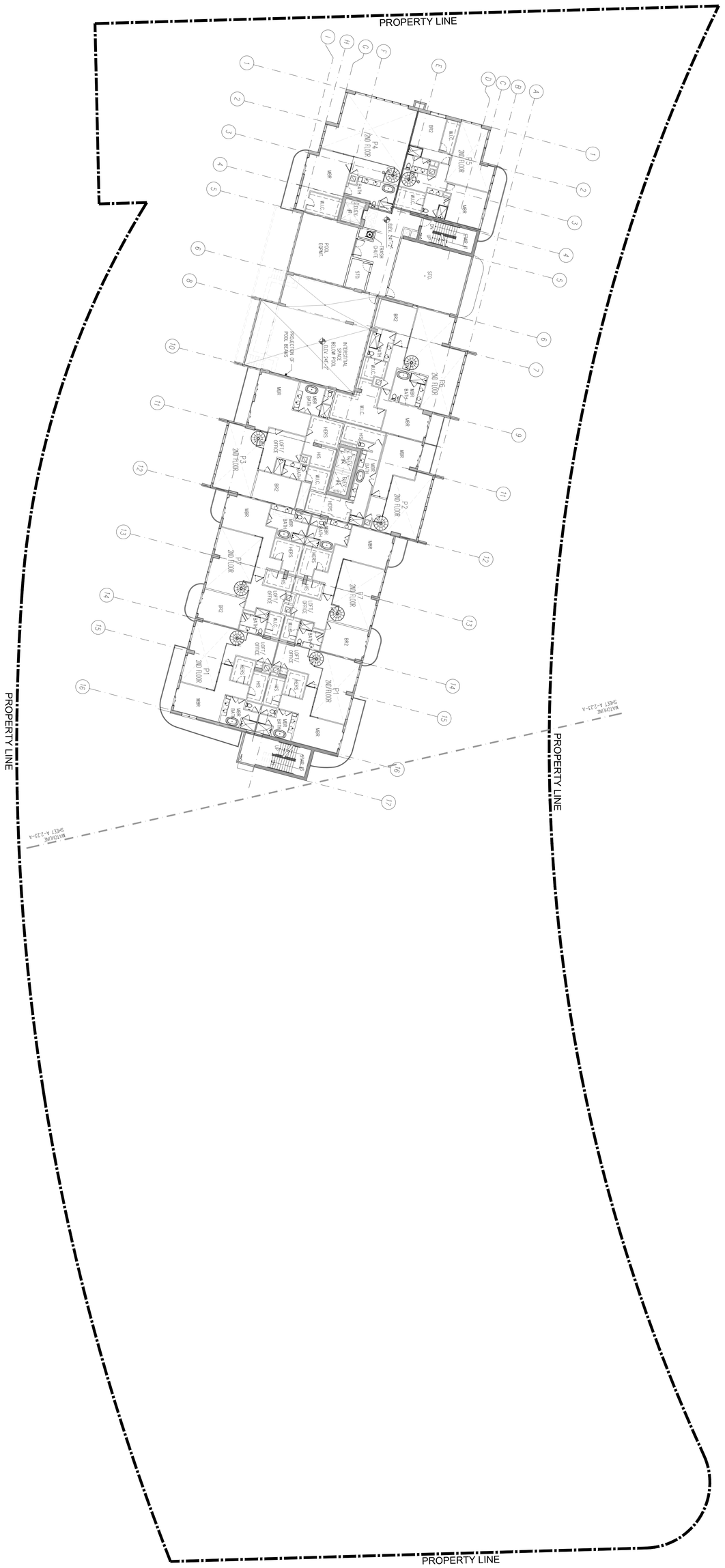

OVERALL LEVEL 23.2 - PLAN (SECOND FLOOR)

(REFER TO A-2.22 FOR UNIR COUNT) SCALE: 1/16" = 1'-0"

NORTH

PROGRESS 06/09/2023

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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JOSE I. SAAMEÑO
AR0013285

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

DRAWN
CONTRACT DATE
SCALE AS SHOWN
JOB NO. 1952.PRJ
SHEET TITLE: OVERALL LEVEL 23 - PLAN
SHEET NUMBER: A-2.23.2

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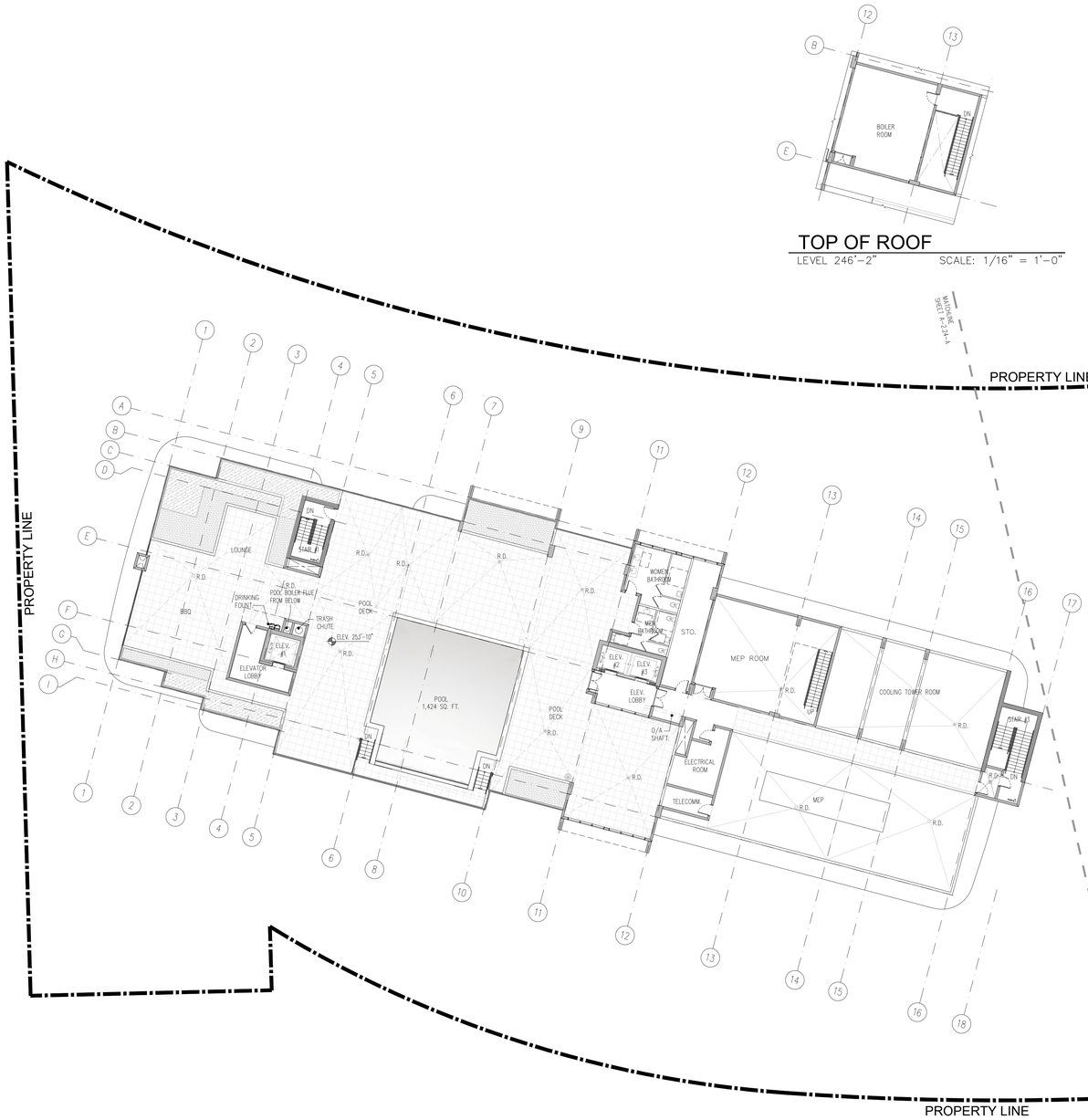

OVERALL LEVEL 24 - PLAN

LOUNGE & POOL DECK SCALE: 1/16" = 1'-0"

NORTH

PROGRESS 06/09/2023

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

BY

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ARCHITECTURE & PLANNING

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DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	OVERALL LEVEL 24 - PLAN
SHEET NUMBER:	A-2.24

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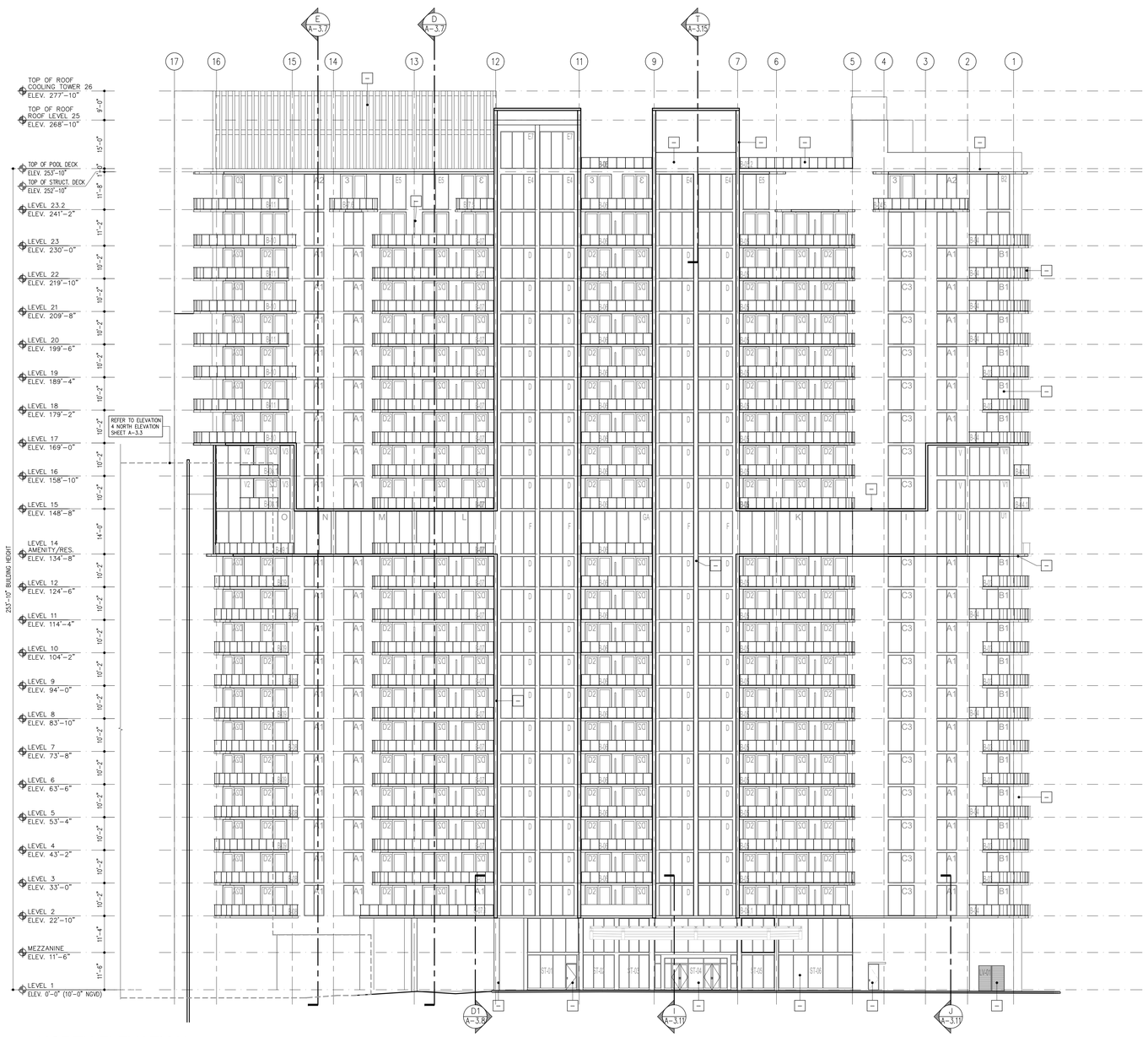
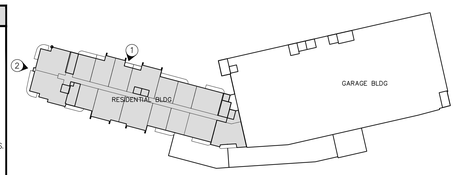


1 NORTH ELEVATION

2 WEST ELEVATION

ELEVATION LEGEND

1. 5/8" LITE-TEXTURED STUCCO FINISH W/ (2) LAYERS ACRYLIC PAINT & (1) LAYER PRIMER.
2. 5/8" SMOOTH STUCCO FINISH W/ (2) LAYERS ACRYLIC PAINT & (1) COAT PRIMER.
3. RAISED STUCCO/ BAND (U.N.O.).
4. IMPACT ALUMINUM SLIDING/SWING GLASS DOORS W/ GREY FRAME
5. IMPACT RATED ALUMINUM GLASS WINDOWS W/ GREY FRAME.
6. IMPACT RATED ALUMINUM GLASS STOREFRONT
7. IMPACT HOLLOW METAL INSULATED DOOR.
8. ALUMINUM PICKET RAILING (G.C. SHALL SUBMIT SHOP DWGS BY FL. LICENSED ENGINEER)
9. PAINTED ALUM. AWNING GC TO SUBMIT SHOP DWGS FOR A/E APPROVAL BY GC'S FL. LICENSED PENALTY ENGINEER.
10. METAL LOUVER G.C. TO SUBMIT VALID N.O.A./PRODUCT APPROVAL AND SHOP DRAWINGS FOR A/E APPROVAL. GC TO COORDINATE WITH LANDLORD'S FUTURE TENANT, MEP CONSULTANT AND FPL FOR SIZE, LOCATION AND REQUIREMENTS (TYP.)
11. DRYER & BATH EXHAUST OR OUTSIDE-AIR INTAKE VENT, REFER TO SERIES "2" BUILDING PLANS, SERIES "4" UNIT PLANS & MEP PLANS FOR ADDITIONAL INFO.
12. SIGNAGE (BY OWNER'S SIGNAGE CONSULTANT. UNDER SEPARATE PERMIT)
13. LIGHT FIXTURE (REFER TO ELEC. PLAN).
14. PAINT W/ (2) LAYERS ACRYLIC PAINT & (1) LAYER PRIMER.
15. TOOLED STUCCO SCORELINE (3/4"W X 1/4"D)
16. CONCRETE EYEBROW
17. ALUM. EYEBROW. G.C. TO SUBMIT SHOP DWGS FOR APPROVAL.
18. VEGETATION/GREEN WALL OVER ALUM. MESH PANEL
19. BACKLIT SIGNAGE BY OWNER'S SIGNAGE CONSULTANT (UNDER SEPARATE PERMIT)
20. IMPACT RATED CAT II SAFETY GLAZING GUARD RAIL (G.C. TO SUBMIT SHOP DWGS BY G.C.'S FL. LICENCED SPECIALTY ENGINEER FOR A/E APPROVAL)
21. CONC. FRAME W/ 5/8" SMOOTH STUCCO Φ ALL SIDES
22. ALUM. FRAME AND MESH (BY G.C.'S FL. LICENCED SPECIALTY ENGINEER. G.C. TO SUBMIT SHOP DWGS FOR APPROVAL). SEE SHEETS A-3.15 & A-3.16 FOR DETAILS.
23. ALUM. TUBE BEAMS (BY G.C.'S FL. LICENSED SPECIALTY ENGINEER. G.C. TO SUBMIT SHOP DWGS FOR APPROVAL). SEE SHEETS A-3.15/A-3.16 FOR DTLS.
24. IMPACT RATED STOREFRONT W/ SPANDREL GLASS (G.C. SHALL SUBMIT VALID NOA AND/OR FLORIDA PRODUCT APPROVAL). PUBLIX SHALL APPROVE SHOP DWGS (BY G.C.) AND NOA
25. ALUM. FRAME AND MESH (BY G.C.'S FL. LICENCED SPECIALTY ENGINEER. G.C. TO SUBMIT SHOP DWGS FOR APPROVAL). SEE SHEETS A-3.15 & A-3.16 FOR DETAILS.
26. ALUM. TRELLIS (BY G.C.'S SPECIALTY ENGINEER. SUBMIT SHOP DWGS FOR APPROVAL BY G.C.'S FL. LICENCED ENGINEER).
27. EMERGENCY OVERFLOW SCUPPER
28. MESH ALUM. RAILING (G.C. TO SUBMIT SHOP DWGS BY G.C.'S FL. LICENCED SPECIALTY ENGINEER FOR A/E APPROVAL)
29. ALUM. PANELING (OR APPROVED EQUAL) BY GC'S SPECIALTY ENGINEER. SUBMIT SHOP DWGS FOR APPROVAL. FIELD VERIFY DIMENSIONS AND OPENINGS PRIOR TO FABRICATION.
30. CONCRETE FIN WITH 5/8" SMOOTH STUCCO. 2 COATS PAINT AND 1 COAT PRIMER.
31. LOUVER. GC TO SUBMIT NOA/PRODUCT APPROVAL & SHOP DWG'S BY GC'S LICENSED ENGINEER. SHALL BE APPROVED BY AOL & PUBLIX.
32. L.E.D. STRIP LIGHT.



KEYPLAN
NORTH
SCALE: N.T.S.

RESIDENTIAL ELEVATIONS

SCALE: 1/16" = 1'-0"

PROGRESS 06/09/2023

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

JOSE I. SAUMELL
AR0013085

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	BY

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DRAWN
CONTRACT DATE
SCALE AS SHOWN
JOB NO. 1952.PRJ
SHEET TITLE: RESIDENTIAL ELEVATIONS
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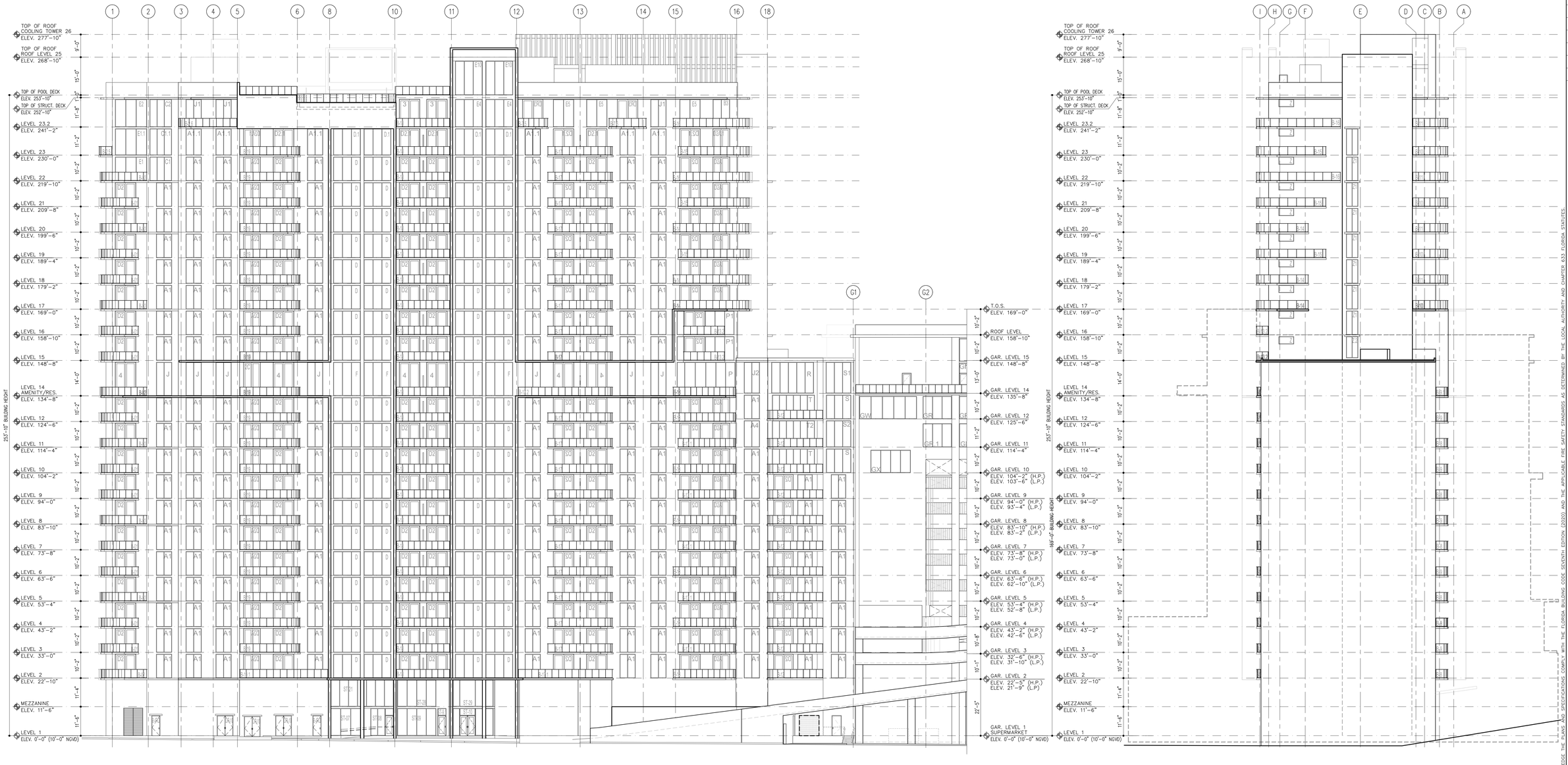
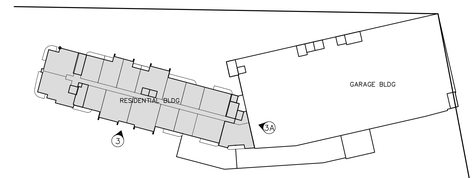


3 SOUTH ELEVATION

3A EAST ELEVATION



KEYPLAN
NORTH
SCALE: N.T.S.

RESIDENTIAL ELEVATIONS
SCALE: 1/16" = 1'-0"

PROGRESS 06/09/2023

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

BY

Jose Saumell

JOSE I. SAUMELL
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ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN
CONTRACT DATE
SCALE AS SHOWN
JOB NO. 1952.PRJ
SHEET TITLE: RESIDENTIAL ELEVATIONS
SHEET NUMBER: A-3.2

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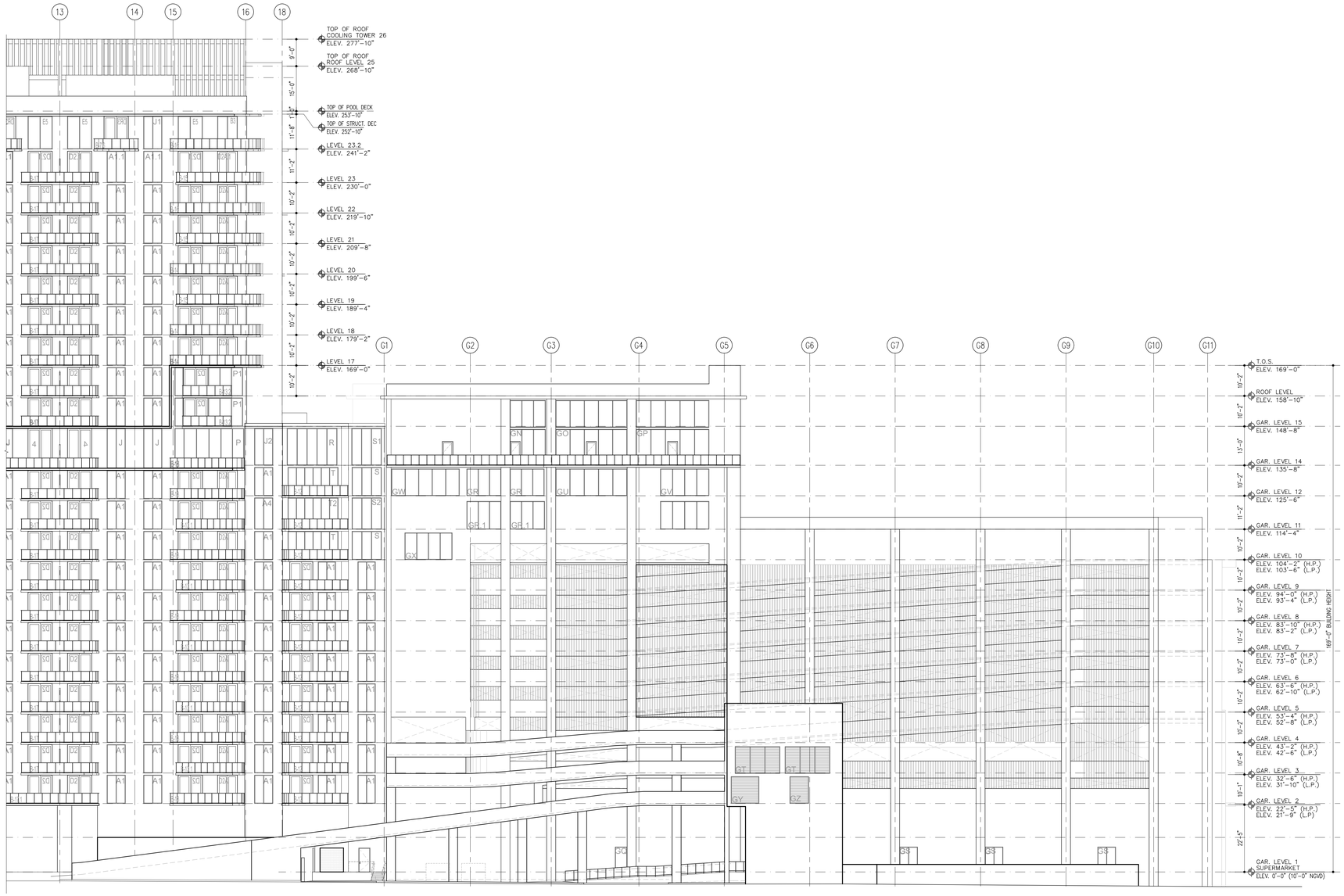
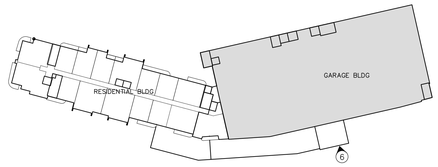


6 SOUTH ELEVATION
GARAGE BLDG



KEYPLAN
NORTH
SCALE: N.T.S.

GARAGE BLDG II
ELEVATIONS
SCALE: 1/16" = 1'-0"

PROGRESS 06/09/2023

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(786) 217-9911

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

JOSE I. SAUMELL
AR0013085

DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	GARAGE BLDG ELEVATIONS
SHEET NUMBER:	A-3.4

BY



KEYPLAN

SCALE: N.T.S.

A SECTION A

BUILDING SECTIONS

SCALE: 3/32" = 1'-0"

PROGRESS 06/09/2023

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

BY

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ARCHITECTURE & PLANNING

JOSE I. SAUMELL
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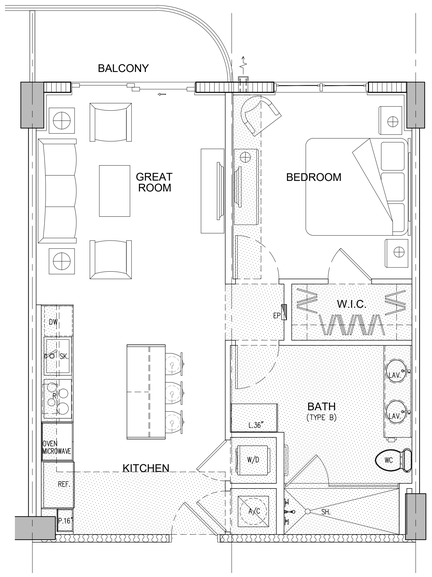
DRAWN
CONTRACT DATE
SCALE AS SHOWN
JOB NO. 1952.PRJ
SHEET TITLE: SECTION - A
SHEET NUMBER: A-3.5



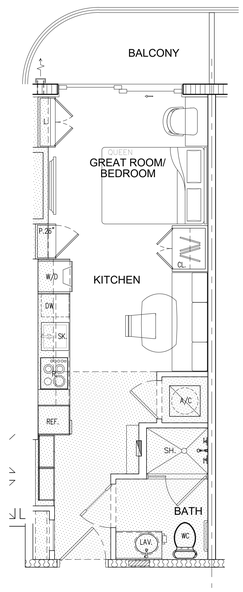
UNIT A1

(1 BD/1 BTH)

GROSS A/C AREA = 750 SQ. FT.
BALCONY = 60 SQ. FT.

(78 DU'S)

0202	0203	0207	0208	0302	0303	0307	0308
0402	0403	0407	0408	0502	0503	0507	0508
0602	0603	0607	0608	0702	0703	0707	0708
0802	0803	0807	0808	0902	0903	0907	0908
1002	1003	1007	1008	1102	1103	1107	1108
1202	1203	1207	1208			1407	1408
1502	1503	1507	1508	1602	1603	1607	1608
1702	1703	1707	1708	1802	1803	1807	1808
1902	1903	1907	1908	2002	2003	2007	2008
2102	2103	2107	2108	2202	2203	2207	2208
MIRRORED		MIRRORED		MIRRORED		MIRRORED	



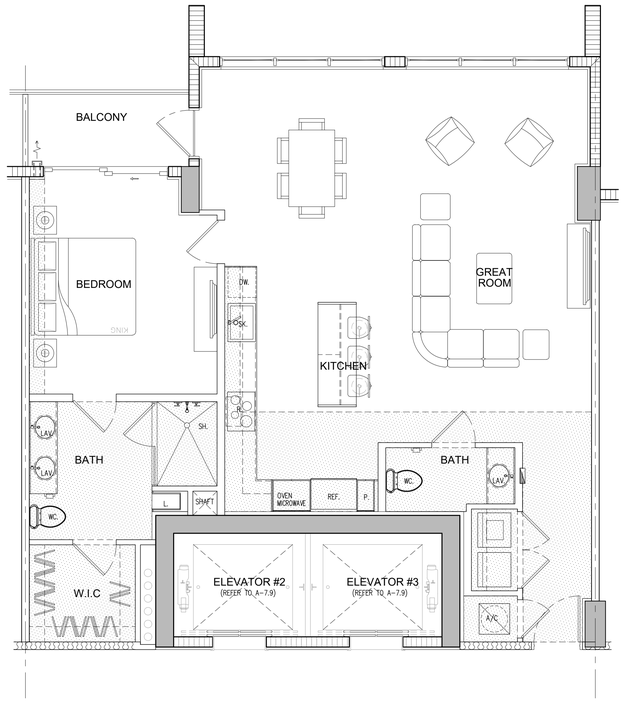
UNIT STUDIO (ST)

(0 BD/1 BTH)

GROSS A/C AREA =376 SQ. FT.
(SEE MECH. DWG'S FOR EXHAUST)
BALCONY= 56 SQ. FT.

(40 DU'S)

0214	0215	0314	0315	0414	0415
0514	0515	0614	0615	0714	0715
0814	0815	0914	0915	1014	1015
1114	1115	1214	1215		
1514	1515	1614	1615	1714	1715
1814	1815	1914	1915	2014	2015
2114	2115	2214	2215	2314	2315
MIRRORED		MIRRORED		MIRRORED	



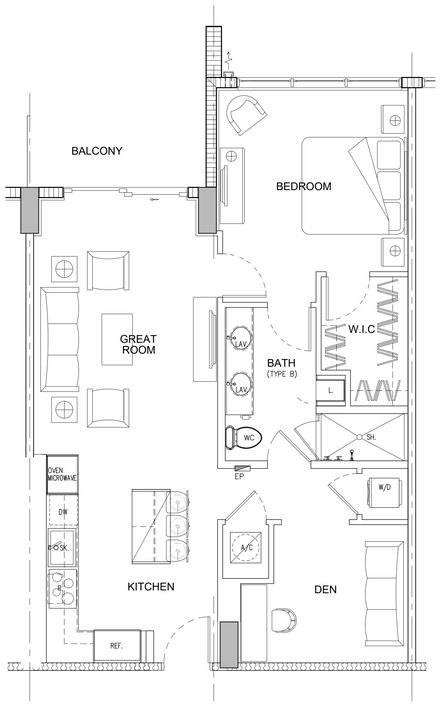
UNIT A3

(1 BD/1.5 BTH)

GROSS A/C AREA = 1187 SQ. FT.
BALCONY = 53 SQ. FT.

(19 DU'S)

0201	0301	0401	0501
0601	0701	0801	0901
1001	1101	1201	
1501	1601	1701	1801
1901	2001	2101	2201



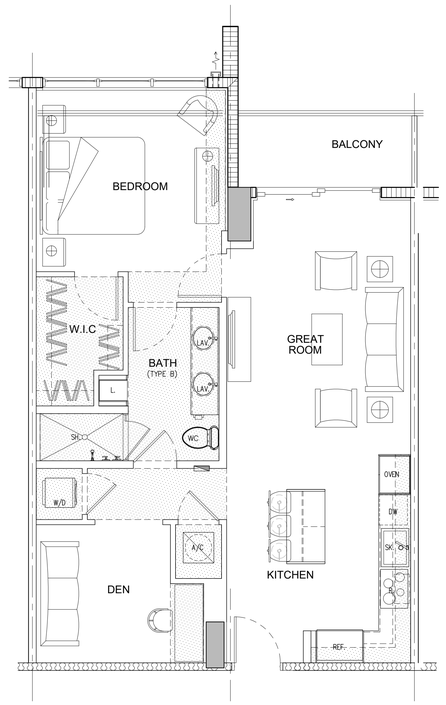
UNIT A2.1

(1 BD/1 BTH + DEN)

GROSS A/C AREA = 871 SQ. FT.
BALCONY = 57 SQ. FT.

(19 DU'S)

0216	0316	0416
0516	0616	0716
0816	0916	1016
1116	1216	
1516	1616	1716
1816	1916	2016
2116	2216	



UNIT A2

(1 BD/1 BTH + DEN)

GROSS A/C AREA = 881 SQ. FT.
BALCONY = 57 SQ. FT.

(19 DU'S)

0217	0317	0417
0517	0617	0717
0817	0917	1017
1117	1217	
1517	1617	1717
1817	1917	2017
2117	2217	

UNIT PLANS

SCALE: 1/4" = 1'-0"

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

BY

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MSA ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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Jose Saumell

STATE OF FLORIDA
JOSE SAUMELL
REGISTERED ARCHITECT
AR001308

JOSE I. SAUMELL
AR001308

DRAWN	
CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	UNIT PLANS
SHEET NUMBER:	A-4.1

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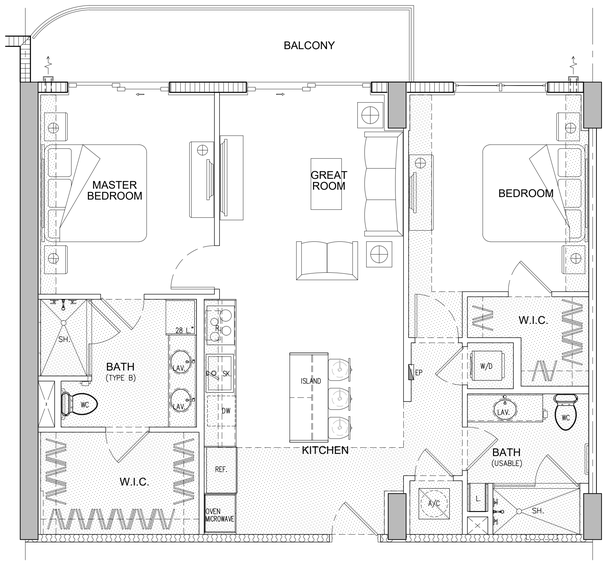


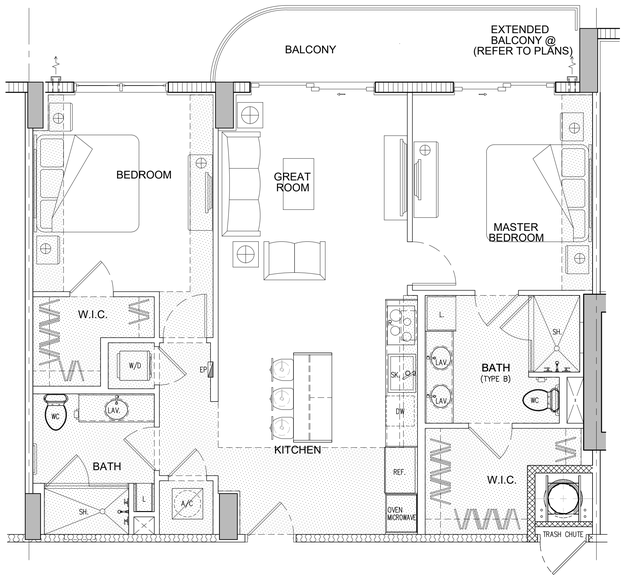
UNIT B1A

(2 BD/2 BTH)

GROSS A/C AREA = 1093 SQ. FT.
BALCONY = 123 SQ. FT.

(38 DU'S)

0204	0304	0404	0206	0306	0406
0504	0604	0704	0506	0606	0706
0804	0904	1004	0806	0906	1006
1104	1204			1206	1406
1504	1604	1704	1506	1606	1706
1804	1904	2004	1806	1906	2006
2104	2204		2106	2206	



UNIT B1

(2 BD/2 BTH)

GROSS A/C AREA = 1085 SQ. FT.
BALCONY = 115 SQ. FT.

(21 DU'S)

0211	0311	0411	0511	0611	0711
0811	0911	1011	1111	1211	1411
1511	1611	1711	1811	1911	2011
2111	2211	2311			



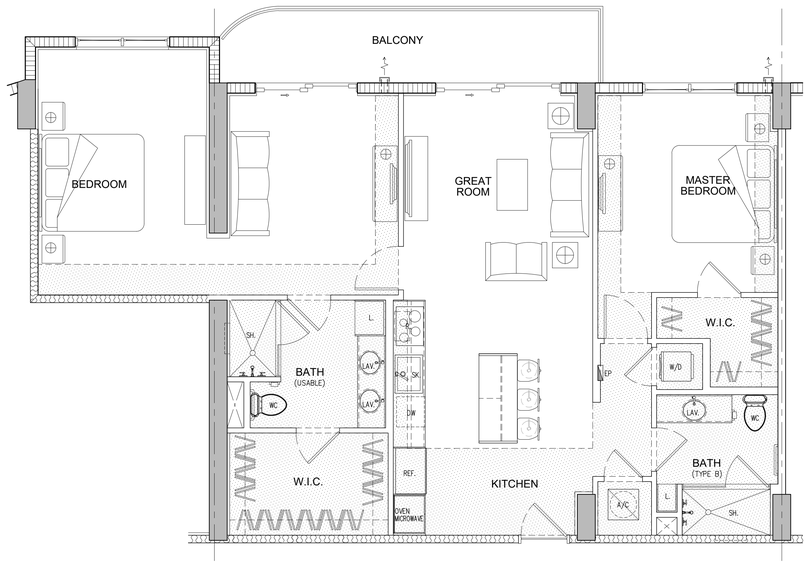
UNIT B2

(2 BD/2 BTH)

GROSS A/C AREA = 1183 SQ. FT.
BALCONY = 54 SQ. FT.

(21 DU'S)

0210	0310	0410
0510	0610	0710
0810	0910	1010
1110	1210	1410
1510	1610	1710
1810	1910	2010
2110	2210	2310



UNIT B1A.2

(2 BD/2 BTH)

1106

GROSS A/C AREA = 1304 SQ. FT.
BALCONY = 123 SQ. FT.

(1 DU)

UNIT PLANS

SCALE: 1/4" = 1'-0"

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MIAMI, FLORIDA 33156
(305) 670-9911

JOSE I. SAUMELL
AR0013085

SHOMA NORTH BAY VILLAGE

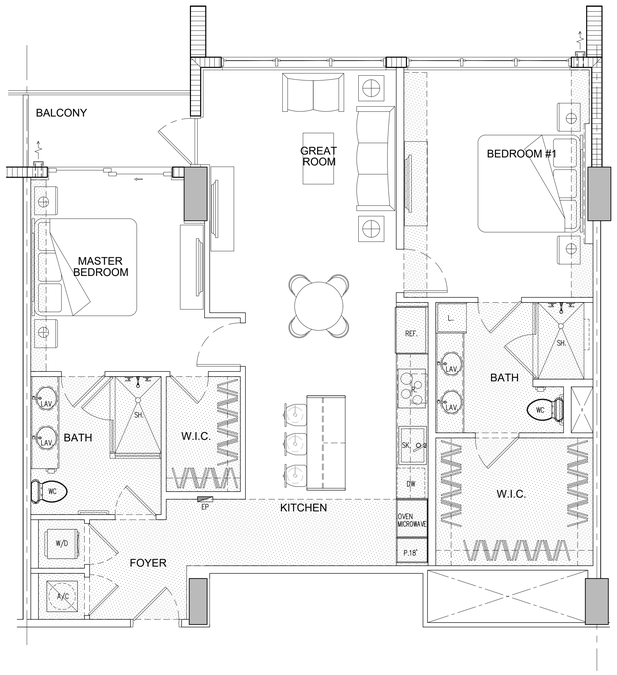
FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

BY

DRAWN
CONTRACT DATE
SCALE AS SHOWN
JOB NO. 1952.PRJ

SHEET TITLE: UNIT PLANS

SHEET NUMBER: A-4.2

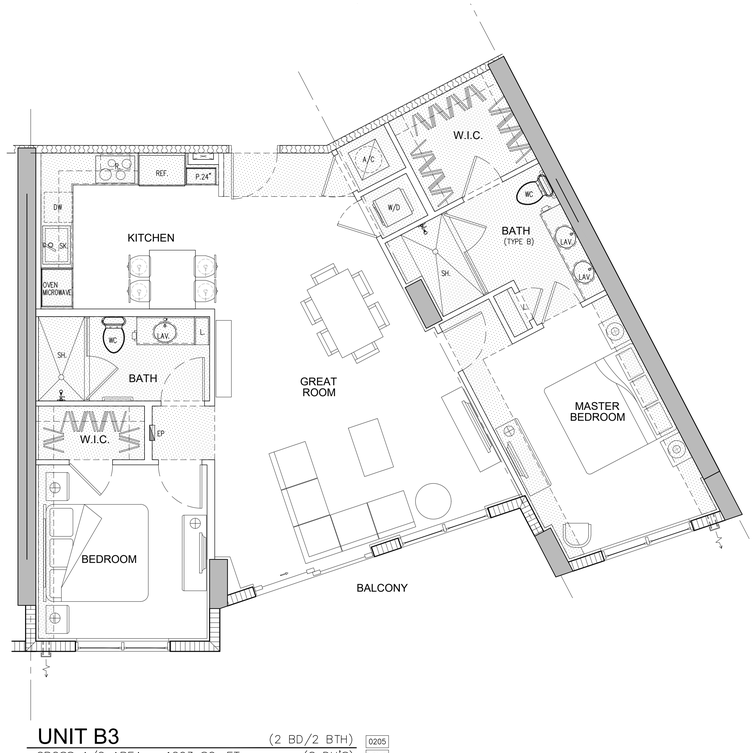


UNIT B4

(2 BD/2 BTH)
(20 DU'S)

GROSS A/C AREA = 1214 SQ. FT.
BALCONY = 54 SQ. FT.

0209	0309	0409
0509	0609	0709
0809	0909	1009
1109	1209	1409
1509	1609	1709
1809	1909	2009
2109	2209	
MIRRORED	MIRRORED	MIRRORED

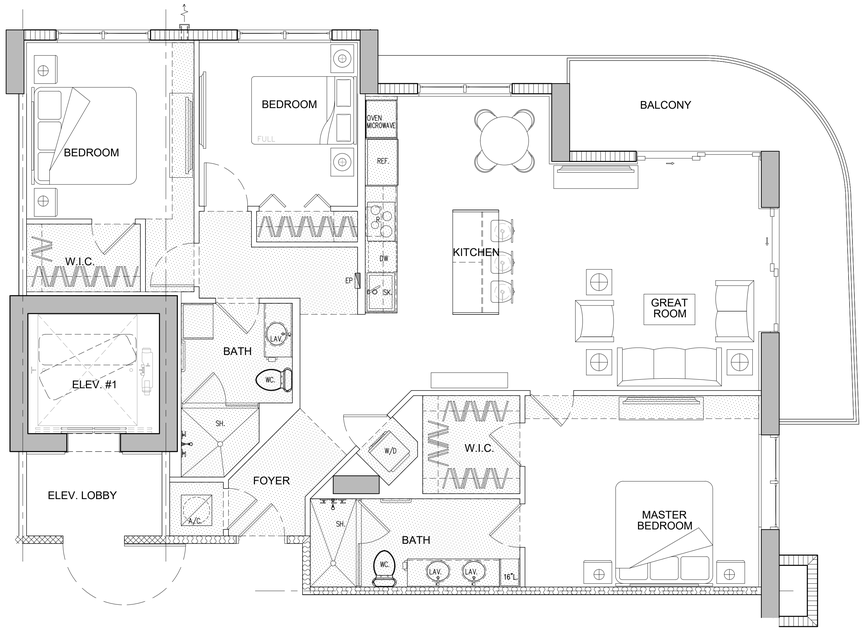


UNIT B3

(2 BD/2 BTH)
(8 DU'S)

GROSS A/C AREA = 1203 SQ. FT.
BALCONY = 109 SQ. FT.

0205
0305
0405
0505
0605
0705
0805
0905

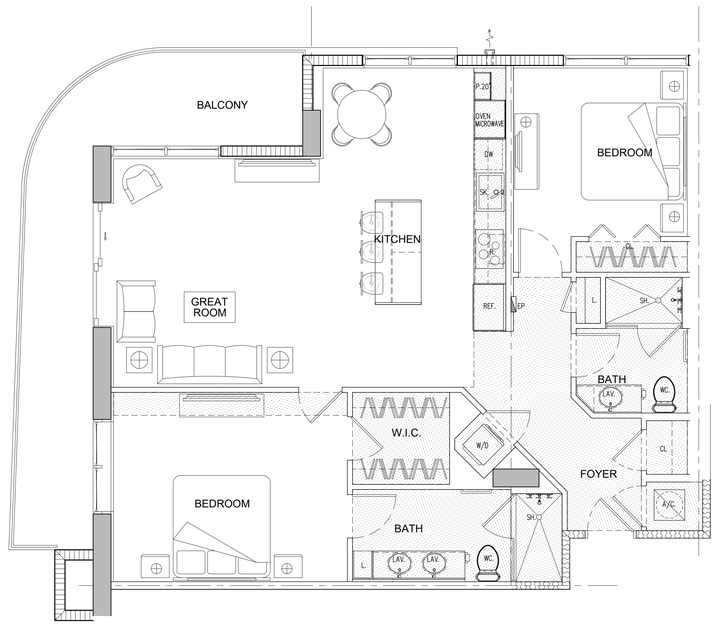


UNIT C1

(2 BD/2 BTH)
(20 DU'S)

GROSS A/C AREA = 1443 SQ. FT.
BALCONY = 205 SQ. FT.

0212	0312	0412	0512
0612	0712	0812	0912
1012	1112	1212	1412
1512	1612	1712	1812
1912	2012	2112	2212



UNIT B5

(2 BD/2 BTH)
(20 DU'S)

GROSS A/C AREA = 1253 SQ. FT.
BALCONY = 236 SQ. FT.

0213	0313	0413	0513
0613	0713	0813	0913
1013	1113	1213	1413
1513	1613	1713	1813
1913	2013	2113	2213

UNIT PLANS

SCALE: 1/4" = 1'-0"

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTURE & PLANNING

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

JOSE I. SAUMELL
AR0013085

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CONTRACT DATE	
SCALE	AS SHOWN
JOB NO.	1952.PRJ
SHEET TITLE:	UNIT PLANS
SHEET NUMBER:	A-4.3

BY

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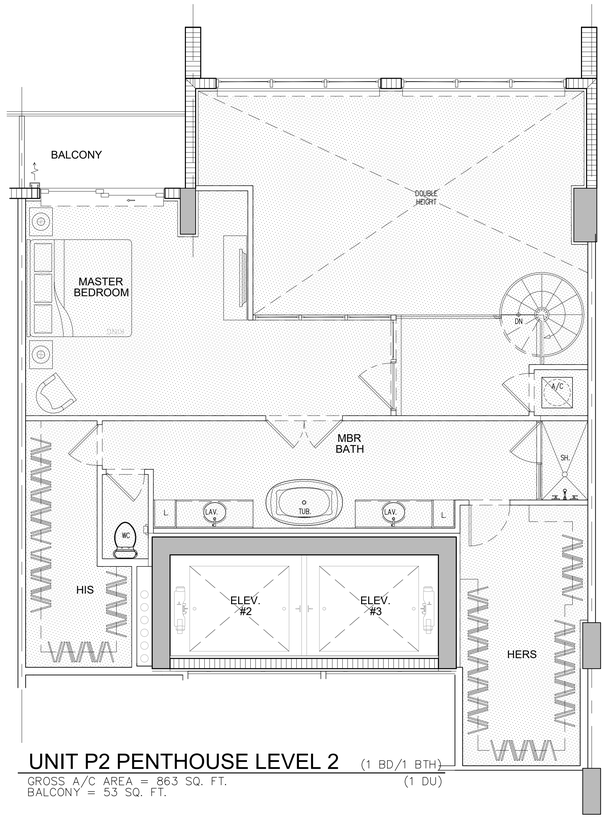
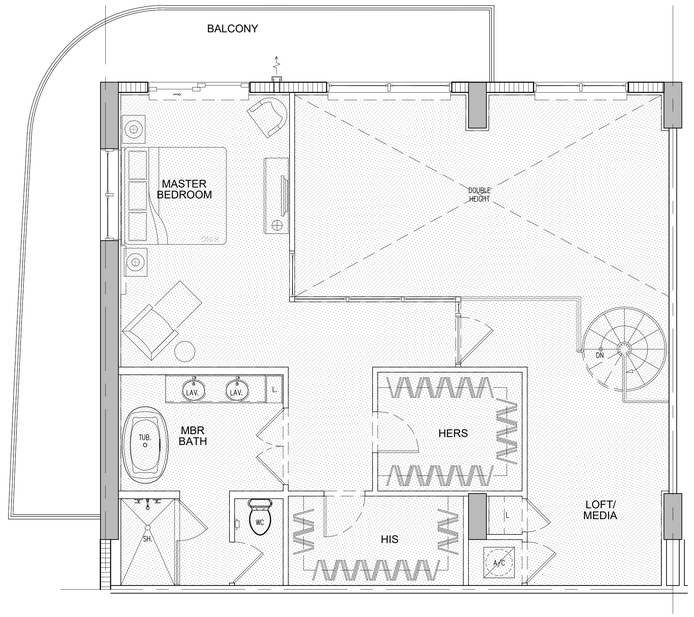


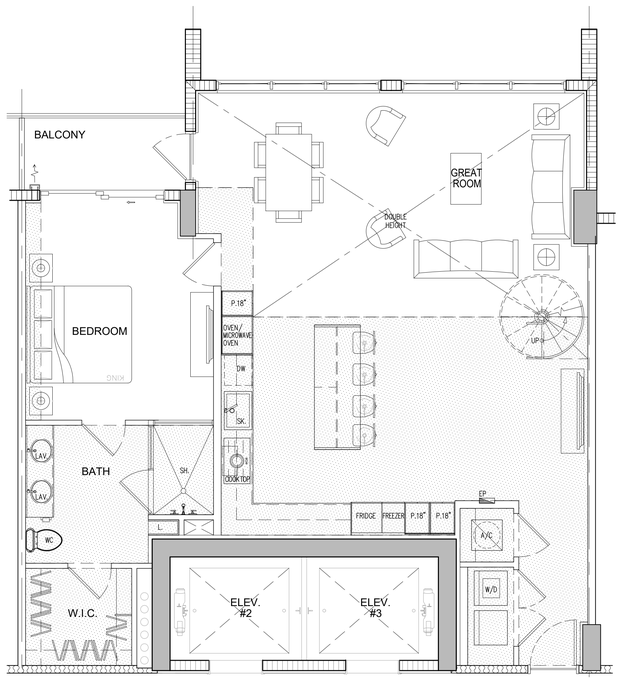
UNIT P2 PENTHOUSE LEVEL 2 (1 BD/1 BTH)

GROSS A/C AREA = 863 SQ. FT. (1 DU)
BALCONY = 53 SQ. FT.



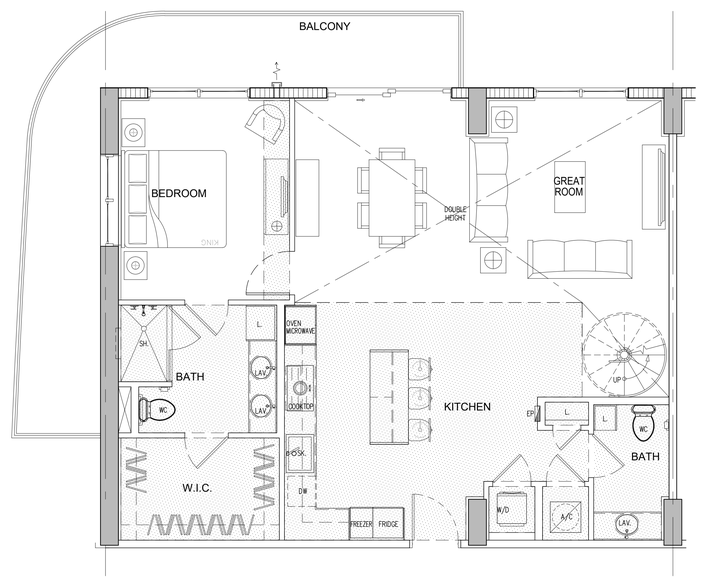
UNIT P1 PENTHOUSE LEVEL 2 (1 BD/1 BTH + LOFT/MEDIA ROOM)

GROSS A/C AREA = 859 SQ. FT. (2 DU'S)
BALCONY = 284 SQ. FT..



UNIT P2 PENTHOUSE LEVEL 1 (1 BD/1 BTH)

GROSS A/C AREA = 1199 SQ. FT. (1 DU)
BALCONY = 53 SQ. FT..



UNIT P1 PENTHOUSE LEVEL 1 (1 BD/1.5 BTH)

GROSS A/C AREA = 1,120 SQ. FT. (2 DU'S)
BALCONY = 244 SQ. FT.

UNIT PLANS

SCALE: 1/4" = 1'-0"

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JOSE I. SAUMELL
AR0013085

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

BY

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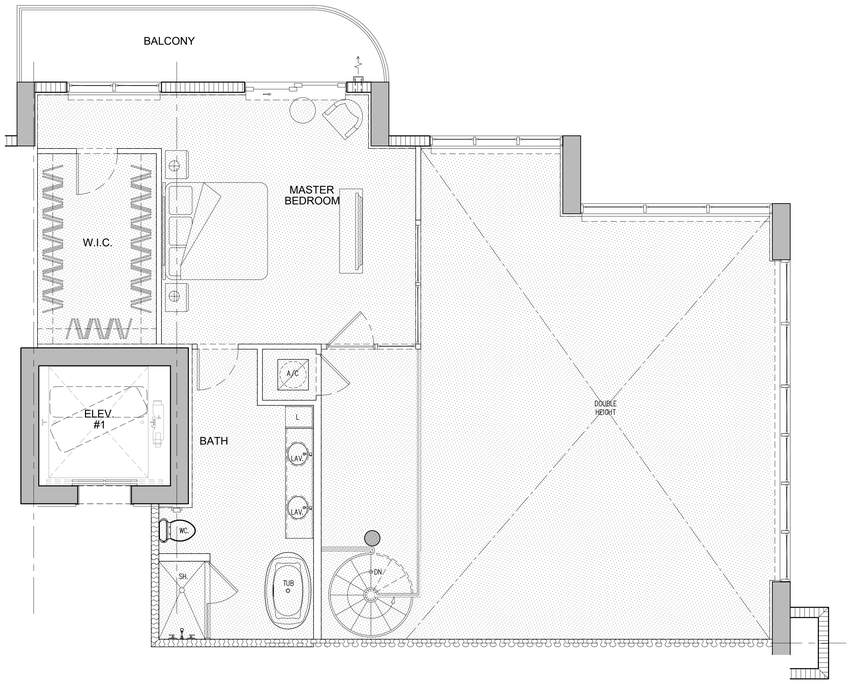
CONTRACT DATE
SCALE AS SHOWN
JOB NO. 1952.PRJ

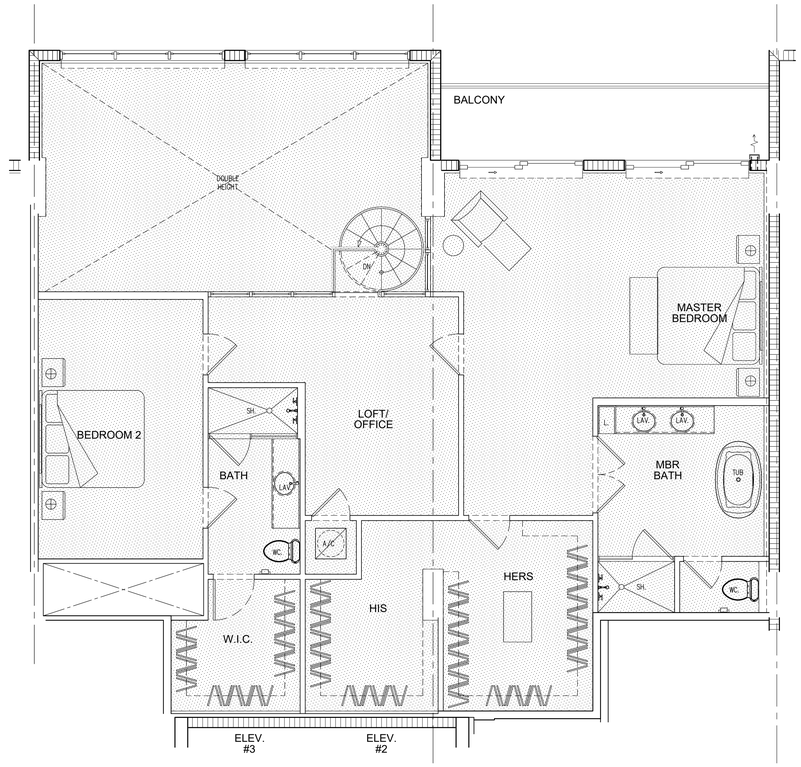
SHEET TITLE:
UNIT PLANS

SHEET NUMBER:
A-4.4



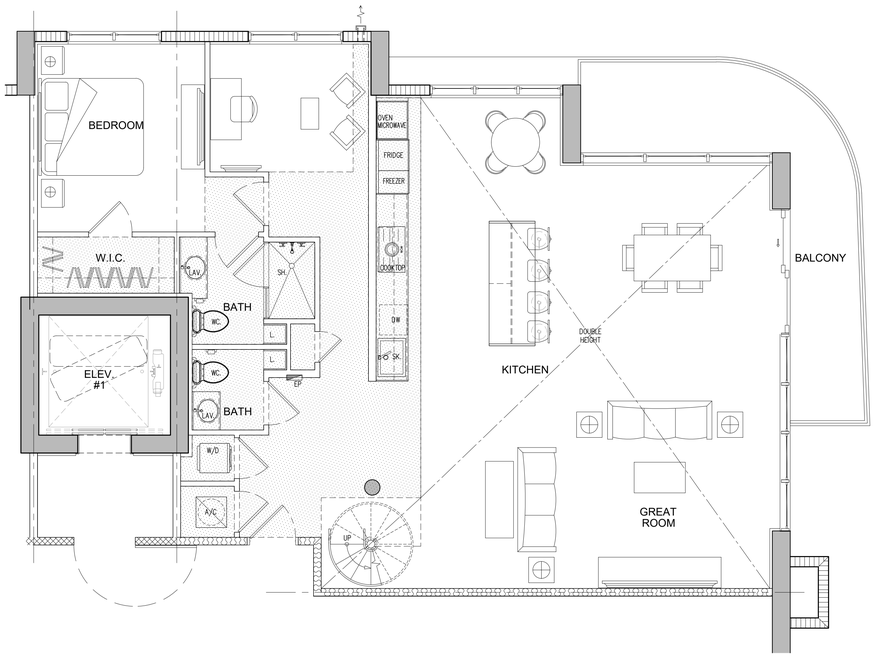
UNIT P4 PENTHOUSE LEVEL 2 (1 BD/1 BTH)

GROSS A/C AREA = 754 SQ. FT. (1 DU)
BALCONY = 116 SQ. FT.



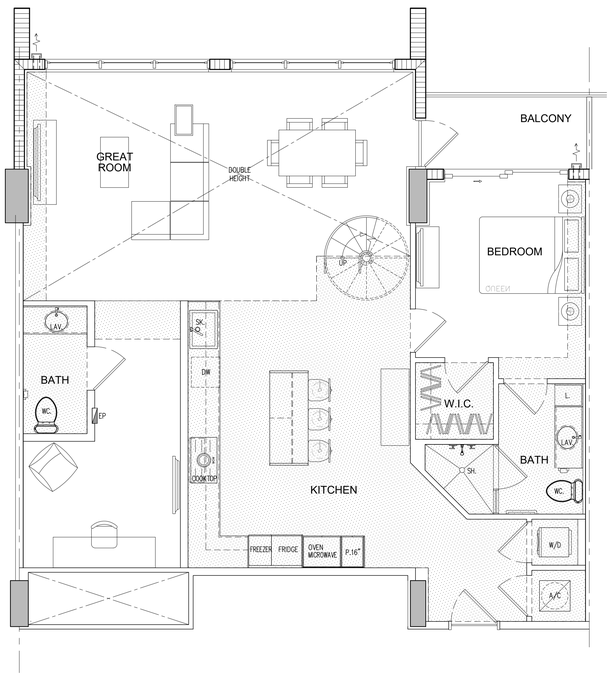
UNIT P3 PENTHOUSE LEVEL 2 (2 BD/2 BTH + LOFT/OFFICE)

GROSS A/C AREA = 1378 SQ. FT. (1 DU)
BALCONY = 107 SQ. FT.



UNIT P4 PENTHOUSE LEVEL 1 (1 BD/1.5 BTH+OFFICE)

GROSS A/C AREA = 1443 SQ. FT. (1 DU)
BALCONY = 205 SQ. FT..



UNIT P3 PENTHOUSE LEVEL 1 (1 BD/1.5 BTH + OFFICE)

GROSS A/C AREA = 1214 SQ. FT. (1 DU)
BALCONY = 53 SQ. FT..

UNIT PLANS

SCALE: 1/4" = 1'-0"

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 272-9911

JOSE I. SAUMELL
AR0013085

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

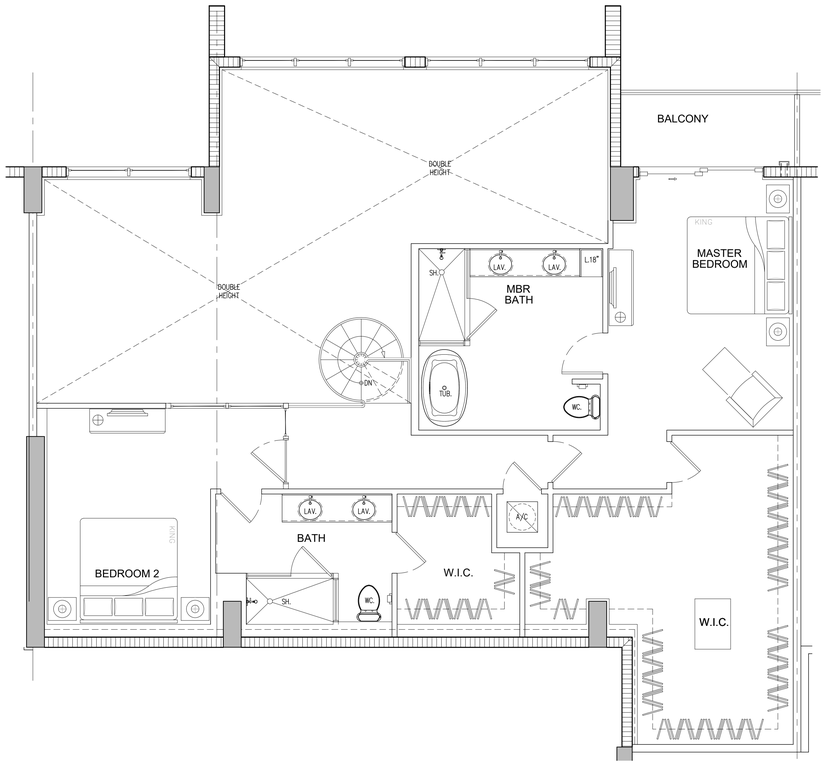
BY

FS/ATA/JOB/PROJECT PACKAGE/PDS A-4.5.dwg 06/29/21 11:12:09 AM, user1, DWG TO PDF.pc3, CCL

DRAWN
CONTRACT DATE
SCALE AS SHOWN
JOB NO. 1952.PRJ

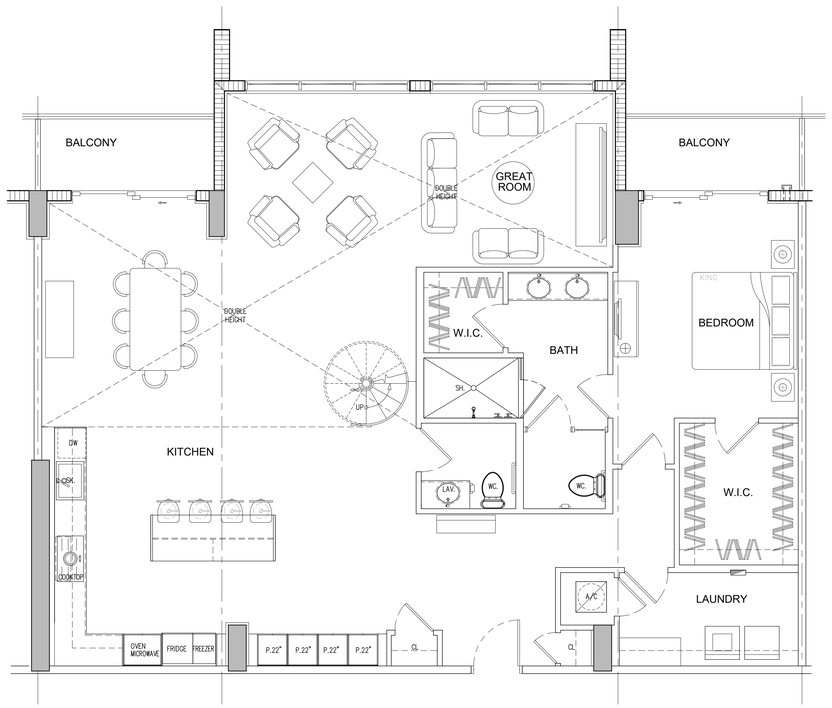
SHEET TITLE:
UNIT PLANS

SHEET NUMBER:
A-4.5



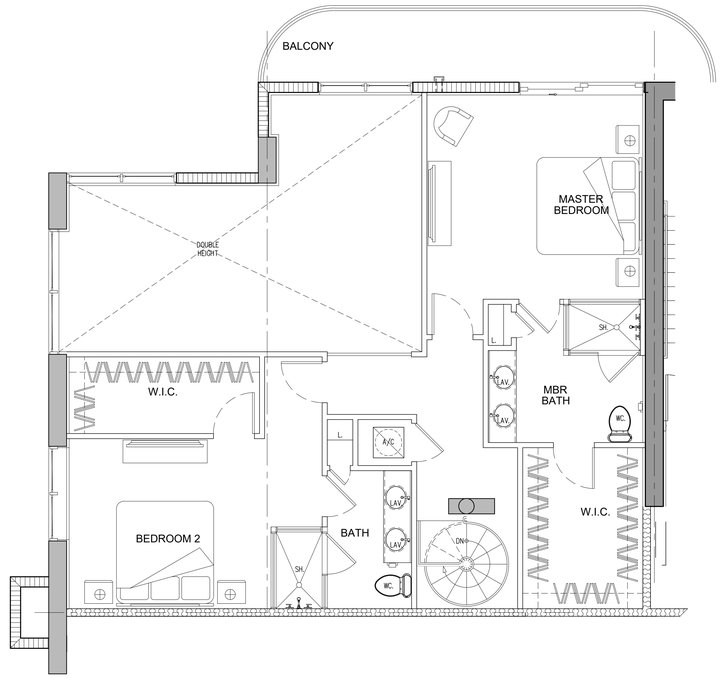
UNIT P6 PENTHOUSE LEVEL 2 (2 BD/2 BTH)

GROSS A/C AREA = 1202 SQ. FT. (1 DU)
BALCONY= 57 SQ. FT.



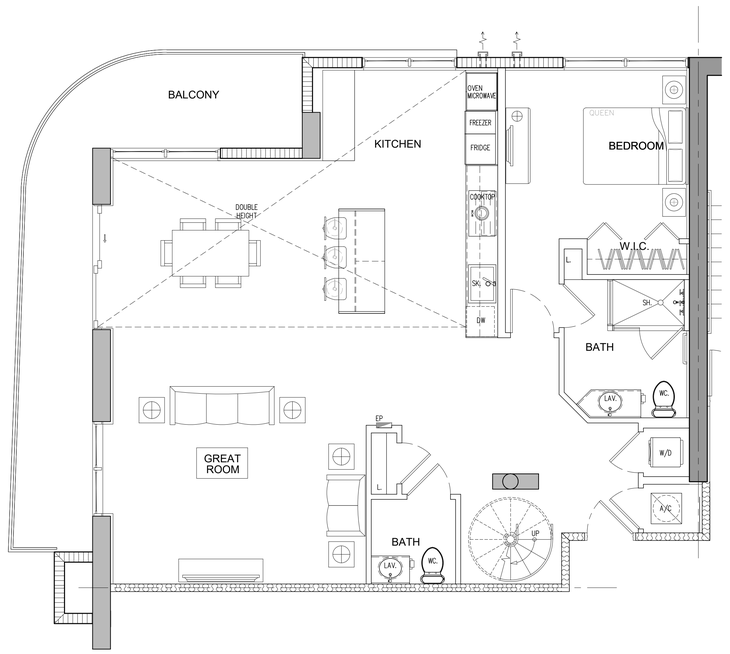
UNIT P6 PENTHOUSE LEVEL 1 (1 BD/1.5 BTH)

GROSS A/C AREA = 1762 SQ. FT. (1 DU)
BALCONY = 115 SQ. FT.



UNIT P5 PENTHOUSE LEVEL 2 (2 BD/2 BTH)

GROSS A/C AREA = 881 SQ. FT. (1 DU)
BALCONY = 138 SQ. FT..



UNIT P5 PENTHOUSE LEVEL 1 (1 BD/1.5 BTH)

GROSS A/C AREA = 1261 SQ. FT. (1 DU)
BALCONY = 249 SQ. FT..

UNIT PLANS

SCALE: 1/4" = 1'-0"

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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(305) 272-9911

JOSE I. SAUMELL
AR0013085

SHOMA NORTH BAY VILLAGE

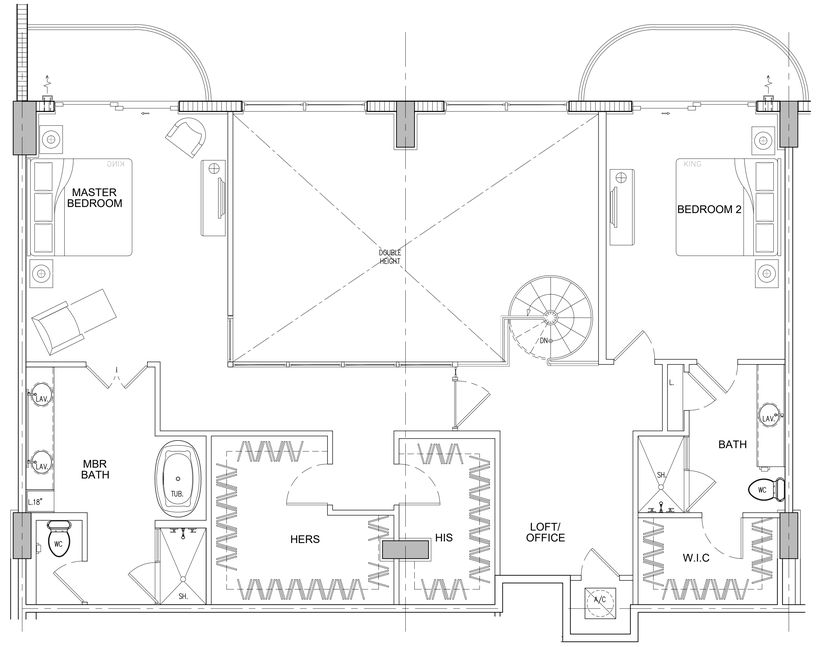
FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

BY

DRAWN
CONTRACT DATE
SCALE AS SHOWN
JOB NO. 1952.PRJ

SHEET TITLE:
UNIT PLANS

SHEET NUMBER:
A-4.6

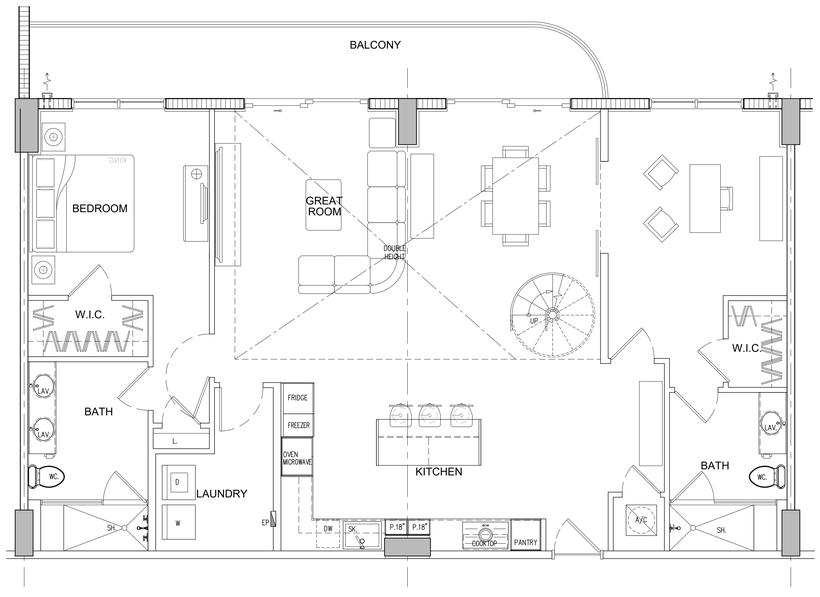


UNIT P7 PENTHOUSE LEVEL 2

(2 BD/2 BTH +LOFT/OFFICE)

GROSS A/C AREA = 1260 SQ. FT.
BALCONY= 119 SQ. FT.

(2 DU'S)



UNIT P7 PENTHOUSE LEVEL 1

(2 BD/2 BTH)

GROSS A/C AREA = 1500 SQ. FT.
BALCONY = 183 SQ. FT.

(2 DU'S)

UNIT PLANS

SCALE: 1/4" = 1'-0"

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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(305) 272-9911

JOSE I. SAUMELL
AR0013085

SHOMA NORTH BAY VILLAGE

FOR:
SHOMA GROUP
LOCATED AT:
1850 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL. 33141

BY

P:\SHOMA\SHOMA NORTH BAY\2021 PROJECT FILES\ARCHICAD\1952.A-4.1.pwp, 06/15/2023 10:33:06 AM, user, CL

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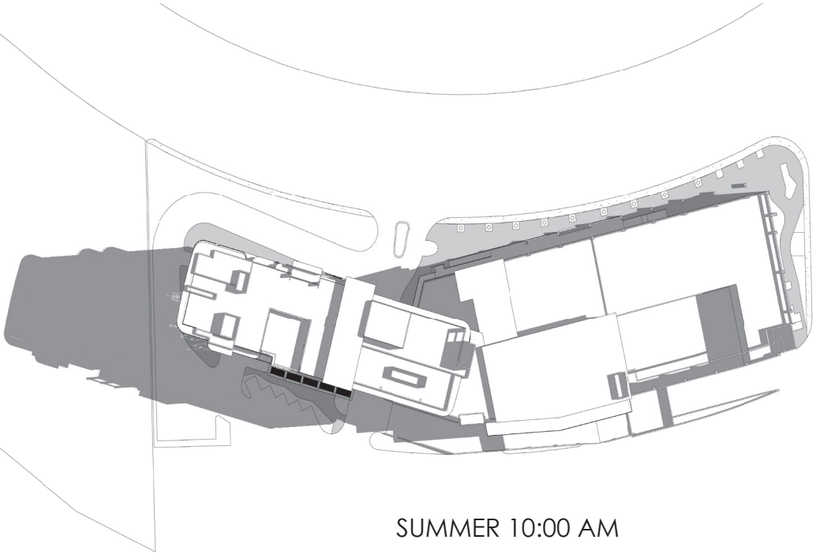
A-4.7



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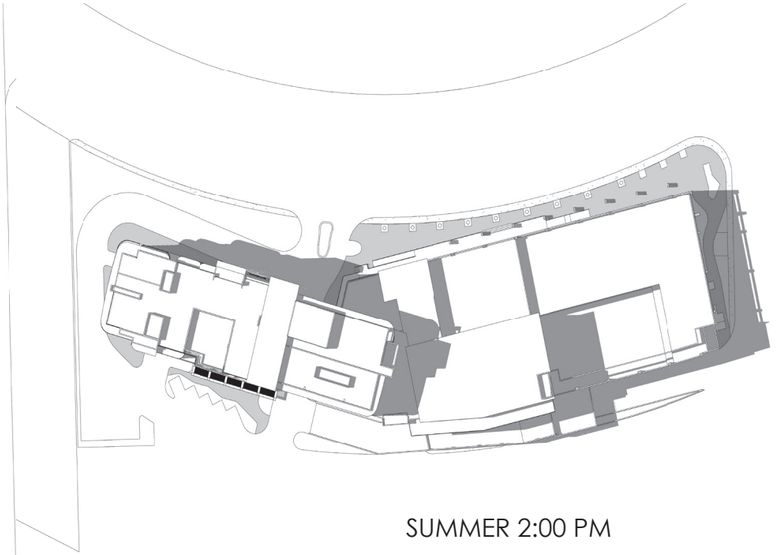

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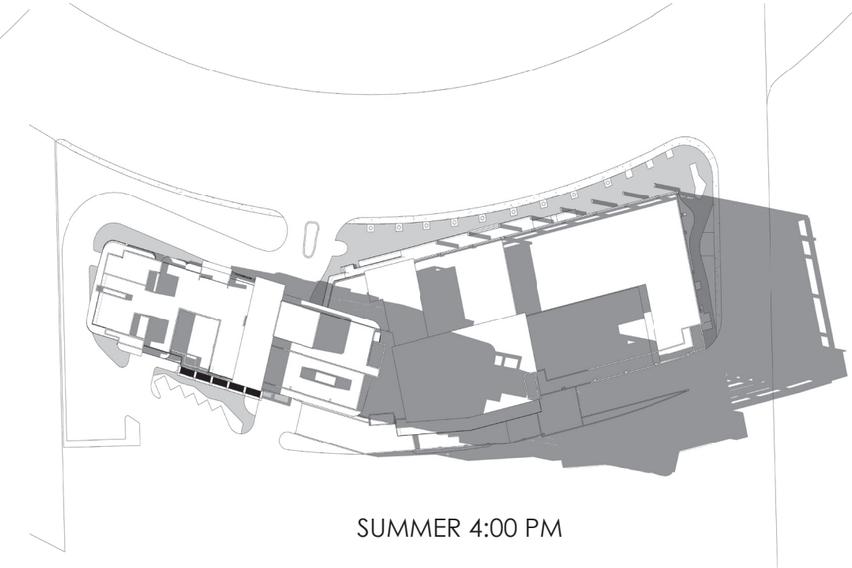

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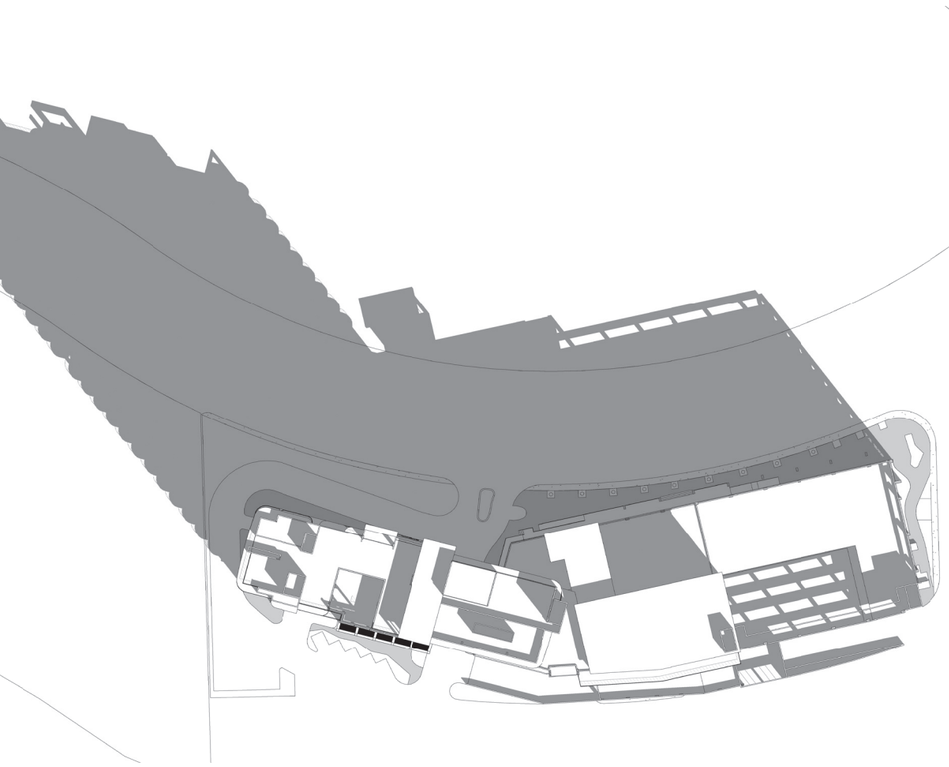

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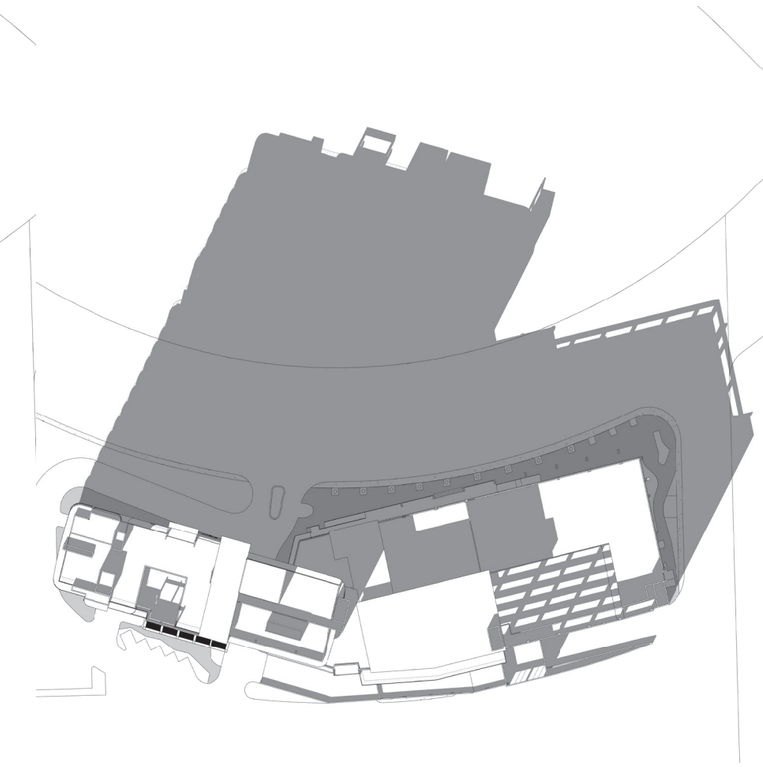
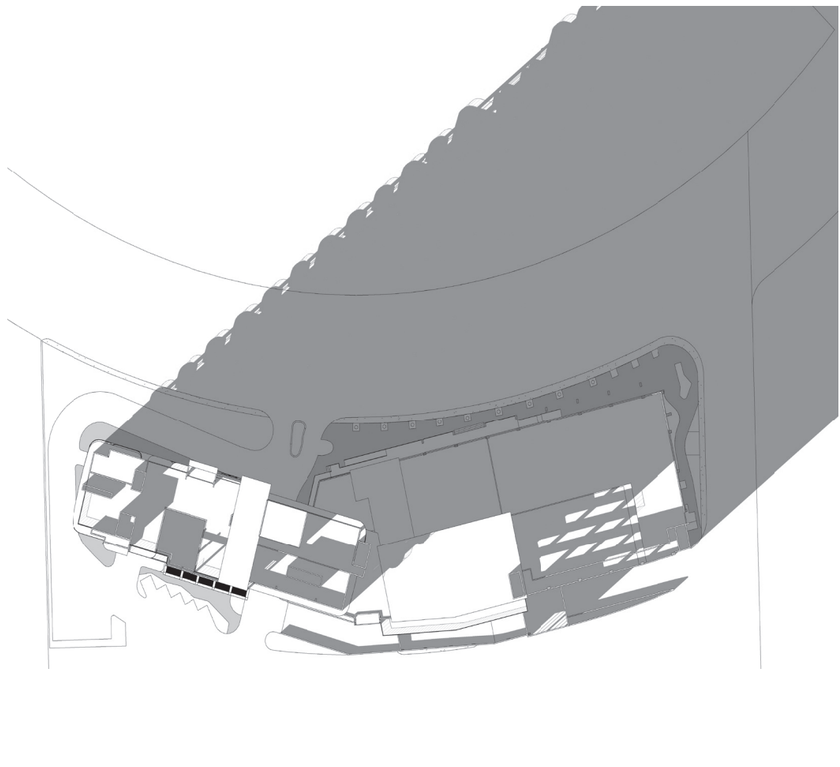


WINTER 2:00 PM



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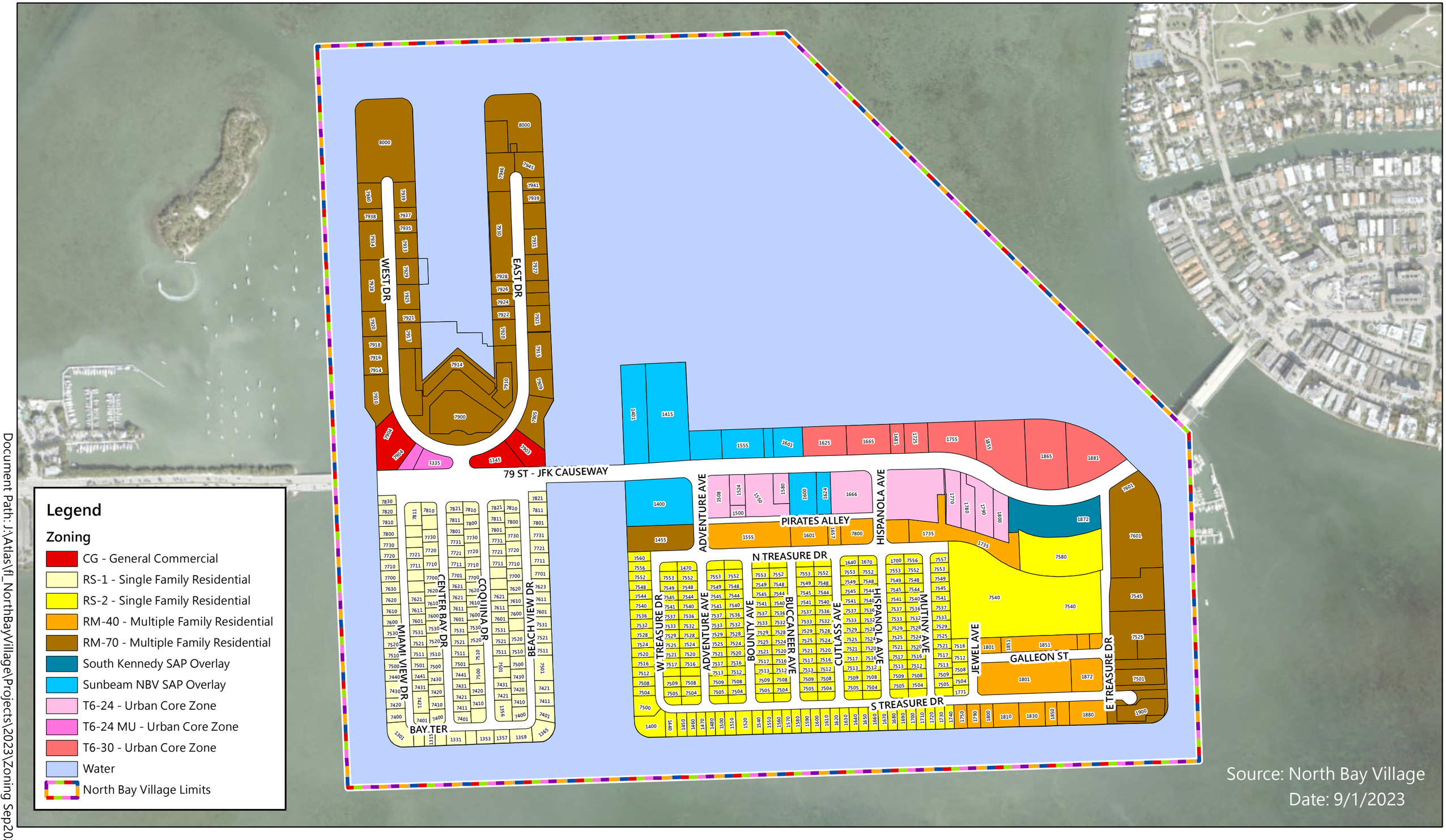

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Proposed Zoning with South Kennedy SAP

1 inch = 600 feet

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, WITH ATTACHMENT(S), PURSUANT TO SECTION 4.2 OF CHAPTER 4, "ADMINISTRATION AND ENFORCEMENT," AND SECTION 15.2.G. OF CHAPTER 15, "FORM-BASED CODE" OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), AMENDING THE ZONING OF CERTAIN PARCELS IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE, COMPRISING APPROXIMATELY 2.8 ACRES, FROM T6-24 TRANSECT TO "SOUTH KENNEDY SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX B, SOUTH KENNEDY SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR CONFLICTS; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR 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., Section 15.2.G. of the Form-Based Code allows 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, the single or multiple owner(s) of such abutting properties exceeding (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, 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, Shoma North Bay Village, LLC, ("Shoma NBV") is the owner of approximately 2.8 acres of real property (the "Property") which are legally described in the attached Exhibit "A" and depicted in the attached Exhibit "B"; and

WHEREAS, Shoma NBV has applied for:

1) a rezoning of the Property from "T6-24" Transect Zone to "South Kennedy Special Area Plan" ("SK SAP");

2) adoption of a corresponding ULDC text amendment in the form of Appendix B 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 B to Chapter 15 South Kennedy 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 "T6-24" Transect Zone to "South Kennedy Special Area Plan" and the proposed Appendix B to Chapter 15 (also known as the "SK SAP"), and determined that the rezoning and proposed Appendix B to Chapter 15 satisfy the conditions of Sections 4.2 and 4.17 of Chapter 4 and Section 15.2.G of the Village Code, and recommends approval of the rezoning and the proposed Appendix B to Chapter 15 with conditions; and

WHEREAS, on July 27, 2023, 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; and

WHEREAS, this Ordinance was presented to the Village Commission in two readings, with the public hearing conducted for second reading on _____, 2023; 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 2.8 acres (121,914 sq. ft.) from "T6-24" Transect Zones to "South Kennedy 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 B to Chapter 15, which includes a regulating plan and regulations for the development of the Property, and shall be referred to as "Appendix B to Chapter 15" or the "South Kennedy Special Area Plan," which shall apply to the Property zoned "South Kennedy 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 B, which is attached hereto as Exhibit "C", and any other 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_____, 2023.

PASSED AND ADOPTED on second reading on the ____ day of_____, 2023.

_____
Brent Latham, 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 Brent Latham	___
Vice Mayor Richard Chervony	___
Commissioner Goran Cuk	___
Commissioner Andrew Rotondaro	___
Commissioner Rachel Streitfeld	___

Chapter 15 FORM-BASED CODE

§ 15.1 General provisions.

C. Form-based districts.

1. The form-based districts in North Bay Village are each composed of one or more transect zones. See Section 15.1.D and Section 15.5, Form-Based Districts Regulating Plan, ~~and~~ Appendix A, the Sunbeam NBV SAP and Appendix B, the South Kennedy SAP.

2. The extent of form-based districts and transect zones is described on the Form-Based Districts Regulating Plan and in the pertinent regulatory section for each district, see Section 15.2, General to Transect Zones, Section 15.3, Specific to Transect Zones, and Section 15.5, Form-Based Districts Regulating Plan, ~~and~~ Appendix A, the Sunbeam NBV SAP and Appendix B, the South Kennedy SAP.

D. Rules of construction.

1. In their interpretation and application, the provisions of Chapter 15, Form-Based Districts and appendices thereto, shall be the minimum requirements or maximum limitations, as the case may be, adopted for the promotion of the public health, safety, morals or general welfare.

2. The following general rules of construction shall apply to the text of this chapter:

***

H. Procedures.

4. Deviations from this Code are permitted within the following conceptual framework. The specifics of the procedures are governed by Chapters 4, 5, and, 7, and Appendix A and other relevant provisions of the ULDC predating Chapter 15, Form-Based Code.

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NORTH BAY VILLAGE - PUBLIC HEARING - PLANNING & ZONING BOARD - JUL. 13, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

06/29/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this
29 day of JUNE, A.D. 2023

(SEAL)
GUILLERMO GARCIA personally known to me

ROSANA SALGADO
Commission # HH 336987
Expires November 30, 2026

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 THURSDAY, JULY 13, 2023 AT 6:00 P.M. AT 1666 KENNED CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OF AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, PURSUANT TO SECTION 5.2 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY SHOMA NORTH BAY VILLAGE, LLC, PURSUANT TO SECTION 5.8 OF THE ULDC, TO MODIFY THE SITE PLAN PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2021-046 IN A MANNER EXCEEDING THE SCOPE OF MODIFICATIONS ALLOWED UNDER SECTION 5.9 OF THE ULDC, TO PROVIDE FOR DEVELOPMENT OF A 24-STORY (253 FT., 10 INCHES TALL) MIXED-USE PROJECT THAT WILL ENCOMPASS UP TO 333 DWELLING UNITS WITH COMPLEMENTARY RESIDENT AMENITIES; 750 PARKING SPACES; 52,929 SQ. FT. OF COMMERCIAL SPACE; TO BE LOCATED ON AN APPROXIMATELY 2.8-ACRE PARCEL OF LAND IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, WITH ATTACHMENT(S), PURSUANT TO SECTION 4.2 OF CHAPTER 4, "ADMINISTRATION AND ENFORCEMENT," AND SECTION 15.2.G. OF CHAPTER 15, "FORM-BASED CODE" OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), AMENDING THE ZONING OF CERTAIN PARCELS IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE, COMPRISING APPROXIMATELY 2.8 ACRES, FROM T6-24 TRANSECT TO "SOUTH KENNEDY SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX B, SOUTH KENNEDY SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR CONFLICTS; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

North Bay Village - Jul 13, 2023

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: 832 2519 9997
PASSCODE: 353008
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) MAY BE INSPECTED BY THE PUBLIC AT THE OFFICE OF THE VILLAGE CLERK. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov FIVE DAYS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE(S). 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 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. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE). THIS HEARING MAY BE CONTINUED FROM TIME TO TIME AS NECESSARY, AS DETERMINED BY THE VILLAGE COMMISSION.

ALBA L. CHANG, CMC
VILLAGE CLERK
6/29

23-86/0000670975M

2/2

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NORTH BAY VILLAGE - PUBLIC HEARING - JUL. 19, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

07/06/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this
6 day of JULY, A.D. 2023

(SEAL)
GUILLERMO GARCIA personally known to me

NOTARY PUBLIC STATE OF FLORIDA
ROSANA SALGADO
Commission # HH 336987
Expires November 30, 2026

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON JULY 19, 2023 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 VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") BY COMPREHENSIVELY UPDATING AND AMENDING REGULATIONS FOR, AND SUPPLEMENTARY TO, THE RM-70 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT, INCLUDING AMENDMENTS TO CHAPTER 3, "DEFINITIONS," CHAPTER 8, "ZONING," AND CHAPTER 9, "GENERAL DESIGN STANDARDS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY GLENN BASKIN CONCERNING PROPERTY LOCATED AT 7532 BUCCANEER AVENUE, NORTH BAY VILLAGE, FLORIDA, IDENTIFIED FOR REAL PROPERTY TAX PURPOSES BY MIAMI-DADE COUNTY FOLIO NO. 23-3209-009-1000, FOR VARIANCES OF SECTION 8.17 (M)(2)(b), ULDC, TO PERMIT: (a) A 4.33-FOOT REAR SWIMMING POOL SETBACK WHERE 7.5 FEET IS REQUIRED; (b) A 1-FOOT SIDE SWIMMING POOL SETBACK, WHERE 7.5 FEET IS REQUIRED; AND (c) 4 FOOT-1 INCH AND 3 FOOT-11 INCH SWIMMING POOL SETBACKS FROM TWO SIDES OF THE PRINCIPAL STRUCTURE, WHERE 5 FEET IS REQUIRED, RESPECTIVELY; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NorthBayVillage

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, PURSUANT TO SECTION 5.2 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY SHOMA NORTH BAY VILLAGE, LLC, PURSUANT TO SECTION 5.8 OF THE ULDC, TO MODIFY THE SITE PLAN PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2021-046 IN A MANNER EXCEEDING THE SCOPE OF MODIFICATIONS ALLOWED UNDER SECTION 5.9 OF THE ULDC, TO PROVIDE FOR DEVELOPMENT OF A 24-STORY (253 FT., 10 INCHES TALL) MIXED-USE PROJECT THAT WILL ENCOMPASS UP TO 333 DWELLING UNITS WITH COMPLEMENTARY RESIDENT AMENITIES; 750 PARKING SPACES; AND 52,929 SQ. FT. OF COMMERCIAL SPACE; TO BE LOCATED ON AN APPROXIMATELY 2.8-ACRE PARCEL OF LAND IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, WITH ATTACHMENT(S), PURSUANT TO SECTION 4.2 OF CHAPTER 4, "ADMINISTRATION AND ENFORCEMENT," AND SECTION 15.2.G. OF CHAPTER 15, "FORM-BASED CODE" OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), AMENDING THE ZONING OF A PARCEL IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE, COMPRISING APPROXIMATELY 2.8 ACRES, FROM T6-24 TRANSECT TO "SOUTH KENNEDY SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX B, SOUTH KENNEDY SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR CONFLICTS; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; 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

TO PARTICIPATE IN THE MEETING VIA ZOOM FOR THIS MEETING:
MEETING ID: 880 6894 4612
PASSCODE: 211289

WATCH THE VIRTUAL PUBLIC MEETING:
HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS
TV CHANNEL 661
FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING:
1-929-205-6099

FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT:
(786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) MAY BE INSPECTED BY THE PUBLIC AT THE OFFICE OF THE VILLAGE CLERK. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE(S). 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 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. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE). THIS HEARING MAY BE CONTINUED FROM TIME TO TIME AS NECESSARY, AS DETERMINED BY THE VILLAGE COMMISSION.

ALBA L. CHANG, CMC,
VILLAGE CLERK
7/6 23-125/0000672021M

2|2

ITEM NO. 12.B

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Silvia Vargas, Village Planner

SPONSORED BY:

SUBJECT: **An Ordinance Amending the Unified Land Development Code (ULDC) Creating Section 8.10.2, "Payment in Satisfaction of Workforce Housing Requirements for Condominium Developments" (Privately-Initiated Amendment by 1755 JFK Owner LLC) - *Village Manager Ralph Rosado, Ph.D., AICP (Village Planner Silvia E. Vargas, FAICP)***

RECOMMENDATION

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO CREATE SECTION 8.10.2, "PAYMENT IN SATISFACTION OF WORKFORCE HOUSING REQUIREMENTS FOR CONDOMINIUM DEVELOPMENTS," TO ESTABLISH A PAYMENT-IN-LIEU-OF MECHANISM FOR DEVELOPERS OF FOR-SALE RESIDENTIAL DEVELOPMENTS TO SATISFY WORKFORCE HOUSING REQUIREMENTS, AS WELL AS TO CREATE A TRUST FUND FOR THE USE OF SUCH PAYMENTS TO SUPPORT CERTAIN WORKFORCE HOUSING INITIATIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Recommended Action: At the July 27th, 2023 meeting, the Planning and Zoning Board voted to recommend approval of Staff's proposed alternate ordinance to the Commission (included as Attachment 5 to the Staff report).

BACKGROUND AND ANALYSIS

Refer to attached Staff report and its attachments.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

An outcome of the adoption and implementation of this ordinance would be the collection of funds in lieu of private construction of workforce housing. It would required the creation of a new fund and potential staffing to administer it. .

PERSONNEL IMPACT

The implementation of this ordinance likely would require the Village to designate or retain staff to administer the fund and programs financed by it.

ATTACHMENTS

Staff Report Workforce Housing Commission 091223.pdf
Attachment 1_Letter of Intent and Application Form dated July 13, 2023.pdf
Attachment 2_Workforce Housing Payment in-lieu Ordinance (Exhibit B).docx
Attachment 3_ Miami-Dade County Implementing Order IO 3-60 (Exhibit C).pdf
Attachment 4_Ordinance No. 2022-013.pdf
Attachment_5 ALTERNATE Workforce Housing Payment in-lieu O (Staff recommendation).docx
DBR 07.27.23 PZB.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: **September 12, 2023**

To: **Mayor and Village Commission**

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

Subject: **Amendment to ULDC – Create Section 8.10.2, "Payment in Satisfaction of Workforce Housing Requirements for Condominium Developments"**

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1. General Information

Applicant:	1755 JFK Owner, LLC
Applicant Address:	c/o 98 SE 7th Street, Ste 1100, Miami, FL
Site Address:	N/A
Site Acreage	N/A
Folio Number	N/A
Contact Person/Owner Representative:	Christopher A. Penelas Akerman LLP
Phone Number:	305.982.5678

2. Description of Applicant Request

This is a privately initiated amendment to the Village's Unified Land Development Code. The letter of intent and application form are included as Attachment 1. The Applicant seeks to create a new section 8.10.2 within Chapter 8 as proposed in Attachment 2, to allow for-sale residential and mixed-use projects with a residential component to pay in lieu of providing their workforce housing requirements onsite. This option would be available to for-sale projects that request a density bonus under the provisions of Sec. 8.10.1. Per the Applicant's letter of intent, rental communities would still be required to provide workforce housing pursuant to the Workforce Housing Program and would not be able to satisfy their requirements pursuant to the proposed amendment.

The formula for calculating the payment in-lieu-of (also referred to as payment in satisfaction) amount that is included in the proposed amendment is based on the formula Miami-Dade County uses for their payment in lieu of program (see Attachment 3, pages 9 – 11 of Miami-Dade County Implementing Order No: IO 3-60: Administration of the Workforce Housing Development Program).

The Applicant proposes the creation of a Workforce Housing Trust Fund, to be overseen by the Village Manager, to collect the payments in lieu of. The fund would be used to underwrite several programs designed to support and preserve housing affordability within the Village for qualified households, with priority given to first responders, teachers, healthcare workers, and residents. Potential programs include, but are not limited to, rental assistance grants to assist with rent payments; homeowners' assistance in the form of grants to assist with homeowners' or condominium association maintenance fees and special assessments; down payment assistance grants for homebuyers wishing to purchase property within the Village; grants to assist with the rehabilitation of owner-occupied units. Monies for the fund may also be used, by resolution of the Village Commission, to pay for services to administer the fund or the programs, or to provide the Village with strategic advice. Additional programs may be authorized by the Village Commission via resolution.

The Applicant offers the following rationale for the requested text amendment:

1. Under the existing provisions of the Village's Workforce Housing Program a developer must provide any requisite workforce housing units on-site pursuant to section 8.10.1 of the ULDC.
2. According to the Applicant, when a developer seeking approval of a for-sale project with density bonuses pursuant to the provisions of Sec. 8.10.1.2., the current form Workforce Housing Program raise a conflict because there currently is no alternative mechanism for satisfying the provision of workforce housing units or the ability to separate workforce housing units from market rate units.
3. While mixing workforce and market rate units within rental projects is feasible, according to the Applicant in a for-sale project the associated maintenance costs, special assessments, and taxes would essentially negate the affordability of workforce units.

3. Background

On November 2, 2022, the City Commission adopted per Ordinance 2022-013 (included as Attachment 4), creating Section 8.10.1 of the ULDC to establish mandatory minimum workforce housing unit requirements for all rental multifamily residential projects in the T6 and RM-70 zoning districts consisting of 75 units or more, as well as amending sections 8.12.5 and 8.15, to provide for workforce housing unit requirements in connection with density bonuses in the T6-24, T6-24mu, and T6-30 transect zones.

The purpose of this amendment was to expand the range of housing choices available to qualified households, and to comply with Miami-Dade County Ordinance No. 22-125, requiring municipalities to provide for workforce housing within the full breadth of workforce housing income ranges recognized by the County, specifically 60% to 140% of Miami-Dade County Area Medium Income.

The original ordinance focuses on workforce housing units provided in rental projects and does not address workforce housing in for-sale products. In the past, the Village has been concerned about internal capacity to administer a program that includes for-sale units. The proposed amendment would support expanding administrative and implementation capacity.

4. Consistency with NBV100 Comprehensive Plan and NBV100 Master Plan

The proposed amendment is consistent with the following statements in the Housing of the Comprehensive Plan:

[…]

Policy 6.1.1: Review existing development regulations to ensure they promote long term sound housing and aesthetically pleasing neighborhood environments.

[…]

Policy 6.1.5: Ensure that future redevelopment studies identify opportunities to create or preserve affordable housing which is consistent with the requirements of law and the existing character and quality of the Village's housing stock.

[…]

Objective 6.3: The Village will identify and support programs to increase the range of affordable housing opportunities for very low, low, and moderate income families, as defined.

[…]

Policy 6.3.5: The Village shall explore amending the regulations of the Unified Land Development Code to include incentives for major new development and redevelopment that provide affordable housing for very low-, low and moderate-income families, and shall continue to monitor and calibrate the minimum requirements and incentives for the provision of workforce housing.

Policy 6.3.6: Seek to reduce policy barriers, eliminate excessive requirements, and incentivize housing affordability by streamlining the administrative approval and permitting process for developers proposing affordable and workforce housing.

[…]

Policy 6.4.3: The Village shall implement and apply a variety of housing affordability strategies for its residents…

[…]

The proposed amendment also generally continues to align with the vision and overarching goals for the Kennedy Boulevard corridor embraced in the NBV100 Master Plan.

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 modified Project.

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: Livability is the sum of the factors that add up to a community's quality of life. The ability to afford decent housing and to pay for related housing costs is an important factor in creating livability. The proposed text amendment advances this pillar by creating a means to fund programs that support and preserve housing affordability for Village 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 supports resilience by facilitating the creation of a fund that could be used to subsidize improvements to the Village's older housing stock, though, for example, rehabilitation assistance grants.

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 supports prosperity by facilitating the creation of a fund that could be used to alleviate the burden of housing costs for qualified households who aspire to live in, or remain in, North Bay Village. The proposed amendment also gives priority in

the proposed programs to first responders, teachers, health care workers, and employees of the Village.

5. ULDC Text Amendment Approval Criteria

The ULDC does not have specific criteria to evaluate 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 current requirement in Sec. 8.10.1 aligns with the Village's intent to support housing affordability for its residents. As structured, the current Workforce Housing Program require that for-rent project's with more than 75 units within the T6-24, T6-30, T6-24MU and RM-70 zoning districts must provide a minimum of 5% of their units as workforce housing.

In addition, developments within the T6-24, T6-24MU, and T6-30 zoning districts may be granted a density bonus in exchange for providing workforce housing and the payment certain community contributions fees. However, the current program leaves a gap in providing for-sale projects seeking the density bonuses practical options to meet their requirement. The proposed amendment helps to fill that gap, while provided the Village with the ability to fund other types of programs that could help preserve and promote the affordability and sustainability of existing housing, while expanding choice for a variety of households, present and future, who qualify under the workforce housing criteria.

The WFH Program was enacted by the Village to spur development in the Village and to incentivize the development of workforce housing units.

If adopted, the proposed amendment would require any future for-sale development projects within the T6 and RM-70 districts which are seeking density bonus approval to comply with the amended regulations. The "in-lieu" fee calculation is provided by a developer at the time of site plan approval, with the intent of information the Village which option they intend to pursue to satisfy their workforce housing requirement pursuant to this section.

Recommendation

Staff finds that the proposed amendment is generally in keeping with the spirit and intent of the Comprehensive Plan, the NBV100 Master Plan, and is in alignment with, and complementary to, Sec. 8.10.1. Staff recommends approval with several changes, as presented in the alternate ordinance document included as Attachment 5. The language proposed by Staff is shown in track changes.

At a meeting held on July 27, 2023, the Planning and Zoning Board unanimously voted to recommend approval of Staff's alternate ordinance, as presented.

Conditions

N/A

List of Attachments to Staff Report

Attachment 1 – Letter of Intent and Application Form Requesting the Amendment, dated June 11, 2023
Attachment 2 – Workforce Housing Payment in Lieu of Ordinance (Exhibit B)
Attachment 3 – Miami-Dade County Implementing Order No: IO 3-60: Administration of the Workforce Housing Development Program
Attachment 4 – Ordinance No. 2022-013
Attachment 5 – **ALTERNATE** Workforce Payment in Lieu of Ordinance (Staff recommendation) – RECOMMENDED BY THE PLANNING AND ZONING BOARD

akerman

Christopher A. Penelas

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131

Tel: 305.982.5678

July 11, 2023

Silvia E. Vargas, FAICP, LEED AP
Village Planner
North Bay Village
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141

Re: Letter of Intent to Amend the Unified Land Development Code – Creation of section 8.10.2 entitled "Payment in Satisfaction of Workforce Housing Requirements for Condominium Developments"

Dear Ms. Vargas:

On behalf of 1755 JFK Owner, LLC ("Applicant"), owner of the property located at 1755 Kennedy Causeway ("Property") in North Bay Village ("Village"), please accept this letter of intent and application for a text amendment to the Village's Unified Land Development Code ("ULDC") to allow for a payment in satisfaction of workforce housing requirements for for-sale developments.

The Village's Workforce Housing Program

Section 8.10.1 of the ULDC outlines the Village's workforce housing program ("WFH Program"). The WFH program requires that for-rent project's with more than 75 units within the T6-24, T6-30, T6-24MU and RM-70 zoning districts must provide a minimum of 5% of their units as workforce housing.

Further, developments within the T6-24, T6-24MU, and T6-30 zoning districts (both for-rent or for-sale may qualify) may receive a density bonus in exchange for providing workforce housing and the payment certain community contributions fees. Projects are eligible for density up to 120 units an acre in exchange for 5% of its units being used as workforce housing or 150 dwelling units an acre in exchange for 10% of its units being used as workforce housing.

The WFH Program was enacted by the Village to spur development in the Village and to incentivize the development of workforce housing units. To date, there has not been a workforce housing unit provided within the Village pursuant to the WFH Program.

The Dilemma

Under the existing provisions of the WFH Program a developer must provide any requisite workforce housing units on-site pursuant to section 8.10.1 of the ULDC. Currently, the WFH Program does not provide any alternative mechanism for satisfying the provision of workforce housing units or the ability to separate workforce housing units from market rate units.

This creates an issue both for the developer of the workforce housing unit and the eventual tenant or owner of said unit. The relevant problem arises in the scenario where a developer intends on developing a for-sale community at its maximum development potential (including density bonuses pursuant to the WFH Program) in order to justify the development. In this scenario, a developer would have to provide 10% of the project's units as workforce housing.

However, because of the maintenance costs, special assessments, and taxes associated with owning or operating a workforce housing unit within a for-sale development the intent of the WFH Program becomes practically unachievable. While the unit itself may be occupied by a qualified family, the cost of maintenance, special assessments, and taxes make the "workforce housing unit" unaffordable for qualified households without further assistance. Ultimately, it is not financially feasible to provide workforce housing units within a for-sale condominium building in the Village.

Proposed Amendment

In order to resolve the dilemma outlined above, the Applicant is proposing to amend the ULDC as proposed in **Exhibit "B"** ("Amendment"). The Amendment would create section 8.10.2 of the ULDC and allow for a payment in satisfaction of a for-sale project's workforce housing requirements.[1] The payment in satisfaction formula included in the Amendment is based on the formula Miami-Dade County uses for their payment in lieu program. *See* pages 9 – 11 of Miami-Dade County Implementing Order No: IO 3-60: Administration of the Workforce Housing Development Program attached as **Exhibit "C"**.

The Miami-Dade County formula has been adapted to better suit the current market conditions in the Village. The Amendment purposes to calculate the payment in satisfaction of workforce housing requirements at the time of site-plan approval using the following formula:

Village-wide median sales price	*(minus)*	*Affordable Purchase Price*	*(equals)*	*Payment in lieu per unit.*

[1] Note, the Amendment would only apply to for-sale projects within the Village. Rental communities would still be required to provide workforce housing pursuant to the WFH Program and would not be able to satisfy their requirements pursuant to the Amendment.

The village-wide median sale price shall be established by the Developer at the time of site plan approval by averaging the sales price of all apartments sold in the Village over the past two-years using the Miami-Dade County Property Appraiser's public records. The affordable purchase price shall be the most recent estimated purchase price for a family of four at 100 percent of median family income issued by Miami-Dade County. *See* Exhibit "D" for a copy of the 2021 Miami-Dade County Income chart for Mortgage Analysis.

The intent of the formula outlined above is to calculate and capture the benefit conferred upon the Village by the WFH Program in financial terms. *See* Exhibit "B" for a sample calculation. Further, the Amendment purposes to create a Workforce Housing Trust Fund, to be overseen by the Village Manager or their designee, in order to collect any payments made pursuant to the Amendment and utilize those funds for a number of programs aimed at maintaining affordability in the Village.

The Amendment purposes the following programs in which the monies deposited in the Workforce Housing Trust Fund may be used: (a) rental assistance program (b) homeowners' assistance program, (c) down payment assistance, (d) rehabilitation assistance, and consulting services. Further, the Village Commission may add additional programs via resolution. Lastly, the Amendment gives priority participation to the Village's first responders, teachers, healthcare workers, and residents.

Conclusion

The approval of Applicant's Amendment will allow the Village flexibility in employing the benefits conferred by the WFH Program. The Amendment will provide the Village with several tools to maintain affordability in the Village for new and existing residents alike, while also allowing developers flexibility in their projects. We therefore respectfully request your favorable review of the Amendment. Please do not hesitate to contact me should you have any questions related to this matter. Thank you for your consideration.

Sincerely,

Christopher A. Penelas

Christopher A. Penelas

cc: Dr. Ralph Rosado, Ph.D., AICP
Neisen O. Kasdin, Akerman LLP

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: Christopher Penelas, Esq. on Behalf of 1755 JFK Owner, LLC
   (If different from Owner)
2. Contact Phone: 3059825678 Email Address: Christopher.penelas@akerman.com
3. Mailing Address 98 Southeast Seventh Street Suite 1100 Miami, FL

For ULDC Text Amendment:

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

Section 8.10.1 of the ULDC - See attached letter of Intent

2. Reason for Request: See attached letter of intent

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.

C.

Signature

Christopher Penelas, Attorney for Applicant

Title (if applicable)

Corporate Seal (affix if applicable)

Sworn to and subscribed to before me this 5 day of June, 2023

MARTA ACOSTA
MY COMMISSION EXPIRES
MAY 5, 2024
NOTARY PUBLIC STATE OF FLORIDA

Notary

Public Commission expires: May 5 2024

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: 06/05/2023

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

Attorney

Full Name: Christopher A. Penelas

Current Address: 98 Southeast Seventh Street

City: Miami State: FL Zip: 33131

Telephone: 3059825678 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 5 DAY OF June, 2023

Notary Public, State of Florida at Large

My Commission expires May 5, 2024.

MARTA ACOSTA
MY COMMISSION EXPIRES MAY 5, 2024
#GG 984593
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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: _____

Date Paid: _____

Cash or Check #_____

Total Paid: $_____

Filing Fee: $_____

Cost Recovery Dep: $_____

Index of Documents

Exhibit "A"	ULDC Text Amendment Application
Exhibit "B"	Proposed Ordinance and its Exhibits
Exhibit "C"	Miami-Dade County Implementing Order IO 3-60
Exhibit "D"	Miami-Dade County 2021 Income chart for Mortgage Analysis

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO CREATE SECTION 8.10.2, "PAYMENT IN SATISFACTION OF WORKFORCE HOUSING REQUIREMENTS FOR CONDOMINIUM DEVELOPMENTS," TO ESTABLISH A PAYMENT-IN-LIEU-OF MECHANISM FOR DEVELOPERS OF FOR-SALE RESIDENTIAL DEVELOPMENTS TO SATISFY WORKFORCE HOUSING REQUIREMENTS, AS WELL AS TO CREATE A TRUST FUND FOR THE USE OF SUCH PAYMENTS TO SUPPORT CERTAIN WORKFORCE HOUSING INITIATIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR IMPLEMENTATION; 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, as part of the Form-Based Code, the Village Commission adopted a Workforce Housing Program to advance the NBV100 Master Plan goals of Livability, Resilience, and Prosperity; and

WHEREAS, the Village Commission finds that the promotion of workforce housing is an important goal that is needed by the community's residents and is conducive to a vibrant, functional Village by providing housing opportunities for multiple income levels;

WHEREAS, while rents and for-sale prices can be controlled, condominium projects create unique challenges for the incorporation of workforce housing units because of condominium maintenance and special assessment obligations that will come under the control of condominium boards that need the ability to modify them to respond to the evolving maintenance needs of buildings as laws change and buildings age; and

WHEREAS, due to these concerns, on November 2, 2022, the Village Commission adopted Ordinance 2022-013, amending the workforce housing program, which among other things, amended the workforce housing program, applying it Village-wide through its incorporation into Chapter 8 of the ULDC, to require such income-restricted housing

only in for-rent projects with over 75 units located in the T6 or RM-70 zoning districts and for density bonuses, and amended the applicable Area Medium Income to match that of Miami-Dade County; and

WHEREAS, the Village Commission seeks to further promote workforce housing within the Village by creating a payment in-lieu mechanism for condominium developments to fund certain workforce housing programs as an alternative to the on-site provision of workforce housing units; and

WHEREAS, the Village has identified the payment in-lieu of workforce housing as an equitable alternative, to effectuate for-sale properties participation in the program; and

WHEREAS, the funds collected by the payment in-lieu program will be used by the Village to fund certain workforce housing initiatives in an effort to maintain affordability in the Village; and

WHEREAS, the ULDC and the modifications provided herein are 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 to the Mayor and the Village Commission; and

WHEREAS, this Ordinance was duly noticed and presented to the Village Commission in two readings, with second reading conducted as the required public hearing on_____; and

WHEREAS, the Mayor and Commission find that this Ordinance is in the best interest of the community.

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 8 of the Village's ULDC. That Chapter 8, entitled "Zoning" 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. Legislative Intent. It is the intent of the Village Commission that the provisions of this Ordinance be implemented as shown in the worksheet provided as

[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.

Exhibit "B". The sample calculations contained therein shall be used as a template for future calculations.

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 re-lettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. Implementation. The Village Manager is authorized to take whatever actions necessary to implement this Ordinance, including but not limited to establishing a workforce housing trust fund. Monies deposited into the trust fund based on this Ordinance shall be subject to all procurement requirements of the Village Charter and Code. Project's with an active site plan approval obtained prior to the adoption of this Ordinance shall have thirty days from the adoption of this Ordinance to notify the Village of their intent to satisfy their workforce housing requirements pursuant to provisions provided herein. For previously approved projects with an active site plan, the date of notification shall serve as the date of site plan approval for the purpose of data calculations and the applicable payment schedule.

Section 7. 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 8. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading.

[Intentionally Left Blank]

PASSED on first reading on the ____ day of _____, 2023.

PASSED AND ADOPTED on second reading on the ____ day of _____, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

First Reading:
Moved By:
Seconded By:

Second Reading:
Moved By:
Seconded By:

Vote on Final Adoption:
Mayor Brent Latham
Vice Mayor Richard Chevrony
Commissioner Goren Cuk
Commissioner Andrew Rotondaro
Commissioner Rachel Streitfeld

Exhibit A

AMENDING CHAPTER 8 OF THE ULDC

[…]

§. 8.10.1 - Workforce Housing Program

[…]

Applicability: The workforce housing requirements described above shall be satisfied through on-site provision of qualifying units for ~~apply to~~ multifamily residential developments located on parcels zoned T6-24, T6-30, T6-24MU or RM-70 that are offered for rent; as well as to any multifamily residential project approved for sale but which converts to for-rent units within five (5) years of issuance of a Certificate of Occupancy (CO). All CO's issued for a for-sale multifamily development shall include a condition referencing this requirement. For-sale condominium developments may provide for development of workforce housing units on-site or may instead satisfy workforce housing obligations through a payment in-lieu of workforce housing, as set forth in Section 8.10.2, at the applicant's option.

[…]

§. 8.10.2 – Payment in Satisfaction of Workforce Housing Requirements for Condominium Developments

The provision of workforce housing units within a for-sale development may be satisfied by a developer paying an "in-lieu" fee to the Village to be deposited in the Village's workforce housing trust fund. The "in-lieu" fee calculation shall be calculated at the time of site plan approval and the developer shall determine whether to satisfy their workforce housing requirement pursuant to this section or provide them on-site prior to site plan approval and inform the Village accordingly. The Developer shall be responsible for providing the Village with the necessary data and calculations for their review. This program is intended to allow the Village flexibility in the provision and maintenance of workforce housing.

1. *Definitions.* This subsection provides definitions for terms used in this section that are technical in nature. If there is a conflict between this section and other definitions provided in the Code, this subsection shall take precedence.

    a. *"Affordable Purchase Price"* shall be the most recent estimated purchase price for a family of four at 100 percent of median family income issued by Miami-Dade County.

    b. *"Village-wide median sales*" shall be established by the Developer, subject to review and approval by the Village Manager or their designee, at the time

the project receives site plan approval. The figure shall be established by averaging the sales price of apartments sold in the Village over the past two-years. The sales data shall be based on the Miami-Dade County Property Appraiser's public records and sales under $5,000 shall not be taken into account.

2. *Fee Calculation*. The "in-lieu" fee shall be calculated at the time of site plan approval as follows:

Village-wide median sales price

(minus)

Affordable Purchase Price

(equals)

Payment in-lieu per unit.

3. *Fee Collection.* Should the developer elect to satisfy the provision of workforce housing pursuant to this section they shall have the option to select between the following payment options:

    a. 10% of the “in-lieu” fee within 30 days of site plan approval, with the remaining 90% due to the Village prior to the issuance of the project's master building permit; or

    b. 25% of the “in-lieu” fee within a year of site plan approval, with the remaining 75% due to the Village prior to the issuance of the project's master building permit.

    Developer shall inform the Village of which payment option they have selected at the time of site plan approval. All payments to the Village are non-refundable and any density obtained on their basis is conditioned upon the applicant or property owner maintaining the site plan approval as valid. If the site plan approval expires, both the density and any payments made thereon shall be forfeited to the Village.

4. *Workforce Housing Trust Fund*. The Village shall establish a workforce housing trust fund for the purpose of collecting all funds related to Village's workforce housing programs pursuant to this article.

    a. The funds collected for deposit in the workforce housing trust fund may be utilized for the following workforce housing programs:

i. *Rental Assistance Program.* The Village shall be permitted to establish a rental assistance program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with rental payments to help maintain affordability in the Village. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. Then the Village Manager or their designee shall hold a lottery to determine who should receive the available grants. Priority shall be given as provided in section 8.10.2(5).

ii. *Homeowner Assistance Program.* The Village shall be permitted to establish a homeowner assistance program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with homeowners' or condominium association maintenance fees and special assessments to maintain affordability in the Village. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. Then the Village Manager or their designee shall hold a lottery to determine who should receive the available grants. Priority shall be given as provided in section 8.10.2(5).

iii. *Down Payment Assistance.* The Village shall be permitted to establish a down payment assistance grant program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with down payments to purchase property within the Village. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. Then the Village Manager or their designee shall hold a lottery to determine who should receive the available grants. Priority shall be given as provided in section 8.10.2(5).

iv. *Rehabilitation Assistance Grant Program.* The Village shall be permitted to establish a rehabilitation assistance grant program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with the rehabilitation of owner-occupied units. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. Then the Village Manager or their designee shall hold a lottery to determine who should receive the available grants. Priority shall be given as provided in section 8.10.2(5).

v. *Administration; Consulting Services*. The Village may use a portion of the trust fund monies to administer the fund or retain consulting services, through resolution of the Village Commission, to administer the provisions of this section and/or provide the Village with strategic advice regarding the provision of workforce housing within its jurisdiction.

b. The Village Commission may from time to time authorize additional programs which may be funded through the workforce housing trust fund by resolution.

c. The Village Manager, or their designee, shall provide the required supervision for the workforce housing trust account and shall oversee the account, with all expenditures made pursuant to the Village Charter and Code. A financial status report on the workforce housing trust account shall be provided to the Village Commission on or before October 1 of each calendar year.

5. *Essential Worker Prioritization*.

a. The programs created pursuant to sub-section 4 shall give priority to the following types of essential workers, provided that any essential worker household applying for assistance under such programs shall qualify pursuant to the income guidelines established in Sec. 8.10.1 of the ULDC:

i. North Bay Village Police, Fire Department employee or general employees of North Bay Village.

ii. Miami-Dade County Public School employees working at a school in North Bay Village.

iii. Licensed health professionals working in North Bay Village.

iv. Residents employed by North Bay Village.

b. The priority list may be modified or supplemented from time to time by Village Commission resolution; however, nothing shall preclude other eligible households from applying for the workforce housing programs and being considered for the Village's workforce housing programs.

Exhibit "B"

SAMPLE CALCULATION

PROPOSED PAYMENT IN SATISFACTION OF WORKFORCE HOUSING REQUIREMENTS:

The payment in-lieu formula included in the proposed ordinance ("Ordinance") is based on the formula detailed in Miami-Dade County ("County") Implementing Order No: IO 3-60: Administration of the Workforce Housing Development Program. The County formula has been adapted to better suit the current market conditions in North Bay Village.

If the proposed Ordinance is adopted, the payment in-lieu for each required workforce housing unit would be determined at the time of site plan approval according to the following formula:

Village-wide median sales price

(minus)

Affordable Purchase Price

(equals)

Payment in-lieu per unit.

DEFINITIONS:

The Ordinance proposes the following definitions for the factors listed above:

"*Affordable Purchase Price*" shall be the most recent estimated purchase price for a family of four at 100 percent of median family income issued by Miami-Dade County.

"*Village-wide median sales*" shall be established by the Developer, subject to review and approval by the Village Manager or their designee, at the time the project receives site plan approval. The figure shall be established by averaging the sales price of apartments sold in the Village over the past two-years. The sales data shall be based on the Miami-Dade County Property Appraiser's public records and sales under $5,000 shall not be taken into account.

SUPPORTING DATA

NORTH BAY VILLAGE – MEDIAN SALES PRICE FOR 2022 & 2023

In accordance with the definition provided in the Ordinance, the data reflected below was pulled from the Miami-Dade County Property Appraiser's public records and is based on the median sales price of the current & previous year at time of site plan approval (which for the purpose of this analysis we have assumed is July 2023).

Appraisal/NBV Sales Report for 2022 and 2023:

- 2022 Median Sales Price: $379,078.31
- 2023 Median Sales Price: $457,952.63
- 2022 & 2023 COMBINED Median Sales Price: **$418,515.47**

AFFORDABLE PURCHASE PRICE FOR A FAMILY OF 4:[2]

Area Median Income (AMI %)	***Area Median Income ($ Amt.)***	***Estimated Purchase Price***
60%	$54,200.00	$142,275.00
80%	$72,300.00	$189,780.00
100%	**$90,400.00**	**$237,300.00**
120%	$108,480.00	$284,760.00
140%	$126,560.00	$299,900.00

*Note: The proposed calculation is based on the affordable purchase price at time of site plan approval. The data shown above is from 2021 because it is readily available, and the County has not yet released updated data.

Based on the chart above, the Affordable Purchase Price would be $237,300.00 according to the Ordinance.

SAMPLE CALCULATION:

[2] Affordable purchase price is based on mortgage amounts. All mortgage amounts were calculated at 3.75% interest rate amortized over 30 years utilizing a 5% down payment. The monthly housing expense (MHE) is approximately 25% debt-to-income ratio (DTIR) to allow flexibility for lenders utilizing MIP or PMI as applicable. Closing Costs estimated at approximately 7% of the purchase Price. Purchasers will be required to have a cash flow to cover the 5% down payment and the closing costs.

Note this sample calculation assumes that site plan approval occurred in July 2023 and employs the supporting data provided above.

$418,515.47(Village-wide median sales price)

(minus)

$237,300 (Affordable Purchase Price)

(equals)

$181,215.47 (Payment in-lieu per unit)

To illustrate further, if a project is to provide twenty workforce housing units as part of their program, then the payment in-lieu would total **$3,624,309.40**

Implementing Order No.: IO 3-60

Title: ADMINISTRATION OF THE WORKFORCE HOUSING DEVELOPMENT PROGRAM

Ordered: 07/06/2017 **Effective: 07/16/2017**

AUTHORITY:
Section 4.02 of the Miami-Dade County Home Rule Amendment and Charter, Ordinance No. 3-45.

SUPERSEDES:
This Implementing Order supersedes Implementing Order No. 3-60 approved October 6, 2016, effective October 16, 2016.

POLICY:
It is the responsibility of the County Mayor or County Mayor's designee to implement the Workforce Housing Development Program enacted by the Board of County Commissioners and to develop program guidelines and plans. This Implementing Order establishes the process and procedures for administering the program, including determining eligibility for participation in the Workforce Housing Development Program, and the sales and rental prices for workforce housing units.

APPLICABILITY:
The provisions of this article shall apply to all covered development subject to the provisions of Chapter 33, Article XIIA and Chapter 17, Article IX of the Code of Miami-Dade County, as amended.

PURPOSE:
The County Mayor or County Mayor's designee, through Miami-Dade Public Housing and Community Development, Regulatory and Economic Resources, or their successor agencies or departments, shall oversee the administration of the Workforce Housing Development Program as established through this implementing order. This implementing order establishes the zoning application process, eligibility criteria, maximum sales and rental prices, and unit specifications, along with provisions for sale and re-sale price controls, enforcement and appeals.

DEFINITIONS:
"Applicant" means a developer as defined in this section.

"Application" means any request for zoning approval to develop residential uses pursuant to Chapter 33, Article XIIA or other zoning action to develop workforce housing units.

"Area median income" or **"median family income"** means the median income level for the Miami-Dade County Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.

"At one location" means all land owned by the applicant, including:

(a) All adjacent parcels, the property lines of which are contiguous at any point; or

(b) All adjacent parcels, the property lines of which are separated only by a public or private street, road, highway or utility right-of-way, or other public or private right-of-way at any point; or

(c) All adjacent parcels, under common ownership or control of the applicant, including land owned or controlled by any business entities in which the applicant or immediate family members of the applicant possesses any form of management control.

“Certificate of qualification” means a certificate issued by the Housing Department or qualified designee establishing a qualified household’s eligibility to purchase or rent a workforce housing unit (“WHU”). Certificates of qualification shall be issued by the Housing Department or qualified designee within 10 days of completion of application package and shall be valid for 12 months. The Housing Department may authorize a property owner or developer to issue certificates of qualification, subject to verification by the Housing Department.

“Condominium” means that form of ownership of real property created pursuant to Chapter 718 of the Florida Statutes, which is comprised entirely of units that are owned by one or more persons, and which there is, appurtenant to each unit, an undivided share in common elements.

"Condominium conversion" has the meaning established by sections 718.604-718.622 of the Florida Statutes.

“Control period” means each 20-year period during which the affordability restrictions imposed by this article shall apply. The control period begins at the time of any sale or resale of the affected unit by every new WHU owner.

“Covered development” means all developments required to provide WHUs or monetary contributions in lieu thereof pursuant to Chapter 33, Article XIIA of the Code of Miami-Dade County or as otherwise set forth in this implementing order.

“Developer” means any person, firm, corporation, partnership, limited liability company, association, joint venture, or any entity or combination of entities that apply for development orders or permits for residential dwelling units, but does not include the state or any county, municipality, or any governmental entity.

“Eligible household” means a household whose total income is between 60 percent and up to140 percent of Area Median Income.

“Eligible household income” means any income derived by any proposed occupants of a WHU who are 18 years of age or older and who will use the WHU as their primary residence.

“Household” means any natural person who occupies a WHU as their primary residence.

“Housing Department” means, unless otherwise indicated, the Miami-Dade Public Housing and Community Development Department or any successor agency or department.

“Housing Director” means the Director of the Housing Department or designee.

“Market rate dwelling units” means all dwelling units in a covered development that are not WHUs as defined herein.

“Multi-Family Development” is a development with attached residential dwelling units in which the units are either rented as a part of a development that is under a single ownership or are sold in a condominium or cooperative form of ownership.

“Qualified household” means an eligible household that has received a certificate of qualification.

“Qualified Improvement” means any addition to or modification of the WHU that adds materially to the value of the WHU, prolongs the WHU’s useful life, or adapts the WHU to new uses and the replacement of any existing amenities.

“Single Family Development” is a development with attached or detached residential dwelling units, including townhomes, duplexes, triplexes, villas, patio or courtyard homes, in which the owner retains fee simple title to both the residential dwelling unit and the land beneath the residential dwelling unit.

“Transit corridor area” means the area which lies within a one-half mile radius of (i) the Metrorail stations, (ii) the corridors identified in the Strategic Miami Area Rapid Transit (SMART) Plan, set forth in Miami-Dade County Resolution No. R-523-16, as may be amended from time to time, or (iii) corridors designated by the Board of County Commissioners for Enhanced Bus Service (EBS).

“Trust Fund” means Affordable Housing Trust Fund of Miami-Dade County established pursuant to Ordinance No. 07-15, as amended

“Urban Infill Area (UIA)” means the area as defined in the Comprehensive Development Master Plan (CDMP).

“Workforce housing unit rent” or **"WHU rent"** means rents that do not exceed the maximum monthly Rent Limits as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual Income Limits and Rent Limits and as used by Florida Housing Finance Corporation for its multifamily rental programs (published annually at http://www.floridahousing.org), which is set forth in Exhibit A attached hereto and incorporated herein by reference.

“Workforce housing unit sales price” or **“WHU sales price”** shall be an amount published annually by the Housing Department not to exceed an amount affordable at the maximum workforce housing target income range, as defined in Chapter 33, Article XIIA of the Code of Miami-Dade County. The WHU sales price takes into account: (a) family size; (b) an annual fixed interest rate; (c) payment of up to five percent (5%) down payment by a qualified household; and (d) an estimation of annual property taxes, assessments, loan insurance and financing fees, allowances for property maintenance and repairs, homeowners insurances, homeowner association fees, if any, and allowances for utilities. The Implementing Order shall establish the Workforce Housing Units sales price, providing for the following: (a) an efficiency will be priced based on a one person household, (b) a one bedroom unit will be priced based on a two person household, (c) a two bedroom unit will be priced based on a three person household, (d) a three bedroom unit will be priced based on a four person household, (e) a four bedroom unit will be priced based on a five person household, (f) and, a five bedroom unit will be priced based on a six person household. The Housing Director shall annually review the affordability of the WHU sales price, and, in the event the Housing Director determines that it is necessary to increase or decrease said WHU sales price, the Housing Director shall recommend a new WHU sales price for approval by resolution to the Board of County Commissioners. Notwithstanding the preceding sentence, the Housing Director, without prior Board of County Commissioners’ approval, is authorized to increase or decrease the WHU sales prices automatically when adjustments are required based on the annual adjustment to area median income for households living in Miami-Dade County as published by the United States Department of Housing and Urban Development. A website link to the WHU sales prices shall be accessible to the public at the Housing Department and Zoning Department’s websites. For FY 2017-2018 and until new WHU sales prices are updated by the United States Department of Housing and Urban Development, or are otherwise

approved by the Board of County Commissioners, the WHU sales prices shall be those listed in Exhibit B, which is attached hereto and incorporated herein by reference.

"Zoning Department" means, unless otherwise indicated, the Regulatory and Economic Resources Department or any successor agency or department.

"Zoning Director" means the director of the Zoning Department or designee.

INTRODUCTION:
The increasing demand for housing that is affordable for working families and individuals resulted in the development and passage of Miami-Dade County Ordinance No. 07-05 or the Workforce Housing Development Program Ordinance (WHU Ordinance or the Code), which was substantially revised by Ordinance No. 16-138. To further the intent of the WHU Ordinance, Miami-Dade County, through the Housing Department and the Zoning Department, has developed this implementing order.

The Housing Department and the Zoning Department shall implement zoning and housing program opportunities to assist working families and individuals with incomes ranging between 60 percent and 140 percent of Miami-Dade County's area median income. The Housing Department and the Zoning Department shall provide orientation on the administration of the WHU Development Program to developers, other property owners, and property managers, and the Housing Department shall provide assistance in determining the eligibility of each eligible household. Whenever necessary, the Housing Department and the Zoning Department shall hold periodic meetings with developers to discuss the implementation of the WHU program. Additionally, both departments shall provide the public with information about the WHU program on both department's websites, including but not limited to links to the applicable provisions of the County Code, this implementing order, and any documents required for the implementation of this program.

ZONING PROCESS:
The Zoning Department shall be responsible for the review of zoning applications that seek to voluntarily participate in the Workforce Housing Development Program. Such applications shall be reviewed pursuant to the density bonus, intensity standards, and other requirements established in Chapter 33, Article XIIA of the Code of Miami-Dade County. The following describes the approval process, including the process for approving individual residential lots (one lot developed as a single-family, duplex, or triplex residence).

Zoning Approval of Residential Projects
All residential development projects utilizing the Workforce Housing Development Program, except for projects with an individual lot to develop one single-family, duplex, or triplex residence, shall require an Administrative Site Plan Review (ASPR) pursuant to Section 33-193.10 of the Code.

At ASPR, the Zoning Department shall review the application for completeness and compliance with the provisions of the Workforce Housing Development Program. The application will be reviewed by other public agencies to ensure compliance with other relevant regulations in the Code. The Housing Department will serve as one of the reviewing agencies in the ASPR process. The ASPR will require the following:

- Name and location of project
- Total number of market rate units and number of workforce housing units (WHUs)
- Location of WHUs for homeownership projects and inventory of WHUs for rental projects

- Construction Schedule of market rate and workforce housing units, specifying the projected date of Certificate of Occupancy
- Declaration of restrictive covenants in compliance with section 33-193.13 of the Code

At ASPR, an applicant may opt to satisfy the requirement of on-site construction of the WHUs through one of the alternatives described below, pursuant to section 33-193.8 of the Code. If an alternative is utilized, it must be included as part of the Declaration of Restrictions proffered during ASPR.

(1) Off-site construction of WHUs at one or more alternative sites within a 2-mile radius of the proposed location of the market rate units (the primary site).

(2) Monetary contribution to the affordable housing trust fund.

(3) Rehabilitation of existing property for WHUs in unincorporated or incorporated Miami-Dade County in the following areas:

  (a) Within a 3-mile radius of the primary site
  (b) Within the County's Urban Infill Area; or
  (c) Within a transit corridor area.

(4) Land conveyance suitable in size, location, and physical condition for WHUs.

(5) Combination of off-site construction of WHUs and monetary contributions.

In addition to the alternatives described above, an applicant may opt to obtain a certificate of portability for the workforce housing density bonus. The certificate of portability enables the property owner to sell or transfer the density bonus units to a third party. If the applicant opts to utilize this option, it must be included as part of the Declaration of Restrictions proffered during ASPR.

The final decision of the ASPR shall be issued within 21 days of the date of submission of a completed application. The applicant shall have the right to extend the 21-day period by an additional 21 days upon timely request made in writing to the Zoning Department. The Zoning Department shall have the right to extend the 21-day period by written notice to the applicant that additional information is needed. Denials shall be in writing and shall specifically set forth the grounds for the denial. Any final decision of the Director may be appealed in accordance with the procedures established in section 33-193.7(D) of the Code for appeals of administrative decisions.

After completing the ASPR process, the applicant will be directed to the Housing Department to review and complete the Workforce Housing Agreement and other requirements established in Chapter 17, Article IX of the Code. If the Workforce Housing Agreement requires a folio, address, or legal description for the specific lot, the property may need to be platted before proceeding. If the Workforce Housing Agreement is deemed to comply with all the regulatory requirements, the Housing Department shall provide a letter of satisfaction to the applicant within 21 days of submitting the Agreement. If the Workforce Housing Agreement does not comply with all regulatory requirements, the Housing Department shall provide a letter to the applicant within 21 days of submitting the agreement, indicating the reasons the applicant was found non-compliant. The applicant will then have 21 days from receipt of the letter to comply with all of the requirements. In the event the Housing Department fails to respond to the applicant within 21 days of receipt of the agreement, such agreement shall be deemed approved. Alternatives to on-site construction of WHUs, such as the contribution in lieu, shall be finalized at this time. An additional 90 days shall be granted to the applicant to comply with all necessary requirements of

the alternative options. Subsequently, the Housing Department shall review and approve the proposed alternatives and provide the applicant with a letter of acceptance by the County if all requirements are met within 21 days.

No building permits will be issued until a project demonstrates that the above requirements have been satisfied. At the time of permitting, the applicant shall be responsible for providing the following:

- The letter of satisfaction from the Housing Department;
- All required agreements;
- ASPR approval and site plan;
- Construction schedule; and
- If alternatives to on-site construction of WHUs were approved, the applicant must provide the acceptance letter from the County. For rehabilitation sites, the applicant shall provide copies of building permits for the WHUs issued by the County or the applicable municipality.

If there is a construction schedule, permits for market rate units will be issued based on the schedule. Failure to complete the WHUs pursuant to the construction schedule will result in a permit hold. A unit will be deemed complete once a certificate of occupancy is issued.

At the time of permitting, the applicant has the option to convert all or a portion of previously proposed WHUs to market rate units. This can be achieved by paying the monetary contribution in lieu of construction for each WHU to be converted. The Declaration of Restrictions, the Workforce Housing Agreement, and ASPR site plan may need to be revised accordingly.

During the permitting process, the applicant may apply for a Road Impact Fee deferral or exemption for those WHUs that meet the applicable eligibility requirements as described in the Impact Fee section below.

Upon completion of the residential project, the applicant will be responsible for providing the Housing Department with proof of the Certificate of Occupancy for the WHUs. Thereafter, the Housing Department will maintain a list of developments where WHUs may be available for sale or rent on the Housing Department's website.

Zoning Approval of Individual Residential Lots

Approval of projects with an individual lot to develop one single-family, duplex, or triplex residence shall follow the same process described above, except that an ASPR is recommended but not required. Such projects will be reviewed for compliance with the intensity standards and other requirements of the WHU Ordinance, as well as other Code requirements at a Pre-Permit Submittal Review (PPSR). No building permits will be issued until it is demonstrated at the PPSR that all requirements have been satisfied. At the PPSR, the applicant shall be responsible for providing the following:

- The letter of satisfaction from the Housing Department;
- All required agreements;
- A site plan that complies with the intensity and design standards in Article XIIA;
- Proof of ownership of adjacent property (if any); and,
- If an alternative to on-site construction of WHUs was approved, the applicant must also provide the letter of acceptance.

DENSITY BONUS:

20 or more dwelling units
Single-family or multi-family developments with 20 units or more that provide at least 5 percent of the total units in the developments as WHUs shall be entitled to a density bonus of 5 percent over the maximum number of units allowed by the applicable CDMP land use designation.

Additional density bonuses may be granted as the percent of WHUs in the development increases, up to a maximum density bonus of 25 percent for a WHU set-aside of 10 percent, as follows:

WHU Set-Aside	Density Bonus
5%	5%
6%	9%
7%	13%
8%	19%
9%	21%
10%	25%

The following formulas shall be utilized in calculating the maximum allowable CDMP units, the density bonus and the WHU units.

Allowable CDMP Units:

Gross Acres x CDMP density per acre = Allowable CDMP units

If the maximum allowable CDMP units cannot be achieved on a site, or the applicant opts to build below the maximum capacity, the density bonus shall be calculated based on the proposed units.

Density Bonus Units:

Allowable CDMP units or Proposed units x Density bonus = Density bonus units

WHU Units:

% WHU set-aside x Allowable CDMP units or Proposed units = WHU units

Less than 20 dwelling units
Except for a project with an individual single-family, duplex, or triplex residence, residential developments with fewer than 20 dwelling units may develop in accordance with the density bonuses and intensity standards set forth in section 33-193.7(B) and sections 33-193.11-12 of the Code by either:

(a) Providing one of the alternatives in lieu of on-site construction of WHUs; or

(b) Setting aside 100 percent of the proposed housing units for workforce housing and complying with other applicable requirements of the Workforce Housing Development Program.

Individual single-family or duplex lot
An applicant that is developing a single platted lot to build a single-family, duplex, or triplex residence may utilize the intensity standards and design provisions in sections 33-193.11-12 of the Code by either:

(a) Providing one of the alternatives in lieu of on-site construction of WHUs; or

(b) Setting aside 100 percent of the proposed housing units for workforce housing and complying with other applicable requirements of the Workforce Housing Development Program.

The applicant shall demonstrate that the development does not exceed the density allowed by the CDMP and shall comply with the following:

(1) No more than 3 residential units may be placed on a single platted lot.

(2) The entrance to each of the units on a single platted lot shall be through a common hall/foyer area in the front of the building, which shall be concealed by a building wall with 1 entrance door, giving the appearance of a single-family home or, where applicable, two- or three-family home.

(3) The locations of the parking spaces for the units within the building shall be dispersed around the building so as not to create a parking field for all of the spaces in the front of the building.

(4) The footprint of the residential structure shall have the appearance of a single-family or, where applicable, two- or three-family home.

(5) Unless the plumbing system of the residential building is connected to a sanitary sewer, lots that have a septic tank with field drains shall be in compliance with Chapter 24 of the code and shall have a rear yard with an area of at least 25 percent of the total lot area. The rear lot area required to care for a septic tank drain field shall not be occupied by an accessory building or other structure.

PORTABILITY OF DENSITY BONUS:
At the time of ASPR, an applicant may apply for a certificate of portability for the workforce housing density bonus. The Certificate allows the property owner to transfer the workforce housing density bonus to another site or sell to a third party. The certificate of portability shall be issued in accordance with the following:

(a) A declaration of restrictions shall be recorded on the primary site (the site subject to the Workforce Housing Development Program) identifying the amount of the density bonus eligible to be transferred and shall include the following requirements:

(1) The receiving site shall be submitted for administrative site plan review.

(2) The receiving site may be developed in accordance with the intensity standards set forth in section 33-193.11 of the Code.

(3) Density bonuses used pursuant to Article XIIA shall not be combined with any other density or intensity bonuses.

(4) The receiving site may provide WHUs in accordance with this article, except that the transferred density bonus shall not be counted in determining the WHUs for the receiving site.

(5) Other terms the Director may deem reasonable or necessary.

(b) Upon issuance, a Certificate of Portability shall be freely transferable and may be used to secure density and intensity bonuses at the receiving site in accordance with Article XIIA.

The density bonus eligible for transfer is defined as the total number of density bonus units granted to the primary site pursuant to section 33-193.7B of the Code. At no time may the density bonus at the receiving site exceed the density bonus allowed by the CDMP. The receiving site may be developed pursuant to the intensity standards of Article XIIA.

The density bonus units eligible for transfer shall be calculated as a percent over the maximum number of units allowed by the applicable CDMP land use designation as follows:

Allowable CDMP Units:

Gross Acres x CDMP density per acre = Allowable CDMP units

If the maximum allowable CDMP units cannot be achieved on a site, or the applicant opts to build below the maximum capacity, the density bonus shall be calculated based on the total proposed units.

Density Bonus Units:

Allowable CDMP units or Proposed units x Density bonus = Density bonus units

OFF-SITE CONSTRUCTION OF WHUs:
An applicant may comply with the Workforce Housing Development Program by constructing the required number of WHUs at one or more alternative sites within a 2-mile radius of the proposed location of the market rate units (the Off-site WHUs) within unincorporated Miami-Dade County.

(a) If the alternative site is also being developed in accordance with Article XIIA of the Code, it must contain both its market rate and workforce housing units in addition to the Off-site WHUs.

(b) The Off-site WHUs shall be constructed concurrently with the market rate units on the primary site. A construction schedule shall be submitted at the time of ASPR specifying how the market rate units at the primary site and the off-site WHUs will be constructed concurrently, and such schedule will be included in the required declaration of restrictions proffered during ASPR. The construction schedule shall provide the expected date of completion for the market rate units and the WHUs at the primary site and the alternative site/s. A unit shall be deemed complete when it obtains a certificate of occupancy.

The off-site WHUs shall be subject to the ASPR and the permitting process at the same time as the primary site. Permits will be issued based on the construction schedule.

MONETARY CONTRIBUTION IN LIEU OF CONSTRUCTION:
An applicant may satisfy the WHU Ordinance by providing a monetary contribution to the Trust Fund, in lieu of construction of on-site workforce housing units. Any monetary contributions received by the County shall not be commingled with any other funds deposited into Trust Fund that are not associated with the WHU program, but shall be deposited into a separate account.

Prior to obtaining a zoning permit for the market rate units, the applicant shall provide payment of the contribution in lieu of construction to the Housing Department, The Housing Department shall then issue a letter stating the satisfaction of payment and the number of WHUs for which a contribution in lieu of construction was made.

The amount of such required monetary contribution shall be determined according to the following formulas:

(a) WHU developments of fewer than 20 residential units seeking to utilize the density or intensity bonus available pursuant to the Code shall pay an amount as follows:

# of market rate units x contribution-in-lieu fee)/20 = Total contribution

(b) Developments with 20 units or more for which a monetary contribution has been approved in accordance with the Code and developments required to contribute shall pay an amount as follow:

# of WHU units x contribution-in-lieu fee = Total contribution

(c) The WHU contribution-in-lieu fee shall be calculated as follows:

Countywide median sales price within the UDB
(for a single-family or multi-family residential unit, as applicable)
–
Affordable purchase price for a family of 4 at
60 percent of median family income for the County
=
Contribution-in-lieu fee per WHU.

(d) The Countywide median sales price figures for 2017-2018 are more fully described in Exhibit C, which is attached hereto and incorporated herein by reference, and will be updated annually, subject to approval by the Board of County Commissioners.

(e) If the development is located in a Minor Statistical Area (MSA) where the median sales price within the Urban Development Boundary (UDB) is lower than the Countywide median sales price under the standard formula, then, instead of the Countywide median sales price, the formula shall use the median sales price (single-family or multi-family, as applicable) for that MSA. It is provided, however, that the contribution-in-lieu fee for each WHU shall be no lower than:

Countywide median sales price within the UDB
(for a single-family or multi-family residential unit, as applicable)
–
Affordable purchase price for a family of 4 at 140 percent
of median family income for the County
=
Contribution-in-lieu fee per WHU.

(f) Combination of off-site construction of WHUs and monetary contributions: An applicant may comply with the requirements of this article by employing a combination of the alternatives set forth in this section, as approved or acceptable to the Housing Department.

(g) In a residential development that includes a mix of housing types (single family development and multi-family development), the monetary contribution will be calculated based on the proportion of each type of residential unit within such development.

(h) Residential developments with a combination of housing types. For Residential developments that include a combination of housing types (Single Family and Multi-Family Development), the monetary contribution in lieu fee will be calculated based on the proportion of each type of residential unit within such development.

REHABILITATION OF EXISTING PROPERTY AND DONATION OF PROPERTY:

A. REHABILITATION OF EXISTING PROPERTY FOR WHUs:

An applicant may satisfy the requirements of the WHU Ordinance by providing WHUs at rehabilitated sites located in unincorporated or incorporated Miami-Dade County in the following areas:

(a) Within a 3-mile radius of the proposed location of the market rate units; or

(b) Within the County's Urban Infill Area; or

(c) Within a transit corridor area.

For purposes of the Code and this implementing order, "rehabilitated site" means a property with an existing building that is to be renovated in the Urban Infill Area; it also includes a vacant parcel of land. When the rehabilitated units are located in incorporated areas, the applicant shall demonstrate to the Zoning Director at the time of ASPR that such units have received municipal zoning approval. If the WHUs at rehabilitated sites are deemed acceptable, the Zoning Department shall issue a letter of satisfaction stating the number of WHUs which have been contributed.

Prior to obtaining a building permit for the market rate units, the applicant shall provide copies of building permits issued by the County or the applicable municipality for the WHUs.

B. DONATION OF LAND TO THE COUNTY:

An applicant may satisfy the WHU Ordinance and this implementing order by conveying land acceptable to the County that is suitable in size, location, and physical condition for significantly more WHUs. The conveyed land shall be:

(a) Developable; and

(b) Zoned residential or in a zoning district that allows residential uses; and

(c) Unencumbered and environmentally clean; and

(d) Of a value that is not less than the in-lieu monetary contribution for the proposed development.

The acceptance of such land by the County shall be in accordance with Administrative Order 8-1. If the donated land is deemed acceptable, the Housing Department shall issue a letter stating the number of WHUs satisfied through the land donation. Prior to obtaining zoning approval for

the market rate units, the applicant shall obtain the letter of satisfaction from the Housing Department.

ROAD IMPACT FEE DEFERRAL OR EXEMPTION

Impact fees shall be paid prior to the issuance of any building permit for development activity within Miami-Dade County. No building permit may be issued until all required impact fees are paid in full. However, workforce housing units provided under the Workforce Housing Program may qualify for a two-year deferral or a full exemption of the road impact fees, as described below. Only the workforce housing units, and not market rate units, are eligible to receive a deferral or exemption of the road impact fee.

Two-Year Deferral of Road Impact Fees

An applicant may request a two-year deferral of 90 percent of the road impact fees assessed for the workforce housing units, subject to the following terms, conditions, requirements, and limitations in Section 33E-18 of the Code, as follows:

(1) The owner of the property that is subject to the road impact fee shall execute a voluntary lien securing payment of the deferred portion of the road impact fee on a form provided by the County Public Works Director and filed in the Public Records of Miami-Dade County.

(2) A notice that the voluntary lien has been satisfied shall be filed in the Public Records by Miami-Dade County upon final payment of all outstanding road impact fees, including associated administrative fees and penalties, if any, that may be owed in connection with the road impact fee.

(3) The total amount of the road impact fee owed shall be assessed at the time the building permit is issued.

(4) Prior to issuance of the building permit for the workforce housing units, the applicant shall pay

(a) The sum of 10 percent of the road impact fees assessed for those units ("initial payment"), plus

(b) The total administrative fee for the assessed road impact fee, plus

(c) The total administrative fee for deferral as provided under this section.

(5) An administrative fee of $100.00 or 4 percent of the deferred portion of the road impact fee, whichever amount is greater, shall be charged in connection with the application for deferral.

(6) The schedule of payment for the deferred portion of the road impact fee for workforce housing units shall be set as follows:

(a) The deferral period shall be a maximum of 2 years; and

(b) No interim payment shall be required; and

(c) All road impact fees deferred pursuant to this section shall become immediately due upon a sale, conveyance, or other transfer of title of the property that is the subject of the deferral.

(7) No interest shall be charged against road impact fees deferred under this section, provided that they are paid on time in accordance with the payment schedule. It is provided; however, that payments made more than 30 calendar days from the date that payment of the impact fee is due shall be charged interest at the rate of 12 percent per annum simple interest, accruing from the date of the initial payment up to the date of the late payment, plus the cost of collection established by implementing order of the Board of County Commissioners.

(8) The County Public Works Director is authorized to: (i) foreclose on the lien for any deferred impact fees, including any accrued interest, that remain unpaid for more than 180 calendar days beyond the date when deferred impact fees are due; and (ii) assess reasonable fees associated with the foreclosure of the lien and collection of the road impact fee payment, including reasonable attorney's fees and court costs.

Exemption of Road Impact Fees
In accordance with Section 33E-14 of the Code, workforce housing units affordable to households at or below 80 percent of the median family income, may be eligible for an exemption from road impact fees if said units meet the criteria in Sections 33-E-5 and 33E-14 of the Code. For purposes of complying with the criteria set forth in Section 33E-14, the Workforce Housing Development Program is hereby deemed to be a governmental assistance program that authorizes housing units to be priced at a higher amount than that set forth in Section 33E-14.

ELIGIBLE PROPERTIES:
Eligible WHU units include single-family units, townhouses, condominiums, and apartments as approved by the Zoning Department or successor agency or department for workforce housing. Eligible properties to be acquired for homeownership must be owner-occupied and must be the owner's primary residence.

The Zoning Department or successor agency or department shall submit notification of approved covered developments to the Housing Department upon final approval of same. The notification shall include the number of and location of the WHUs within the covered development. The Housing Department shall verify with the developer or other property owner the applicable sales price or rent of the WHUs. Applicable sales prices and rents shall be made available on the Housing Department's website at http://www.miamidade.gov/housing.

INCOME RANGE OF APPLICANTS TO BE SERVED:
Each eligible household's income must meet the income limits at the time of receipt of a certificate of qualification. The income limit table located on the Housing Department's website at http://www.miamidade.gov/housing/income-limits.asp shall be applied to determine eligibility. A list of required documents and annual updates of the eligible household requirements, including without limitation the income limits, shall be made available on the Housing Department's website.

OCCUPANCY REQUIREMENT:
All qualified households must use the WHU as their primary residence. WHUs sold to qualified households may not be rented, and rental WHUs may not be sub-leased. WHUs that are for sale will be subject to a control period of 20 years for every new qualified household to ensure that the WHU remains affordable and available.

CERTIFICATION OF QUALIFIED HOUSEHOLDS:

A. WHU RENTALS:

Upon receipt of a developer's or other property owner's written notification of the availability of a WHU for rent, the Housing Department shall make such notice available to eligible households through its web site. Each developer or other property owner shall also list the availability of the WHUs on their property's website.

Prospective eligible households seeking to rent a WHU shall complete and execute the certificate of qualification as part of their unit lease application. Subject to payment by a developer or property owner to the Housing Department of a portion of the application processing fee received by said developer or property owner, the Housing Department shall work with each property manager and/or property owner to determine the eligibility of each prospective eligible household based upon the income limits table described herein and found on the Housing Department's website at http://www.miamidade.gov/housing/income-limits.asp. The Housing Department shall obtain from each prospective eligible household or the developer the following documents, including, but not limited to:

- Tax returns and W-2 for the previous two years
- Recent pay stubs for most current 30 day period
- Evidence of Miami-Dade County residency.

Upon determination of eligibility, the property manager or property owner shall certify by executing the certificate of qualification that the eligible household is a qualified household. The Housing Director or designee shall sign the certificate of qualification. The property manager and/or property owner of each covered development shall retain the original certificate of qualification on site in the qualified household's file and shall forward a copy of the fully executed certificate of qualification to the Housing Department. The property manager or property owner shall complete and execute the certificate of qualification as part of the initial WHU lease application and all subsequent WHU lease renewals.

In addition to the documentation required for the Certification of Qualification, all prospective eligible households seeking to rent a WHU will complete all rental application documentation and provide all documentation that is required by property manager and/or owner.

In the event that no qualified household is located to rent a particular WHU within six months from the date the WHU is first offered by the developer or other property owner, the developer or other property owner shall inform the Housing Department of steps taken to market the WHU. Although the Housing Department will work with the developer or property owner to locate a qualified household to rent the WHU, the developer or property owner shall remain obligated to rent the WHU to a qualified household and to comply with the declaration of restrictive covenants and workforce housing agreement required by the Code for a time equivalent to the initial control period, unless the Housing Director approves a shorter time upon a showing that the developer or property owner has been unable to rent to a qualified household after making a good faith effort over a reasonable period of time. Alternatively, the developer or property owner may at any time pay the WHU contribution-in-lieu fee that would have been assessed at the time of issuance of the first building permit for the development, and shall thereafter be entitled to a release from the obligation of providing the WHU.

B. WHU SALES:
Upon receipt of a developer or other property owner's written notification of the availability of a WHU for sale, the Housing Department shall make such notice available to eligible households through its web site. Each developer or other property owner shall also list the availability of the WHUs on their property's website.

Prospective eligible households shall also complete and execute the certificate of qualification as part of the process of purchasing the WHU, but no later than the execution of the sales contract. Subject to payment by a developer or property owner to the Housing Department of a portion of the application processing fee received by said developer or property owner, each developer or other property owner will refer potential homebuyers to the Housing Department for eligibility determination along with a copy of their proposed sales contract and any other documents required herein. The Housing Department shall determine the eligibility of each prospective eligible household based upon the income limits table described at http://www.miamidade.gov/housing/income-limits.asp. Upon determining eligibility, the Housing Department shall execute the certificate of qualification that the prospective homebuyer is a qualified household. The Housing Department shall forward a copy of the original certificate of qualification to the developer or other property owner.

The Housing Department shall obtain from each eligible household or the developer the following documents, including, but not limited to:

- Tax returns and W-2 for the previous two years
- Recent pay stubs for most current 30 day period ·
- Evidence of Miami-Dade County residency
- WHU proposed sales contract (for sales)

First mortgages must be obtained from a County certified lender (if subsidy is requested)

The Housing Department shall determine each eligible household's eligibility within ten business days (excluding holidays and weekends) of receiving the eligibility determination documentation.

Each qualified household purchasing a WHU shall be required to record a mortgage in favor of Miami-Dade County in an amount of $100.00 or such other amount that may be borrowed by a qualified household from the County. A promissory note shall be executed by each qualified household and secured by said mortgage. Said mortgage shall set forth the same covenants along with the refinancing and resale restrictions as those included in the restrictive covenants required by this section.

Each qualified household shall also be required to execute a restrictive covenant in the County's favor. Such restrictive covenant shall include that: (a) the restrictions of set forth therein shall run with the land for the entire control period, and (b) the covenant will bind the applicant, any assignee, mortgagee, or buyer, and all other parties that receive title to or interest in the property. These covenants shall be senior to all instruments that facilitate the securing of permanent financing. Notwithstanding the foregoing, the covenants required herein shall not be senior to any instrument that facilitates the securing of permanent financing from the Federal Housing Administration, Fannie Mae, Freddie Mac, or similar senior lender. In such covenants, the control period and other restrictions on the WHU shall not survive any foreclosure in accordance with such senior lender's guidelines and restrictions.

In the event that no qualified household is located to purchase a particular WHU within six months from the date the WHU is first offered by the developer or other property owner, and providing

that a certain percentage of WHU have already been developed and such percentage agreed by the Housing Director 30 days prior to the date WHU is offered for sale, the Housing Director shall recommend to the County Mayor or County Mayor's designee whether the County should exercise its right of first refusal to purchase the WHU at the WHU sales price within 30 days. If the County Mayor or County Mayor's designee concurs, the Housing Director shall notify the developer or other property owner of the County's decision. The County Mayor or County Mayor's designee is authorized to purchase the WHU, without prior approval from the Miami-Dade Board of County Commissioners, from the funds earmarked in the Trust Fund or any other authorized source. The County Mayor or County Mayor's designee shall report each such purchase to the Board of County Commissioners at the next Board meeting following the month in which the WHU is purchased. If the County rejects the offer or otherwise does not respond to the offer, the developer or property owner shall remain obligated to sell or rent the WHU to a qualified household and to comply with the declaration of restrictive covenants and workforce housing agreement required by the Code for a time equivalent to the initial control period, unless a shorter time is approved by the Housing Director upon a showing that the developer or property owner has been unable to sell to a qualified household after making a good faith effort over a reasonable period of time. Alternatively, the developer or property owner may at any time pay the WHU contribution-in-lieu fee that would have been assessed at the time of issuance of the first building permit for the development, and shall thereafter be entitled to a release from the obligation of providing the WHU. The County Mayor or the County Mayor's designee is authorized to exercise the right of first refusal provided hereunder, with funds allocated from the Trust Fund or any other authorized source of funding, for the direct and exclusive purpose of providing workforce housing for those households meeting the workforce housing eligibility requirements. Notwithstanding this authorization to purchase, the County Mayor or the County Mayor's designee shall bring to the Board of County Commissioners a resolution seeking ratification of said purchase at the next available Board meeting following the purchase of the WHU.

If any qualified household of a WHU defaults on their mortgage with the County and said default is not cured within the applicable time periods, then the whole debt secured by said mortgage, with all interest thereon, and all other amounts thereby secured shall, at the option of the County, become immediately due and payable. In the event any qualified household of a WHU fails to cure the default, the County shall have the right to legally enforce the term of the mortgage or collect the debt in any suit at law, including, but not limited to, a proceeding in foreclosure. Notwithstanding the foregoing, the covenants required herein shall not be senior to any instrument that facilitates the securing of permanent financing from the Federal Housing Administration, Fannie Mae, Freddie Mac, or similar senior lender. In such covenants, the control period and other restrictions on the WHU shall not survive any foreclosure in accordance with such senior lender's guidelines and restrictions. Any proceeds, including any expenses or expenditures incurred and recovered by the County, shall be deposited in the Trust Fund.

In any suit, action or proceeding, including, without limitation, bankruptcy, probate, or any other suit, action, or proceeding affecting the WHU, any monies are recovered by the County shall be deposited into the Trust Fund.

Notwithstanding the foregoing, in the event of default by a qualified household on any senior mortgage associated with a WHU, the County Mayor or County Mayor's designee is authorized to pay off said senior mortgage and assume ownership of the WHU by using funds from the Trust Fund for resale to an eligible household. The defaulting qualified household shall be required to vacate the WHU. The County Mayor or County Mayor's designee is further authorized to purchase any WHU that is sold as a result of any suit, action, or proceeding, including, but not limited to, foreclosure, bankruptcy, probate, or any other suit, action, or proceeding affecting the WHU. The County Mayor or County Mayor's designee shall report each such purchase to the Board of

County Commissioners at the next Board meeting following the month in which the WHU is purchased.

MONITORING:
The Housing Department and the Zoning Department shall be responsible for monitoring each covered development to ensure compliance with the WHU Ordinance and this implementing order. The Housing Department shall be responsible for monitoring each qualified household to ensure compliance with the WHU Ordinance and this implementing order. The Housing Department may charge a fee in accordance with the approved fee schedule.

A. Rentals
All qualified households must be provided a lease with a minimum period of twelve (12) months. The lease must comply with all applicable federal and state laws. The lease shall include, at a minimum, provisions that specify the maximum household size allowed in the unit; a prohibition against subleasing; and, a requirement that the qualified household shall report any changes in household size or income during their tenancy. Qualified households shall comply with all monitoring requirements established by the Housing Department. If a qualified household's income increases above the maximum allowed income levels, the qualified household may choose to remain in the WHU for the remaining term of the lease.

Annually, the Housing Department shall conduct an on-site inspection of each covered development to review client files for income verification. Should the rented WHU be found noncompliant, the property owner or manager shall make the next comparable vacant unit at the covered development available to an eligible household at the WHU rent.

B. Re-sales
Any qualified household that intends to sell their WHU prior to the expiration of the control period shall provide written notification to the Housing Department. Upon receipt of said written notification, the Housing Director shall determine the maximum WHU sales price for the WHU. The WHU shall be resold to an eligible household at no more than the pre-determined WHU sales price. Before closing a sale, the seller of the WHU shall submit to the Housing Department for approval (which approval shall not be unreasonably withheld or delayed):

(a) A copy of the proposed sales contract;
(b) A signed copy of the buyer's certification of qualification (if not provided by the Housing Department); and,
(c) An affidavit signed by the seller and the buyer attesting to the accuracy of all documents and conditions of the sale.

No resale of a WHU shall be considered to be in compliance with the Code until all required documents and affidavits have been submitted to and approved by the Housing Department.

The Housing Department shall either approve or disapprove all required documents and affidavits in writing no later than ten (10) business days after they are submitted to the Housing Department. The Housing Department's failure to issue such approval or disapproval within the required time period shall result in such documents and affidavits being deemed approved. If the Housing Department disapproves such documents or affidavits, then the Housing Director shall provide the seller, in writing, reasons for such disapproval and an opportunity to correct any deficiencies.

In the event the qualified household does not execute a contract for purchase within six (6) months from the date the WHU is first offered for resale, the County shall have a right of first refusal to purchase the WHU. The Housing Director shall recommend to the County Mayor or County Mayor's designee whether the County should exercise its right of first refusal to purchase the WHU at the WHU sales price. If the County Mayor or County Mayor's designee concurs, the

Housing Director shall notify the qualified household of the County's decision. The County Mayor or County Mayor's designee is authorized to purchase the WHU, without prior approval from the Miami-Dade Board of County Commissioners, from the funds earmarked in the Trust Fund or any other authorized source. The County Mayor or County Mayor's designee shall report each such purchase to the Board of County Commissioners at the next available Board meeting following the date the WHU is purchased.

Notwithstanding the provisions set forth herein, any WHU that is owned for an entire 20-year control period by the same individual(s) shall be released from the sales price restrictions under the program. Upon the expiration of the control period, the County shall record in the public records of Miami-Dade County an instrument or document releasing the WHU from the restrictive covenant required by this program.

C. Shared Equity Agreement: Equity Share Recapture Fee

In addition to the requirements set forth in the WHU Ordinance and in this implementing order, the WHU restrictive covenant shall require each qualified household purchasing a WHU to enter into a shared equity agreement with the County. Said agreement shall be recorded in the public records against the WHU, securing and stating the County's equity share in the WHU resale during the control period.

In the event of an early resale of a WHU by a qualified household, i.e. the sale of a WHU prior to the expiration of the control period, such qualified household shall pay to the County at the closing an equity share recapture fee, which shall be calculated based on the following schedule:

Year	% Equity Recapture
0-5	100%
6-10	50%

Notwithstanding the foregoing, the equity share recapture fee shall be reduced by the resale price less the initial purchase price and, if applicable, less the sum of: (a) the amount of any cash down payment from the qualified household's own funds for the purchase of the WHU; (b) the reasonable customary costs of sale of the WHU paid by the qualified household, including any broker's commission; and (c) the value of any documented qualified improvements to the WHU that are in compliance with any applicable requirements established by a lender.

All equity share recapture fees received by the County shall be deposited into the Trust Fund.

D. Condominium Conversion

If a building that is initially built as a rental project under single ownership should subsequently convert to a condominium, then:

(a) The development shall offer the same number of for-sale WHUs as there were rental WHUs;

(b) The WHUs shall be specifically identified by unit number as part of the recorded condominium declaration;

(c) The sales price for such WHUs being converted shall be the WHU sales price set forth in this implementing order, as may be amended by resolution of the Board of County Commissioners. If the owner of such condominium conversion elects to renovate the workforce dwelling units, the reasonable cost of labor and materials associated with such renovation shall be considered; and

(d) Each qualified household renting a WHU at the time of the condominium conversion shall have a period of 90 days to exercise the right to purchase the dwelling unit they occupy at the WHU sales price. Subsequently, the County shall have a period of 90 days to exercise the right of first refusal to purchase some or all of the WHUs that are not purchased by such qualified households at the sales price established for such units by the implementing order. Such units shall be offered to the County and purchased by it in accordance with the provisions set forth below for for-sale WHUs.

In the event that all of the WHUs are not sold to either qualified households or the County, then the owner may make a monetary contribution in accordance with section 33-193.9 of the Code equivalent to the number of WHUs that are not so sold. Upon receipt of said monetary contribution, the Housing Director shall record in the public records of Miami-Dade County an instrument or document releasing the building from the restrictive covenant required by this program.

ENFORCEMENT:
The Housing Department, on behalf of Miami-Dade County, shall coordinate with the closing agent, the recording of a mortgage to enforce the WHU program requirements and to put on notice each qualified household of the resale and refinancing restrictions of each WHU for each unit sold. The Housing Department and the Zoning Department shall be responsible for enforcement consistent with Section 17-139 and Chapter 8CC of the Code of Miami-Dade County, respectively.

REPORTING:
On or before December 30, 2018, and every two years thereafter, the County Mayor or the County Mayor's designee shall submit a report to the Miami-Dade Board of County Commissioners concerning compliance with the provisions of the WHU Ordinance. This bi-annual report shall include but not be limited to (i) the number of WHU projects built and sold or rented to qualified households, (ii) the location of such WHU projects, and (iii) the amounts of any monetary contributions paid by a developer to the County and which have been deposited into the Trust Fund. The completed report required by this implementing order shall be placed on an agenda of the Board in accordance with Ordinance No. 14-65.

This Implementing Order is hereby submitted to the Board of County Commissioners of Miami-Dade County, Florida.

Approved by the County Attorney as
to form and legal sufficiency _____

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 4/14/2017
Implement on or before 5/28/2017
FHFC Posted : 4/17/2017

2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Martin County	25%	10,550	12,050	13,550	15,050	16,275	17,475	18,675	19,875	21,070	22,274	263	282	338	391	436	481
(Port Saint Lucie MSA)	28%	11,816	13,496	15,176	16,856	18,228	19,572	20,916	22,260	23,598	24,947	295	316	379	438	489	539
	30%	12,660	14,460	16,260	18,060	19,530	20,970	22,410	23,850	25,284	26,729	316	339	406	469	524	578
	33%	13,926	15,906	17,886	19,866	21,483	23,067	24,651	26,235	27,812	29,402	348	372	447	516	576	636
	35%	14,770	16,870	18,970	21,070	22,785	24,465	26,145	27,825	29,498	31,184	369	395	474	548	611	674
	40%	16,880	19,280	21,680	24,080	26,040	27,960	29,880	31,800	33,712	35,638	422	452	542	626	699	771
	45%	18,990	21,690	24,390	27,090	29,295	31,455	33,615	35,775	37,926	40,093	474	508	609	704	786	867
	50%	21,100	24,100	27,100	30,100	32,550	34,950	37,350	39,750	42,140	44,548	527	565	677	783	873	963
	60%	25,320	28,920	32,520	36,120	39,060	41,940	44,820	47,700	50,568	53,458	633	678	813	939	1,048	1,156
Median: 58,000	80%	33,760	38,560	43,360	48,160	52,080	55,920	59,760	63,600	67,424	71,277	844	904	1,084	1,253	1,398	1,542
	120%	50,640	57,840	65,040	72,240	78,120	83,880	89,640	95,400	101,136	106,915	1,266	1,356	1,626	1,879	2,097	2,313
	140%	59,080	67,480	75,880	84,280	91,140	97,860	104,580	111,300	117,992	124,734	1,477	1,582	1,897	2,192	2,446	2,698
Miami-Dade County	25%	13,225	15,100	17,000	18,875	20,400	21,900	23,425	24,925	26,425	27,935	330	354	425	490	547	604
(Miami-Miami Beach-	28%	14,812	16,912	19,040	21,140	22,848	24,528	26,236	27,916	29,596	31,287	370	396	476	549	613	676
Kendall HMFA;	30%	15,870	18,120	20,400	22,650	24,480	26,280	28,110	29,910	31,710	33,522	396	424	510	589	657	725
Miami-Fort Lauderdale-	33%	17,457	19,932	22,440	24,915	26,928	28,908	30,921	32,901	34,881	36,874	436	467	561	648	722	797
Pompano Beach MSA)	35%	18,515	21,140	23,800	26,425	28,560	30,660	32,795	34,895	36,995	39,109	462	495	595	687	766	846
	40%	21,160	24,160	27,200	30,200	32,640	35,040	37,480	39,880	42,280	44,696	529	566	680	785	876	967
	45%	23,805	27,180	30,600	33,975	36,720	39,420	42,165	44,865	47,565	50,283	595	637	765	883	985	1,087
	50%	26,450	30,200	34,000	37,750	40,800	43,800	46,850	49,850	52,850	55,870	661	708	850	981	1,095	1,208
	60%	31,740	36,240	40,800	45,300	48,960	52,560	56,220	59,820	63,420	67,044	793	849	1,020	1,178	1,314	1,450
Median: 51,800	80%	42,320	48,320	54,400	60,400	65,280	70,080	74,960	79,760	84,560	89,392	1,058	1,133	1,360	1,571	1,752	1,934
	120%	63,480	72,480	81,600	90,600	97,920	105,120	112,440	119,640	126,840	134,088	1,587	1,699	2,040	2,356	2,628	2,901
	140%	74,060	84,560	95,200	105,700	114,240	122,640	131,180	139,580	147,980	156,436	1,851	1,982	2,380	2,749	3,066	3,384

EXHIBIT A

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

Maximum Sales Price Limits

EXHIBIT B

INCOME CHART ANALYSIS FOR MORTGAGE FAMILY SIZE OF TWO (2)

Area Median Income (AMI %)	Area Median Income ($ Amt.)	Estimated Purchase Price
60%	$36,240.00	$95,130.00
80%	$48,350.00	$126,900.00
100%	$60,400.00	$158,550.00
120%	$72,480.00	$190,260.00
140%	$84,560.00	$221,970.00

INCOME CHART ANALYSIS FOR MORTGAGE FAMILY SIZE OF FOUR (4)

Area Median Income (AMI %)	Area Median Income ($ Amt.)	Estimated Purchase Price
60%	$45,300.00	$118,912.50
80%	$60,400.00	$158,550.00
100%	$75,500.00	$198,187.50
120%	$90,600.00	$237,825.00
140%	$105,700.00	$250,000.00

INCOME CHART ANALYSIS FOR MORTGAGE FAMILY SIZE OF SIX (6)

Area Median Income (AMI %)	Area Median Income ($ Amt.)	Estimated Purchase Price
60%	$52,560.00	$137,970.00
80%	$70,100.00	$184,000.00
100%	$87,600.00	$229,950.00
120%	$105,120.00	$248,700.00
140%	$122,640.00	$290,160.00

INCOME CHART ANALYSIS FOR MORTGAGE FAMILY SIZE OF EIGHT (8)

Area Median Income (AMI %)	Area Median Income ($ Amt.)	Estimated Purchase Price
60%	$59,820.00	$157,027.50
80%	$79,750.00	$209,343.75
100%	$99,700.00	$235,800.00
120%	$119,640.00	$283,000.00
140%	$134,580.00	$318,400.00

All mortgage amounts were calculated at 5% interest rate amortized over 30 years utilizing a 5% downpayment. The monthly housing expense (MHE) is approximately 25% debt-to-income ratio (DTIR) to allow flexibility for lenders utilizing MIP or PMI as applicable. Closing Costs estimated at approximately 7% of the purchase Price. Purchasers will be required to have a cash flow to cover the 5% downpayment and the closing costs. Additionally, reserves of at least three months PITI is usually required. Accumulating the total cash to purchase becomes a hardship for families who may be able to meet the monthly housing expense obligation which is often times consistent to their current rental payment. Monthly HOA fees if applicable should be included in the MHE/DTIRs.

Payment in Lieu Schedule based on Residential Properties Sold in Year 2016 Inside the UDB *
Miami-Dade County

	Multi-family			Single Family		
MSA	Mean	Median	In Lieu Payment	Mean	Median	In Lieu Payment
1.1	1,330,652	735,000	151,087	3,149,222	2,400,000	157,587
1.2	1,169,299	815,000	151,087	3,664,749	3,000,000	157,587
1.3	972,504	398,000	151,087	2,122,271	1,232,834	157,587
2.1	429,222	220,000	101,087	375,635	247,500	128,587
2.2	193,622	114,950	20,000	237,002	224,600	105,687
2.3	131,778	107,000	20,000	192,062	198,500	79,587
2.4	113,650	96,500	20,000	159,638	160,000	41,087
3.1	148,720	140,000	21,087	320,647	295,000	157,587
3.2	273,050	237,250	118,337	519,033	423,700	157,587
4.1	419,486	220,000	101,087	468,259	370,000	157,587
4.2	481,570	329,500	151,087	130,223	127,000	26,500
4.3	212,114	130,000	20,000	263,403	260,000	141,087
4.4	695,846	138,000	20,000	388,206	367,450	157,587
4.5	-	-		-	-	
4.6	218,944	150,000	31,087	217,143	185,000	66,087
4.7	423,974	335,000	151,087	596,150	332,500	157,587
5.1	266,996	175,000	56,087	277,313	275,000	156,087
5.2	631,485	541,900	151,087	715,695	500,000	157,587
5.3	502,562	310,000	151,087	710,139	522,750	157,587
5.4	183,624	156,000	37,087	374,227	339,000	157,587
5.5	186,288	156,000	37,087	471,582	400,500	157,587
5.6	540,817	233,750	114,837	1,928,223	1,235,000	157,587
5.7	342,760	137,000	20,000	599,029	540,000	157,587
5.8	129,198	117,500	20,000	283,852	240,000	121,087
6.1	246,085	147,000	28,087	343,846	333,000	157,587
6.2	160,667	158,000	39,087	312,714	303,250	157,587
7.1	138,431	133,000	20,000	272,835	259,900	140,987
7.2	70,748	74,500	20,000	280,513	245,000	126,087
7.3	360,563	321,250	151,087	246,741	240,000	121,087
7.4	123,942	115,500	20,000	226,278	221,000	102,087
7.5	100,933	99,000	20,000	182,516	183,000	64,087
7.6	-	-		272,550	273,750	
	541,075	270,000		424,707	290,000	

Source: Miami-Dade County Property Appraiser GIS layer.

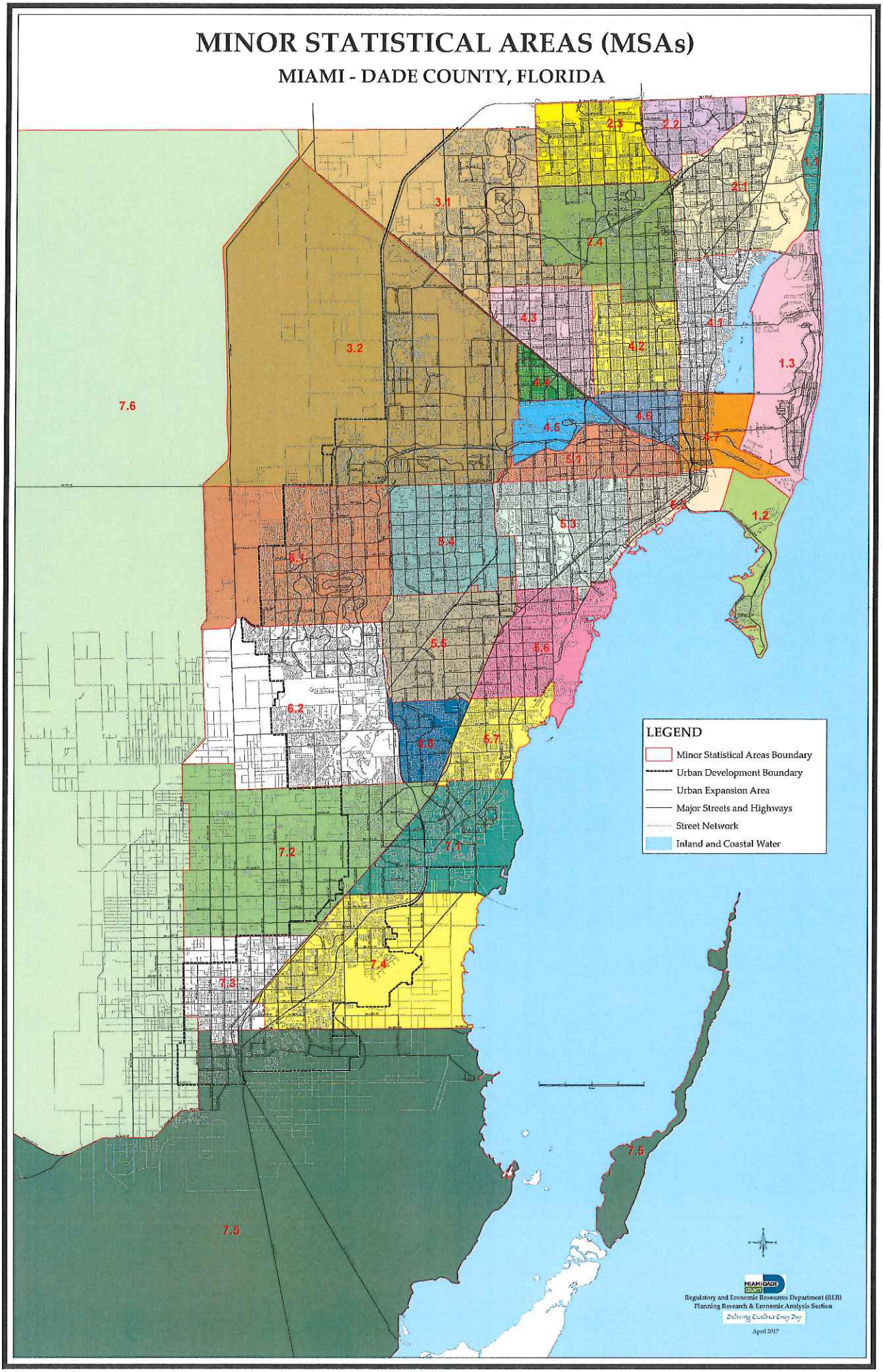
Prepared by Miami-Dade County, Department of Regulatory and Economic Resources, Planning Research and Economic Analysis, April 2017.

* The sold properties included in this analysis were those where the property ownership transfers are identifed by the Miami-Dade County Property Appraiser's Office with a Qualification Code of 01 or 02; meaning transfers qualified as arms' length and are included in sales ratio analysis.

EXHIBIT C

MINOR STATISTICAL AREAS (MSAs)

MIAMI - DADE COUNTY, FLORIDA



ORDINANCE NO. 2022-013

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 3, "DEFINITIONS" OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) TO EXPAND THE WORKFORCE HOUSING INCOME RANGE ELIGIBILITY REQUIREMENTS; AMENDING CHAPTER 8, "ZONING," TO CREATE SECTION 8.10.1, "WORKFORCE HOUSING PROGRAM," TO ESTABLISH MANDATORY MINIMUM WORKFORCE HOUSING UNIT REQUIREMENTS FOR ALL DEVELOPMENTS OF ~~50~~75 UNITS OR MORE THAT INCLUDE FOR-RENT UNITS IN THE T6 AND RM-70 ZONING DISTRICTS, AS WELL AS AMENDING SECTIONS 8.12.5 AND 8.15, TO PROVIDE FOR WORKFORCE HOUSING UNIT REQUIREMENTS IN CONNECTION WITH DENSITY BONUSES IN THE T6-24, T6-24MU, AND T6-30 TRANSECT ZONES; AND AMENDING CHAPTER 15, "FORM BASED CODE," BY DELETING THE PREVIOUS VOLUNTARY WORKFORCE HOUSING PROGRAM LANGUAGE; PROVIDING FOR 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, during its 75th anniversary year, and following an extended public discussion about future growth and development, the Village updated its ULDC as part of a master visioning and planning process known as the "NBV100 Master Plan," which looks at the community's next twenty-five years; and

WHEREAS, the NBV100 Master Plan, guided by principles which originated from the common concerns of North Bay Village residents, is 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, 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, and amended related sections of the ULDC that were impacted by the new Chapter 15; and

WHEREAS, as part of the Form-Based Code, the Village Commission adopted a new Workforce Housing Program to advance the NBV100 Master Plan goals of Livability, Resilience, and Prosperity; and

WHEREAS, the Village's Workforce Housing Program is a voluntary program that provides density bonuses for the development of workforce housing under the provisions of current Sec. 15.2.H. of the ULDC; and

WHEREAS, the current Workforce Housing Program is applicable to mixed-use developments in the T6-24, T6-24MU (Municipal Use), and T6-30 transect zones located along Kennedy Causeway (79th Street Causeway); and

WHEREAS, income eligibility is presently limited to those households whose total income is between 80% and 100% of Miami-Dade County Median Household Income (MHI); and

WHEREAS, it is recognized that, despite the early success of the current program, a shortage of workforce housing exists in the Village which is detrimental to the public health, safety, and welfare; and

WHEREAS, the current housing stock in the Village is not affordable to many workers who would otherwise choose the Village as a place to live, but instead are forced to live in other areas of the County and commute greater distances; and

WHEREAS, Miami-Dade County (the "County") ~~is in the process of adopting an o~~has adopted Ordinance No. 22-125(~~File No. 221594~~) ~~to require~~ requiring municipalities to provide for workforce housing within the full breadth of workforce housing income ranges recognized by the County, specifically 60% to 140% of Miami-Dade County Area Medium Income, in order to encourage the development of workforce housing; and

WHEREAS, the Village consequently seeks to exercise its home rule powers and voluntarily amend the ULDC to expand the level of housing choices available to households by requiring a minimum number of workforce housing units in new and redevelopment projects with over 75 units which offer for-rent units and are located in the T6 and RM-70 zoning districts; by providing for an additional optional Workforce Housing Density Bonus for projects ~~with over 50 dwelling units~~ located in the various T6 transect zones, and by expanding the eligible workforce housing income range to be consistent with the County's; and

WHEREAS, the modifications provided herein are consistent with the NBV100 Master Plan, the Village's Comprehensive Plan, the Florida Community Planning Act, and Miami-Dade County's proposed ordinance; and

WHEREAS, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, has reviewed this Ordinance and has recommended approval to the Mayor and the Village Commission; and

WHEREAS, this Ordinance was presented to the Village Commission in two readings, with second reading conducted as the required public hearing on November 2, 2022; and

WHEREAS, the Mayor and Commission find that this Ordinance is in the best interest of the community.

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 3 of the Village's ULDC. That Chapter 3, "Definitions" 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. Amending Chapter 8 of the Village's ULDC. That Chapter 8, "Zoning" of the Unified Land Development Code of North Bay Village, Florida is hereby amended to read as provided in Exhibit "B," which is incorporated herein and made a part hereof by this reference.

Section 4. Amending Chapter 15 of the Village's ULDC. That Chapter 15, "Form-Based Code" of the Unified Land Development Code of North Bay Village, Florida is hereby amended to read as provided in Exhibit "C," which is incorporated herein and made a part hereof by this reference.

Section 5. Applicability. This Ordinance shall not apply to any development project whose site plan application was filed with North Bay Village prior to the Effective Date of this Ordinance.

Section 6. 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 7. 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 8. 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 9. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading.

[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 ~~double strikethrough~~ and double underline.

PASSED on first reading on the 11th day of October, 2022.

PASSED AND ADOPTED on second reading on the 2nd day of November, 2022.

Brent Latham, Mayor

ATTEST:

Alba Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

First Reading:
Moved By: Mayor Latham
Seconded By: Commissioner Streitfeld

Second Reading:
Moved By: Commissioner Streitfeld
Seconded By: Vice Mayor Wilmoth

Vote on Final Adoption:

Mayor Brent Latham	Yes
Vice Mayor Marvin Wilmoth	Yes
Commissioner Richard Chervony	Yes
Commissioner Rachel Streitfeld	Yes
Commissioner Julianna Strout	Yes

EXHIBIT A
AMENDING CHAPTER 3 OF THE ULDC

CHAPTER 3, DEFINITIONS

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning. Refer to Chapter 8, Section 8.10.1 and to Chapter 15, Section 15.4. for definitions of terms that are pertinent to ~~Chapter 15~~those chapters of this Code. If a term is not defined in this section or in Chapters 8 and 15, the Village Manager or his/her designee shall determine the definition of the term. If there is a conflict between definitions provided in Chapters 8 or 15 and those provided in this section, Chapter 8 or 15 shall take precedence for the respective definition, as may be relevant and appropriate:

[…]

Workforce Housing Units. Housing units that are affordable to people in the workforce whose incomes are between ~~8~~60% and 1~~0~~40% of the Miami-Dade County area median income (AMI) as reported by the United States Department of Housing and Urban Development and adjusted to family size. See Chapter 8, Section 8.10.1., "Workforce Housing Program" for related terms.

[…]

EXHIBIT B
AMENDING CHAPTER 8 OF THE ULDC

§. 8.10.1 - Workforce Housing Program

It is recognized that a shortage of workforce housing exists in North Bay Village which is detrimental to the public health, safety, and welfare. The current housing stock in the Village is not affordable to many workers who would choose North Bay Village as a place to live and thus they are forced to live in other areas of Miami-Dade County and commute greater distances. The purpose of this regulation is to expand the level of housing choices available to households, by (i) requiring a minimum number of workforce housing units in new and redevelopment projects of 75 units or more located in the T6 and RM-70 zoning districts, and (ii) providing for an additional Workforce Housing Density Bonus (WHDB) to property owners with land located in the T6-24, T6-24MU and T6-30 transects, unless otherwise stipulated in an approved development agreement in connection with a Special Area Plan approval. The program is intended to serve the housing needs of people employed in the jobs that the general population of the community relies upon to make our community livable such as educators, first responders and service workers.

1. *Minimum Workforce Housing Unit Requirement*. A mandatory five percent (5%) of dwelling units in residential developments of seventy-five (75) units or more, up to the ~~base~~ maximum density ~~of 70 units per acre~~ permitted without bonuses shall be developed as workforce housing dwelling units for households with incomes between 60% and 140% of Miami-Dade County AMI.

2. *Workforce Housing Density Bonus Program*. Density bonuses may be approved by the Village Commission for participation in the Village public benefit program, in compliance with this section. The purpose of this regulation is to provide a Workforce Housing density bonus to property owners with land located in the ~~RM-70 zoning district, and the~~ T6-24, T6-24MU and T6-30 transect zones along Kennedy Causeway, for the planning and construction of workforce housing units for households with incomes between 80% and 100% of Miami-Dade County AMI.

   a. During the site plan review and approval process, the Village Commission may approve density up to 120 dwelling units per acre if the applicant for development approval sets aside a minimum additional five percent (5%) of the total units for non-subsidized workforce housing and pays the community contribution fee for each additional dwelling unit approved above the base density of 70 dwelling units per acre up to a maximum density of 120 units per acre, as stipulated in subsection D. below. The workforce housing units to be provided pursuant to this subsection are in addition to, and in excess of, the minimum workforce housing requirement set forth in subsection 8.10.1.A.

   b. Additional density above 120 dwelling units per acre, up to a maximum 150 units per acre may be approved by the Village Commission during the site plan review and approval process, with the provision of additional workforce housing, if the applicant for development approval sets aside a minimum additional five percent (5%) of the total units for non-subsidized workforce housing and pays the community contribution fee per additional dwelling unit approved above 120 units

per acre up to a maximum 150 units per acre, as stipulated in subsection F.4 below. The workforce housing units to be provided pursuant to this subsection are in addition to, and in excess of, the minimum workforce housing requirement set forth in subsections 8.10.1.A. and 8.10.1.B.1. Total density including bonuses shall not exceed 150 dwelling units per acre.

c. The following table summarizes the relationship between density and workforce housing units as a percentage of total units in a site plan:

Development Density	Workforce Housing Units Required (% of total units)	Eligible Income Range
50 – 70 UPA	5%	60%-140% of Miami-Dade County AMI
71 – 120 UPA	10%	First 5% of total units: 60%-140% of Miami-Dade County AMI Remaining requirement of 5% of total units: 80%-100% of Miami-Dade County AMI
121 – 150 UPA	15%	First 5% of total units: 60%-140% of Miami-Dade County AMI Remaining requirement of 10% of total units: 80%-100% of Miami-Dade County AMI

3. *Applicability*: The workforce housing requirements described above shall apply to multifamily residential developments located on parcels zoned T6-24, T6-30, T6-24MU or RM-70 that are offered for rent; as well as to any multifamily residential project approved for sale but which converts to for-rent units within five (5) years of issuance of a Certificate of Occupancy (CO). All CO's issued for a for-sale multifamily development shall include a condition referencing this requirement.

4. *Validity Period.* Development approvals shall be valid for two (2) years in accordance with these regulations following final approval by the Village Commission unless otherwise approved by development order. Approved site plans may be granted no more than two (2) one-year renewals, subject to approval by the Village Commission. To avoid expiration of the site plans, the applicant must apply for and obtain a full building permit for substantial construction prior to the expiration of the timeframes set forth above. Community contribution fees paid prior to expiration of a site plan

approval are not refundable, or transferable to a new site plan approval. A development seeking re-approval of a site plan that has lapsed, or a new site plan approval on a property where a site plan has lapsed, shall be assessed another community contribution fee for bonus density in accordance with this section.

5. *Community Contribution Fee*

a. Community contribution fees for bonus units over and above the base density shall be assessed by and be payable to the Village in accordance with its adopted Fee Schedule.

b. The fee per unit of bonus density per acre shall be reviewed and adjusted as necessary by the Village Commission during the annual budget process.

6. *Workforce Housing Program Administration*

a. Purpose. The purpose of this section is to create administrative procedures for the implementation of the Workforce Housing Program established pursuant to Chapter 15, Section 15.2.H Chapter 8, Section 8.10.1. of the North Bay Village Unified Land Development Code, and applicable to mixed-use developments in the T6-24, T6-24MU (Municipal Use) and T6-30 transect zones along Kennedy Causeway (79th Street Causeway).

b. *Definition of Terms.* The following definitions shall apply to this chapter. Additional relevant definitions are contained in Chapter 3 of the North Bay Village Unified Land Development Code:

Condominium means that form of ownership of real property created pursuant to Chapter 718 of the Florida Statutes, which is comprised entirely of units that are owned by one or more persons, and which there is, appurtenant to each unit, an undivided share in common elements.

Condominium Conversion has the meaning established by Sections 718.604—718.622 of the Florida Statutes.

Control Period means each 30-year period during which the affordability restrictions imposed by this article shall apply. The control period begins at the time of any sale or resale of the affected unit by every new Workforce Housing Unit owner.

Covered Development means all developments providing Workforce Housing units pursuant to Chapter 8, Section 8.10.1. of the North Bay Village Unified Land Development Code

Department means, unless otherwise indicated, the Department or Division designated by the Village Manager to administer this program or any successor agency.

Developer means any person, firm, corporation, partnership, limited liability company, association, joint venture, or any entity or combination of entities that apply for development orders or permits for residential dwelling units seeking to utilize the density bonus available pursuant to Chapter 8, Sections 8.12.5, 8.13.D, 8.15, and Chapter 15, Section 15.1.H. of the North Bay Village Unified Land Development Code, but does not include the state or any county, municipality, or any governmental entity.

Median Household Income (MHI) means the median income level for Miami- Dade County households as determined in the U.S. Census Bureau decennial census

and/or U.S. Census Bureau American Community Survey (ACS) 5-Year Estimates, which are updated every year.

Program Administrator means, unless otherwise indicated, the individual or individuals designated by the Village Manager to administer the Workforce Housing Program.

Eligible Household means a household whose total income is between ~~8~~60% and 1~~0~~40% of Miami-Dade County Median Household Income (MHI).

Eligible Household Income means any income derived from any proposed occupants of a Workforce Housing unit who are 18 years of age or older and who will use the unit as their primary residence.

Household means any natural person who occupies a Workforce Housing unit as their primary residence.

Market Rate Dwelling Units means all dwelling units in a covered development that are not Workforce Housing units as defined herein.

Qualified Household means an eligible household with annual incomes within the affordability ranges established in this Code.

Qualified Improvement means any addition or replacement to the Workforce Housing unit that adds materially to the value of the unit, prolongs the unit's useful life, or adapts the Workforce Housing unit to new uses and the replacement of any existing amenities.

Workforce Housing Density Bonus Agreement means a written agreement between an applicant for a development and the Village containing specific requirements to ensure the continuing affordability of the workforce housing units included in a development during the control period.

Workforce Housing Unit means a rental dwelling unit occupied by an eligible workforce household where the maximum monthly rental cost shall be restricted to an amount affordable to a workforce household with a total annual income between ~~8~~60% and 1~~0~~40% of Miami-Dade County MHI.

Workforce Housing Unit Rent means rents that do not exceed the maximum monthly Rent Limits as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual Income Limits and Rent Limits and as used by Florida Housing Finance Corporation for its multifamily rental programs (published annually at http://www.floridahousing.org).

c. *Compliance Procedures.* Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement.

1) Every Workforce Housing unit established pursuant to Chapter 15, Section 15.2.1. of the North Bay Village Unified Land Development Code shall be offered for rent to a qualified household to be used for their own primary residence.

2) Prior to the initial rental of any workforce unit, the owner must record the Workforce Housing Density Bonus Agreement in the chain of title for that unit, at no cost to the Village, and submit recordation documentation to the Village. The rental contract for the unit must also contain a clause summarizing the

workforce housing requirements and rent level control and referencing the recorded Workforce Housing Density Bonus Agreement.

3) The maximum rental rates for workforce units shall not exceed the affordability limit of an eligible workforce household making an annual income within the applicable median household income range pursuant to this section as published annually by North Bay Village.

d. *Application of Workforce Housing Density Bonus*. Any development proposing to utilize the density bonus allowed pursuant to Section 8.10.1 must submit a Workforce Housing Density Bonus zoning application with their application for site plan review to the Village for consideration and approval by the City Commission. At a minimum, the density bonus application shall include:

1) General description of the development including location, size, land use, zoning, and the number of rental units and/or for sale units the development will contain.

2) Conceptual development plan showing the proposed location of the Workforce Housing rental units.

3) Total number of market rate and Workforce Housing units.

4) Estimated initial monthly rent for each Workforce Housing unit.

5) Provide the size in terms of square feet and number of bedrooms for each Workforce Housing unit.

6) Location in development of each Workforce Housing unit and its applicable AMI affordability range.

7) If construction is to be phased, a phasing plan identifying the number of Workforce Housing units and market-rate units in each phase.

8) Documentation and plans regarding the interior and exterior appearances, materials, and finishes of the bonus units if not exactly the same as the market-rate units; and

9) Any other relevant information requested by the Village.

e. Workforce Housing Density Bonus Unit Criteria.

1) Workforce Housing units shall be built on the same site as the proposed development.

2) Workforce Housing units must be reasonably dispersed throughout the project, and not clustered together or segregated in any way, from the market-rate units.

3) On average, Workforce Housing units must contain the same number of bedrooms and quality of construction as the other market-rate units in the development.

4) Workforce Housing units shall be developed simultaneously with, or prior to the development of the other market-rate units.

5) If the development is phased, the phasing plan shall provide for the construction of Workforce Housing units proportionately and concurrently with the market rate units; and

6) The interior building materials and finishes of the Workforce Housing units shall be substantially the same type and quality as market-rate.

7) Workforce Housing units aimed at workers considered essential (such as educators, first responders (e.g., police and firefighters), and service workers) shall be prioritized.

f. *Workforce Housing Density Bonus Agreement*.

1) Prior to the approval of any development order or permit for any development in which the Workforce Housing density bonus is requested, the applicant shall enter into a Workforce Housing Density Bonus Agreement with the Village, which shall set forth the commitments and obligations of the applicant to ensure compliance with these regulations.

2) The applicant shall execute all documents deemed necessary by the Village in a form to be established by the Village Attorney, including without limitation, restrictive covenants, deed restrictions and related instruments including requirements for income qualification for tenants of rental units.

g. *Maintenance of Rent Affordability*.

1) On an annual basis, the Village Manager, or his/her designee, shall make available copies of updated AMI ranges, and associated rental rate limits applicable to Workforce Housing units in North Bay Village based on official information available from Miami-Dade County or the U.S. Department of Housing and Urban Development.

2) The time period during which the rental rate for a Workforce Housing unit under these regulations is required to be controlled within a specified affordability range is 30 years.

3) Workforce housing rental unit owners are required to submit an annual report to the Village on or before January 30 of each year, verifying that all designated Workforce Housing units they own are being rented at rates affordable to area households with annual incomes within the affordability ranges established in this Code. Documentation may be in the form of a notarized affidavit stating the current annual rent for each unit together with collaborating documentation, or other form acceptable to the Village Manager.

h. *Violations*.

1) It is a violation of this ordinance to:

a) Fail to file required affidavits or audits when required.

b) Rent or lease a Workforce Housing unit to a person or family that is not income eligible as required by this Code.

c) Knowingly give false or misleading information relating to this program to any Village employee.

d) Participate, in any way, in the lease or rental of a Workforce Housing unit which violates any provision of this Code or a Workforce Housing Density Bonus Agreement.

2) The fine for each violation of these provisions shall be in conformance with the procedures and fines in Chapter 153 of the North Bay Village Code of Ordinances, as amended.

3) Appeals to any violations issued by North Bay Village under these regulations shall be processed pursuant to the North Bay Village Code Compliance appeals procedure in Chapter 153, North Bay Village Code of Ordinances, as amended.

[…]

§ 8.12.5 – Density Bonus Program for the T6 transect

For projects within the T6-24, T6-24MU and T6-30 transect zones along Kennedy Causeway, the base density shall be 70 dwelling units per acre. The total density including bonuses shall not be approved for more than 150 dwelling units per acre. See Section ~~15.2.H.~~ 8.10.1.

A. Community contribution fees stipulated in Section 8.13.D below shall be payable to the Village for each additional unit of density above the base density. See Section ~~15.2.H~~ 8.10.1 for specific requirements.

[…]

§ 8.15 – Development agreement for projects with bonus height, bonus density, and/or transferred development rights

Prior to the approval of a site plan that requests bonus density pursuant to Section 8.10, and Section ~~15.2.H~~ 8.10.1, bonus height pursuant to Section 8.12, and/or the transfer of development rights pursuant to Section 8.13, the Village and the owner of the subject property shall agree on tentative terms for a standard Development Agreement, which shall be presented to the Village Commission as support documentation for the site approval request. The Development Agreement shall reflect any additional terms imposed by the Village Commission as conditions of approval and shall be executable by the Village and the owner of the subject property following Commission approval. The Development Agreement, along with any accompanying development orders, shall vest the project with any density, height, and/or TDR approvals, notwithstanding any future amendments to either the Code or Comprehensive Plan reducing any applicable bonus or modifying the TDR process, provided that the project has not had a failure to commenced as provided herein. The agreement shall contain and address the following information, when applicable:

[…]

EXHIBIT C

AMENDING CHAPTER 15 OF THE ULDC

§ 15.2. General to Transect Zones

~~*H. Bonuses - Density Bonus Program*~~

~~Density bonuses may be approved by the Village Commission for participation in the Village public benefit program, in compliance with the following provisions (See also Chapter 8, Sections 8.13.D. and 8.15).~~

~~1. During the site plan review and approval process, the Village Commission may approve density up to 120 dwelling units per acre if the applicant for development approval sets aside a minimum five percent (5%) of the total units for non-subsidized workforce housing and pays the community contribution fee for each additional unit of density above the base density of 70 dwelling units per acre, as stipulated in subsection H.4. below~~

~~a. Development approvals shall be valid for two (2) years in accordance with these regulations following final approval by the Village Commission unless otherwise approved by development order. Approved site plans may be granted no more than two (2) one-year renewals, subject to approval by the Village Commission. To avoid expiration of the site plans, the applicant must apply for and obtain a full building permit within the timeframes set forth above.~~

~~b. In addition to providing workforce housing, a development whose site plan approval has expired will be assessed another community contribution fee per additional unit of density upon reapplication for site plan approval.~~

~~2. Within two (2) years from the adoption date of these regulations, projects may apply for additional bonus density up to 150 dwelling units per acre. Total density including bonuses shall not exceed 150 dwelling units per acre.~~

~~a. Additional density above 120 dwelling units per acre may be approved by the Village Commission during the site plan review and approval process, with the provision of workforce housing, if the applicant for development approval sets aside a minimum five percent (5%) of the total units for non-subsidized workforce housing and pays the community contribution fee per additional unit of density, as stipulated in subsection H.4 below.~~

~~b. Within the two-year timeframe, projects are required to receive site plan approval by the Village Commission.~~

~~3. Applications for density greater than 120 dwelling units per acre made more than two (2) years from the adoption of these regulations may be granted additional density bonuses as a percent of workforce housing units included in the development up to a maximum density bonus of twenty-five percent (25%), as enumerated in subsection H.5.b. below. Density bonus applications shall be subject to the payment of a community contribution fee for each additional unit of density, as stipulated in subsection H.4 below.~~

~~4. Community Contribution Fee~~

1. Community contributions fees for additional units of density shall be assessed by and be payable to the Village in accordance with its adopted Fee Schedule.

2. The fee per unit of bonus density shall be reviewed and adjusted as necessary by the Village Commission during the annual budget process.

1. Workforce Housing Density Bonus Program

a. The purpose of this regulation is to provide a Workforce Housing density bonus to property owners with land located in the T6-24, T6-24MU and T6-30 transect zones along Kennedy Causeway, for the planning and construction of housing affordable to workers in North Bay Village.

b. Additional density bonuses above 120 dwelling units per acre may be granted as a percent of workforce housing units in the development up to a maximum density bonus of twenty-five percent (25%) as follows:

Workforce Housing Units Set Aside	Density Bonus
5%	5%
6%	9%
7%	13%
8%	19%
9%	21%
10%	25%

.

§ 15.2.1. Workforce Housing Program Administration

A. Purpose.

The purpose of this section is to create administrative procedures for the implementation of the Workforce Housing Program established pursuant to Chapter 15, Section 15.2.H Chapter 8, Section 8.10.1. of the North Bay Village Unified Land Development Code, and applicable to mixed-use developments in the T6-24, T6-24MU (Municipal Use) and T6-30 transect zones along Kennedy Causeway (79th Street Causeway).

B. Definition of Terms.

The definitions contained in Chapter 15, Section 15.2.1. of the North Bay Village Unified Land Development Code, shall apply to this chapter in addition to the following:

Condominium means that form of ownership of real property created pursuant to Chapter 718 of the Florida Statutes, which is comprised entirely of units that are owned by one or more persons, and which there is, appurtenant to each unit, an undivided share in common elements.

Condominium Conversion has the meaning established by Sections 718.604—718.622 of the Florida Statutes.

Control Period means each 30-year period during which the affordability restrictions imposed by this article shall apply. The control period begins at the time of any sale or resale of the affected unit by every new Workforce Housing Unit owner.

Covered Development means all developments providing Workforce Housing units pursuant to Chapter 158, Section 15.2.H8.10.1. of the North Bay Village Unified Land Development Code

Department means, unless otherwise indicated, the Department or Division designated by the Village Manager to administer this program or any successor agency.

Developer means any person, firm, corporation, partnership, limited liability company, association, joint venture, or any entity or combination of entities that apply for development orders or permits for residential dwelling units seeking to utilize the density bonus available pursuant to Chapter 8, Sections 8.12.5, 8.13.D, 8.15, and Chapter 15, Section 15.1.H. of the North Bay Village Unified Land Development Code, but does not include the state or any county, municipality, or any governmental entity.

Median Household Income (MHI) means the median income level for North Bay Village Miami-Dade County households as determined in the U.S. Census Bureau decennial census and/or U.S. Census Bureau American Community Survey (ACS) 5-Year Estimates, which are updated every year.

Program Administrator means, unless otherwise indicated, the individual or individuals designated by the Village Manager to administer the Workforce Housing Program.

Eligible Household means a household whose total income is between 80% and 100% of Miami-Dade County Median Household Income (MHI).

Eligible Household Income means any income derived from any proposed occupants of a Workforce Housing unit who are 18 years of age or older and who will use the unit as their primary residence.

Household means any natural person who occupies a Workforce Housing unit as their primary residence.

Market Rate Dwelling Units means all dwelling units in a covered development that are not Workforce Housing units as defined herein.

Qualified Household means an eligible household with annual incomes within the affordability ranges established in this Code.

Qualified Improvement means any addition or replacement to the Workforce Housing unit that adds materially to the value of the unit, prolongs the unit's useful life, or adapts the Workforce Housing unit to new uses and the replacement of any existing amenities.

Workforce Housing Density Bonus Agreement means a written agreement between an applicant for a development and the Village containing specific requirements to ensure the continuing affordability of the workforce housing units included in a development during the control period.

Workforce Housing Unit means a rental dwelling unit occupied by an eligible workforce household where the maximum monthly rental cost shall be restricted to an amount affordable to a workforce household with a total annual income between 80% and 100% of Miami-Dade County MHI.

Workforce Housing Unit Rent means rents that do not exceed the maximum monthly Rent Limits as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual Income Limits and Rent Limits and as used by Florida Housing

Finance Corporation for its multifamily rental programs (published annually at http://www.floridahousing.org).

C. Compliance procedures.

Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement.

1. Every Workforce Housing unit established pursuant to Chapter 15, Section 15.2.1. of the North Bay Village Unified Land Development Code shall be offered for rent to a qualified household to be used for their own primary residence.
2. Prior to the initial rental of any workforce unit, the owner must record the Workforce Housing Density Bonus Agreement in the chain of title for that unit, at no cost to the Village, and submit recordation documentation to the Village. The rental contract for the unit must also contain a clause summarizing the workforce housing requirements and rent level control and referencing the recorded Workforce Housing Density Bonus Agreement.
3. The maximum rental rates for workforce units shall not exceed the affordability limit of an eligible workforce household making an annual income within the applicable median household income range pursuant to this section as published annually by North Bay Village.

D. Application of Workforce Housing Density Bonus

1. Any development proposing to utilize the density bonus allowed in a transect zone pursuant to Section 8.10.1 must submit a Workforce Housing Density Bonus zoning application with their application for site plan review to the Village for consideration and approval by the City Commission. At a minimum, the density bonus application shall include:
    a. General description of the development including location, size, land use, zoning, and the number of rental units and/or for sale units the development will contain;
    b. Conceptual development plan showing the proposed location of the Workforce Housing rental units;
    c. Total number of market rate and Workforce Housing units;
    d. Estimated initial monthly rent for each Workforce Housing unit;
    e. Provide the size in terms of square feet and number of bedrooms for each Workforce Housing unit;
    f. Location in development of each Workforce Housing unit and its applicable AMI affordability range;
    g. If construction is to be phased, a phasing plan identifying the number of Workforce Housing units and market-rate units in each phase;
    h. Documentation and plans regarding the interior and exterior appearances, materials, and finishes of the bonus units if not exactly the same as the market-rate units; and
    i. Any other relevant information requested by the Village.

E. Workforce Housing Density Bonus Unit Criteria

1. Workforce Housing units shall be built on the same site as the proposed development.

2. Workforce Housing units must be reasonably dispersed throughout the project, and not clustered together or segregated in any way, from the market-rate units.

3. On average, Workforce Housing units must contain the same number of bedrooms and quality of construction as the other market-rate units in the development.

4. Workforce Housing units shall be developed simultaneously with, or prior to the development of the other market-rate units.

5. If the development is phased, the phasing plan shall provide for the construction of Workforce Housing units proportionately and concurrently with the market rate units; and

6. The interior building materials and finishes of the Workforce Housing units shall be substantially the same type and quality as market-rate.

F. Workforce Housing Density Bonus Agreement

1. Prior to the approval of any development order or permit for any development in which the Workforce Housing density bonus is requested, the applicant shall enter into a Workforce Housing Density Bonus Agreement with the Village, which shall set forth the commitments and obligations of the applicant to ensure compliance with these regulations.

2. The applicant shall execute all documents deemed necessary by the Village in a form to be established by the Village Attorney, including without limitation, restrictive covenants, deed restrictions and related instruments including requirements for income qualification for tenants of rental units.

G. Maintenance of Rent Affordability

1. On an annual basis, the Village Manager, or his/her designee, shall make available copies of updated AMI ranges, and associated rental rate limits applicable to Workforce Housing units in North Bay Village based on official information available from Miami-Dade County or the U.S. Department of Housing and Urban Development.

2. The time period during which the rental rate for a Workforce Housing unit under these regulations is required to be controlled within a specified affordability range is 30 years.

3. Workforce housing rental unit owners are required to submit an annual report to the Village on or before January 30 of each year, verifying that all designated Workforce Housing units they own are being rented at rates affordable to area households with annual incomes within the affordability ranges established in this Code. Documentation may be in the form of a notarized affidavit stating the current annual rent for each unit together with collaborating documentation, or other form acceptable to the Village Manager.

H. Violations

1. It is a violation of this ordinance to:

a. Fail to file required affidavits or audits when required.

b. Rent or lease a Workforce Housing unit to a person or family that is not income eligible as required by this Code.

c. Knowingly give false or misleading information relating to this program to any Village employee.

d. ~~Participate, in any way, in the lease or rental of a Workforce Housing unit which violates any provision of this Code or a Workforce Housing Density Bonus Agreement.~~

2. ~~The fine for each violation of these provisions shall be in conformance with the procedures and fines in Chapter 153 of the North Bay Village Code of Ordinances, as amended.~~

3. ~~Appeals to any violations issued by North Bay Village under these regulations shall be processed pursuant to the North Bay Village Code Compliance appeals procedure in Chapter 153, North Bay Village Code of Ordinances, as amended.~~

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§ 15.7.B. Summary Table and Illustrations – T6-24 and T6-24MU (Municipal Use).

1. BUILDING DISPOSITION	
i. LOT OCCUPATION	
a. Lot Area	10,000 sf min.
b. Lot Width	100 ft. min.
c. Lot Coverage	90% max.
d. Floor Lot Ratio	13.0
e. Frontage at Front Setback	70% min.
f. Open Space Requirement	10% Lot Area min.
g. Density with Bonus (1)	120 du/acre (see also Sec. ~~15.2.H~~ 8.10.1.) †
h. Density with Bonus (2)	150 du/acre (see also Sec. ~~15.2.H~~. 8.10.1)
ii. BUILDING SETBACK	
a. Primary Front–Kennedy Cswy.	20 ft.
b. Primary Front – Waterfront	25 ft. min.
c. Secondary Front/Side A	10 ft. min.
d. Side B	0 ft. min
e. Rear	5 ft. min[1]
f. Stepback 1 (All Sides)	10 ft. min. above 5th Story
g. Stepback 2 (All Sides)	5 ft. min. above 15th Story
2. BUILDING CONFIGURATION	
i. FRONTAGE	
a. Common Lawn	Prohibited
b. Porch and Fence	Prohibited
c. Terrace	Prohibited
d. Forecourt	Allowed[2]
e. Stoop	Allowed[3]
f. Shopfront	Allowed
g. Gallery	Allowed
h. Arcade	Prohibited
ii. BUILDING HEIGHT	
a. Min. Building Height	2 Stories
b. Max. Pedestal Height	5 Stories
c. Max. Building Height	24 Stories or 240 feet
1. Rear setback shall be 15 ft. min. when not abutting an alley and shall be 50 ft. min. above the fifth Story when the rear lot line abuts a lower Transect Zone or RS-1, RS-2 or RM-40 Residential Zoning District. 2. Forecourts shall be pedestrian only. 3. Not allowed facing Kennedy Causeway.	

† Note: Development approvals shall be valid for two years in accordance with these regulations following final approval by the Village Commission unless otherwise approved by development order. Such site plans may be granted no more than two (2) one-year renewals, subject to approval by the Village Commission. To avoid expiration of the site plans, the applicant must apply for and obtain a full building permit within the time frames set forth above. See ~~s~~Section ~~15.2.H~~ 8.10.1 for additional requirements.

§ 15.7.C. Summary Table and Illustrations – T6-30.

1. BUILDING DISPOSITION	
i. LOT OCCUPATION	
a. Lot Area	10,000 sf min.
b. Lot Width	100 ft. min.
c. Lot Coverage	75% max.
d. Floor Lot Ratio	13.0
e. Frontage at Front Setback	70 % min.
f. Open Space Requirement	10% Lot Area min.
g. Density with Bonus (1)	120 du/acre (see also Sec. ~~15.2.H~~.8.10.1) †
h. Density with Bonus (2)	150 du/acre (see also Sec. ~~15.2.H~~. 8.10.1)
ii. BUILDING SETBACK	
a. Primary Front – Kennedy Cswy.	20 ft.
b. Primary Front – Waterfront	25 ft. min.
c. Side West (View Corridor)	20% of Lot Width min.
d. Side East	0 ft. min. - 15 ft. max.
e. Stepback (Kennedy Causeway and Side Yards; Optional Stepback in Waterfront Yard – see Building Height Illustration)	10 ft. min. above the 5th Story
2. BUILDING CONFIGURATION	
i. FRONTAGE (Kennedy Causeway)	
a. Common Lawn	Prohibited
b. Porch and Fence	Prohibited
c. Terrace	Prohibited
d. Forecourt	Allowed[1]
e. Stoop	Allowed[2]
f. Shopfront	Allowed
g. Gallery	Required
h. Arcade	Allowed (Replaces Gallery)
i. Habitable Liners	Optional
ii. BUILDING HEIGHT	
a. Min. Building Height	2 Stories
b. Max. Pedestal Height	5 Stories or 100 feet
c. Max. Building Height	30 Stories or 340-feet
1. Forecourts shall be pedestrian only. 2. Not allowed facing Kennedy Causeway	

† Note: Development approvals shall be valid for two years in accordance with these regulations following final approval by the Village Commission unless otherwise approved by development order. Such site plans may be granted no more than two (2) one-year renewals, subject to approval by the Village Commission. To avoid expiration of the site plans, the applicant must apply for and obtain a full building permit within the time frames set forth above. See ~~s~~Section ~~15.2.H~~ 8.10.1 for additional requirements.

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO CREATE SECTION 8.10.2, "PAYMENT IN SATISFACTION OF WORKFORCE HOUSING REQUIREMENTS FOR CONDOMINIUM DEVELOPMENTS," TO ESTABLISH A PAYMENT-IN-LIEU-OF MECHANISM FOR DEVELOPERS OF FOR-SALE RESIDENTIAL DEVELOPMENTS TO SATISFY WORKFORCE HOUSING REQUIREMENTS, AS WELL AS TO CREATE A TRUST FUND FOR THE USE OF SUCH PAYMENTS TO SUPPORT CERTAIN WORKFORCE HOUSING INITIATIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR IMPLEMENTATION; 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, as part of the Form-Based Code, the Village Commission adopted a Workforce Housing Program to advance the NBV100 Master Plan goals of Livability, Resilience, and Prosperity; and

WHEREAS, the Village Commission finds that the promotion of workforce housing is an important goal that is needed by the community's residents and is conducive to a vibrant, functional Village by providing housing opportunities for multiple income levels;

WHEREAS, while rents and for-sale prices can be controlled, condominium projects create unique challenges for the incorporation of workforce housing units because of condominium maintenance and special assessment obligations that will come under the control of condominium boards that need the ability to modify them to respond to the evolving maintenance needs of buildings as laws change and buildings age; and

WHEREAS, due to these concerns, on November 2, 2022, the Village Commission adopted Ordinance 2022-013, amending the workforce housing program, which among other things, amended the workforce housing program, applying it Village-wide through its incorporation into Chapter 8 of the ULDC, to require such income-restricted housing

only in for-rent projects with over 75 units located in the T6 or RM-70 zoning districts and for density bonuses, and amended the applicable Area Medium Income to match that of Miami-Dade County; and

WHEREAS, the Village Commission seeks to further promote workforce housing within the Village by creating a payment in-lieu mechanism for condominium developments to fund certain workforce housing programs as an alternative to the on-site provision of workforce housing units; and

WHEREAS, the Village has identified the payment in-lieu of workforce housing as an equitable alternative, to effectuate for-sale properties participation in the program; and

WHEREAS, the funds collected by the payment in-lieu program will be used by the Village to fund certain workforce housing initiatives in an effort to maintain affordability in the Village; and

WHEREAS, the ULDC and the modifications provided herein are 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 to the Mayor and the Village Commission; and

WHEREAS, this Ordinance was duly noticed and presented to the Village Commission in two readings, with public hearings on_____ and _____; and

WHEREAS, the Mayor and Commission find that this Ordinance is in the best interest of the community.

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 8 of the Village's ULDC. That Chapter 8, entitled "Zoning" 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. Legislative Intent. It is the intent of the Village Commission that the provisions of this Ordinance be implemented as shown in the worksheet provided as

[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.

Exhibit "B". The sample calculations contained therein shall be used as a template for future calculations.

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 re-lettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. Implementation. The Village Manager is authorized to take whatever actions necessary to implement this Ordinance, including but not limited to establishing a workforce housing trust fund. Monies deposited into the trust fund based on this Ordinance shall be subject to all procurement requirements of the Village Charter and Code. A project with an active site plan approval obtained prior to the adoption of this Ordinance shall have thirty days from the adoption of this Ordinance to notify the Village of their intent to satisfy their workforce housing requirements pursuant to provisions provided herein. For previously approved projects with an active site plan, the date of notification shall serve as the date of site plan approval for the purpose of data calculations and determining the applicable payment schedule.

Section 7. 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 8. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading.

[Intentionally Left Blank]

PASSED on first reading on the ____ day of _____, 2023.

PASSED AND ADOPTED on second reading on the ____ day of _____, 2023.

_____
Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

First Reading:
Moved By:
Seconded By:

Second Reading:
Moved By:
Seconded By:

Vote on Final Adoption:
Mayor Brent Latham
Vice Mayor Richard Chevrony
Commissioner Goren Cuk
Commissioner Andrew Rotondaro
Commissioner Rachel Streitfeld

Exhibit A

AMENDING CHAPTER 8 OF THE ULDC

[…]

§. 8.10.1 - Workforce Housing Program

[…]

Applicability: The workforce housing requirements described above shall be satisfied through on-site provision of qualifying units for ~~apply to~~ multifamily residential developments located on parcels zoned T6-24, T6-30, T6-24MU or RM-70 that are offered for rent; as well as to any multifamily residential project approved for sale but which converts to for-rent units within five (5) years of issuance of a Certificate of Occupancy (CO). All CO's issued for a for-sale multifamily development shall include a condition referencing this requirement. For-sale condominium development located on parcels zoned T6-24, T6-30 or T6-24MU avail themselves of density bonuses may provide for development of workforce housing units on-site or may instead satisfy workforce housing obligations through a payment in-lieu of workforce housing, as set forth in Section 8.10.2, at the applicant's option.

[…]

§. 8.10.2 – Payment in Satisfaction of Workforce Housing Requirements for Condominium Developments

The provision of workforce housing units within a for-sale development may be satisfied by a developer paying an "in-lieu" fee to the Village to be deposited in the Village's workforce housing trust fund. The "in-lieu" fee calculation shall be calculated at the time of site plan approval and the developer shall determine whether to satisfy their workforce housing requirement pursuant to this section or provide them on-site prior to site plan approval and inform the Village accordingly. The Developer shall be responsible for providing the Village with the necessary data and calculations for their review. This program is intended to allow the Village flexibility in the provision and maintenance of workforce housing.

1. *Definitions.* This subsection provides definitions for terms used in this section that are technical in nature. If there is a conflict between this section and other definitions provided in the Code, this subsection shall take precedence.

    a. *"Affordable Purchase Price"* shall be the most recent estimated purchase price for a family of four at 100 percent of median family income issued by Miami-Dade County.

b. *"Village-wide mean sales*" shall be demonstrated by the Developer, subject to review and approval by the Village Manager or their designee, at the time the project receives site plan approval. The figure shall be calculated by averaging the sales price of apartments sold in the Village through arms-length transactions over the past two-years. The sales data shall be based on the Miami-Dade County Property Appraiser's public records and sales that vary by more than 30% of the median sales price over such time period shall not be taken into account.

2. *Fee Calculation*. The "in-lieu" fee shall be calculated at the time of site plan approval as follows:

Village-wide mean sales price

(minus)

Affordable Purchase Price

(equals)

Payment in-lieu per unit.

3. *Fee Collection.* Should the developer elect to satisfy the provision of workforce housing pursuant to this section they shall have the option to select between the following payment options:

   a. 10% of the “in-lieu” fee within 30 days of site plan approval, with the remaining 90% due to the Village prior to the issuance of the project's master building permit; or

   b. 35% of the “in-lieu” fee within one year of site plan approval, with the remaining 65% due to the Village prior to the issuance of the project's master building permit.

   Developer shall inform the Village of which payment option they have selected at the time of site plan approval. All payments to the Village are non-refundable and any density obtained on their basis is conditioned upon the applicant or property owner maintaining the site plan approval as valid. If the site plan approval expires, both the density and any payments made thereon shall be forfeited to the Village.

4. *Workforce Housing Trust Fund*. The Village shall establish a workforce housing trust fund for the purpose of collecting all funds related to Village's workforce housing programs pursuant to this article.

a. The funds collected for deposit in the workforce housing trust fund may be utilized for the following workforce housing programs:

i. *Rental Assistance Program.* The Village shall be permitted to establish a rental assistance program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with rental payments to help maintain affordability in the Village. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. Then the Village Manager or their designee shall hold a lottery to determine who should receive the available grants. Priority shall be given as provided in section 8.10.2(5).

ii. *Homeowner Assistance Program.* The Village shall be permitted to establish a homeowner assistance program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with homeowners' or condominium association maintenance fees and special assessments to maintain affordability in the Village. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. The Village Manager or their designee shall hold an annual lottery to determine who should receive any then-available grants. Priority shall be given as provided in section 8.10.2(5).

iii. *Down Payment Assistance.* The Village shall be permitted to establish a down payment assistance grant program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with down payments to purchase property within the Village. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. The Village Manager or their designee shall hold an annual lottery to determine who should receive any then-available grants. Priority shall be given as provided in section 8.10.2(5).

iv. *Rehabilitation Assistance Grant Program.* The Village shall be permitted to establish a rehabilitation assistance grant program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with the rehabilitation of owner-occupied units. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. The Village Manager or their designee shall hold an

annual lottery to determine who should receive any then-available grants. Priority shall be given as provided in section 8.10.2(5).

v. *Administration; Consulting Services*. The Village may use a portion of the trust fund monies to administer the fund or retain consulting services, through resolution of the Village Commission, to administer the provisions of this section and/or provide the Village with strategic advice regarding the provision of workforce housing within its jurisdiction.

b. The Village Commission may from time to time authorize additional programs which may be funded through the workforce housing trust fund by resolution.

c. The Village Manager, or their designee, shall provide the required supervision for the workforce housing trust account and shall oversee the account, with all expenditures made pursuant to the Village Charter and Code. A financial status report on the workforce housing trust account shall be provided to the Village Commission on or before October 1 of each calendar year.

5. *Essential Worker Prioritization*.

a. The programs created pursuant to sub-section 4 shall give priority to the following types of essential workers, provided that any essential worker household applying for assistance under such programs shall qualify pursuant to the income guidelines established in Sec. 8.10.1 of the ULDC:

i. North Bay Village Police, Fire Department employee or general employees of North Bay Village.

ii. Miami-Dade County Public School employees working at a school in North Bay Village.

iii. Licensed health professionals working in North Bay Village.

iv. Residents employed by North Bay Village.

b. The priority list may be modified or supplemented from time to time by Village Commission resolution; however, nothing shall preclude other eligible households from applying for the workforce housing programs and being considered for the Village's workforce housing programs.

Exhibit "B"

SAMPLE CALCULATION

PROPOSED PAYMENT IN SATISFACTION OF WORKFORCE HOUSING REQUIREMENTS:

The payment in-lieu formula included in the proposed ordinance ("Ordinance") is based on the formula detailed in Miami-Dade County ("County") Implementing Order No: IO 3-60: Administration of the Workforce Housing Development Program. The County formula has been adapted to better suit the current market conditions in North Bay Village.

If the proposed Ordinance is adopted, the payment in-lieu for each required workforce housing unit would be determined at the time of site plan approval according to the following formula:

Village-wide mean sales price

(minus)

Affordable Purchase Price

(equals)

Payment in-lieu per unit.

DEFINITIONS:

The Ordinance proposes the following definitions for the factors listed above:

"*Affordable Purchase Price*" shall be the most recent estimated purchase price for a family of four at 100 percent of median family income issued by Miami-Dade County.

"*Village-wide mean sales*" shall be demonstrated by the Developer, subject to review and approval by the Village Manager or their designee, at the time the project receives site plan approval. The figure shall be calculated by averaging the sales price of apartments sold in the Village through arms-length transactions over the past two-years. The sales data shall be based on the Miami-Dade County Property Appraiser's public records and sales that vary by more than 30% of the median sales price over such time period 0 shall not be taken into account.

SUPPORTING DATA

NORTH BAY VILLAGE – MEAN SALES PRICE FOR 2022 & 2023

In accordance with the definition provided in the Ordinance, the data reflected below was pulled from the Miami-Dade County Property Appraiser's public records and is based on the median sales price of the current & previous year at time of site plan approval (which for the purpose of this analysis we have assumed is July 2023).

Appraisal/NBV Sales Report for 2022 and 2023:

- 2022 Mean Sales Price: $379,078.31
- 2023 Mean Sales Price: $457,952.63
- 2022 & 2023 COMBINED Mean Sales Price: **$418,515.47**

AFFORDABLE PURCHASE PRICE FOR A FAMILY OF 4:[2]

Area Median Income (AMI %)	***Area Median Income ($ Amt.)***	***Estimated Purchase Price***
60%	$54,200.00	$142,275.00
80%	$72,300.00	$189,780.00
100%	**$90,400.00**	**$237,300.00**
120%	$108,480.00	$284,760.00
140%	$126,560.00	$299,900.00

*Note: The proposed calculation is based on the affordable purchase price at time of site plan approval. The data shown above is from 2021 because it is readily available, and the County has not yet released updated data.

[2] Affordable purchase price is based on mortgage amounts. All mortgage amounts were calculated at 3.75% interest rate amortized over 30 years utilizing a 5% down payment. The monthly housing expense (MHE) is approximately 25% debt-to-income ratio (DTIR) to allow flexibility for lenders utilizing MIP or PMI as applicable. Closing Costs estimated at approximately 7% of the purchase Price. Purchasers will be required to have a cash flow to cover the 5% down payment and the closing costs.

Based on the chart above, the Affordable Purchase Price would be $237,300.00 according to the Ordinance.

SAMPLE CALCULATION:

Note this sample calculation assumes that site plan approval occurred in July 2023 and employs the supporting data provided above.

$418,515.47(Village-wide mean sales price)

(minus)

$237,300 (Affordable Purchase Price)

(equals)

$181,215.47 (Payment in-lieu per unit)

To illustrate further, if a project is to provide twenty workforce housing units as part of their program, then the payment in-lieu would total **$3,624,309.40**

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NORTH BAY VILLAGE - PUBLIC HEARING - JUL. 27, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

07/13/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this
13 day of JULY, A.D. 2023

(SEAL)
GUILLERMO GARCIA personally known to me

ROSANA SALGADO
Commission # HH 336987
Expires November 30, 2026

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 JULY 27, 2023 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:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] A SITE PLAN BY 7940 NBV PARTNERS, LLC, PURSUANT TO SECTIONS 5.2 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC"), FOR DEVELOPMENT OF A MULTIFAMILY RESIDENTIAL PROJECT ON AN APPROXIMATELY 0.77-ACRE SITE LOCATED AT 7938-7940 WEST DRIVE, NORTH BAY VILLAGE, CONSISTING OF UP TO 70 DWELLING UNITS, INCLUDING REQUESTS FOR APPROVAL TO: (A) TRANSFER 16 DENSITY RIGHTS FROM VILLAGE-OWNED PROPERTY PURSUANT TO SEC. 8.13.; AND (B) INCREASE BUILDING HEIGHT ABOVE THE BASE BUILDING HEIGHT OF 150 FEET VIA BONUSES AVAILABLE PURSUANT TO SEC. 8.12, UP TO A MAXIMUM HEIGHT OF 312 FEET; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A REQUEST BY 7940 NBV PARTNERS, LLC FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 8.11 AND 9.3.E. OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO ALLOW UP TO TWENTY PERCENT (20%) OF PARKING SPACES REQUIRED FOR A PROJECT AT 7938-7940 WEST DRIVE TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES; PROVIDING FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

July 27, 2023

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY 7940 NBV PARTNERS, LLC CONCERNING PROPERTY LOCATED AT 7938-7940 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA FOR A VARIANCE PURSUANT TO SECTION 7.3 OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") OF PARKING REQUIREMENTS PROVIDED IN SECTION 9.3.C. OF THE ULDC, TO PERMIT THE PROVISION OF 135 SPACES WHERE 212 WOULD BE REQUIRED; ALTERNATIVELY [APPROVING / APPROVING WITH CONDITIONS / DENYING] A WAIVER PURSUANT TO SECTION 9.3.D. OF PARKING REQUIREMENTS PROVIDED IN SECTION 9.3.C. OF THE ULDC; PROVIDING FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY 7940 NBV PARTNERS, LLC CONCERNING PROPERTY LOCATED AT 7938-7940 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA FOR A VARIANCE PURSUANT TO SECTION 7.3 OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") OF MINIMUM AISLE WIDTH REQUIREMENTS PROVIDED IN SECTION 9.3.E. OF THE ULDC, TO PERMIT A PARKING AISLE WIDTH OF 22 FEET WHERE 23 FEET WOULD BE REQUIRED; PROVIDING FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO CREATE SECTION 8.10.2, "PAYMENT IN SATISFACTION OF WORKFORCE HOUSING REQUIREMENTS FOR CONDOMINIUM DEVELOPMENTS," TO ESTABLISH A PAYMENT-IN-LIEU-OF MECHANISM FOR DEVELOPERS OF FOR-SALE RESIDENTIAL DEVELOPMENTS TO SATISFY WORKFORCE HOUSING REQUIREMENTS, AS WELL AS TO CREATE A TRUST FUND FOR THE USE OF SUCH PAYMENTS TO SUPPORT CERTAIN WORKFORCE HOUSING INITIATIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 15.3 OF CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO MAKE THE PROVISION OF A GREEN WALL WITHIN THE T6-24 AND T6-30 ZONING DISTRICTS OPTIONAL; 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: 869 7009 2320
PASSCODE: 842751

WATCH THE VIRTUAL PUBLIC MEETING:
HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS
TV CHANNEL 661
FACEBOOK LIVE

LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING:
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) MAY BE INSPECTED BY THE PUBLIC AT THE OFFICE OF THE VILLAGE CLERK. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov FIVE DAYS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE(S). 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 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. 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). THIS HEARING MAY BE CONTINUED FROM TIME TO TIME AS NECESSARY, AS DETERMINED BY THE VILLAGE COMMISSION.

ALBA L. CHANG, CMC
VILLAGE CLERK
7/13 23-24/0000673396M

2/2

ITEM NO. 12.C

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: **An Ordinance to Consider Amendments to the High-Density Multifamily Residential (RM-70) Zoning District and Related Regulations - *Village Manager Ralph Rosado, PhD, AICP (Village Planner Silvia E. Vargas, FAICP)***

RECOMMENDATION

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) BY COMPREHENSIVELY UPDATING AND AMENDING CHAPTER 3, "DEFINITIONS," CHAPTER 8, "ZONING," AND CHAPTER 9, "GENERAL DESIGN STANDARDS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Recommended Action: Approval as presented (including revisions directed by the Commission at the regular meeting held on July 19, 2023, and shown in **Exhibits A, B and C** to the ordinance).

BACKGROUND AND ANALYSIS

Background

One of the key priorities of the NBV100 Master Plan has been to update the Unified Land Development Code (ULDC) so that it aligns with and supports implementation of the three guiding principles. The focus of these efforts is on equipping the community with regulations that allow the Village and its residents to adapt to the challenges of a changing climate and become more livable, more resilient, and more prosperous.

The Village embarked on a phased process of updating the ULDC in 2020, with the creation and subsequent adoption of a form-based code that applies to the Kennedy Causeway Corridor in Treasure Island. The second phase of the process looked at North Bay Island, with

new regulations adopted for the RS-1 zoning district in 2021.

In January of 2023, the Village undertook the update of regulations that apply to high-density multifamily residential areas, specifically the RM-70 zoning district and supplementary standards in the ULDC. The goal has been to ensure that the RM-70 zoning district helps meet the North Bay Village's long-term vision, as expressed in the Comprehensive Plan and the NBV100 Master Plan, and that the character of future high-density development enhances the Village's multifamily residential neighborhoods. With this purpose in mind, the RM-70 zoning district (Sec. 8.10.D of the ULDC) was reviewed comprehensively, and related regulations in other sections of Chapter 8, Chapter 9, as well as definitions in Chapter 3, were considered for update.

The process has included a significant public engagement effort starting in January 2023, with a Listening Session, followed by an Options Review Session in March, and a Zoning Concepts Review Session the same month. The presentations made at each of these well-attended meetings are included as Attachments 2 through 4 to this memorandum. Additionally, the Village held a joint workshop of the Village Commission and Planning and Zoning Board (PZB) in May 2023 to provide staff with direction on key issues before the formal review process. The PowerPoint presented at that session is included as Attachment 5.

On June 21, 2023, PZB reviewed the proposed ordinance and, after extensive discussion, voted to table the item and asked Staff to revisit certain items. The revised proposal was presented on July 13, 2023. PZB voted unanimously to send the ordinance to the Commission with certain additional changes to Chapter 8 related to the distinction between pedestal and tower, floorplate standards, and parking requirements.

On July 19, 2023, the Village Commission deferred a vote on the 1st reading of the proposed amendment, directing Staff, during discussion of the item, to make additional revisions to Chapter 8. The direction provided (summarized below) has been addressed to the best of Staff's abilities and is reflected in the latest document exhibits attached to the ordinance.

Analysis

In addition to seeking guidance from elected and appointed officials, and consensus from public input, Staff conducted extensive analysis and research in support of the recommended amendments, as presented for the Board's consideration. Research involved collection of parcel-level data and review of best practices and peer community approaches.

Analysis encompassed a parcel-by-parcel and holistic review of existing conditions, as well as a planning-scenario-based traffic generation exercise to understand potential changes in traffic volumes at buildout (included as Attachments 6 and 7).

The proposed amendments (reflected in the attached ordinance and updated exhibits, labeled A through C) seek to remove outdated, conflicting, obscure, and/or ineffectual regulatory approaches; introduce modern solutions to address resilience, sustainability and conservation issues; and balance concerns about livability with property rights.

On July 19, 2023, the Commission provided the following feedback regarding recommendations offered by the Planning and Zoning Board on July 13, 2023:

1. Delete floor area ratio standard - **accept**.

2. Make TDR and related height bonus as of right - **reject**.
3. Eliminate building stepbacks/floorplate reductions along the height of the building **- accept**.
4. Establish a square footage cap for ancillary commercial use provided within projects of a certain size **- accept** but with further clarification of types of uses, etc..
5. Eliminate standards for undersized parcels **- accept**.
6. Split the payment of community contribution fees related to TDRs **- reject** i.e., leave as current.

The Commission provided additional direction to Staff during discussion of the item related to other topics and sections of the proposed amendment. Consequently, Staff undertook to make further adjustments in response to the Commission's feedback, as follows:

1. Keep reversion to the Village TDRs associated with site plans that expire.
2. Eliminate separate treatment of undersized parcels.
3. Address permeability and provision of green space in front yards.
4. Explore provisions to ensure development contributes to a quality neighborhood environment.
5. Further refine permitted accessory/ancillary uses, who they serve and how they are accessed.

Additional key changes made by Staff following the Commission's 7/19/23 discussion include adding certain definitions in Chapter 3 in support of the provisions addressed in point 5. above; aligning minimum lot area and frontage wiht smallest parcel size existing in Harbor Island; revising payment schedule for bonus height; adding a minimum slab to slab clearance for convertible parking garages; and introducing a dimensional table to address different types of loading zones.

A summary table contrasting the sequence of changes over the life of this amendment process is included as Attachment 8.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Some changes could generate additional fees for the Village.

PERSONNEL IMPACT
N/A

ATTACHMENTS
Ordinance Amendments to RM-70 Zoning District and Related Regulations.docx
Exhibit A_Chapter 3 Amendments (for 1st reading_091223).docx
Exhibit B_Chapter 8 Amendments (for 1st reading 091223).docx
Exhibit C_Chapter 9 Amendments (for 1st reading 091223).docx
Attachment 1_ Clean Copy of Proposed Amendments (for 1st reading_091223).pdf
Attachment 2_RM-70_Listening Session_Presentation (01172023).pdf
Attachment 3_RM-70_Options Session_Presentation (03132023).pdf
Attachment 4_RM-70_Review Session_Presesentation (03232023).pdf
Attachment 5_Joint VC PZB Workshop (05172023).pdf

Attachment 6_RM-70_HI_Current and Max Development_(UPDATE_03012023).pdf
Attachment 7_Traffic Generation Analysis for Harbor Island (04062023).pdf
Attachment 8_Evolution of Key Changes (Summary)_090123.pdf
DBR 07.06.23 Publication.pdf

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") BY COMPREHENSIVELY UPDATING AND AMENDING REGULATIONS FOR, AND SUPPLEMENTARY TO, THE RM-70 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT, INCLUDING AMENDMENTS TO CHAPTER 3, "DEFINITIONS," CHAPTER 8, "ZONING," AND CHAPTER 9, "GENERAL DESIGN STANDARDS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village (the "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, the Village Commission desires to comprehensively update and amend the regulations pertaining to, and supplementary to the RM-70 Zoning District to address various community needs, as provided in this Ordinance; and

WHEREAS, on _____, 2023, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, reviewed this Ordinance and recommended _____; and

WHEREAS, the modifications provided herein are consistent with the NBV100 Master Plan, the Village's Comprehensive Plan, and the Florida Community Planning Act; and

WHEREAS, this Ordinance was duly noticed and presented to the Village Commission in two readings, with second reading conducted as the required public hearing on _____, 2023; and

WHEREAS, the Mayor and Commission find that this Ordinance is in the best interest of the public health, safety, and welfare of the Village's residents and visitors.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND 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 Chapter 3 of the Village Code. That Chapter 3 of the code of ordinances of North Bay Village, Florida, is hereby amended to read as set forth in Exhibit A attached hereto and incorporated herein.

Section 3. Amending Chapter 8 of the Village Code. That Chapter 8 of the code of ordinances of North Bay Village, Florida, is hereby amended to read as set forth in Exhibit B attached hereto and incorporated herein.

Section 4. Amending Chapter 9 of the Village Code. That Chapter 9 of the code of ordinances of North Bay Village, Florida, is hereby amended to read as set forth in Exhibit C attached hereto and incorporated herein.

Section 5. 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 6. 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 7. 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 8. Effective Date. That this Ordinance shall become effective immediately upon adoption on second reading.

PASSED on first reading on the ____ day of _____ , 2023.

PASSED AND ADOPTED on second reading on the ____ day of_____, 2023.

_____
Brent Latham, 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 Brent Latham	_____
Vice Mayor Richard Chervony	_____
Commissioner Goran Cuk	_____
Commissioner Andrew Rotondaro	_____
Commissioner Rachel Streitfeld	_____

Exhibit A[1]

* * *

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

EXHIBIT A

. . .

CHAPTER 3, DEFINITIONS

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning. Refer to Chapter 15, Section 15.4. for definitions of terms that are pertinent to Chapter 15 of this Code. If a term is not defined in this section or Chapter 15, the Village Manager or his/her designee shall determine the definition of the term. If there is a conflict between Chapter 15 and this section, Chapter 15 shall take precedence:

. . .

Alley. A public or private road which affords only a secondary means of access to abutting property and which is not otherwise designated as a street.

Amenity. A feature of a building or place which is not essential to its use but is provided to add comfort and convenience for those occupying the property. Amenities are included to make a property more valuable to potential buyers or tenants and encompass additions above the buyers' or tenants' basic needs. Examples of property-specific amenities include but are not limited to swimming pools, workout facilities, and internet.

Amusement center. Any indoor place or enclosure which contains three or more amusement devices of any description, including but not limited to pinball games, computer games, or games of chance for the public amusement, patronage or recreation.

Ancillary nature. Supportive of the primary activities or operations of a primary use; a facility or activity which would not exist absent the primary use. Uses ancillary in nature are complementary and of a smaller scale and size to the Principal Use or Structure on a site.

Apartment. A room or group of rooms within a multifamily dwelling arranged or designed to be used as a home or residence for one family, with kitchen or kitchenette and bathroom for the exclusive use of the one family.

. . .

Floorplate. The total indoor and outdoor Floor Area of any given Story of a building measured to the exterior of the wall or balcony.

. . .

National Green Building Standard™ (NGBS). A green building certification program that provides independent, third-party verification that a home, apartment building, or land development is designed and built to achieve high performance in six key areas: Site Design, Resource Efficiency, Water Efficiency, Energy Efficiency, Indoor Environmental Quality, and Building Operation and Maintenance. The NGBS administers the NGBS Green Verifier program.

Neighborhood-serving retail. Retail establishments that customarily make most of their sales to the surrounding neighborhood and thus rely primarily on a local clientele.

Changes made following July 27, 2023 Village Commission meeting
Changes made following July 13, 2023 PZB meeting
Changes made following June 21, 2023 PZB meeting
Original proposed changes: no color

Nightclub. An establishment defined by section 111.01 of this Code.

. . .

Parcel. A piece of land assembled for a single purpose.

Parking, mechanical. Refers to mechanical parking lifts, robotic parking systems, and/or vehicle elevators. A mechanical parking lift is an automated mechanism that lifts vehicles to make space available to park other vehicles below it in a vertical tandem fashion. Robotic parking system means a mechanical garage using elevator systems to hoist individual vehicles from receiving areas to separate auto storage areas. A vehicle elevator is an elevator used for motor vehicles in lieu of ramps within a parking structure.

Parking space, off-street. An all-weather surfaced area, exclusive of streets, alleys, and driveways, permanently reserved for the temporary storage of one vehicle and connected with a street or alley by an all-weather surfaced driveway, which affords ingress and egress for a vehicle without requiring another vehicle to be moved. When developing single lot sites under the PRD regulations found in Section 8.10(D)(9), mechanical parking lifts may be used to create an additional parking space which can be counted towards the total number of required parking spaces.

. . .

Permit, building. A certificate issued by the Building Official authorizing the construction, reconstruction, remodeling, alteration, or repair of a building or other structure, upon approval of the submitted application and plans.

Personal service. Refers to establishments primarily engaged in providing services to individuals and related to the care and appearance of the body or the cleaning and repair of personal effects.

Pervious area. The surface area of a parcel, which is capable of being penetrated by water.

. . .

Principal use. The predominant activity or use conducted within a particular building or upon a particular lot.

Professional service. Refers to a service rendered by members of a recognized profession by persons possessing a specialized skill.

Public use. Any public building, structure, or land used primarily for public or quasi-public purposes where the building, structure, or land is not privately owned or operated.

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Original proposed changes: no color

EXHIBIT B

. . .

CHAPTER 8, ZONING

§ 8.10 – District regulations.

. . .

D. RM-70 High Density Multiple Family Residential District.

1. Purpose and intent.

   The purpose of this district is to promote the efficient use of land and to encourage development of attractive, pedestrian-friendly, sustainable and resilient high-density multifamily residential areas. This zoning provides designated areas for high-density multi-family residential structures, together with other ~~p~~Principal uses as may be approved as U~~u~~se exceptions and ~~such~~ permitted ~~a~~Accessory uses pursuant to Sec. 8.16.A, as may be necessary and complementary to, as well as and compatible with a permitted Use.

2. Use permitted.

   a. Multi-family residential dwellings, ~~including~~ along with property-specific Amenities.

   b. ~~d~~Duly licensed home-~~occupation~~-based businesses pursuant to Section 559.955, Florida Statutes.

   c. Supplementary uses as permitted by Section 8.16.A.1.b., provided they are Ancillary in nature to the Principal Use.

   ~~b. Management offices within structures containing eight (8) or more dwellings units or guest rooms.~~

   ~~c. Office retail and service commercial facilities of an ancillary nature within structures containing 100 or more dwelling units or guest rooms subject to the following conditions:~~

   ~~(1) Access to such nonresidential facilities shall be only inside the building.~~

   ~~(2) There shall be no external advertising signs, display windows or entrances., provided, however, that~~

   ~~(3) Within a building containing 400 or more dwelling units, entrances, external signs and display windows are permitted under the following conditions:~~

   ~~(a)The signs do not abut or face a public right-of-way and cannot be read from the public right-of-way.~~

   ~~(b) Such external signs shall be affixed flat against the facade or awning canopy of the commercial facility;~~

   ~~(c) Such external signs shall not exceed in area ten percent of the area of the facade~~

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Original proposed changes: no color

~~of the facility;~~

~~(d) Such external signs shall be compatible as to materials, background and style with all adjacent and contiguous commercial facilities, and~~

~~(e) Such external signs shall not be self-illuminated, "activated", "animated", "flashing", or "beacon light" signs as defined in Section 11.2 of the ULDC.~~

3. Prohibited uses.

   a. All other uses not specifically or provisionally permitted herein.

4. Site development standards.

   a. Minimum lot size.

      Area~~—27,000~~15,00011,200 square feet~~;~~

      Frontage~~—75~~80 feet

   b. Minimum yard setbacks.

Location	**Distance *(Feet)***
~~NE 79th Street (north side)~~	~~40~~
~~Kennedy Causeway (south side)~~	~~60~~
~~Other street frontages~~Front	25
Rear/waterfront (1)	25
~~Adjacent single-family structure~~	~~100~~
One side (interior)	15
Second side (interior)	20% of the lot width but no less than 20 feet, to accommodate a View Corridor consistent with the adopted Island Walk Design Criteria and Miami-Dade County Shoreline Development Action Review Criteria.
Minimum combined side setback area free of structures at ground level	30

(1) *Waterfront setback encroachments.* Cantilevered awnings and entry canopies may encroach up to seven (7) feet into a waterfront setback, up to but not extending into, the Island Walk easement. Above the first story of the building, cantilevered balconies, bay windows, and roofs may encroach up to seven (7)

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feet into a waterfront setback, up to but not extending into, the Island Walk easement.

(2) *Balconies.* Exterior balconies/terraces and covered walkways above the ground floor, excluding rooftops and other non-covered areas, may extend into the side setbacks a maximum of 25 percent of the allowable setback measurement but may not extend beyond the pedestal of a building with a pedestal and tower design.

(3) *Flex setback for buildings with a pedestal and tower design.* To promote creative design solutions to the building configurations, the Village Commission may allow a building tower (and pedestal, for sites involving only one lot) to encroach into the setbacks as per the following "flex box" criteria:

(a) *Pedestal (aka podium)* shall be defined as that portion of a building ~~under~~up to 100 feet in height which contains the building's structured parking and amenities.

(b) *Tower* shall be defined as that portion of a building ~~above 100 feet in height~~ that starts at the top of the pedestal or podium.

(c) The maximum floor plate for the tower portion of buildings with a pedestal and tower design shall be 17,500 square feet.

(d~~e~~)The tower shall be stepped back an additional ten (10) feet from the face of the pedestal along any street frontage.

(e~~d~~)The maximum achievable floor area is calculated based upon the buildable "box" allowed under the regularly applicable setback regulations and the allowable height (the "Box Floor Area").

(f~~e~~) The building may be designed to encroach onto regularly applicable setbacks, with the exception of the side setback that accommodates the View Corridor, provided the encroachment does not exceed thirty percent (30%) of the required setback and the total gross floor area of the building does not exceed the Box Floor Area. In calculating the total gross floor area, all square footage of any structure (whether exterior or interior) shall be included.

(g~~f~~) In no instance may any encroachment into any side yard setback be longer than one-third (1/3) of the distance between the front and rear setback. Balconies with railings or other physical containment, which do not exceed 42 inches in height are not included in the measurement of the wall length.

c. Maximum density.

Pursuant to the Village's Comprehensive Plan, the maximum base density permitted in all RM-70 properties shall be seventy (70) units to the acre, except for properties receiving transferred development rights pursuant to Section 8.13, which shall be permitted to exceed the maximum base density by no more than thirty percent (30%). Receiver sites may be developed as otherwise permitted by this Unified Land Development Code, as may be amended from time to time, in combination with the

development rights available to the site, provided that the overall district density is consistent with, and does not exceed, the overall density allowable by the Village's Comprehensive Plan.

~~e~~d. Maximum base building height: 150 feet from BFE for the property plus freeboard~~, provided that the floor plate for all floors between 100 feet and 150 feet in height shall not exceed 20,000 square feet in gross floor area~~.

~~f~~e. Maximum bonus building height: Bonus height may be approved according to Section 8.12.

~~g~~f. Minimum pervious area at ground level: ~~Twenty~~thirty percent (~~2~~30%) of the total Lot Area and thirty percent (30%) of the front yard area. ~~The Lot area at grade level shall be retained as pervious area and shall be landscaped.~~ The minimum required pervious area shall be retained/provided at grade level. (For additional related standards, see subsection 5.b. below.) ~~Projects with buildings exceeding 240 ft in height shall provide a minimum pervious area of 35%.~~

h. Green space: A minimum of twenty percent (20%) of the total Lot Area shall be maintained as unobstructed Green Space and shall be landscaped. ~~At least 40% of the Front Yard area shall be Green Space.~~ On lots up to 22,400 square feet in size, at least twenty-five percent (25%) of the front yard area shall be maintained as green space. On lots greater than 22,400 square feet in size, at least thirty percent (30%) of the front yard area shall be maintained as green space. The Commission may waive or reduce the minimum required green space in the front yard of a project through the Site Plan approval process, if it finds that the character of the building or the configuration of the plan makes such a reduction reasonable or necessary, and provided that the square footage of the approved reduction in green space is provided elsewhere on the site.

~~h~~i. Minimum floor area:

Unit Type	Floor area (Sq. Ft.)
Microunit	300 (449 max)
Efficiency/studio	~~60~~450
One-bedroom	~~90~~750
Two-bedroom	1,~~2~~100
Three-bedroom or larger	1,3~~5~~00

~~j. Floor area ratio: No structure shall contain a FAR of greater than 3.0 for one lot; 3.75 for two lots; and 4.00 for three lots.~~

5. Additional required features and requirements.

All properties developed under the RM-70 Zoning requirements shall provide the following:

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Changes made following July 13, 2023 PZB meeting
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Original proposed changes: no color

a. Public access boardwalk as required by the Miami-Dade County Shoreline Review Committee and by North Bay Village per Sec. 8.17.O. (Developer shall dedicate an easement to the Village conveying the boardwalk and a public access corridor).

b. All exterior paving surfaces, except for covered parking garages, shall be constructed of ~~brick pavers~~permeable materials. Up to 25% of the combined square footage of all parking areas, driveways, walkways, patios and terraces built with permeable materials may be subtracted from the maximum calculated impervious coverage on the lot, if approved by the Director of Public Works (or his or her designee), based on the porosity of the material used, and the amount (percent) of annual rainfall that will pass through the material.

c. ~~A water feature~~Artwork and art installations shall be provided in the front and within the Island Walk portion of each development. Preference should be given to local artists and interactive experiences that highlight Florida's cultural, ecological, and historic assets. Artwork should be place in a manner that does not encumber access to or views of the waterfront. The proposed location and character of all artwork shall be considered during the Site Plan approval.

d. Developments shall comply with existing landscaping requirements, as well as changes implemented in the future to conform to contiguous developments and landscaping plans implemented for the causeway and interior island areas.

e. Developments shall provide ~~streetscape benches~~furnishings and pedestrian amenities along the~~ boardwalk areas~~Island Walk per Section 8.17.O, Island Walk Standards.

f. All parking garages shall be constructed with architectural features that hide them from public view (glass, screening, greenery etc.) pursuant to Subsections. 9.3.E. and L.

g. Lighting shall be provided in all areas in the front of development where trees are planted.

h. Properties developed pursuant to a transfer of development rights pursuant to Section 8.13 shall be required to achieve at least ~~twenty four (24~~thirty (30) green building and design points pursuant to the standards of Section 8.21.

i. Landscaped green space shall be used to delineate existing and proposed structures, parking areas, driveways and other vehicular use areas, sidewalks and walkways, utilities, and/or easements on the property.

j. Building forms shall be varied to avoid monotony but shall be sensitive to the profiles of adjacent buildings and shall configure second and third stories adequately to reduce the apparent overall scale of the building.

k. A minimum of thirty percent (30%) of the ground level front façade shall contain openings/transparency (either windows, doors or transitional spaces defined by porches, porticoes or colonnades).

l. The massing of the buildings resulting from volumetric distribution according to the

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Original proposed changes: no color

dimensional requirements shall provide light-plane access in between buildings, even if maximum build-out of adjacent properties occurs.

m. Main entries shall be prominent and oriented to the street and rendered in appropriate scale relative to adjacent buildings as well as the individual building.

6. ~~Special exceptions for~~ Standards applicable to ~~certain undersized parcels.~~

~~a. Purpose and intent.~~

~~This section recognizes that certain parcels exist in the RM-70 District which do not meet the minimum lot size requirements set forth in Section 8.10.D.4.a. to permit a building to be erected, converted, enlarged, reconstructed, moved or structurally altered. Some of said parcels are improved and some unimproved. The purpose of this section is to establish criteria whereby undersized parcels may be put to reasonable use, consistent with the Village's Comprehensive Plan for development and in furtherance of a policy which discourages overdevelopment and urban congestion.~~

~~b. Uses permitted.~~

~~Uses permitted shall be the same as permitted in Section 8.10.D.2~~

~~c. Site development standards:~~

~~(1) An undersized parcel shall be any development site or property in the RM-70 zoning district that does not meet the minimum base lot size of 15,000 square feet or 75 feet of lot frontage.~~

~~(2) Minimum lot size for undersized parcel:~~

~~Area – 10,800~~11,200 ~~square feet~~

~~Frontage – 30~~70 ~~feet~~

(~~3~~2)~~Minimum yard setbacks shall be the same as specified in Section 8.10.D.4.b, except that the minimum interior side setbacks of an undersized parcel shall be as follows:~~

~~***Location***~~	~~***Distance (Feet)***~~
~~One side (interior)~~	~~7.5~~
~~Second side (interior)~~	~~20% of the lot width, but no less than 20 ft. to accommodate a View Corridor consistent with the adopted Island Walk Design Criteria and Miami-Dade County Shoreline Development Action Review~~

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Original proposed changes: no color

	Criteria, except that a waiver or variance may be granted by the Commission where it would be impossible or highly impractical to provide the required side setback or visual corridor because of the size or configuration of the subject site.
Minimum combined side setback area free of structures at ground level	15

provided that existing buildings, which were completed prior to April 1, 1983, (existing structures) and were lawfully constructed so that any existing setback encroaches into the setback area prescribed by current law but not in excess of 33 1/3 percent of the current setback requirements (nonconforming setback) shall be subject to the provisions of subsection (c.(4) hereafter.

(3) Notwithstanding the Mmaximum base density allowed in the RM-70 zoning district, undersized parcels shall be limited to six (6) units, except that the permitted number of units may be increased up to the maximum base density of 70 units per acre through eitheras prescribed in Section 8.10.D.4.c. except that

(a) on minimum undersized parcels of 10,800 square feet in area and frontage of 30 feet, there shall be a maximum of six (6) residential units;

(b) in the case of undersized parcels which exceed the minimum required lot area of 10,800 square feet and the minimum required frontage of 30 feet, in addition to six (6) units there shall be allowed one (1) unit for each whole 750 square feet of land area in excess of the minimum required lot area of 10,800 square feeta one of the following methods:

(a) via a transfer of density pursuant to Section 8.13 from sending sites located on Harbor Island, with approval from the Village Commission; or

(b) the proposed development commits to providing 100% of the units for workforce housing, as defined in this code, for a minimum period of 10 years.

(4) Maximum building height on undersized parcels.

(a) The maximum building height on minimum undersized parcels shall beis shall be three (3) stories or 36 50 feet above code-approved grade, whichever is lessfrom BFE for the property plus freeboard, except as modified below.

Except , in the event an existing structure is the subject of a nonconforming setback, the new covered or roofed area of the third floor (if there is one) shall be reduced in area on the basis of one and five-tenths percent (1.5%) of

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the area of the second floor for each foot of nonconforming encroachment into the setback area.

(b) The maximum building height of development on undersized parcels for which exceed the minimum required lot area of 10,800 square feet and minimum frontage of 30 feet shall be one (1) floor for each whole 1,750 square feet of land area in excess of the minimum required lot area of 10,800 square feet, not to exceed a density transfer is approved pursuant to the Sec. 8.13 through Commission approval of a site plan may develop to a maximum building height of six (6) stories or 72 feet from BFE for the property plus freeboard above code approved grade, whichever is less.

(c) The maximum building height of development on undersized parcels which are developed with 100% of the units as workforce housing, as defined in this code, is six (6) stories or 72 feet from BFE for the property plus freeboard.

(d) Provided further, as to buildings newly constructed under the provisions of this ULDC, grade level beneath the building parking not exceeding ten (10) feet in height shall not be included in the height limitation herein imposed.

(45)Minimum pervious area: twenty-five percent (25%) percent of the total lot area shall be retained as pervious area and shall be landscaped and maintained.

(56)Minimum floor area of the units shall be as prescribed in Section 8.10.D.4.5h.

(67)Offstreet parking: The offstreet parking requirements as set forth in Sections 9.1 through 9.3 shall apply to buildings under this section except that every dwelling unit, regardless of size, shall require two (2) parking spaces.

(78)All Village and County landscaping requirements shall be fully applicable to buildings under this section.

(89)Public access boardwalk requirements per Sec. 8.17.O. shall be fully applicable to developments under this section, except as otherwise provided in these regulations.

7***. Planned Residential Development (PRD) Zoning Overlay***

a. Purpose and intent.

The purpose and intent of the Planned Residential Development (PRD) Overlay Zoning District to create a living environment that is responsive to the needs of its residents; to provide flexibility in planning, design, and development consistent with the Village's Comprehensive Plan; to encourage innovative approaches for the design of community environments; to provide for an efficient use of land, to provide an environment compatible with surrounding land use; to adapt the zoning process to changes in development and construction technology; to encourage infill and the redevelopment of the Village's multi-family areas; and to promote the public health,

~~safety and general welfare of North Bay Village. The PRD shall be deemed an Overlay Zoning District and shall be approved only after public hearings for a specific site.~~

~~b. Compatibility with existing zoning and existing development.~~

~~When applying the terms and conditions imposed by this section, the Planning and Zoning Board and the Village Commission shall determine compatibility with already existing zoning for the property subject to the application and shall require applicants for PRD approval to demonstrate compatibility with already existing or approved developments adjacent to the property for which the PRD approval is being sought.~~

~~c. Ownership requirements.~~

~~The applicant for approval of a PRD shall be either the owner(s) or the contract purchaser or lessee of the entire property encompassed by the PRD application. If the applicant is the contract purchaser or a lessee, then the owner of the entire property shall execute a notarized consent to the filing of the application. The application for approval of a PRD shall not be assignable or transferable to other parties.~~

~~d. Development parameters.~~

~~All applications for PRD shall comply with the following applicable development parameters:~~

~~(1) The subject property shall be zoned for RM-70 multi-family use;~~

~~(2) The subject property shall contain a minimum of one legally platted lot for the construction of no less than ten (10) residential units and twenty (20) off-street parking spaces, or two (2), but not more than three (3), platted lots contiguous, as of the effective date of this section [Jan. 22, 2002];~~

~~(3) The subject property shall be deemed one (1) parcel of land and in the event that two (2) or more platted lots shall constitute a PRD, the applicant shall submit a Unity of Title in a form acceptable to the Village Attorney;~~

~~(4) The following definitions shall apply to this section:~~

~~(a) *Floor area ratio (FAR).* Total gross area of a building or buildings, excluding parking garage structure, on any lot divided by the area of the lots.~~

~~(b) *Gross floor area.* Total area of all floors of a building that are enclosed including common areas such as elevators (area of shafts at ground floor only), stairs (except open stairways and enclosed stairways which are means of egress required by the fire department), corridors, interior recreation areas, storage, cabana, lobby, restrooms, etc. All these items are excluded: The garage structure with any required means of egress, and any open but covered walkways, exterior balconies, open decks, and terraces at the recreational area.~~

(c) *Pedestal.* Portion of a building that contains the parking level entry lobby, office, manager's unit, storage, mechanical room, recreational facilities, and parking structures.

(d) Tower. Portion of the building that contains residential units, parking structures, and may also include recreational facilities.

(5) *Restrictions on floor area.*

(a) No structure shall contain a FAR of greater than 3.0 for one lot; 3.75 for two lots; and 4.00 for three lots.

(b) No more than one-half of a floor area used for amenities can be allocated for dwelling units.

e. Permitted uses. Multifamily residential and recreational facilities ancillary thereto.

f. Site development standards.

(1) Standard Building Setbacks.

(a) Setbacks for a new building without pedestal and tower design shall be as set forth in the following table:

Location	**Distance *(Feet)***
NE 79th Street (north side)	40
Kennedy Causeway (south side)	60
Other street frontages	25
Rear	25
Adjacent single-family district	100
One side (interior)	15
Second side (interior)	20% of the lot width
Total side setback area free of structures at ground level	60

(b) For buildings with pedestal and tower design, the following setbacks shall apply:

i. Front pedestal—20 feet

ii. Front tower—25 feet

iii. Rear pedestal/tower—25 feet

iv. Sides pedestal—Ten feet

- Tower—One side—15 feet
- Tower—Other side—20 percent of frontage

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~~(2) *Flex setback.*~~

~~Designer has the option to offer creative design solutions to the building configurations and the Village will allow the tower (and pedestal for sites involving only one lot) to encroach into the setbacks as per the following "flex box" criteria.~~

~~a. The aggregate square footage of the floor area encroaching into the setback must be adjusted by deducting it from the buildable "box" allowed under the preceding standard setback regulations~~

~~b. Up to 25 percent (25%) of the square footage of all balconies shown on the plan as encroaching into the setback may be excluded from the calculation of the total square footage of the encroachment.~~

~~c. In no instance is the designer allowed to build more area per floor than what is permitted under the standard buildable "box".~~

~~d. In no instance may any wall length, which encroaches into any side yard setback, be longer than one-third of the length of a wall which is permitted under the buildable "box" and the standard setback regulations. Balconies with railings or other physical containment, which do not exceed 42 inches in height are not included in the measurement of the wall length.~~

~~e. The length of wall measurement shall be made at the point of maximum encroachment into the flex setback area.~~

~~(3) *Building height.*~~

~~(a) No structure shall exceed 170 feet in overall height above base flood elevation (BFE) including all structures for stairways, storage, mechanical, elevator, recreational uses, et cetera.~~

~~i. The total area of stairways, storage, mechanical, elevator, recreational uses, et cetera shall not exceed 30 percent of the footprint of the last residential floor.~~

~~(b) No structure shall exceed 150 feet from base flood elevation to the roof of the last residential floor and 160 feet for the overall height of the structure except that an elevator shaft may exceed 160 feet in height based on evidence of necessity as a result of requirements for elevator construction.~~

~~(c) No Pedestal shall exceed 30 feet in height from grade.~~

~~(4) *Off-street parking for multiple lot sites.*~~

~~(a) Off-street parking shall be required as set forth for residential uses under Section 9.3.C.~~

~~(b) All parking spaces must be screened from ground level view.~~

~~(c) All parking spaces must be designed to meet the requirements of Section 9.3.E.~~

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(d) The driveway required in 90-degree parking shall be a minimum of 22 feet zero inches wide.

(5) Off-street parking for single lot sites only

(a) Driveways and maneuvering areas shall be designed in order to ensure safe travel in and out of the garage structure. Drives and access ramps are permitted to be smaller than twenty-two (22) feet in width if they are either limited to one-way traffic or designed so that gates or other barriers prevent the entry of more than one vehicle at a time. No drive aisle may be less than 10.5 feet in width.

(b) Notwithstanding the above or the requirements of Section 9.3(E), mechanical parking lifts may be permitted in an enclosed garage structure if approved by the Village Commission through the PRD site plan review process, during which time, the Village Commission shall have the right to determine whether a valet parking program will be required for any new development utilizing mechanical parking lifts. A mechanical parking lift is an automated mechanism that lifts vehicles to make space available to park other vehicles below it in a vertical tandem fashion. Both parking spaces created by a mechanical parking lift may be counted towards the total number of required parking spaces. A mechanical parking structure may be permitted if it meets the following standards:

i. The mechanical parking lifts and the garage structure shall be designed so that the noise or vibration from the operation of the lifts shall not be plainly audible to, or felt by, any individual standing outside on property adjacent to the garage structure. Noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions.

ii. All mechanical parking lifts must be installed by the manufacturer or a manufacturer approved installer.

iii. All lifts must be maintained and kept in good working order and must be inspected by a licensed mechanical engineer at least once every six months. A copy of the inspection report must be provided to the Village.

iv. All free-standing mechanical parking lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage.

v. All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift.

vi. All mechanical lift components shall be Underwriters Laboratories (UL) approved.

vii. All non-mechanical parking spaces in the garage structure must measure at least nine (9) feet in width by eighteen (18) feet in depth.

viii. The building owner or condominium association must maintain a service contract with the manufacturer or manufacturer-approved

service company at all times to ensure continued operation of lifts. Proof of the service contract must be provided to the Village annually.

ix. The ceiling height of any parking level with parking lifts within a garage shall be a minimum of 11 feet 6 inches.

x. The parking lift platform must be sealed and of a sufficient width and length to completely cover the bottom of the vehicle on the platform to prevent dripping liquids or debris onto the vehicle below.

(6) *Entrance feature/porte cochere.*

(a) A covered/sheltered entrance feature with a vertical clearance of at least fourteen (14) feet shall be permitted to be located up to the front property line.

(b) If loading spaces are provided at this location, 14½ feet of vertical clearance shall be provided.

(c) Columns may be provided to support a porte cochere.

(7) *Balconies.*

(a) Exterior balconies/terraces and covered walkways, excluding rooftops and other non-covered areas, may extend into setbacks a maximum of 25 percent of the allowable setback measurement but may not extend beyond the pedestal setback.

(b) Balconies projecting into setbacks shall be deemed as encroachments herein but shall not be calculated as part of the floor area ratio.

(c) Notwithstanding anything herein to the contrary, in no event shall the total square footage of balconies exceed more than 25 percent of the total square footage of the buildable box.

(8) Landscape requirements. (Refer also to Ch. 18, Miami-Dade Landscape Code.)

(a) A minimum of 30 percent of the exposed roof deck of the pedestal and any open areas with amenities shall be landscaped.

(b) In addition, "hardscape" (pavers, fountains, awnings, etc.) may be permitted if approved by the Village.

(c) An applicant shall be required to submit a detailed landscape plan to the Village. The landscape plan shall be sensitive to surrounding properties and shall be utilized to enhance the subject property.

(9) *Minimum Unit size.* All units shall comply with the minimum size requirements as follows:

Unit Type	**Floor Area (Sq. Ft.)**
Efficiency	600
One-bedroom	900
Two-bedroom	1,200
Three-bedroom or larger	1,350

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g. Application procedure. The applicant shall submit an application to the Village Manager, or his/her designee, on a form(s) prescribed by the Village Manager. The Village Manager shall require at least the following information which shall be considered the PRD application:

(1) Letter of intent.

(2) Payment of development approval fees, cost recovery deposit pursuant to Section 5.12, and all other fees set forth in the Village's adopted Fee Schedule, as may be amended from time to time.

(3) A detailed site plan showing dimensions of building(s), structure(s), setback(s), open space(s), landscaping and off-street parking. The landscaping plan shall provide buffering and/or masking of all parking facilities.

(4) Proposed floor plans and elevations (including signage) for all buildings and structures encompassing the size, placement and number of units.

(5) A complete list of uses and the square footage for each use.

(6) A certified copy of a land survey.

(7) Detailed calculations of water consumption increase and calculation of wastewater.

(8) Any other documentation as the Village Manager, or his/her designee, reasonably determines is necessary to properly review the proposed project; and

(9) Within ten days prior to the Planning and Zoning Board public hearing, the applicant shall furnish to the Village Manager, or his/her designee to make available for viewing

(a) an architectural model built to scale and photographs depicting same or a

(b) digital model on DVD depicting the proposed lot and structure including elevations all in relation to adjoining properties and structures thereon.

(c) Said model shall be retrieved by the developer within thirty (30) calendar days following the final public hearing before the Village Commission, and the DVD and photographs depicting the model shall become a part of the public records.

(d) Said model shall demonstrate the proposed structure as well as existing structures on either side. The applicant shall affirmatively demonstrate that all setbacks for the new structure shall not conflict with the existing or approved structure on either side of the proposed structure.

h. Public hearing procedure. At a public hearing, the applicant shall have the burden of proof in demonstrating that the PRD application complies with the purpose and intent of the PRD ordinance. In determining whether to grant approval of the PRD application, with or without appropriate and necessary conditions and safeguards,

~~the Planning and Zoning Board and Village Commission shall determine whether the application complies with the purpose and intent of this section and shall make the following findings:~~

~~(1) Whether the application is consistent with the Village's Comprehensive Plan.~~

~~(2) Whether the proposed development will have a favorable effect on the economy of the Village.~~

~~(3) Whether the proposed development application will generate or result in excessive noise or traffic.~~

~~(4) Whether the proposed development will cause an undue or excessive burden on public facilities and services, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities, which have been constructed, or which are planned or budgeted for construction.~~

~~(5) Whether the proposed development will tend to create a fire hazard or other dangerous conditions.~~

~~(6) Whether the proposed development will cause excessive overcrowding or concentration of people or population that would create evacuation concerns.~~

~~(7) Whether the proposed development will be compatible with the surrounding area and its development and will demonstrate innovative design in order to minimize impact on surrounding properties.~~

~~(8) Whether the proposed development is a reasonable use of the property and results in a public benefit including, but not limited to, the enhancement of the subject real property and/or the redevelopment of structures in deteriorated or poor condition.~~

~~i. Legal effect of PRD.~~

~~(1) Notwithstanding anything in the Code to the contrary, the approval of a PRD application shall be deemed an Overlay Zoning District to the existing zoning of the property.~~

~~(2) The approved PRD application shall encompass the approved development and the development regulations applicable to the property and shall not be subject to any variances as may be required by other sections of this Code.~~

~~(3) However, the Village Commission shall be prohibited from approving a PRD application that would increase the intensity, density or height above that which is permitted in these PRD regulations.~~

~~(4) In the event that the owner wishes to modify an approved PRD application in any fashion which would increase the amount of square footage of the building(s) or lessen landscaping or open space, or create an undue burden on any public facilities, a new PRD application shall be filed and shall be subject to the terms and conditions of this section.~~

~~(5) In the further event that the owner shall not begin development pursuant to the approved PRD application for a period exceeding 12 months, the PRD designation shall lapse and the Overlay Zoning District for the subject property shall terminate.~~

~~(6) The Village Commission shall have full authority to approve, approve with modifications, or deny a PRD application based upon its legislative determination that the application, as proposed or modified, serves and protects or does not serve and protect the public health, safety and welfare to at least an equivalent degree as the underlying zoning. Likewise, the Village Commission shall have authority to impose reasonable conditions and safeguards necessary to protect the public health, safety and welfare upon the approval of any PRD application.~~

~~(7) Nothing contained in this section shall supersede or abrogate the express provisions of the Village's Comprehensive Plan, and all development orders issued by the Village shall not exceed the density limitations imposed by the Village's Comprehensive Plan. It shall be the duty of the Village Manager, or his/her designee, to advise the Village Commission whether any individual application will cause the density to exceed any density restrictions imposed by the Village's Comprehensive Plan.~~

. . .

§ 8.12 – Bonus Height.

Properties in the RM-70 and CG districts may request to purchase additional height from North Bay Village as follows:

A. Approval of bonus height

Requests for bonus height shall be made concurrent with site plan review and shall be reviewed pursuant to the same criteria as site plans, provided in Section 5.8 ULDC. The Village Planning and Zoning Board shall review the request and provide a recommendation to the Village Commission. The Village Commission shall have the authority to approve or deny any bonus height request at a site plan review public hearing. Bonus heights are not permitted within the T6 transect zones.

B. Maximum bonus height

1. Except for undersized parcels in RM-70, t ~~T~~he maximum building height (with bonus) that may be approved according to this section is 240 feet~~, provided that the floor plate for all floors between 150 feet and 240 feet in height shall not exceed 15,000 square feet in gross floor area~~.
2. Properties in the RM-70 District that ~~are one (1) acre or less and~~ receive~~ing~~ tr~~ansferred~~ development rights pursuant to Section 8.13 ~~shall be entitled to receive~~ may obtain approval from the Village Commission for additional building height of up to thirty percent (30%) above the maximum permitted height (up to 312 feet with the application of all bonuses) to accommodate the transferred density~~, provided that the floor plate for all floors between 240 feet and 312 feet shall not exceed 12,000 square feet in gross floor area~~.

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C. Fees

1. Bonus height community contribution fees shall be paid to North Bay Village in the following manner: ~~a ten~~fifty percent (~~1~~50%) nonrefundable deposit shall be paid to the Village within 90 days of site plan approval by the Village Commission; and the balance shall be paid concurrently with the issuance of a building permit. No building permit shall be issued by the Village until the applicant has paid the fees calculated pursuant to this section.

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§ 8.13 – Transfer of Density Rights (TDR) Program

Properties in the RM-70 district may request to purchase additional dwelling units from North Bay Village, allowing for increased density and height ~~from North Bay Village~~, as follows:

A. Sending Sites

The sending sites shall be land currently owned by the Village. Any and all Village-owned property shall be considered as an eligible TDR sending or donor site. Total transferred density allocation within the Village shall not exceed the total developable potential of the sending sites. Total transferred density allocation on Harbor Island shall not exceed the total developable potential of the sending sites located on Harbor Island. The Planning and Zoning Official shall track and keep an official tally of the development rights available for transfer, which shall be updated with each transaction. Density rights transfer requests shall be addressed on a first-come, first-served basis. A copy of each update shall be filed by the Village Clerk. Upon issuance of a building permit for a project on an eligible receiving site that utilizes approved transferred units, the Village shall record a declaration of restriction on its property, recognizing the transfer of units and the remaining number of transferrable units on the sending site.

B. Receiving Sites

Density rights associated with Village-owned property located on Treasure Island may not be approved for transfer onto property located on Harbor Island. Density rights from Harbor Island may be and are encouraged to be transferred to receiving sites outside of Harbor Island.

C. Approval of Transfer of Density Rights and Additional Building Height

Requests for transfer of density rights shall be made concurrent with site plan review and shall be reviewed pursuant to the same criteria as site plans, provided in Section 5.8 of the UDLC. The resulting density and building height following the use of transferred units shall not exceed thirty percent (30%) of the base density and maximum building height (including all other available bonuses) of the receiving site. The Village Planning and Zoning Board shall review the request and provide a recommendation to the Village Commission. The Village Commission shall have the authority to approve or deny any additional density and related additional building height during site plan review~~. The Village Commission may only approve the additional height upon a finding that the additional building height results in a reduction to the allowable floor plate of the tower~~.

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~~C~~D.Fees

1. The applicant shall pay a ~~nonrefundable~~ Community Contribution Fee per transferred ~~dwelling unit~~density right (equivalent to one dwelling unit) to North Bay Village within 90 days of site plan approval by the Village Commission in accordance with the Village's adopted Fee Schedule, as may be amended from time to time. ~~as follows~~:

   ~~a) Twenty-five percent (25%) of the total assessed Community Contribution Fee shall be payable within 90 days of Commission approval of the site plan.~~

   ~~b) The remaining seventy-five percent (75%) of the Community Contribution Fee shall be payable prior to or upon the issuance of a building permit.~~

2. Payments of Community Contribution Fees for transferred density rights shall be nonrefundable.

3. Should the Site Plan approval expire, the transferred density rights shall revert to North Bay Village.

4. Community C~~c~~ontribution F~~f~~ees collected according to the TDR program shall be utilized ~~for~~ by the Village for the purchase of future Village parks, land for additional public open space, other public amenities, or infrastructure projects.

5~~3~~. The number of dwelling units that the applicant must purchase to achieve the desired density shall be derived from the following calculation:

   (number of dwelling units at total density including TDR allocation) minus

   (number of dwelling units allowed according to base density) equals

   (number of units that must be purchased)

6~~4~~. Community C~~c~~ontribution F~~f~~ees shall be reviewed annually by the Village Commission on the recommendation of the Village Manager during the budget process.

§ 8.14 – Shoreline accessibility

All properties in the RM-70 ~~and CG~~ district~~s~~ contiguous to Biscayne Bay and its natural tributaries shall provide and maintain a shoreline walkway adjacent to and parallel to the riparian right-of-way, designed and constructed in a manner consistent with the Island Walk Standards referenced in Section 8.17.O, as may be amended from time to time. The ~~shoreline walkway~~Island Walk shall be provided continuously along the water for the full width of the property ~~and shall be at least 10 feet wide~~. ~~For shoreline accessibility and view corridor standards within the T6-24 and T6-30 Urban Core District, see Chapter 15, Section 15.3.g.~~ In addition, all properties in the RM-70 ~~and CG~~ district~~s~~ contiguous to Biscayne Bay are subject to the following:

A. Prior to, or concurrent with, site plan approval, the Village Commission shall have the authority to allow the ~~shoreline walkway~~Island Walk to be provided in the riparian right-of-way in lieu of providing the shoreline walkway upland on the subject property, conditional on approval by DERM.

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B. Except as otherwise provided in these regulations, a ~~A 5-foot-wide~~ public access connection walkway of a width consistent with the Island Walk Standards shall be provided and maintained between the shoreline walkway and the public right-of-way.

C. All developments contiguous to Biscayne Bay and its natural tributaries shall be subject to review and approval by the Miami-Dade County Shoreline Review Committee.

~~C~~D. Easements for both the ~~shoreline walkway~~Island Walk and public access connection walkway shall be dedicated and recorded prior to issuance of a building permit. The easement for the ~~shoreline walkway~~Island Walk shall provide connection to the ~~shoreline walkways~~Island Walks of contiguous properties.

~~D~~E. The ~~shoreline walkway~~Island Walk and public access walkway shall be open to the public daily, during hours determined by the Village.

~~E~~F. ~~Walkway lighting shall be provided and maintained. Lighting shall remain on during any nighttime hours that the walkways are open to the public.~~All design features including hardscape and softscape treatments, furnishings, lighting, signage, artwork, etc. shall be consistent with the Island Walk Standards.

~~F~~G. All shoreline accessibility facilities constructed according to this section shall be ADA compliant.

For shoreline accessibility and view corridor standards applicable to the T6-24 and T6-30 Urban Core District, see Chapter 15, Section 15.3.g.

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DIVISION 3, SUPPLEMENTAL USE REGULATIONS

§ 8.16 – Supplemental Use Regulations

A. Accessory uses and structures.

The following accessory uses and structures shall be permitted when such uses or structures are ancillary, in connection with, and incidental to, the principal use or structure allowed within the zoning district in which the principal use or structure is located.

1. Permitted accessory uses by zoning district

   a. In ~~all~~single family residential districts:

   b. In RM-70 multifamily residential districts, the following accessory uses may be permitted:

      (1) Support. Building management offices within structures containing eight (8) or more dwellings units.

      (2) Nonresidential. Professional Service offices and Personal Service establishments of an Ancillary Nature, ~~including~~ as well as coffee shops, within structures containing 100 ~~or more~~ to 399 dwelling units, subject to the following conditions:

      (a) Professional services shall exclude all medical-related providers, including but not limited to dental, vision and veterinary services.

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(b) Personal services shall be limited to hair care and aesthetic services, physical fitness conditioning, pet grooming, and laundry services (drop-off/pick up only).

(c) Access to such nonresidential facilities shall be only from inside the building or from the Island Walk.

(d) There shall be no external advertising signs, display windows or entrances., provided, however, that

(e) The area of such nonresidential uses shall not exceed 0.05 percent ~~floor area ratio~~ of the net square footage of the structure up to a maximum of ~~10,000~~8,000 square feet.

(3) Within structures containing ~~3~~400 or more dwelling units, nonresidential uses including Professional Service offices and Personal Service establishments, as well as Neighborhood-Serving Retail limited to small-scale, low-intensity specialty retail such as gift shops, flower shops, newspaper and magazine stands; convenience goods and services such as mini-mart or daycare; and food shops such as bakery, confectionery, ice cream parlor, refreshment stand, delicatessen, and coffee shops; along with restaurants offering waterfront dining, may be permitted with external entrances (including from the Island Walk) external signs and display windows subject to the following conditions:

(a) The signs shall not abut or face a public right-of-way and cannot be readable from the public right-of-way.

(b) Such external signs shall be affixed flat against the facade or awning canopy of the commercial space occupied by the nonresidential use.

(c) Such external signs shall not exceed in area ten percent (10%) of the area of the facade of the space occupied by the nonresidential space.

(d) Such external signs shall be compatible as to materials, background and style with all adjacent and contiguous nonresidential facilities with the overall design character of the structure.

(e) The area of such nonresidential uses shall not exceed 0.05 percent ~~floor area ratio~~ of the net square footage of the structure up to a maximum of 10,000 square feet.

(g) Additional parking shall be provided within the development at the ratios established for the specific nonresidential uses in Sec. 9.3 of the ULDC.

(4) Integrated structured parking in compliance with the standards of Subsections. 9.3., E. and I.

(5) Covered or sheltered entrance feature/porte cochere up to the property line, provided the structure meets the following conditions:

(a) Vertical clearance of at least fourteen (14) feet. If loading/unloading is to be provided at this location, then vertical clearance shall be at least fourteen and a half (14-½) feet.

Changes made following July 27, 2023 Village Commission meeting
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(b) Columns may be provided to support a porte cochere.

(6) Private swimming pools, cabanas, tiki huts, whirlpools, saunas, spas and hot tubs. Such structures must comply with the applicable setback standards ~~of Sec. 8.17.M~~. (~~including setbacks,~~ unless the structures are located off the ground plane on an amenities deck).

(7) Private tennis, basketball or volleyball courts or other similar ancillary outdoor recreational uses.

(8) Integrated storage areas provided the storage is reserved for residents of the subject property and provided the storage area does not exceed 5% of the gross floor area of the structure.

(9) Rooftop decks and terraces, not exceeding a combined surface area of 80% of the enclosed floor area immediately one floor below and set back at least 5 feet from each side of the structure's exterior outer walls, when located along a side elevation not facing a street. Rooftop decks and terraces shall meet the requirements of Subsection 8.17.G. and Section 9.21.

c. In all zoning districts

(1) Television and radio antenna structures, except for those of a microwave relay or transmission nature, subject to the provisions of Section 8.13(N).

(2) Caretaker or watchman quarters when such quarters are associated with an active construction project.

~~(3) Storage areas within structures containing multifamily residential dwelling units, provided the storage is reserved for residents of the subject property and provided the storage area does not exceed 5% of the gross floor area of the structure.~~

(4) Doghouse, pens, and other similar structures for the keeping of commonly accepted household pets, provided, however, the requirements of Sections 91.03 and 91.10 through 91.12 of the Village Code of Ordinances are complied with.

(5) Disaster Shelters

(6) Green building features pursuant to Division 5 of this Chapter, as may be amended from time to time.

2. Special Regulations. The following regulations shall apply to all accessory uses and structures:

. . .

e. All accessory structures shall comply with all provisions of the ~~South~~ Florida Building Code, as amended from time to time.

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§ 8.17 – Supplemental Development Standards

. . .

Changes made following July 27, 2023 Village Commission meeting
Changes made following July 13, 2023 PZB meeting
Changes made following June 21, 2023 PZB meeting
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O. Island Walk Standards.

1. Except as otherwise provided in these regulations ~~A~~all waterfront properties on Harbor Island and properties located along the north, south, and east shorelines of Treasure island~~, from the 1415 Parcel East to the NE 79th Street Causeway Bridge~~, upon and as part of their development or substantial redevelopment, shall be required to design and construct the respective portion of the Island Walk according to design criteria and standards established in the island Walk Design Criteria Project Memorandum, dated October 19, 2020, prepared by EAC Consulting Inc. and Moffat & Nichol for the Village, as may be updated from time to time, which is incorporated into the Code as Appendix "A" and made a part hereof by reference.

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Changes made following July 27, 2023 Village Commission meeting
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EXHIBIT C

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CHAPTER 9, GENERAL SITE DESIGN STANDARDS

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§ 9.3 – Off-street parking requirements

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C. Minimum or maximum number of off-street parking spaces required

1. Fractions of a space: All uses shall be subject to the following minimum space requirements unless additional spaces may be required as the condition for securing a permitted conditional use. All fractional space requirements shall be rounded off to the next highest number.
2. Residential uses
    a. Single-family: Two spaces for each dwelling unit.
    b. Multifamily ~~on Treasure Island~~ in the T6 transect zone:
        i. See Section 15.7.A. Building Function (Uses) and Parking Requirements Table.
    ~~b~~c. Multifamily in all areas except ~~Treasure Island T6-24 and T6-30 transect zoned lots on the north and south side of Kennedy Causeway~~the T6 transect zone:
        (1) ~~One and one-half (1.5) space for each efficiency unit, two parking spaces for one and two-bedroom units, and three parking spaces for three-bedroom units or larger and two-bedroom units, which contain an enclosed den or other space convertible to a bedroom plus~~ The maximum number of off-street vehicle parking spaces shall be determined in accordance with Table X, unless otherwise specified in this Chapter.

Unit Size	**Maximum Spaces Per Unit**
Micro unit, efficiency/studio and 1-bedroom	1.25 spaces
2 bedrooms	1.75 spaces
3 bedrooms	2.25 spaces
More than 3 bedrooms	0.5 spaces per additional bedroom

        (2) Guest parking shall be provided at a maximum rate of ~~0.25 spaces per~~

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~~unit an additional~~ ten percent (10%) of the total number of ~~required~~ spaces. ~~for guest parking, which~~ Guest parking spaces shall be identified as such and shall be located in areas commonly accessible to all units.

(3) All parking spaces for multifamily residential uses shall be provided on site. No off-premises parking shall be counted as part of the required parking count.

(4) All ~~of the required minimum number of~~ parking spaces provided for multifamily residential uses pursuant to these provisions~~,~~ shall be conveyed for use by the developer to the condominium association, and then made available for use by the unit owners at no charge. Where spaces are indicated by a fraction, at least the whole number must be conveyed. This provision shall apply to development under the PRD Ordinance.

. . .

E. Design standards

. . .

~~5. Compact parking spaces~~

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

~~b. Applicants seeking approval for the use of compact parking spaces shall provide valet parking services in perpetuity; and a Business Tax Receipt for valet parking services shall be required annually to ensure compliance with this requirement.~~

. . .

I. Structured Parking Facilities.

All new structured parking facilities shall be constructed to be adaptable for conversion and re-use in the future as habitable area for residential, non-residential or mixed-use development. Construction shall consider factors such as:

1. Flat floor plates;
2. Adequate floor heights, with typical parking levels no less than 9 feet;
3. Additional expansion joints;
4. Ramps that can be demolished;
5. Column placement;
6. Additional load potentials; and
7. Provisions for utilities, stairwells or other life safety needs.

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6. Uses not listed

   Off-street parking requirements for those uses not enumerated but which are closely related and similar to the uses listed above shall be determined by the Planning and Zoning Board in accordance with the requirements for the listed similar use. Requirements for all non-similar uses shall be set by the Village Commission after a recommendation by the Planning and Zoning Board.

7. Required Accessible Parking

   Parking facilities accessible for persons with disabilities shall be provided as required by the Florida Building Code, including in terms of quantity, size, location, and accessibility. Accessible spaces shall be included within the amount of parking that is required in this Chapter.

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J. Space-efficient parking: Mechanical, automated and robotic parking systems~~lifts with valet parking serving legal nonconforming residential development in the RM-70 District~~.

Notwithstanding ~~the above~~any provision of this Code to the contrary, mechanical and automated parking lifts or robotic parking systems may be permitted in an enclosed garage structure to serve development in the RM-70 district, ~~existing as of January 1, 2017, which is nonconforming to the minimum number of parking space requirements~~subject to the standards in Section 9.3. ~~The lifts serving the development may be located on sites in the RM-70 or RM-40 districts, subject to the distance requirements of this code. A mechanical parking lift is an automated mechanism that lifts vehicles to make space available to park other vehicles below it in a vertical tandem fashion.~~ Parking spaces created by a mechanical parking lift may be counted towards the total number of required parking spaces. Access to both standard and mechanical parking may be provided through the use of vehicle elevators.

Mechanical and automated parking devices and/or robotic parking systems may be permitted to satisfy off-street parking requirements, ~~if it meets~~ subject to the following standards:

1. Mechanical lifts shall be ~~permitted only when~~ operated by an attendant or a licensed and insured valet parking company on a 24-hour/seven-days-a-week basis, to be confirmed by restrictive covenant to be recorded by the owner/applicant prior to establishment of the use. Proof of the valet service contract must be provided to the Village annually. Between the hours of 5:00 am to 1:00 am, a minimum of two valet parking attendants shall be on duty for each parking lot which utilizes mechanical parking lifts. Between the hours of 1:00 am to 5:00 am, a minimum of one valet parking attendant shall be on duty for each parking lot which utilizes mechanical parking lifts.
2. An attendant or valet is not required for automated parking systems which are independently accessible and can be operated by users without an attendant, provided that the Parking and Loading Operations Plan includes a nonoperation plan. Parking spaces shall have clear signage clarifying operations of the spaces to users.

~~2~~3. Should the operation of a mechanical, automated or robotic parking system be discontinued, the standards of Section 9.3.C shall apply, and the building owner or condominium association shall submit plans to the Village as a Site Plan modification, demonstrating how the necessary number of parking spaces will be provided.

~~3~~4. ~~Mechanical lifts~~ Space-efficient parking systems shall be located within a fully enclosed parking structure and shall not be visible from exterior view. No outside parking lifts shall be permitted. ~~must be shielded from view from adjacent properties, either by enclosing the parking with a decorative fence or wall or enclosing the parking in a garage structure. If a decorative fence or wall is employed, it may be located on the perimeter of the property and may exceed the height limits of Section 8.13.F.2 in order to hide the parking lifts from view to a maximum of 14 feet. Decorative fencing material may not include wood, chain link, wire or cable fencing or fences similar in appearance to any of the foregoing, or any vinyl clad fencing.~~

~~4~~5. ~~The mechanical parking lifts~~Space-efficient parking systems, including vehicle elevators~~decorative fencing~~, and any garage structure wherein these devices are located shall be designed so that the noise or vibration from the operation of the ~~lifts or car elevators~~devices shall not be plainly audible to, or felt by, any individual standing outside on property adjacent to the garage structure. Noise and vibration barriers shall be utilized to ensure that surrounding walls or fencing decrease sound and vibration emissions.

~~5~~6. All ~~mechanical parking lifts~~space-efficient parking systems and/or car elevators providing access to levels within a garage must be maintained and kept in good working order and must be inspected by a licensed mechanical engineer at least once annually. Space-efficient parking systems shall not result in queuing into any public right-of-way.

~~6~~7. All free-standing mechanical and automated parking lifts and must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered, and the top vehicle can be accessed in the event of a power outage. Devices shall provide manual override capability.

~~7~~8. Any building utilizing robotic parking systems and/or car elevators to access parking must include an on-site emergency ~~electric~~ generator consistent with the requirements of Section 151.25 of the Village Code, regardless of the height of the building, with sufficient capacity to store and retrieve cars in the event of a power outage.

~~8~~9. All mechanical and automated lifts must be designed to prevent lowering of the lift when a vehicle is parked, or objects are located below the lift.

~~9~~10.All mechanical and automated lift, robotic parking system components, ~~and~~ car elevators, and emergency generators shall be Underwriters Laboratories (UL) approved.

~~10~~11.All non-mechanical parking spaces in a garage structure must ~~measure at least nine feet in width by 18 feet in depth~~comply with the dimensional requirements of Subsection 9.3.E.4.

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~~11~~12.The building owner or condominium association must maintain a service contract with the manufacturer or manufacturer-approved service company at all times to ensure continued operation of the ~~lifts and car elevator(s)~~space-efficient parking system components. Proof of the service contract must be provided to the Village annually.

~~12~~13.The ceiling heights of any garage parking level with parking lifts within a garage shall be a minimum of 11 feet six inches.

~~13~~14.The parking lift platform must be sealed and of a sufficient width and length to completely cover the bottom of the vehicle on the platform to prevent dripping liquids or debris onto the vehicle below.

~~14~~15.Either the owner or lessee of a parking lot which utilizes ~~mechanical parking lifts~~ space-efficient parking system shall carry liability insurance which covers any damage, injury, or accident that could occur within the parking lot.

~~15~~16.The condominium association shall not lease or sell parking spaces and shall not charge for guest parking.

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§ 9.4 – Off-street loading and unloading requirements

A. General requirements

1. Off-street loading facilities required

At the time of the erection of any multifamily residential or nonresidential use or at the time any such use is altered, enlarged, or increased in capacity by adding dwelling units or floor area, there shall be space provided and maintained for the loading and unloading of passengers, materials, goods, or supplies, and for delivery and shipping so that vehicles for these services may use this space without encroaching on or interfering with the public use of streets, parking facilities, and alleys by pedestrians and other vehicles.

. . .

4. Restrictions

No areas supplied to meet required off-street parking facilities shall be utilized for or deemed to meet the requirements for off-street loading facilities.

a. Loading Zones Designated: Freight loading zones and passenger loading zones shall be established and marked by signs.
b. Passenger Loading Zones: No person shall stop, stand or park a vehicle for any purpose or period of time other than for the loading or unloading of passengers in any place marked as a passenger loading zone during hours when the regulations applicable to such loading zone are effective, and then only for a period not to exceed three (3) minutes. Any vehicle in a passenger loading zone shall be attended by either a driver or valet at all times.
c. Freight Loading Zones:

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(1) Generally:

i. No person shall stop, stand or park a vehicle in a place marked as a loading zone, except to load or unload property, during hours when the provisions applicable to such zones are in effect. A stop for loading or unloading property shall not exceed fifteen (15) minutes.

ii. A vehicle driver may stop temporarily at a loading zone to load or unload passengers when stopping will not interfere with any vehicle waiting to enter or about to enter the zone to load or unload property.

(2) Commercial Vehicle Loading Zone: Only commercial vehicles which are properly designated as such may stop, stand or park in a loading zone designated "Commercial Vehicle Loading Zone". No person shall stop, stand or park a commercial vehicle in any place marked as a commercial vehicle loading zone during hours when the provisions applicable to such zones are in effect except to load and unload commercial property. No stop shall exceed thirty (30) minutes.

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C. Design standards

1. Space Dimensions

2. ~~An off-street loading space shall include an area of at least 12-feet wide by 30-feet long with 14½ feet vertical clearance.~~

Type	Width	Length	Height
Passenger	10	20	7
Small truck	12	25	14

Each off-street loading space shall be easily accessible and arranged for convenient and safe ingress and egress by motor truck or trailer combination.

3. Paving and drainage

Proposed grading and drainage for off-street loading facilities shall be approved by the Village. All loading areas shall be surfaced with a minimum of a rolled six-inch rock base and a one-inch durable weatherproof asphaltic pavement. Loading areas shall be maintained in a manner so as to not create a hazard or nuisance.

4. Joint usage

Combined or joint off-street loading spaces for two or more uses may be collectively provided if off-street loading facilities are equal in size and capacity to the combined requirements of the several uses and are so located and arranged as to be usable by all.

4. Ingress and egress from loading spaces shall be provided by means of clearly

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defined drives which lead from public rights-of-way to clearly defined maneuvering lanes which in turn provide access to individual loading spaces. Configurations which require backing directly onto a street, excluding alleys, from a loading space shall be prohibited.

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EXHIBIT A

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CHAPTER 3, DEFINITIONS

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning. Refer to Chapter 15, Section 15.4. for definitions of terms that are pertinent to Chapter 15 of this Code. If a term is not defined in this section or Chapter 15, the Village Manager or his/her designee shall determine the definition of the term. If there is a conflict between Chapter 15 and this section, Chapter 15 shall take precedence:

. . .

Alley. A public or private road which affords only a secondary means of access to abutting property and which is not otherwise designated as a street.

Amenity. A feature of a building or place which is not essential to its use but is provided to add comfort and convenience for those occupying the property. Amenities are included to make a property more valuable to potential buyers or tenants and encompass additions above the buyers' or tenants' basic needs. Examples of property-specific amenities include but are not limited to swimming pools, workout facilities, and internet.

Amusement center. Any indoor place or enclosure which contains three or more amusement devices of any description, including but not limited to pinball games, computer games, or games of chance for the public amusement, patronage or recreation.

Ancillary nature. Supportive of the primary activities or operations of a primary use; a facility or activity which would not exist absent the primary use. Uses ancillary in nature are complementary and of a smaller scale and size to the Principal Use or Structure on a site.

Apartment. A room or group of rooms within a multifamily dwelling arranged or designed to be used as a home or residence for one family, with kitchen or kitchenette and bathroom for the exclusive use of the one family.

. . .

Floorplate. The total indoor and outdoor Floor Area of any given Story of a building measured to the exterior of the wall or balcony.

. . .

National Green Building Standard™ (NGBS). A green building certification program that provides independent, third-party verification that a home, apartment building, or land development is designed and built to achieve high performance in six key areas: Site Design, Resource Efficiency, Water Efficiency, Energy Efficiency, Indoor Environmental Quality, and Building Operation and Maintenance. The NGBS administers the NGBS Green Verifier program.

Neighborhood-serving retail. Retail establishments that customarily make most of their sales to the surrounding neighborhood and thus rely primarily on a local clientele.

Nightclub. An establishment defined by section 111.01 of this Code.

. . .

Parcel. A piece of land assembled for a single purpose.

Parking, mechanical. Refers to mechanical parking lifts, robotic parking systems, and/or vehicle elevators. A mechanical parking lift is an automated mechanism that lifts vehicles to make space available to park other vehicles below it in a vertical tandem fashion. Robotic parking system means a mechanical garage using elevator systems to hoist individual vehicles from receiving areas to separate auto storage areas. A vehicle elevator is an elevator used for motor vehicles in lieu of ramps within a parking structure.

Parking space, off-street. An all-weather surfaced area, exclusive of streets, alleys, and driveways, permanently reserved for the temporary storage of one vehicle and connected with a street or alley by an all-weather surfaced driveway, which affords ingress and egress for a vehicle without requiring another vehicle to be moved. When developing single lot sites under the PRD regulations found in Section 8.10(D)(9), mechanical parking lifts may be used to create an additional parking space which can be counted towards the total number of required parking spaces.

. . .

Permit, building. A certificate issued by the Building Official authorizing the construction, reconstruction, remodeling, alteration, or repair of a building or other structure, upon approval of the submitted application and plans.

Personal service. Refers to establishments primarily engaged in providing services to individuals and related to the care and appearance of the body or the cleaning and repair of personal effects.

Pervious area. The surface area of a parcel, which is capable of being penetrated by water.

. . .

Principal use. The predominant activity or use conducted within a particular building or upon a particular lot.

Professional service. Refers to a service rendered by members of a recognized profession by persons possessing a specialized skill.

Public use. Any public building, structure, or land used primarily for public or quasi-public purposes where the building, structure, or land is not privately owned or operated.

EXHIBIT B

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CHAPTER 8, ZONING

§ 8.10 – District regulations.

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D. RM-70 High Density Multiple Family Residential District.

1. Purpose and intent.

   The purpose of this district is to promote the efficient use of land and to encourage development of attractive, pedestrian-friendly, sustainable and resilient high-density multifamily residential areas. This zoning provides designated areas for high-density multifamily residential structures, together with other Principal uses as may be approved as Use exceptions and permitted Accessory uses pursuant to Sec. 8.16.A, as may be necessary and complementary to, as well as and compatible with a permitted Use.

2. Use permitted.

   a. Multifamily residential dwellings, along with property-specific Amenities.

   b. Duly licensed home-based businesses pursuant to Section 559.955, Florida Statutes.

   c. Supplementary uses as permitted by Section 8.16.A.1.b., provided they are Ancillary in nature to the Principal Use.

3. Prohibited uses.

   a. All other uses not specifically or provisionally permitted herein.

4. Site development standards.

   a. Minimum lot size.

      Area—11,200 square feet~~;~~

      Frontage—70 feet

   b. Minimum yard setbacks.

Location	**Distance *(Feet)***
Front	25
Rear/waterfront (1)	25
One side (interior)	15
Second side (interior)	20% of the lot width but no less than 20 feet, to accommodate a View Corridor consistent with the adopted Island Walk Design Criteria and Miami-Dade

	County Shoreline Development Action Review Criteria.
Minimum combined side setback area free of structures at ground level	30

(1) *Waterfront setback encroachments.* Cantilevered awnings and entry canopies may encroach up to seven (7) feet into a waterfront setback, up to but not extending into, the Island Walk easement. Above the first story of the building, cantilevered balconies, bay windows, and roofs may encroach up to seven (7) feet into a waterfront setback, up to but not extending into, the Island Walk easement.

(2) *Balconies.* Exterior balconies/terraces and covered walkways above the ground floor, excluding rooftops and other non-covered areas, may extend into the side setbacks a maximum of 25 percent of the allowable setback measurement but may not extend beyond the pedestal of a building with a pedestal and tower design.

(3) *Flex setback for buildings with a pedestal and tower design.* To promote creative design solutions to the building configurations, the Village Commission may allow a building tower (and pedestal, for sites involving only one lot) to encroach into the setbacks as per the following "flex box" criteria:

(a) *Pedestal (aka podium) s*hall be defined as that portion of a building up to 100 feet in height which contains the building's structured parking and amenities.

(b) *Tower* shall be defined as that portion of a building that starts at the top of the pedestal or podium.

(c) The maximum floor plate for the tower portion of buildings with a pedestal and tower design shall be 17,500 square feet.

(d)The tower shall be stepped back an additional ten (10) feet from the face of the pedestal along any street frontage.

(e)The maximum achievable floor area is calculated based upon the buildable "box" allowed under the regularly applicable setback regulations and the allowable height (the "Box Floor Area").

(f) The building may be designed to encroach onto regularly applicable setbacks, with the exception of the side setback that accommodates the View Corridor, provided the encroachment does not exceed thirty percent (30%) of the required setback and the total gross floor area of the building does not exceed the Box Floor Area. In calculating the total gross floor area, all square footage of any structure (whether exterior or interior) shall be included.

(g) In no instance may any encroachment into any side yard setback be longer than one-third (1/3) of the distance between the front and rear setback.

Balconies with railings or other physical containment, which do not exceed 42 inches in height are not included in the measurement of the wall length.

c. Maximum density.

Pursuant to the Village's Comprehensive Plan, the maximum base density permitted in all RM-70 properties shall be seventy (70) units to the acre, except for properties receiving transferred development rights pursuant to Section 8.13, which shall be permitted to exceed the maximum base density by no more than thirty percent (30%). Receiver sites may be developed as otherwise permitted by this Unified Land Development Code, as may be amended from time to time, in combination with the development rights available to the site, provided that the overall district density is consistent with, and does not exceed, the overall density allowable by the Village's Comprehensive Plan.

d. Maximum base building height: 150 feet from BFE for the property plus freeboard.

e. Maximum bonus building height: Bonus height may be approved according to Section 8.12.

f. Minimum pervious area: Thirty percent (30%) of the total parcel and no less than thirty percent (30%) of the front yard area. The minimum required pervious area shall be retained/provided at grade level. (For additional related standards, see subsection 5.b. below).

h. Green space: A minimum of twenty percent (20%) of the total Lot Area shall be maintained as unobstructed Green Space and shall be landscaped. On lots up to 22,400 square feet in size, at least thirty (30%) of the front yard area shall be maintained as green space. On lots greater than 22,400 square feet in size, at least thirty-five percent (35%) of the front yard area shall be maintained as green space. The Commission may waive or reduce the minimum required green space in the front yard of a project through the Site Plan approval process, if it finds that the character of the building or the configuration of the plan makes such a reduction reasonable or necessary, and provided that the square footage of the approved reduction in green space is added to a different location on the site.

~~h~~i. Minimum floor area:

Unit Type	**Floor area (Sq. Ft.)**
Microunit	300 (449 max)
Efficiency/studio	450
One-bedroom	750
Two-bedroom	1,100
Three-bedroom or larger	1,300

5. Additional required features and requirements.

All properties developed under the RM-70 Zoning requirements shall provide the

following:

a. Public access boardwalk as required by the Miami-Dade County Shoreline Review Committee and by North Bay Village per Sec. 8.17.O. (Developer shall dedicate an easement to the Village conveying the boardwalk and a public access corridor).

b. All exterior paving surfaces, except for covered parking garages, shall be constructed of permeable materials. Up to 25% of the combined square footage of all parking areas, driveways, walkways, patios and terraces built with permeable materials may be subtracted from the maximum calculated impervious coverage on the lot, if approved by the Director of Public Works (or his or her designee), based on the porosity of the material used, and the amount (percent) of annual rainfall that will pass through the material.

c. Artwork and art installations shall be provided in the front and within the Island Walk portion of each development. Preference should be given to local artists and interactive experiences that highlight Florida's cultural, ecological, and historic assets. Artwork should be place in a manner that does not encumber access to or views of the waterfront. The proposed location and character of all artwork shall be considered during the Site Plan approval.

d. Developments shall comply with existing landscaping requirements, as well as changes implemented in the future to conform to contiguous developments and landscaping plans implemented for the causeway and interior island areas.

e. Developments shall provide furnishings and pedestrian amenities along the Island Walk per Section 8.17.O, Island Walk Standards.

f. All parking garages shall be constructed with architectural features that hide them from public view (glass, screening, greenery etc.) pursuant to Subsections. 9.3.E. and L.

g. Lighting shall be provided in all areas in the front of development where trees are planted.

h. Properties developed pursuant to a transfer of development rights pursuant to Section 8.13 shall be required to achieve at least thirty (30) green building and design points pursuant to the standards of Section 8.21.

i. Landscaped green space shall be used to delineate existing and proposed structures, parking areas, driveways and other vehicular use areas, sidewalks and walkways, utilities, and/or easements on the property.

j. Building forms shall be varied to avoid monotony but shall be sensitive to the profiles of adjacent buildings and shall locate second and third stories adequately to reduce the apparent overall scale of the building.

k. The front building elevation shall provide a minimum of thirty percent (30%) of wall openings/transparency at the ground level (either windows, doors or transitional spaces defined by porches, porticoes or colonnades).

l. The massing of the buildings resulting from volumetric distribution according to the dimensional requirements, shall provide for adequate light-plane access in between

buildings, even if maximum build-out occurs.

m. Main entries shall be prominent and oriented to the street and rendered in appropriate scale relative to adjacent buildings as well as the individual building.

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§ 8.12 – Bonus Height.

Properties in the RM-70 and CG districts may request to purchase additional height from North Bay Village as follows:

A. Approval of bonus height

Requests for bonus height shall be made concurrent with site plan review and shall be reviewed pursuant to the same criteria as site plans, provided in Section 5.8 ULDC. The Village Planning and Zoning Board shall review the request and provide a recommendation to the Village Commission. The Village Commission shall have the authority to approve or deny any bonus height request at a site plan review public hearing. Bonus heights are not permitted within the T6 transect zones.

B. Maximum bonus height

1. Except for undersized parcels in RM-70, t ~~T~~he maximum building height (with bonus) that may be approved according to this section is 240 feet.
2. Properties in the RM-70 District that receive development rights pursuant to Section 8.13 may obtain approval from the Village Commission for additional building height of up to thirty percent (30%) above the maximum permitted height (up to 312 feet with the application of all bonuses) to accommodate the transferred density.

C. Fees

1. Bonus height community contribution fees shall be paid to North Bay Village in the following manner: fifty percent (50%) nonrefundable deposit shall be paid to the Village within 90 days of site plan approval by the Village Commission; and the balance shall be paid concurrently with the issuance of a building permit. No building permit shall be issued by the Village until the applicant has paid the fees calculated pursuant to this section.

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§ 8.13 – Transfer of Density Rights (TDR) Program

Properties in the RM-70 district may request to purchase additional dwelling units from North Bay Village, allowing for increased density and height ~~from North Bay Village~~, as follows:

A. Sending Sites

The sending sites shall be land currently owned by the Village. Any and all Village-owned property shall be considered as an eligible TDR sending or donor site. Total transferred density allocation within the Village shall not exceed the total developable potential of the sending sites. Total transferred density allocation on Harbor Island shall not exceed the total developable potential of the sending sites located on Harbor Island. The Planning and Zoning Official

shall track and keep an official tally of the development rights available for transfer, which shall be updated with each transaction. Density rights transfer requests shall be addressed on a first-come, first-served basis. A copy of each update shall be filed by the Village Clerk. Upon issuance of a building permit for a project on an eligible receiving site that utilizes approved transferred units, the Village shall record a declaration of restriction on its property, recognizing the transfer of units and the remaining number of transferrable units on the sending site.

B. Receiving Sites

Density rights associated with Village-owned property located on Treasure Island may not be approved for transfer onto property located on Harbor Island. Density rights from Harbor Island may be and are encouraged to be transferred to receiving sites outside of Harbor Island.

C. Approval of Transfer of Density Rights and Additional Building Height

Requests for transfer of density rights shall be made concurrent with site plan review and shall be reviewed pursuant to the same criteria as site plans, provided in Section 5.8 of the UDLC. The resulting density and building height following the use of transferred units shall not exceed thirty percent (30%) of the base density and maximum building height (including all other available bonuses) of the receiving site. The Village Planning and Zoning Board shall review the request and provide a recommendation to the Village Commission. The Village Commission shall have the authority to approve or deny any additional density and related additional building height during site plan review.

D. Fees

1. The applicant shall pay a Community Contribution Fee per transferred density right (equivalent to one dwelling unit) to North Bay Village within 90 days of site plan approval by the Village Commission in accordance with the Village's adopted Fee Schedule, as may be amended from time to time.
2. Payments of Community Contribution Fees for transferred density rights shall be nonrefundable.
3. Should the Site Plan approval expire, the transferred density rights shall revert to North Bay Village.
4. Community Contribution Fees collected according to the TDR program shall be utilized ~~for~~ by the Village for the purchase of future Village parks, land for additional public open space, other public amenities, or infrastructure projects.

5~~3~~. The number of dwelling units that the applicant must purchase to achieve the desired density shall be derived from the following calculation:

(number of dwelling units at total density including TDR allocation) minus

(number of dwelling units allowed according to base density) equals

(number of units that must be purchased)

6~~4~~. Community Contribution Fees shall be reviewed annually by the Village Commission on the recommendation of the Village Manager during the budget process.

§ 8.14 – Shoreline accessibility

All properties in the RM-70 district contiguous to Biscayne Bay and its natural tributaries shall provide and maintain a shoreline walkway adjacent to and parallel to the riparian right-of-way, designed and constructed in a manner consistent with the Island Walk Standards referenced in Section 8.17.O., as may be amended from time to time. The Island Walk shall be provided continuously along the water for the full width of the property. In addition, all properties in the RM-70 district contiguous to Biscayne Bay are subject to the following:

A. Prior to, or concurrent with, site plan approval, the Village Commission shall have the authority to allow the Island Walk to be provided in the riparian right-of-way in lieu of providing the shoreline walkway upland on the subject property, conditional on approval by DERM.

B. Except as otherwise provided in these regulations, a public access connection walkway of a width consistent with the Island Walk Standards shall be provided and maintained between the shoreline walkway and the public right-of-way.

C. All developments contiguous to Biscayne Bay and its natural tributaries shall be subject to review and approval by the Miami-Dade County Shoreline Review Committee.

D. Easements for both the Island Walk and public access connection walkway shall be dedicated and recorded prior to issuance of a building permit. The easement for the Island Walk shall provide connection to the Island Walks of contiguous properties.

E. The Island Walk and public access walkway shall be open to the public daily, during hours determined by the Village.

F. All design features including hardscape and softscape treatments, furnishings, lighting, signage, artwork, etc. shall be consistent with the Island Walk Standards.

G. All shoreline accessibility facilities constructed according to this section shall be ADA compliant.

For shoreline accessibility and view corridor standards applicable to the T6-24 and T6-30 Urban Core District, see Chapter 15, Section 15.3.g.

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DIVISION 3, SUPPLEMENTAL USE REGULATIONS

§ 8.16 – Supplemental Use Regulations

A. Accessory uses and structures.

The following accessory uses and structures shall be permitted when such uses or structures are ancillary, in connection with, and incidental to, the principal use or structure allowed within the zoning district in which the principal use or structure is located.

1. Permitted accessory uses by zoning district

    a. In single family residential districts:

    b. In RM-70 multifamily residential districts, the following accessory uses may be permitted:

(1) Support. Building management offices within structures containing eight (8) or more dwellings units.

(2) Nonresidential. Professional Service offices and Personal Service establishments of an Ancillary Nature, as well as coffee shops, within structures containing 100 to 399 dwelling units, subject to the following conditions:

(a) Professional services shall exclude all medical-related providers, including but not limited to dental, vision and veterinary services.

(b) Personal services shall be limited to hair care and aesthetic services, physical fitness conditioning, pet grooming, and laundry services (drop-off/pick up only).

(c) Access to such nonresidential facilities shall be only inside the building or from the Island Walk.

(d) There shall be no external advertising signs, display windows or entrances., provided, however, that

(e) The area of such nonresidential uses shall not exceed 0.05 percent of the net square footage of the structure up to a maximum of square feet.

(3) Within structures containing 400 or more dwelling units, nonresidential uses including Professional Service offices and Personal Service establishments, as well as Neighborhood-Serving Retail limited to small-scale, low-intensity specialty retail such as gift shops, flower shops, newspaper and magazine stands; convenience goods and services such as mini-mart or daycare; and food shops such as bakery, confectionery, ice cream parlor, refreshment stand, delicatessen, and coffee shops; along with restaurants offering waterfront dining, may be permitted with external entrances (including from the Island Walk), external signs, and display windows subject to the following conditions:

(a) The signs shall not abut or face a public right-of-way and cannot be readable from the public right-of-way.

(b) Such external signs shall be affixed flat against the facade or awning canopy of the commercial space occupied by the nonresidential use.

(c) Such external signs shall not exceed in area ten percent (10%) of the area of the facade of the space occupied by the nonresidential space.

(d) Such external signs shall be compatible as to materials, background and style with all adjacent and contiguous nonresidential facilities with the overall design character of the structure.

(e) The area of such nonresidential uses shall not exceed 0.05 percent of the net square footage of the structure up to a maximum of 10,000 square feet.

(g) Additional parking shall be provided within the development at the ratios established for the specific nonresidential uses in Sec. 9.3 of the ULDC.

(4) Integrated structured parking in compliance with the standards of Subsections. 9.3., E. and I.

(5) Covered or sheltered entrance feature/porte cochere up to the property line, provided the structure meets the following conditions:

(a) Vertical clearance of at least fourteen (14) feet. If loading/unloading is to be provided at this location, then vertical clearance shall be at least fourteen and a half (14-½) feet.

(b) Columns may be provided to support a porte cochere.

(6) Private swimming pools, cabanas, tiki huts, whirlpools, saunas, spas and hot tubs. Such structures must comply with the standards of Sec. 8.17.M. (including setbacks unless they are located off the ground plane on an amenities deck).

(7) Private tennis, basketball or volleyball courts or other similar ancillary outdoor recreational uses.

(8) Integrated storage areas provided the storage is reserved for residents of the subject property and provided the storage area does not exceed 5% of the gross floor area of the structure.

(9) Rooftop decks and terraces, not exceeding a combined surface area of 80% of the enclosed floor area immediately one floor below and set back at least 5 feet from each side of the structure's exterior outer walls, when located along a side elevation not facing a street. Rooftop decks and terraces shall meet the requirements of Subsection 8.17.G. and Section 9.21.

c. In all zoning districts

(1) Television and radio antenna structures, except for those of a microwave relay or transmission nature, subject to the provisions of Section 8.13(N).

(2) Caretaker or watchman quarters when such quarters are associated with an active construction project.

(3) Doghouse, pens, and other similar structures for the keeping of commonly accepted household pets, provided, however, the requirements of Sections 91.03 and 91.10 through 91.12 of the Village Code of Ordinances are complied with.

(4) Disaster Shelters

(5) Green building features pursuant to Division 5 of this Chapter, as may be amended from time to time.

2. Special Regulations. The following regulations shall apply to all accessory uses and structures:

. . .

e. All accessory structures shall comply with all provisions of the ~~South~~ Florida Building Code, as amended from time to time.

. . .

§ 8.17 – Supplemental Development Standards

. . .

O. Island Walk Standards.

1. Except as otherwise provided in these regulations, all waterfront properties on Harbor Island and properties located along the north, south, and east shorelines of Treasure island, upon and as part of their development or substantial redevelopment, shall be required to design and construct the respective portion of the Island Walk according to design criteria and standards established in the island Walk Design Criteria Project Memorandum, dated October 19, 2020, prepared by EAC Consulting Inc. and Moffat & Nichol for the Village, as may be updated from time to time, which is incorporated into the Code as Appendix “A” and made a part hereof by reference.

. . .

EXHIBIT C

. . .

CHAPTER 9, GENERAL SITE DESIGN STANDARDS

. . .

§ 9.3 – Off-street parking requirements

. . .

C. Minimum or maximum number of off-street parking spaces required

1. Fractions of a space: All uses shall be subject to the following minimum space requirements unless additional spaces may be required as the condition for securing a permitted conditional use. All fractional space requirements shall be rounded off to the next highest number.
2. Residential uses
    a. Single-family: Two spaces for each dwelling unit.
    b. Multifamily in the T6 transect zone:
        i. See Section 15.7.A. Building Function (Uses) and Parking Requirements Table.
    c. Multifamily in all areas except the T6 transect zone:
        (1) The maximum number of off-street vehicle parking spaces shall be determined in accordance with Table X, unless otherwise specified in this Chapter.

Unit Size	Maximum Spaces Per Unit
Micro unit, efficiency/studio and 1-bedroom	1.25 spaces
2 bedrooms	1.75 spaces
3 bedrooms	2.25 spaces
More than 3 bedrooms	0.5 spaces per additional bedroom

        (2) Guest parking shall be provided at a maximum rate of ten percent (10%) of the total number of spaces. Guest parking spaces shall be identified as such and shall be located in areas commonly accessible to all units.
        (3) All parking spaces for multifamily residential uses shall be provided on site. No off-premises parking shall be counted as part of the required parking count.
        (4) All parking spaces provided for multifamily residential uses pursuant to

these provisions~~,~~ shall be conveyed for use by the developer to the condominium association, and then made available for use by the unit owners at no charge. Where spaces are indicated by a fraction, at least the whole number must be conveyed. This provision shall apply to development under the PRD Ordinance.

. . .

E. Design standards

. . .

I. Structured Parking Facilities.

All new structured parking facilities shall be constructed to be adaptable for conversion and re-use in the future as habitable area for residential, non-residential or mixed-use development. Construction shall consider factors such as:

1. Flat floor plates;
2. Adequate floor heights, with typical parking levels no less than 9 feet;
3. Additional expansion joints;
4. Ramps that can be demolished;
5. Column placement;
6. Additional load potentials; and
7. Provisions for utilities, stairwells or other life safety needs.

. . .

6. Uses not listed

   Off-street parking requirements for those uses not enumerated but which are closely related and similar to the uses listed above shall be determined by the Planning and Zoning Board in accordance with the requirements for the listed similar use. Requirements for all non-similar uses shall be set by the Village Commission after a recommendation by the Planning and Zoning Board.

7. Required Accessible Parking

   Parking facilities accessible for persons with disabilities shall be provided as required by the Florida Building Code, including in terms of quantity, size, location, and accessibility. Accessible spaces shall be included within the amount of parking that is required in this Chapter.

. . .

J. Space-efficient parking: Mechanical, automated and robotic parking systems.

Notwithstanding any provision of this Code to the contrary, mechanical and automated parking lifts or robotic parking systems may be permitted in an enclosed garage structure to serve development in the RM-70 district, subject to the standards in Section 9.3. Parking spaces created by a mechanical parking lift may be counted towards the total number of required parking spaces. Access to both standard and mechanical parking may be provided through the use of vehicle elevators.

Mechanical and automated parking devices and/or robotic parking systems may be permitted to satisfy off-street parking requirements, subject to the following standards:

1. Mechanical lifts shall be operated by an attendant or a licensed and insured valet parking company on a 24-hour/seven-days-a-week basis, to be confirmed by restrictive covenant to be recorded by the owner/applicant prior to establishment of the use. Proof of the valet service contract must be provided to the Village annually. Between the hours of 5:00 am to 1:00 am, a minimum of two valet parking attendants shall be on duty for each parking lot which utilizes mechanical parking lifts. Between the hours of 1:00 am to 5:00 am, a minimum of one valet parking attendant shall be on duty for each parking lot which utilizes mechanical parking lifts.
2. An attendant or valet is not required for automated parking systems which are independently accessible and can be operated by users without an attendant, provided that the Parking and Loading Operations Plan includes a nonoperation plan. Parking spaces shall have clear signage clarifying operations of the spaces to users.
3. Should the operation of a mechanical, automated or robotic parking system be discontinued, the standards of Section 9.3.C shall apply, and the building owner or condominium association shall submit plans to the Village as a Site Plan modification, demonstrating how the necessary number of parking spaces will be provided.
4. Space-efficient parking systems shall be located within a fully enclosed parking structure and shall not be visible from exterior view. No outside parking lifts shall be permitted.
5. Space-efficient parking systems, including vehicle elevators, and any garage structure wherein these devices are located shall be designed so that the noise or vibration from the operation of the devices shall not be plainly audible to, or felt by, any individual standing outside on property adjacent to the garage structure. Noise and vibration barriers shall be utilized to ensure that surrounding walls or fencing decrease sound and vibration emissions.
6. All space-efficient parking systems and/or car elevators providing access to levels within a garage must be maintained and kept in good working order and must be inspected by a licensed mechanical engineer at least once annually. Space-efficient parking systems shall not result in queuing into any public right-of-way.
7. All free-standing mechanical and automated parking lifts and must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered, and the top vehicle can be accessed in the event of a power outage. Devices shall provide manual override capability.
8. Any building utilizing robotic parking systems and/or car elevators to access parking must include an on-site emergency generator consistent with the requirements of Section 151.25 of the Village Code, regardless of the height of the building, with sufficient capacity to store and retrieve cars in the event of a power outage.
9. All mechanical and automated lifts must be designed to prevent lowering of the lift when a vehicle is parked, or objects are located below the lift.
10. All mechanical and automated lift, robotic parking system components, ~~and~~ car elevators, and emergency generators shall be Underwriters Laboratories (UL) approved.

11. All non-mechanical parking spaces in a garage structure must comply with the dimensional requirements of Subsection 9.3.E.4.
12. The building owner or condominium association must maintain a service contract with the manufacturer or manufacturer-approved service company at all times to ensure continued operation of the space-efficient parking system components. Proof of the service contract must be provided to the Village annually.
13. The ceiling heights of any garage parking level with parking lifts within a garage shall be a minimum of 11 feet six inches.
14. The parking lift platform must be sealed and of a sufficient width and length to completely cover the bottom of the vehicle on the platform to prevent dripping liquids or debris onto the vehicle below.
15. Either the owner or lessee of a parking lot which utilizes space-efficient parking system shall carry liability insurance which covers any damage, injury, or accident that could occur within the parking lot.
16. The condominium association shall not lease or sell parking spaces and shall not charge for guest parking.

. . .

§ 9.4 – Off-street loading and unloading requirements

A. General requirements

1. Off-street loading facilities required

   At the time of the erection of any multifamily residential or nonresidential use or at the time any such use is altered, enlarged, or increased in capacity by adding dwelling units or floor area, there shall be space provided and maintained for the loading and unloading of passengers, materials, goods, or supplies, and for delivery and shipping so that vehicles for these services may use this space without encroaching on or interfering with the public use of streets, parking facilities, and alleys by pedestrians and other vehicles.

. . .

4. Restrictions

   No areas supplied to meet required off-street parking facilities shall be utilized for or deemed to meet the requirements for off-street loading facilities.

   a. Loading Zones Designated: Freight loading zones and passenger loading zones shall be established and marked by signs.
   b. Passenger Loading Zones: No person shall stop, stand or park a vehicle for any purpose or period of time other than for the loading or unloading of passengers in any place marked as a passenger loading zone during hours when the regulations applicable to such loading zone are effective, and then only for a period not to exceed three (3) minutes. Any vehicle in a passenger loading zone shall be attended by either a driver or valet at all times.
   c. Freight Loading Zones:

(1) Generally:

i. No person shall stop, stand or park a vehicle in a place marked as a loading zone, except to load or unload property, during hours when the provisions applicable to such zones are in effect. A stop for loading or unloading property shall not exceed fifteen (15) minutes.

ii. A vehicle driver may stop temporarily at a loading zone to load or unload passengers when stopping will not interfere with any vehicle waiting to enter or about to enter the zone to load or unload property.

(2) Commercial Vehicle Loading Zone: Only commercial vehicles which are properly designated as such may stop, stand or park in a loading zone designated "Commercial Vehicle Loading Zone". No person shall stop, stand or park a commercial vehicle in any place marked as a commercial vehicle loading zone during hours when the provisions applicable to such zones are in effect except to load and unload commercial property. No stop shall exceed thirty (30) minutes.

. . .

C. Design standards

1. Space Dimensions

Type	Width	Length	Height
Passenger	10	20	7
Small truck	12	25	14
Large truck	13	50	16

Each off-street loading space shall be easily accessible and arranged for convenient and safe ingress and egress by motor truck or trailer combination.

2. Paving and drainage

Proposed grading and drainage for off-street loading facilities shall be approved by the Village. All loading areas shall be surfaced with a minimum of a rolled six-inch rock base and a one-inch durable weatherproof asphaltic pavement. Loading areas shall be maintained in a manner so as to not create a hazard or nuisance.

3. Joint usage

Combined or joint off-street loading spaces for two or more uses may be collectively provided if off-street loading facilities are equal in size and capacity to the combined requirements of the several uses and are so located and arranged as to be usable by all.

4. Ingress and egress from loading spaces shall be provided by means of clearly defined drives which lead from public rights-of-way to clearly defined maneuvering lanes which in turn provide access to individual loading spaces. Configurations which require backing directly onto a street, excluding alleys, from a loading space shall be

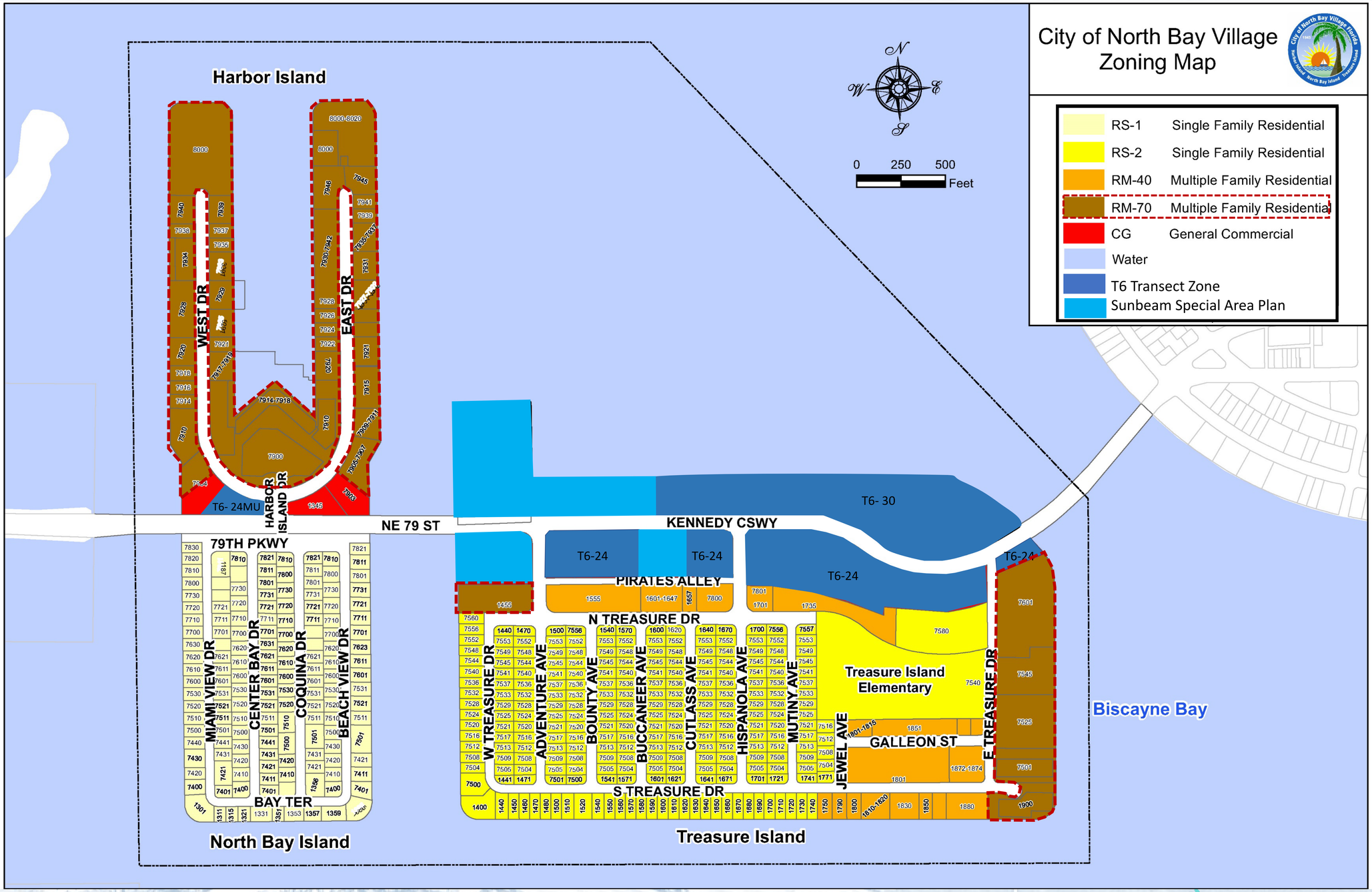
prohibited.

Zoning Code Update for High-Density Multifamily Buildings in Harbor & Treasure Islands

LISTENING SESSION

January 17, 2023

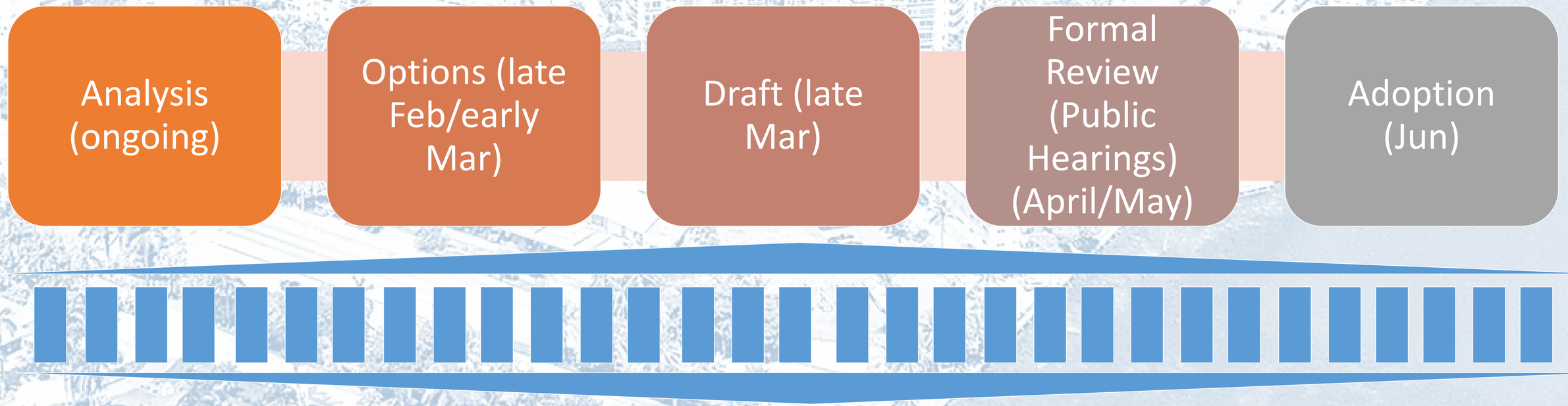
FOCUS: RM-70 ZONING DISTRICT



PURPOSE

To ensure that the RM-70 zoning district helps meet our long-term vision and goals, as expressed in the Comprehensive Plan and the NBV100 Master Plan (livability, resilience, prosperity), and that the character of future high-density development enhances our multifamily residential neighborhoods.

PROCESS



North Bay Village
HEART OF THE BAY

DESIRED MEETING OUTCOMES

- Collect range of perspectives
- Understand the strengths and weaknesses of the RM-70 zoning and related regulations
- Identify opportunities for improvement and areas of agreement as the basis for direction on necessary changes

North Bay Village
HEART OF THE BAY

PRELIMINARY ANALYSIS (HARBOR ISLAND)

Folio(s)	Address	Project Name	Owner	Sq. Ft.	Acres	Current Use	Tenancy	Year Built	Existing Units	Height (stories)	As-Built Density (upa)	Total Max Units @70 upa	Additional Unit Capacity @70 upa	Legally non-conforming density?	Rezoned as PRD?
WEST DRIVE															
23-3209-001-0040	8000 West Drive	Moda Apts	8000 WEST DRIVE GROUND OWNER LLC C/O SAFEHOLD INC	196,456	4.51	MFR	R	2015	285	8	63	315	30	N/A	N
23-3209-022-0001 (ref)	7939-7941 West Drive	Chateau Isle	MULTIPLE	22,400	0.51	MFR	O	1956	12	3	23	21	9	N/A	N
23-3209-001-0420	7938-7940 West Drive	N/A	7940 NBV PARTNERS LLC	33,600	0.77	Vacant	N/A	N/A	0	0	N/A	54	54	N/A	N/A
23-3209-001-0500	7937 West Drive	West Bay Villas	JACOB WATERFRONT PROPERTIES LLC	11,200	0.26	MFR	R	1954	6	2	23	6	0	N/A	N
23-3209-038-0001 (ref)	7935 West Drive	West Bay Condo	MULTIPLE	11,200	0.26	MFR	O	1956	8	2	31	6	-2	Y	N
23-3209-048-0001 (ref)	7934 West Drive	Space 01	MULTIPLE	33,600	0.77	MFR	O	2006	54	15	70	54	0	N/A	N
23-3209-027-0001 (ref)	7933 West Drive	Magaluf Towers	MULTIPLE	22,400	0.51	MFR	O	1979	40	11	78	21	-19	Y	N
23-3209-043-0001 (ref)	7929 West Drive	Blue Bay Tower Condo	MULTIPLE	22,400	0.51	MFR	O	2005	36	15	70	21	-15	N/A	?
23-3209-036-0001 (ref)	7928 West Drive	Islander Club	MULTIPLE	44,800	1.03	MFR	O	1969	87	10	85	72	-15	Y	N
23-3209-001-0620	7925 West Drive	7925 West Drive	VALLEYVIEW REIT LLC	22,400	0.51	MFR	R	1958	24	2	47	21	-3	N/A	N
23-3209-001-0660	7921 West Drive	7921 West Drive	AZURE USA LLC	11,200	0.26	MFR	R	1947	8	2	31	6	-2	Y	N
23-3209-001-0220	7920 West Drive	Vogel Park	NORTH BAY VILLAGE	22,400	0.51	Park	P	N/A	0	0	0	35.7**	0	N/A	N/A
23-3209-001-0160	7918 West Drive	7918 West Drive	P&O PROPERTIES LLC	33,600	0.77	Under construction	O	2024	54	21	70	54	0	N/A	N/A
23-3209-001-0680	7917 West Drive	7917 West Drive	CORAL USA LLC	22,400	0.51	MFR	R	1963	30	2	58	21	-9	Y	N
23-3209-001-0013	7913 West Drive	Former Coletta lot	S2 NBV LLC	43,901	1.01	Vacant	N/A	N/A	0	0	0	71	71	N/A	N/A
23-3209-001-0110	7910 West Drive	Harbor West Apts.	GATOR HARBOR WEST LTD	42,324	0.97	MFR	R	1958	44	3	45	68	24	N/A	N
23-3209-026-0001 (ref)	7904 West Drive	Bayshore Yacht and Tennis Club	MULTIPLE	60,300	1.38	MFR	O	1963	174	12	126	97	-77	Y	?
HARBOR ISLAND DRIVE															
23-3209-052-0001 (ref)	7900 Harbor Island Drive	360 Condominium (A, B and C)	MULTIPLE	298,480	6.85	MFR	O	2007	336	15 max	49	480	144	N/A	N
EAST DRIVE															
23-3209-021-0001 (ref) 23-3209-001-0023 23-3209-001-0021	8000 East Drive	Biscayne Sea Club	MULTIPLE	133,619	3.07	MFR	O	1955	52	3	17	215	163	N/A	N
23-3209-030-0001 (ref)	7946 East Drive	Majestic Isle Condo	MULTIPLE	40,000	0.92	MFR	O	1960	36	3	39	64	28	N/A	N
23-3209-032-0001 (ref)	7945 East Drive	Bays Water Condo	MULTIPLE	28,800	0.66	MFR	O	1958	24	3	36	46	22	N/A	N
23-3209-001-0430	7941 East Drive	Mon Plaisir	ROBMAR MIAMI LLC	11,200	0.26	MFR	R	1953	4	2	16	6	2	N/A	N
23-3209-056-0001 (ref)	7939 East Drive	The Current by Extant	NBV TOWER LLC	11,200	0.26	MFR	R	2008	16	15	62	6	-10	N/A	?
23-3209-059-0001 (ref)	7935 East Drive	Cielo on the Bay	MULTIPLE	22,400	0.51	MFR	O	2009	36	15	70	21	-15	N/A	?
23-3209-001-0330	7931 East Drive	7931 East Drive	7927/7931 EAST DRIVE	22,400	0.51	MFR	R	1958	24	2	47	21	-3	Y	N
23-3209-060-0001 (ref)	7928 East Drive	Eloquence on the Bay	PROPERTY HOLDINGS LLC	125,197	2.87	MFR	O	2009	120	17	42	201	81	N/A	N
23-3209-001-0290	7927 East Drive	7927 East Drive	7927/7931 EAST DRIVE	22,400	0.51	MFR	R	1961	20	2	39	21	1	N/A	N
23-3209-001-0610	7926 East Drive	Miami White House	7926 EAST LLC	11,200	0.26	MFR	R	1946	8	2	31	6	-2	Y	N
23-3209-001-0630	7924 East Dirve	7924 East Drive	NORTH BAY INVESTORS INC	11,200	0.26	MFR	R	1968	19	5	74	6	-13	Y	N
23-3209-001-0270	7925 East Drive	N/A	RENE CARABALLO	11,200	0.26	Vacant	N/A	N/A	0	0	0	6	6	N/A	N/A
23-3209-001-0250	7923 East Drive	N/A	RENE CARABALLO	11,200	0.26	Vacant	N/A	N/A	0	0	0	6	6	N/A	N/A
23-3209-001-0650	7922 East Drive	N/A	MBM DEVELOPMENTS LLC	11,200	0.26	Vacant	N/A	N/A	0	0	0	6	6	N/A	N/A
23-3209-029-0001	7921 East Drive	Lido Condo	MULTIPLE	21,700	0.50	MFR	O	1959	20	2	40	20	0	N/A	N
23-3209-033-0001 (ref)	7920 East Drive	Belle Isle Condo	MULTIPLE	22,400	0.51	MFR	O	1958	24	2	47	21	-3	Y	N
23-3209-001-0151	7915 East Drive	7915 East Drive	C & D BAY VILLAGE LLC	33,600	0.77	MFR	R	1959	41	3	53	54	13	N/A	N
23-3209-034-0001 (ref)	7909-7911 East Drive	Harbor Condo	MULTIPLE	24,000	0.55	MFR	O	1951	8	2	15	23	15	N/A	N
23-3209-001-0090	7905 East Drive	Royal Isle	ROYAL ISLE APARTMENTS L C	46,990	1.08	MFR	R	1964	45	3	42	76	31	N/A	N
								Totals	**1,695**			**2,212**	**517**		

PRELIMINARY ANALYSIS (Cont'd)

- Existing units: 1,695
- Density range: 23 upa (Chateau Isle) to 126 upa (Bayshore)
- Average density: 43 upa
- Building age range: 0 (new constr.) to 76 years
- Building age average: 50 years
- Tenancy: 68% ownership (condos) v. 32% rental
- Building height range: 2 to 21 stories (new constr.)
- Building height average: 6 stories
- Undersized parcels: 51%
- Vacant acreage: 2.55 acres

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PRELIMINARY ANALYSIS (Cont'd)

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- Potential add'l units @70 upa (base density): 517
- Other factors to consider:
  - Lot assembly/redevelopment opportunities
  - Planned Residential Overlay option (uses FAR, not density)
  - Transfer of development rights (up to 30% from the available pool) on an individual basis (but does not change the overall island density
- Cost of TDRs:
  - $65,000 per unit for a project comprised entirely of non-waterfront property
  - $75,000 for a project with any frontage on a water body

DISCUSSION TOPICS

1. District purpose and permitted uses
2. Site development standards
3. Density and building height
4. Transfer of development rights
5. Alternative regulations
6. Open space
7. Parking
8. Other relevant requirements

ZONING DISTRICT PURPOSE (SEC. 8.10.D.1)

“The purpose of this district is to provide for high-density multi-family residential structures together with other principal uses as may be approved as use exceptions and such accessory uses as may be necessary and compatible.”

PERMITTED USES (SEC. 8.10.D.2)

1. Multi-family residential dwellings, including duly licensed home occupation.
2. Management offices, but only if the structure contains eight (8) or more dwellings units or guest rooms.
3. Ancillary office retail and service commercial facilities, if the structure contains 100 or more dwelling units or guest rooms and subject to the following conditions:
   - Access to such nonresidential facilities shall be only inside the building.
   - There shall be no external advertising signs, display windows or entrances, provided, however, that within a building containing 400 or more dwelling units, entrances, external signs and display windows are permitted if the signs do not face a public right-of-way and cannot be read from the public right-of-way; are affixed flat against the facade or awning canopy of the commercial facility; do not exceed 10% of the area of the building facade; are compatible as to materials, background and style with all adjacent and contiguous commercial facilities, and are not self-illuminated, "activated", "animated", "flashing", or "beacon light" signs as defined in Section 11.2 of the ULDC.

ACCESSORY USES (SEC. 8.16.A)

1) In all residential districts:
    1) Private garages or carports provided:
        a) No solid wall exterior facades or enclosures are allowed;
        b) Enclosures must create window facades proportional to the existing windows at the front of the home;
        c) A landscaped area is created in front of the enclosed garage to a depth of 24" inches and covering the width of the original garage opening; and
        d) Such greenspace shall be cut out from any existing driveway material that may run up to the new enclosure, or enclosure may maintain a garage door facade.
    2) Private swimming pools, cabanas, whirlpools, saunas, spas and hot tubs.
    3) Private tennis, basketball or volleyball courts or other similar outdoor recreational uses.
    4) Storage structures provided no structure exceeds 150 square feet in gross floor area and is not more than 12 feet high from grade.
2) In all zoning districts
    1) Television and radio antenna structures, except for those of a microwave relay or transmission nature, subject to the provisions of Section 8.13(N).
    2) Caretaker or watchman quarters when such quarters are associated with an active construction project.
    3) Storage areas within structures containing multifamily residential dwelling units, provided the storage is reserved for residents of the subject property and provided the storage area does not exceed 5% of the gross floor area of the structure.
    4) Doghouse, pens, and other similar structures for the keeping of commonly accepted household pets, provided, however, the requirements of Sections 91.03 and 91.10 through 91.12 of the Village Code of Ordinances are complied with.
    5) Disaster Shelters
    6) Green building features.

PROHIBITED USES (SEC. 8.10.D.3)

All other uses not specifically or provisionally permitted herein.

USE EXCEPTIONS (SEC. 8.11)

The Village Commission may permit the following buildings and uses as use exceptions, provided there are clear indications that such exceptions will not substantially affect adversely the uses permitted in these regulations of adjacent property.

1. Structural alterations to special uses, after these uses are approved by the Village Commission.
2. Other special uses as may be enumerated in specific zoning districts.
3. Assisted living facility or nursing facility.
4. Temporary sales/marketing office approval for no more than 12 months.
5. Farmers' market
6. Uses that provide a public benefit (parks, open space and other public amenities) that will not adversely affect the existing adjacent uses, the uses permitted in the zoning district of the subject property, or the uses permitted in the zoning district of the adjacent properties.

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SITE DEVELOPMENT STANDARDS (SEC. 8.10.D.4)

Minimum lot size*:

Area—27,000 square feet

Frontage—75 feet

Minimum yard setbacks:

Location	**Distance *(Feet)***
NE 79th Street (north side)	40
Kennedy Causeway (south side)	60
Other street frontages	25
Rear	25
Adjacent single-family district	100
One side (interior)	15
Second side (interior)	20% of the lot width
Total side setback area free of structures at ground level	60

Minimum unit floor area:

Unit Type	**Floor area (Sq. Ft.)**
Efficiency	600
One-bedroom	900
Two-bedroom	1,200
Three-bedroom or larger	1,350

BUT if the lot is undersized, Sec. 8.10.D.6, Special exceptions for certain undersized parcels, apply.

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OPEN SPACE (SEC. 8.10.D.4.g.)

Minimum pervious area: Twenty percent (20%) of the total parcel must be retained as pervious area and shall be landscaped.

DENSITY (SEC. 8.10.D.4.c., as amended)

Maximum density.

Pursuant to the Village's Comprehensive Plan, the maximum base density permitted in RM-70 properties shall be seventy (70) units to the acre, except for properties receiving transferred development rights pursuant to Section 8.13, which shall be permitted to exceed the maximum base density by no more than thirty percent (30%). Receiver sites may be developed as otherwise permitted by this Unified Land Development Code, as may be amended from time to time, in combination with the development rights available to the site, provided that the overall density is consistent with, and does not exceed, the overall density allowable by the Village's Comprehensive Plan.

BUILDING HEIGHT (SEC. 8.10.D.3.c, as amended)

Maximum base building height: 150 feet.

Maximum bonus building height: Bonus height may be approved according to Section 8.12.

BONUS AND ADDITIONAL HEIGHT (SEC. 8.12, as amended)

Properties in the RM-70 district may request to purchase additional height from North Bay Village as follows:

A. Approval of bonus height

Requests for bonus height shall be made concurrent with site plan review and shall be reviewed pursuant to the same criteria as site plans, provided in Section 5.8 ULDC. The Village Planning and Zoning Board shall review the request and provide a recommendation to the Village Commission. The Village Commission shall have the authority to approve or deny any bonus height request at a site plan review public hearing.

B. Maximum bonus height

1. The maximum building height (with bonus) that may be approved according to this section is 240 feet.
2. Properties in the RM-70 District receiving transferred development rights pursuant to Section 8.13 shall be entitled to receive approval from the Village Commission for additional building height of up to thirty percent (30%) above the maximum permitted height (up to 312 feet with the application of all bonuses) to accommodate the transferred density.

TRANSFER OF DEVELOPMENT RIGHTS (SEC. 8.13, as amended)

Properties in the RM-70 district may request to purchase additional dwelling units, allowing for increased density and height from North Bay Village as follows:

A. Sending Sites

The sending sites shall be land currently owned by the Village. Any and all Village-owned property shall be considered as an eligible TDR sending or donor site. Total transferred density allocation within the Village shall not exceed the total developable potential of the sending sites. Total transferred density allocation on Harbor Island shall not exceed the total developable potential of the sending sites located on Harbor Island. The Planning and Zoning Official shall track and keep an official tally of the development rights available for transfer, which shall be updated with each transaction. A copy of each update shall be filed by the Village Clerk. Upon issuance of a building permit for a project on an eligible receiving site that utilizes approved transferred units, the Village shall record a declaration of restriction on its property, recognizing the transfer of units and the remaining number of transferrable units on the sending site.

B. Approval of Transfer of Density Rights and Additional Building Height.

Requests for transferred density shall be made concurrent with site plan review and shall be reviewed pursuant to the same criteria as site plans, provided in Section 5.8 of the UDLC. The resulting density and building height following the use of transferred units shall not exceed thirty percent (30%) of the base density and maximum building height (including all other available bonuses) of the receiving site. The Village Planning and Zoning Board shall review the request and provide a recommendation to the Village Commission. The Village Commission shall have the authority to approve or deny any additional building height at a site plan review upon a finding that the additional building height is necessary to reduce the building bulk and tower floor plate to the minimum practicable area

REMAINING TRANSFERRABLE DEVELOPMENT RIGHTS

Any and all Village-owned property shall be considered as an eligible TDR sending or donor site…

Village-Owned Property with MFR development Rights	Area (square feet and acres)	Current Future Land Use Designation	Current Zoning	Zoned Residential Density	Previous Transfers?	Maximum Allocated Density @ 70 units/acre	Remaining TDRS
Former Village Hall Site (East Drive Park)	32,169 sf 0.738 ac	Public Buildings and Grounds	Commercial	70 du/ac	Yes**	51.7 units	0
Vogel Park	22,400 sf 0.514 ac	Recreational	RM-70	70 du/ac	Yes*	35.9	27.4
Galleon Street property	48,000 sf 1.10 ac	Public Buildings and Grounds + Recreational	RM-40	40 du/ac	No	44.2	44.2
Sakura Property	31,734 sf 0.728 ac	Commercial	T6-24MU	70 du/ac (base)	Yes**	50.9 units	0
					TOTAL REMAINING POOL		**71.6**

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ALTERNATIVE REGULATIONS
Undersized Parcels (Sec. 8.10.D.6.)

Minimum lot size: 10,800 square feet

Frontage: 30 feet

Density: If the lot is 10,800 square feet, a maximum of six (6) units; but on lots which exceed 10,800 square feet or 30 feet in frontage, one (1) additional unit for each whole 750 square feet of land area in excess of the minimum required lot area or frontage.

Building height: The maximum building height on minimum undersized parcels shall be three (3) stories or 36 feet above code-approved grade, whichever is less; but on lots larger than 10,800 square feet or 30 feet in frontage, one (1) floor for each whole 1,750 square feet of land area in excess of the minimum required lot area, not to exceed six (6) stories or 72 feet above code approved grade, whichever is less. Grade level (understory) parking not exceeding ten (10) feet in height is not included in the maximum height limitation.

Minimum pervious area: Twenty-five (25) percent of the total lot area must be retained as pervious area and must be landscaped.

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ALTERNATIVE REGULATIONS (Cont'd)
Planned Residential Development (Sec. 8.10.D.7.)

Established in 2001 as an Overlay District. Process that provides certain degree of flexibility to support innovative approaches to planning and design of "community environments"

May only be approved after public hearings

The subject property must contain a minimum of one legally platted lot for the construction of no less than ten (10) residential units and twenty (20) off-street parking spaces, or two (2), but not more than three (3), platted lots contiguous, as of the effective date of this section [Jan. 22, 2002];

The subject property must be deemed one (1) parcel of land and in the event that two (2) or more platted lots shall constitute a PRD, the applicant shall submit a Unity of Title…

Density: Not applicable

Floor area ratio (FAR): No structure shall contain a FAR of greater than 3.0 for one (1) lot; 3.75 for two (2) lots; and 4.00 for three (3) lots, and no more than one-half (1/2) of a floor area used for amenities can be allocated for dwelling units.

Building height: 170 feet above BFE, all inclusive

Density and height bonus: Not applicable

Setbacks: Smaller setback requirements for projects with pedestal and tower design; stepback for tower; flex setback provisions to accommodate creative configurations and design solutions.

Special features and requirements: Parking, landscape, design features such as balconies. (No reference to public boardwalk).

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MINIMUM PARKING (SEC. 9.3.C.)

b. Multifamily in all areas except Treasure Island T6-24, t6-24MU and T6-30 transect zoned lots on the north and south side of Kennedy Causeway:
    - One and one-half (1.5) space for each efficiency unit
    - Two (2) parking spaces for one and two-bedroom units
    - Three (3) parking spaces for three-bedroom units or larger and two-bedroom units, which contain an enclosed den or other space convertible to a bedroom
    - An additional ten percent (10%) of the total number of required spaces for guest parking, which shall be identified as such.
    - All of the required minimum number of parking spaces pursuant to these pro-visions, shall be conveyed for use by the developer to the condominium association, and then made available for use by the unit owners at no charge. Where spaces are indicated by a fraction, at least the whole number must be conveyed. This provision shall apply to development under the PRD Ordinance.

MECHANICAL PARKING (SEC. 9.3.G.)

Mechanical parking lifts with valet parking serving legal nonconforming residential development in the RM-70 District.

- …mechanical parking lifts may be permitted to serve development in the RM-70 district, existing as of January 1, 2017, which is nonconforming to the minimum number of parking space requirements... Parking spaces created by a mechanical parking lift may be counted towards the total number of required parking spaces. Access to both standard and mechanical parking may be provided through the use of vehicle elevators. Mechanical parking may be permitted if it meets the following standards:
    - Must be operated by an attendant or a licensed and insured valet parking company on a 24-hour/seven-days-a-week basis, to be confirmed by restrictive covenant to be recorded by the owner/applicant prior to establishment of the use…
    - Lifts must be shielded from view from adjacent properties…
    - The mechanical parking lifts, decorative fencing, and any garage structure shall be designed so that the noise or vibration from the operation of the lifts or car elevators shall not be plainly audible to, or felt by, any individual standing outside on property adjacent to the garage structure

      * * *

    - The ceiling heights of any garage parking level with parking lifts within a garage shall be a minimum of 11 feet six inches.

      * * *

    - The condominium association shall not lease or sell parking spaces and shall not charge for guest parking.

OTHER STANDARDS AND REQUIREMENTS

Additional required features and requirements (Sec. 8.10.D.5.)

- Public access boardwalk as required by the Miami-Dade County Shoreline Review Committee. (Developer shall dedicate an easement to the Village conveying the boardwalk and a public access corridor).
- All exterior paving surfaces, except for covered parking garages, shall be constructed of brick pavers.
- A water feature shall be provided in the front of each development.
- Developments shall comply with existing landscaping requirements, as well as changes implemented in the future to conform to contiguous developments and landscaping plans implemented for the causeway and interior island areas.
- Developments shall provide streetscape benches along the boardwalk areas.
- All parking garages shall be constructed with architectural features that hide them from public view (glass, screening, greenery etc.).
- Lighting shall be provided in all areas in the front of development where trees are planted.

Green Building Program (Sec. 8.20)

Multi-family residential shall achieve a minimum of eighteen (18) points.

OTHER STANDARDS AND REQUIREMENTS (Cont'd)

Shoreline Accessibility (Sec. 8.14)

All properties in the RM-70 and CG districts contiguous to Biscayne Bay and its natural tributaries shall provide and maintain a shoreline walkway adjacent to and parallel to the riparian right-of-way. The shoreline walkway shall be provided continuously along the water for the full width of the property and shall be at least 10 feet wide… In addition, all properties in the RM-70 and CG districts contiguous to Biscayne Bay are subject to the following:

A. Prior to, or concurrent with, site plan approval, the Village Commission shall have the authority to allow the shoreline walkway to be provided in the riparian right-of-way in lieu of providing the shoreline walkway upland on the subject property.

B. A 5-foot-wide public access connection walkway shall be provided and maintained between the shoreline walkway and the public right-of-way.

C. Easements for both the shoreline walkway and public access connection walkway shall be dedicated and recorded prior to issuance of a building permit. The easement for the shoreline walkway shall provide connection to the shoreline walkways of contiguous properties.

D. The shoreline walkway and public access walkway shall be open to the public daily, during hours determined by the Village.

E. Walkway lighting shall be provided and maintained. Lighting shall remain on during any nighttime hours that the walkways are open to the public.

F. All shoreline accessibility facilities constructed according to this section shall be ADA compliant.

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Next Steps

- Finalize development capacity
- Conduct traffic generation analysis
- Process input received today
- Develop preliminary regulatory responses/options
- Schedule follow-up session to present initial responses/options (TENTATIVELY Feb 28, 2023 – subject to change!)

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Thank you for participating!

Q&A

January 17, 2023

Zoning Code Update for High-Density Multifamily Buildings in Harbor & Treasure Islands

OPTIONS DISCUSSION SESSION

March 13, 2023

AGENDA

1. Intro / Recap of Purpose, Process and Timeline
2. Key Takeaways from Prior Meeting
3. Additional Data Collected
4. Topics for review and discussion
   - Permitted non-residential land uses
   - Parking requirements for multifamily residential
   - Planned Residential Development (PDR) Overlay
   - Transfer of development rights
5. Additional Topics (time permitting)
6. Next Steps

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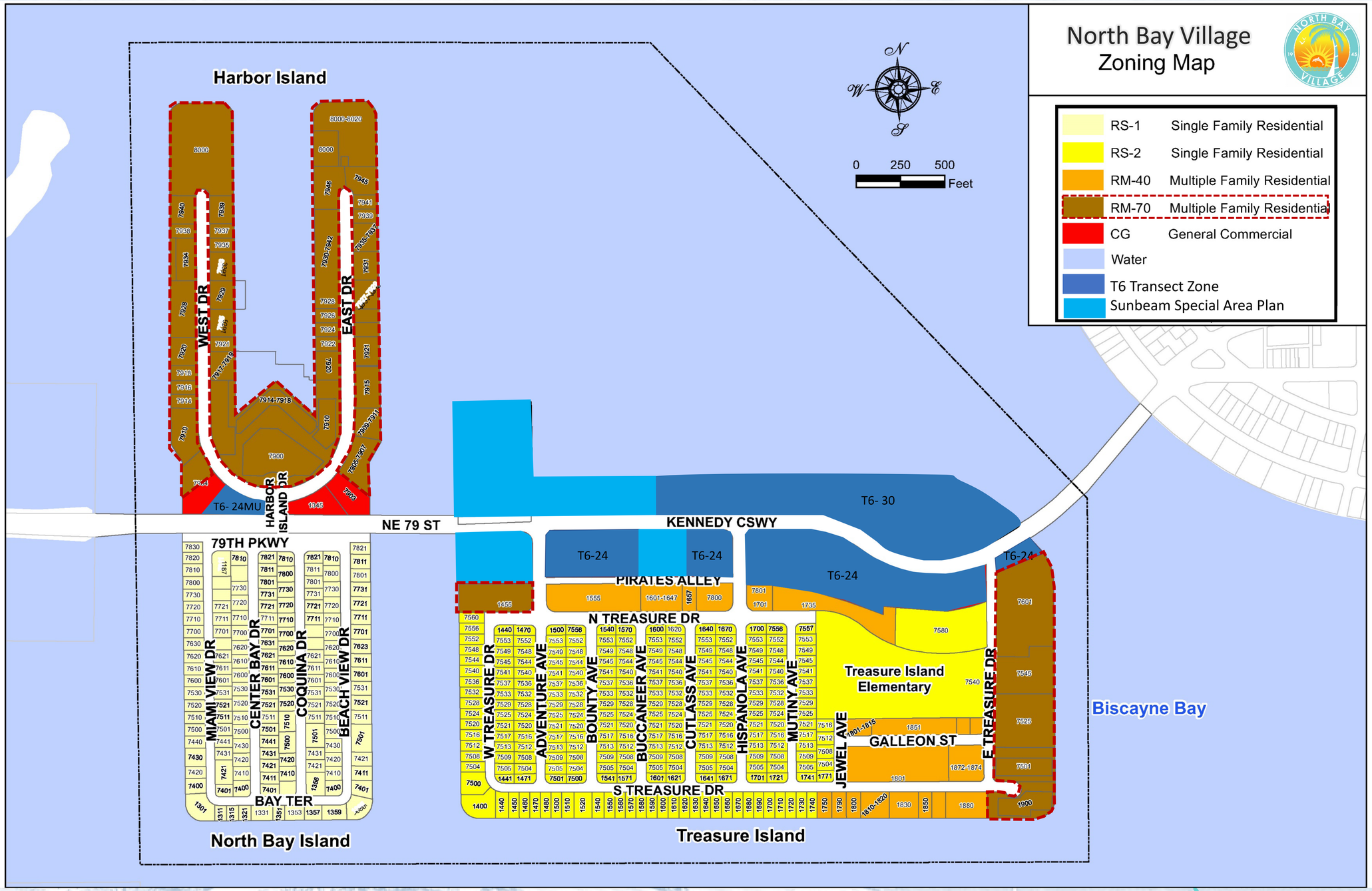
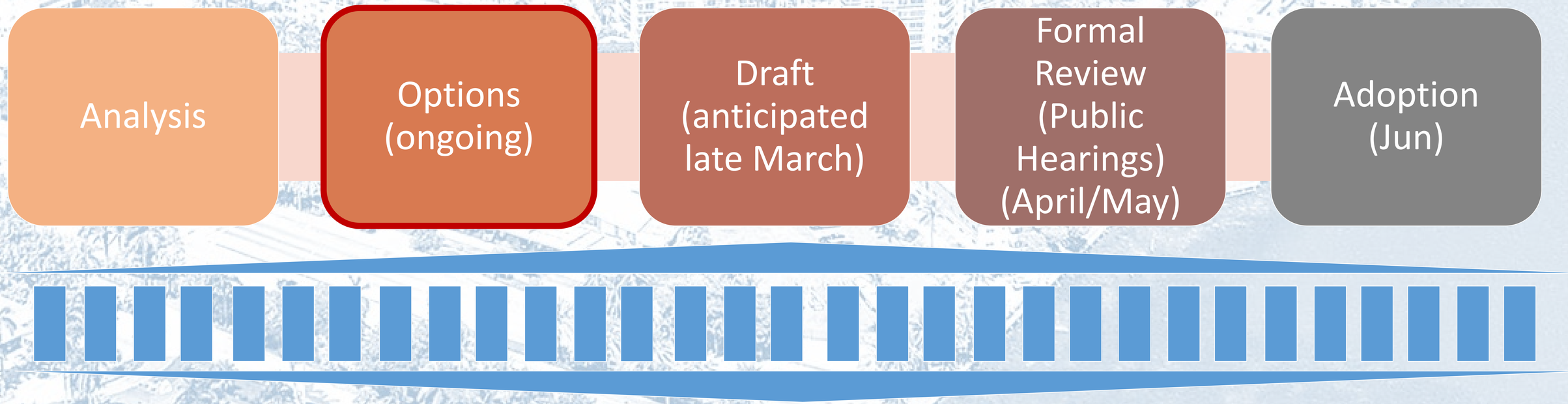
FOCUS: RM-70 ZONING DISTRICT



PURPOSE OF PROCESS

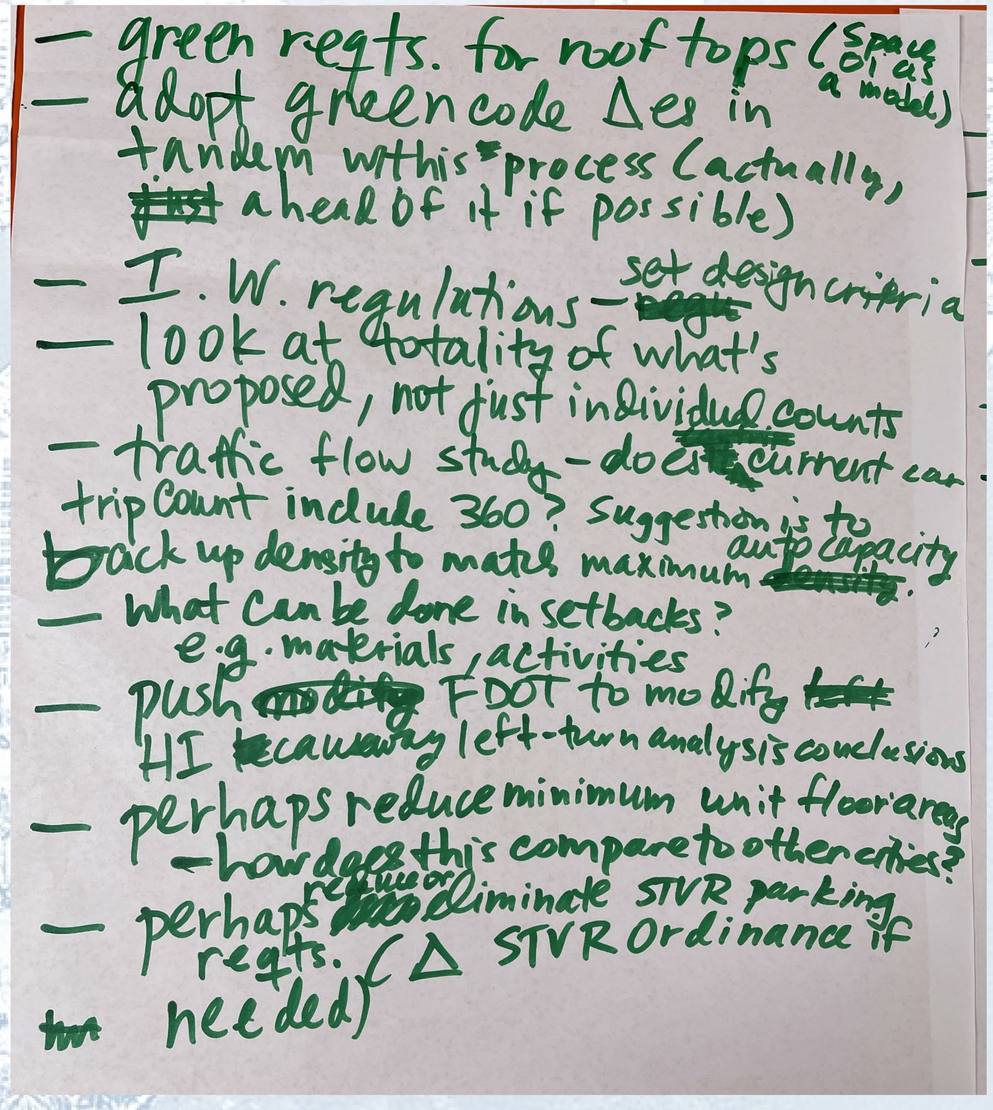
To ensure that the RM-70 zoning district helps meet our long-term vision and goals, as expressed in the Comprehensive Plan and the NBV100 Master Plan (livability, resilience, prosperity), and that the character of future high-density development enhances our multifamily residential neighborhoods.

STEPS



KEY TAKEAWAYS FROM PRIOR MEETING

- Importance of understanding implications of development under current regulations on future traffic generation and potential necessary improvements to alleviate traffic flow issues. For example:
  - Increasing flexibility for mixed use to create complete neighborhood and reducing the need for trips
  - Reducing parking requirements for MFRs
- "Baywalk" standards consistent (to degree possible) with Island Walk design criteria (and naming)



MEETING GOALS AND DESIRED OUTCOMES

- Review focus areas where alternative approaches are possible
- Understand the implications of alternatives
- Discuss and agree on preferred directions to inform drafting of proposed amendments

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SUMMARY OF ANALYSIS

- Existing units: 1,711
- Density range: 23 upa (Chateau Isle) to 126 upa (Bayshore)
- Average density: 43 upa
- Building age range: 0 (new constr.) to 76 years
- Building age average: 50 years
- Tenancy: 68% ownership (condos) v. 32% rental
- Building height range: 2 to 21 stories (new constr.)
- Building height average: 6 stories
- Undersized parcels: 51%
- Vacant acreage: 2.55 acres
- **Potential add'l units @70 upa (base density): 501**
- **Potential max add'l units from TDR transfers: 130**
- **Total potential additional units: 631***

NOTE ADDED AFTER 3/13 MEETING: * Approx. 255 of which are "unused" units at Moda (30), 360 Condo (144) and Eloquence (81)

NOTE: SLIDE ADDED AFTER 3/13 WORKSHOP FOR CONTEXT

UPDATED HARBOR ISLAND ANALYSIS

Folio(s)	Address	Project Name	Owner	Sq. Ft.	Acres	Current Use	Tenancy	Year Built	Existing Units	Height (stories)	As-Built Density (upa)	Total Max Units @70 upa *	Additional Unit Capacity @70 upa *	Legally non-conforming density?	Previously rezoned as PRD?
WEST DRIVE															
23-3209-001-0040	8000 West Drive	Moda Apts	8000 WEST DRIVE GROUND OWNER LLC C/O SAFEHOLD INC	196,456	4.51	MFR	R	2015	285	8	63	315	30	N/A	N
23-3209-022-0001 (ref)	7939-7941 West Drive	Chateau Isle	MULTIPLE	22,400	0.51	MFR	O	1956	12	3	23	21	9	N/A	N
23-3209-001-0420	7938-7940 West Drive	N/A	7940 NBV PARTNERS LLC	33,600	0.77	Vacant	N/A	N/A	0	0	N/A	54	54	N/A	N/A
23-3209-001-0500	7937 West Drive	West Bay Villas	JACOB WATERFRONT PROPERTIES LLC	11,200	0.26	MFR	R	1954	7	2	27	6	-1	N/A	N
23-3209-038-0001 (ref)	7935 West Drive	West Bay Condo	MULTIPLE	11,200	0.26	MFR	O	1956	6	2	23	6	0	Y	N
23-3209-048-0001 (ref)	7934 West Drive	Space 01	MULTIPLE	33,600	0.77	MFR	O	2006	54	15	70	54	0	N/A	N
23-3209-027-0001 (ref)	7933 West Drive	Magaluf Towers	MULTIPLE	22,400	0.51	MFR	O	1979	34	11	66	21	-13	Y	N
23-3209-043-0001 (ref)	7929 West Drive	Blue Bay Tower Condo	MULTIPLE	22,400	0.51	MFR	O	2005	36	15	70	21	-15	N/A	?
23-3209-036-0001 (ref)	7928 West Drive	Islander Club	MULTIPLE	44,800	1.03	MFR	O	1969	88	10	86	72	-16	Y	N
23-3209-001-0620	7925 West Drive	7925 West Drive	VALLEYVIEW REIT LLC	22,400	0.51	MFR	R	1958	24	2	47	21	-3	N/A	N
23-3209-001-0660	7921 West Drive	7921 West Drive	AZURE USA LLC	11,200	0.26	MFR	R	1947	10	2	39	6	-4	Y	N
23-3209-001-0220	7920 West Drive	Vogel Park	NORTH BAY VILLAGE	22,400	0.51	Park	P	N/A	0	0	0	0	0	N/A	N/A
23-3209-001-0160	7918 West Drive	7918 West Drive	P&O PROPERTIES LLC	33,600	0.77	Under construction	O	2024	54	21	70	54	0	N/A	N/A
23-3209-001-0680	7917 West Drive	7917 West Drive	CORAL USA LLC	22,400	0.51	MFR	R	1963	30	2	58	21	-9	Y	N
23-3209-001-0013	7913 West Drive	Former Coletta lot	S2 NBV LLC	43,901	1.01	Vacant	N/A	N/A	0	0	0	70	70	N/A	N/A
23-3209-001-0110	7910 West Drive	Harbor West Apts.	GATOR HARBOR WEST LTD	42,324	0.97	MFR	R	1958	44	3	45	68	24	N/A	N
23-3209-026-0001 (ref)	7904 West Drive	Bayshore Yacht and Tennis Club	MULTIPLE	60,300	1.38	MFR	O	1963	174	12	126	97	-77	Y	N
HARBOR ISLAND DRIVE															
23-3209-052-0001 (ref)	7900 Harbor Island Drive	360 Condominium (A, B and C)	MULTIPLE	298,480	6.85	MFR	O	2007	336	15 max	49	480	144	N/A	N
EAST DRIVE															
23-3209-021-0001 (ref) 23-3209-001-0023 23-3209-001-0021	8000 East Drive	Biscayne Sea Club	MULTIPLE	133,619	3.07	MFR	O	1955	52	3	17	215	163	N/A	N
23-3209-030-0001 (ref)	7946 East Drive	Majestic Isle Condo	MULTIPLE	40,000	0.92	MFR	O	1960	36	3	39	64	28	N/A	N
23-3209-032-0001 (ref)	7945 East Drive	Bays Water Condo	MULTIPLE	28,800	0.66	MFR	O	1958	22	3	33	46	24	N/A	N
23-3209-001-0430	7941 East Drive	Mon Plaisir	ROBMAR MIAMI LLC	11,200	0.26	MFR	R	1953	4	2	16	6	2	N/A	N
23-3209-056-0001 (ref)	7939 East Drive	The Current by Extant	NBV TOWER LLC	11,200	0.26	MFR	R	2008	16	15	62	6	-10	N/A	?
23-3209-059-0001 (ref)	7935 East Drive	Cielo on the Bay	MULTIPLE	22,400	0.51	MFR	O	2009	36	15	70	21	-15	N/A	?
23-3209-001-0330	7931 East Drive	7931 East Drive	7927/7931 EAST DRIVE	22,400	0.51	MFR	R	1958	24	2	47	21	-3	Y	N
23-3209-060-0001 (ref)	7928 East Drive	Eloquence on the Bay	PROPERTY HOLDINGS LLC	125,197	2.87	MFR	O	2009	120	17	42	201	81	N/A	N
23-3209-001-0290	7927 East Drive	7927 East Drive	7927/7931 EAST DRIVE	22,400	0.51	MFR	R	1961	20	2	39	21	1	N/A	N
23-3209-001-0610	7926 East Drive	Miami White House	7926 EAST LLC	11,200	0.26	MFR	R	1946	7	2	27	6	-1	Y	N
23-3209-001-0630	7924 East Dirve	7924 East Drive	NORTH BAY INVESTORS INC	11,200	0.26	MFR	R	1968	20	5	78	6	-14	Y	N
23-3209-001-0270	7925 East Drive	N/A	RENE CARABALLO	11,200	0.26	Vacant	N/A	N/A	0	0	0	6	6	N/A	N/A
23-3209-001-0250	7923 East Drive	N/A	RENE CARABALLO	11,200	0.26	Vacant	N/A	N/A	0	0	0	6	6	N/A	N/A
23-3209-001-0650	7922 East Drive	N/A	MBM DEVELOPMENTS LLC	11,200	0.26	Vacant	N/A	N/A	0	0	0	6	6	N/A	N/A
23-3209-029-0001	7921 East Drive	Lido Condo	MULTIPLE	21,700	0.50	MFR	O	1959	20	2	40	20	0	N/A	N
23-3209-033-0001 (ref)	7920 East Drive	Belle Isle Condo	MULTIPLE	22,400	0.51	MFR	O	1958	24	2	47	21	-3	Y	N
23-3209-001-0151	7915 East Drive	7915 East Drive	C & D BAY VILLAGE LLC	33,600	0.77	MFR	R	1959	42	3	54	54	12	N/A	N
23-3209-034-0001 (ref)	7909-7911 East Drive	Harbor Condo	MULTIPLE	24,000	0.55	MFR	O	1951	30	2	54	23	-7	N/A	N
23-3209-001-0090	7905 East Drive	Royal Isle	ROYAL ISLE APARTMENTS L C	46,990	1.08	MFR	R	1964	44	3	41	76	32	N/A	N
								Totals	1,711			2,212	501		
												*2,252	*631		

* Maximum Potential Additional Units Available from NBV TDR Pool = 130

Lot size in red text = undersized parcel (i.e., does not meet standard minimum lot size of 27,000 square feet)

SUMMARY OF ANALYSIS (Cont'd)

- Variables difficult to factor in:
  - Potential lot assembly/redevelopment opportunities
  - Potential use of Planned Residential Overlay Zoning District option
  - Potential use of transfer of development rights option - up to 30% additional density on an individual parcel basis from the available pool of 130 transferrable within HI (NOTE: transfers do not change the overall island density)
- Cost of TDRs:
  - $65,000 per unit for a project comprised entirely of non-waterfront property
  - $75,000 for a project with any frontage on a water body

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SUMMARY OF ANALYSIS (Cont'd)

Other factors to consider:

1. On-street parking
   - West Drive: 245 spaces
   - East Drive: 210 spaces

   Total: 455 spaces

2. Parking management program:

   Recent counts of vacant overnight spots:

   Feb 28-Mar 1:

   West Drive- 53

   East Drive- 18

   Mar 1-2:

   West Drive- 56

   East Drive- 25

   March 3-4:

   West Drive: 74

   East Drive: 16

3. Roadway Capacity Analysis
   - <u>Scope:</u> West and East Drive (2-lane undivided local roadways) and 360 Condominium egress that connects Larry Paskow Way / Harbor Island Drive (2-lane divided local roadway)
   - No traffic counts or modeling were performed
   - Current and future (potential) maximum development calculated at 70 upa
   - Data sources: Florida Department of Transportation (FDOT) 2023 Multimodal Quality Level of Service Handbook, Generalized Service Volume Tables (GSVT; ITE Trip Generation Manual (11th Edition) and) and Context Classification Matrix (for C5 - Urban Center).

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SUMMARY OF ANALYSIS (Cont'd)

3. Roadway Capacity Analysis (cont'd) – Assumptions and considerations:
   A. Maximum build-out (regardless of individual site conditions).
   B. Up to 130 TDRs. For the purposes of the exercise, it was assumed that approximately 37 TDRs may go into future projects on West Drive, while up to 93 TDRs might be transferred onto projects on East Drive.
   C. Some figures decline because several sites are "overdeveloped" today, i.e., exceed maximum zoned density (legally nonconforming). If those sites ever redevelop, they must come into compliance with current regulations (therefore less units = less trips).
   D. No scenario was calculated for projects going through the Planned Residential Development (PRD) Overlay rezoning process.
   E. Change occurs incrementally and "future" timeframe could be 20 years or more.
   F. Other factors not considered that could yield different traffic generation counts.

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NOTE: SLIDE ADDED AFTER 3/13 WORKSHOP FOR CLARITY

USEFUL CONCEPTS

- West/East Drive - Local Roads: low-capacity roads which primarily serve as access roads to residences, businesses and other abutting properties.
- Harbor Island Drive - Collector Road: low-to-moderate-capacity road which serves to move traffic from local streets to arterial roads.
- Urban residential streets: Typically serve to provide access to single and multiple family residences in urban areas; drivers generally include only residents and their visitors; large trucks are rare; provide accessibility for fire trucks and school buses.
- Level of Service (LOS): defines how well vehicle traffic flows along a street or road. It is a qualitative measure (scale) used to describe not only operational conditions within a traffic stream, but also the perception by road users.

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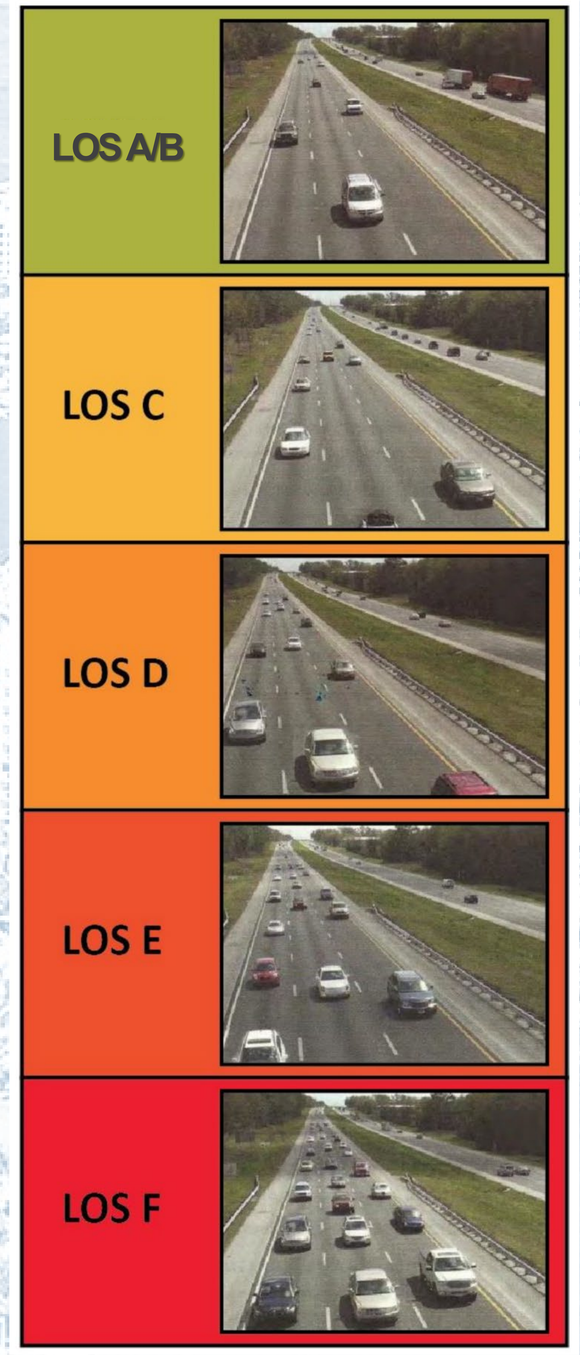
NOTE: SLIDE ADDED AFTER 3/13 WORKSHOP FOR CLARITY

LEVEL OF SERVICE (LOS)

LOS may be evaluated in terms such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, geographic accessibility, and safety. There are six levels of service, which are given letter designations, from A to F, with level-of-service A representing the best operating condition, and level-of-service F the worst.



NOTE: SLIDE ADDED AFTER 3/13 WORKSHOP FOR CLARITY

MOST COMMON MISCONCEPTION ABOUT LOS

“The most common misconception about LOS is that the A through F categories are comparable to school letter grades.

For motorized vehicles, LOS A is most likely not a desirable goal from a transportation or societal perspective. LOS A in a peak travel hour could indicate inefficient use of limited funding. It is simply not cost-effective to design state roadways to operate at LOS A during the peak hour. Expanding the facility to accommodate LOS A also leaves the facility open to excessive speeds in the off-peak, which could create safety concerns.

LOS F represents a failing condition during the analysis period, but there are other factors to consider when LOS reaches this level. LOS F means either travel demand exceeds capacity during the analysis period and the roadway is operating in oversaturated conditions or that another undesirable condition exists.” **Source: FDOT 2023 Multimodal Quality/Level of Service Handbook**

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NOTE: SLIDE ADDED AFTER 3/13 WORKSHOP FOR CLARITY

FDOT CONTEXT CLASSIFICATION

<u>Designed primarily to classify state facilities so no perfect match.</u>

Best fit based on land use and other current characteristics: C5- Urban Center*

* Different choice = potentially different LOS



C1-Natural
Lands preserved in a natural or wilderness condition, including lands unsuitable for settlement due to natural conditions.

C2-Rural
Sparsely settled lands; may include agricultural land, grassland, woodland, and wetlands.

C2T-Rural Town
Small concentrations of developed areas immediately surrounded by rural and natural areas; includes many historic towns.

C3R-Suburban Residential
Mostly residential uses within large blocks and a disconnected or sparse roadway network.

C3C-Suburban Commercial
Mostly non-residential uses with large building footprints and large parking lots within large blocks and a disconnected or sparse roadway network.

C4-Urban General
Mix of uses set within small blocks with a well-connected roadway network. May extend long distances. The roadway network usually connects to residential neighborhoods immediately along the corridor or behind the uses fronting the roadway.

C5-Urban Center
Mix of uses set within small blocks with a well-connected roadway network. Typically concentrated around a few blocks and identified as part of a civic or economic center of a community, town, or city.

C6-Urban Core
Areas with the highest densities and building heights, and within FDOT classified Large Urbanized Areas (population greater than one million). Many are regional centers and destinations. Buildings have mixed uses, are built up to the roadway, and are within a well-connected roadway network.

CONTEXT CLASSIFICATION	ALLOWABLE DESIGN SPEED RANGE (MPH)	SIS MINIMUM (MPH)
C5 Urban Center	**25-35**	**35**

Urban Areas—A place with a population between 5,000 and 50,000.

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Level of Service (LOS) Calculation (Existing Condition)

Level of Service (LOS) Calculation								
Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity			
					AADT			
					Existing Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	5,235[1]	D	13,900	11,120
East Drive	2	Undivided	No	No	2,910[1]	D		11,120
Harbor Island Drive	2	Divided	Yes	No	9,785 [1,2]	D		13,135

Daily Trips

Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity			
					AM Peak Hour			
					Existing Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	385[1]	D	1,250	1,000
East Drive	2	Undivided	No	No	203[1]	D		1,000
Harbor Island Drive	2	Divided	Yes	No	681[1,2]	D		1,181

AM Peak Hour Trips

Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity			
					PM Peak Hour			
					Existing Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	437[1]	D	1,250	1,000
East Drive	2	Undivided	No	No	229[1]	D		1,000
Harbor Island Drive	2	Divided	Yes	No	776[1,2]	D		1,181

PM Peak Hour Trips

Level of Service (LOS) Calculation (Future Condition)

Level of Service (LOS) Calculation								
Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity for AADT			
					Future Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	6423[1]	D	13,900	11,120
East Drive	2	Undivided	No	No	6251[1]	D		11,120
Harbor Island Drive	2	Divided	Yes	No	14,856[1,2]	E		13,135

Daily Trips

Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity for AM Peak Hour			
					Future Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	492	D	1,250	1,000
East Drive	2	Undivided	No	No	507	D		1,000
Harbor Island Drive	2	Divided	Yes	No	1,123	D		1,181

AM Peak Hour Trips

Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity for PM Peak Hour			
					Future Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	534	D	1,250	1,000
East Drive	2	Undivided	No	No	499	D		1,000
Harbor Island Drive	2	Divided	Yes	No	1,181	D		1,181

PM Peak Hour Trips

Short stretch of Harbor Island Drive would be expected to carry all of the potential in and out trips for the entire Harbor Island roadway network at some point during the 24-hour period



Improvements planned by NBV and in coordination with FDOT

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DISCUSSION TOPICS

1. Permitted non-residential land uses
2. Parking requirements for multifamily residential
3. Planned Residential Development (PDR) Overlay
4. Transfer of development rights

Permitted non-residential land uses



PERMITTED USES (SEC. 8.10.D.2)

1. Multi-family residential dwellings, including duly licensed home occupation.
2. Management offices, but only if the structure contains eight (8) or more dwellings units or guest rooms.
3. Ancillary office retail and service commercial facilities, if the structure contains 100 or more dwelling units or guest rooms and subject to the following conditions:
   - Access to such nonresidential facilities shall be only inside the building.
   - There shall be no external advertising signs, display windows or entrances, provided, however, that within a building containing 400 or more dwelling units, entrances, external signs and display windows are permitted if the signs do not face a public right-of-way and cannot be read from the public right-of-way, etc.



NON-RESIDENTIAL USES

COMPREHENSIVE PLAN – FUTURE LAND USE ELEMENT

Residential Land Use Category

> *"…and multi-family high density allowing up to 70 dwelling units per acre with ancillary commercial up to 0.5 FAR."*

NOTE 1: Floor area ratio for ancillary commercial cap is not in the base zoning regulations though FAR is used in the Planned Residential Development (PRD) Overlay (overall development FAR0

Direction from last meeting: Lower threshold of project size from 100 units to allow for non-residential uses

Option 1 - 50 units. This would impact approximately 13 sites (potential projects under current condition)

Option 2 – 20 units. This would impact approximately 27 sites (potential projects under current condition)

NOTE 2: Could allowing more mixed use require a Comprehensive Plan text amendment (future land use category)?

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NON-RESIDENTIAL USES

What uses might be acceptable/preferred?

Dining examples: Cafes, bistros… (what about delis? full restaurants? drinking establishments?)

Personal service examples: Hair/nail salon, barbershop, spa, pet grooming, dry cleaning (drop off and pickup only)…

Retail examples: Convenience stores, minimarkets… (what about drug stores? clothing boutiques? artisans?

Professional service examples – Accountant, lawyers, real estate, financial advisers, designers… What about medical offices? dentistry?

What about lodging – hotel use? (e.g., The Current at Extant)

Clarify what makes a use “complementary” / “ancillary” in nature and how can this be enforced

Consider impact of more nonresidential uses on parking and traffic (if attractive to those outside HI)

How much non-residential should be allowed on a project basis (%?)

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Parking requirements for multifamily residential



MINIMUM PARKING (SEC. 9.3.C.)

b. Multifamily in all areas except Treasure Island T6-24, t6-24MU and T6-30 transect zoned lots on the north and south side of Kennedy Causeway:

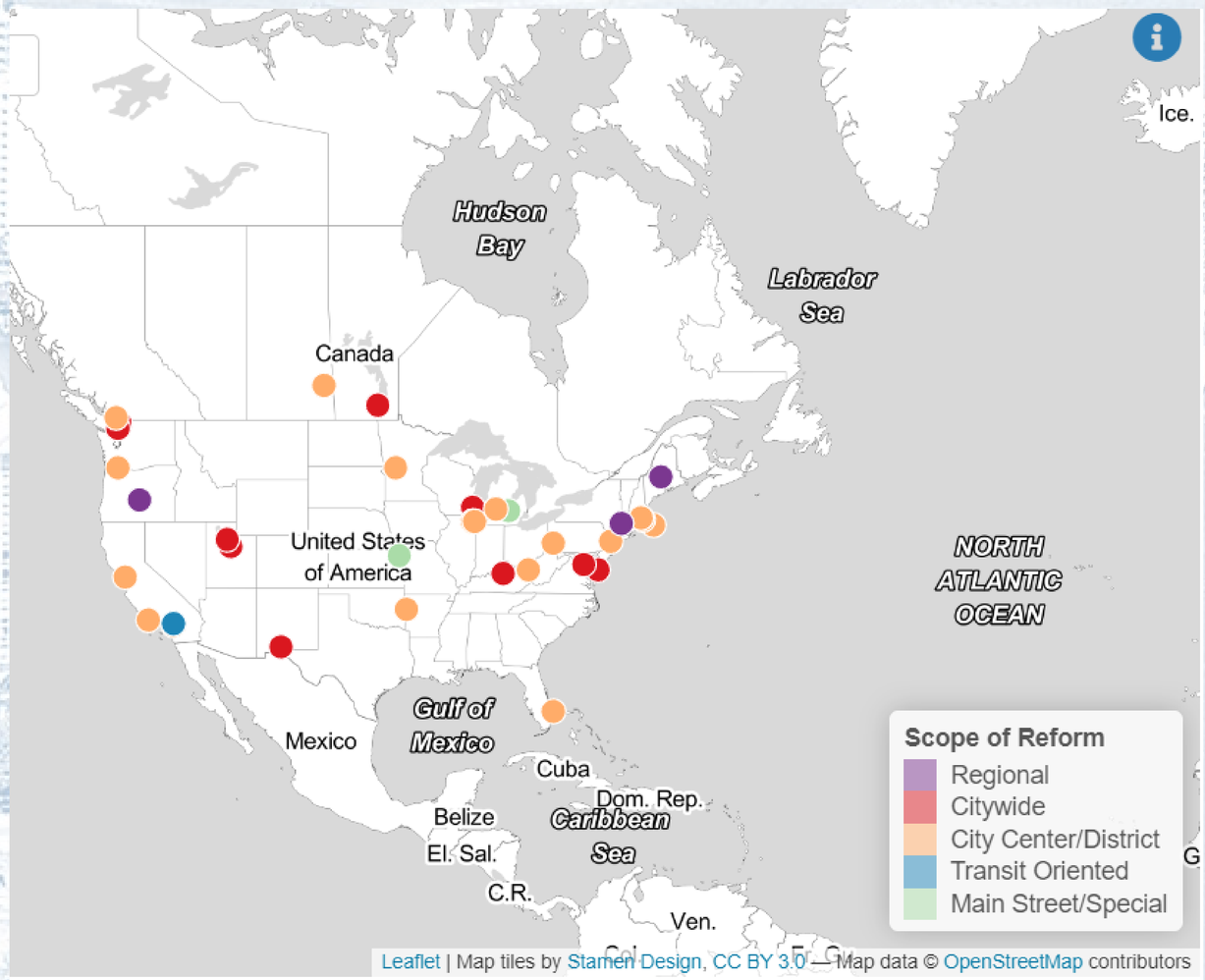
- One and one-half (1.5) space for each efficiency unit
- Two (2) parking spaces for one and two-bedroom units
- Three (3) parking spaces for three-bedroom units or larger and two-bedroom units, which contain an enclosed den or other space convertible to a bedroom
- An additional ten percent (10%) of the total number of required spaces for guest parking, which shall be identified as such.
- All of the required minimum number of parking spaces pursuant to these pro-visions, shall be conveyed for use by the developer to the condominium association, and then made available for use by the unit owners at no charge. Where spaces are indicated by a fraction, at least the whole number must be conveyed. This provision shall apply to development under the PRD Ordinance.

PARKING REQUIREMENT OPTIONS

Option 1 - Reduce ratios for MFR– e.g., Efficiencies and 1-brm units, 1 parking space minimum; 2-brm 1-1/2 spaces minimum; 3-brm 2 spaces minimum.

NOTE: Changes to this section impact RM-40 also.

Option 2 - Leave ratios for MFR as is and incentivize with reductions of a certain percentage of parking those who choose the supplemental measures (e.g., provision of additional public recreation space)



https://parkingreform.org/resources/mandates-map/

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PARKING REQUIREMENT OPTIONS

Option 3 - Eliminate requirement altogether and let the market dictate

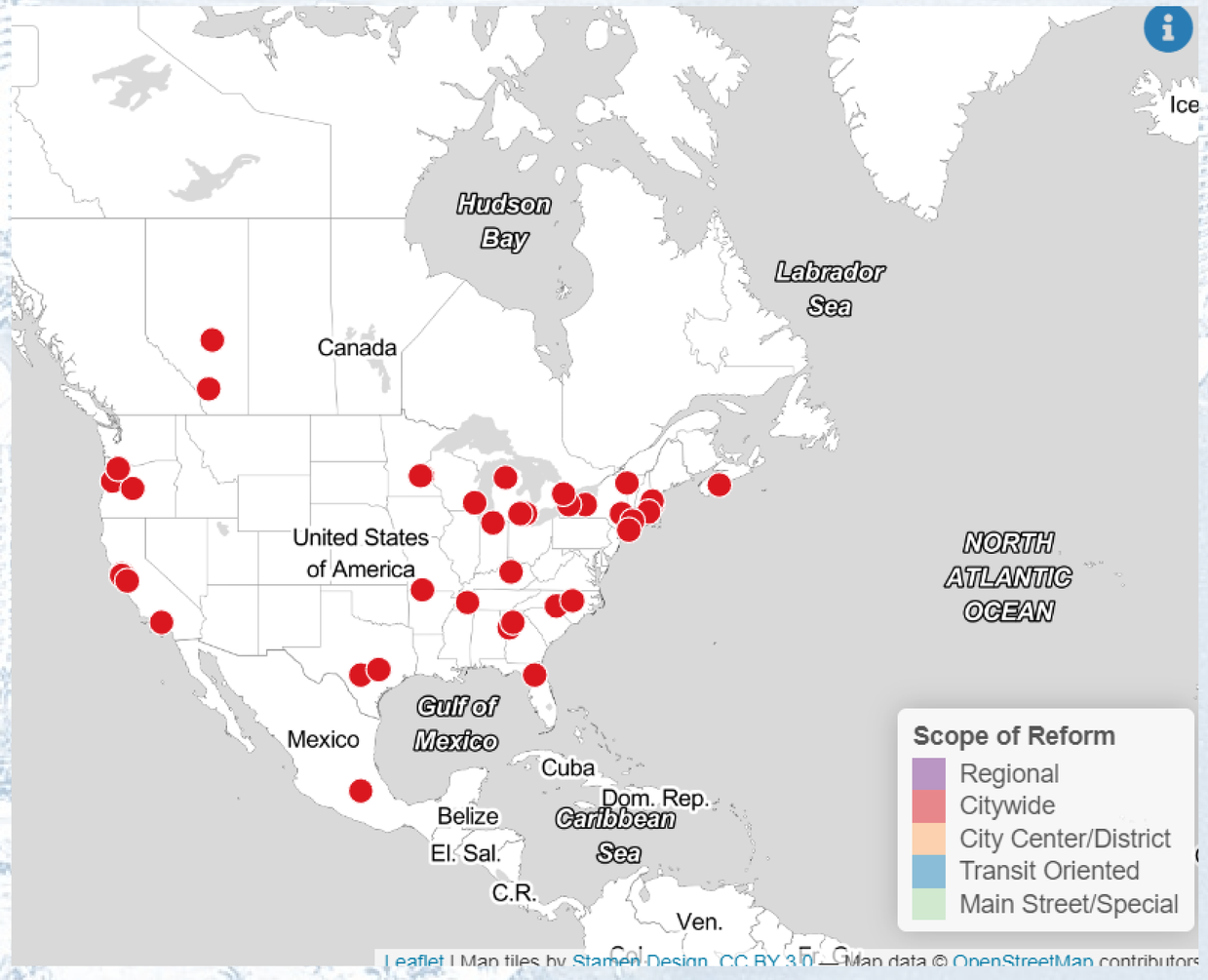
NOTE 1: Could supplement elimination of minimums with introduction of maximums

NOTE 2: Supplement parking reduction or elimination measures with other solutions (improve walking and biking infrastructure, provide transit options and other mobility options, improve safety, etc.)

Reading Resources:

Strong Towns
https://www.strongtowns.org/journal/2021/11/22/announcing-a-new-and-improved-map-of-cities-that-have-removed-parking-minimums

Donald Shoup https://www.shoupdogg.com/reforms/



https://parkingreform.org/resources/mandates-map/

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Alternative Regulations for Undersized Parcels and Planned Residential Development (PRD) Overlay Zoning District



DENSITY (SEC. 8.10.D.4.c., as amended)

Maximum density.

Pursuant to the Village's Comprehensive Plan, the maximum base density permitted in RM-70 properties shall be seventy (70) units to the acre, except for properties receiving transferred development rights pursuant to Section 8.13, which shall be permitted to exceed the maximum base density by no more than thirty percent (30%). Receiver sites may be developed as otherwise permitted by this Unified Land Development Code, as may be amended from time to time, in combination with the development rights available to the site, provided that the overall density is consistent with, and does not exceed, the overall density allowable by the Village's Comprehensive Plan.

SITE DEVELOPMENT STANDARDS (SEC. 8.10.D.4)

Minimum lot size:

Area—27,000 square feet

Frontage—75 feet

BUT if the lot is *undersized* (i.e., below 27,000 square feet in size), Sec. 8.10.D.6, Special exceptions for certain undersized parcels, apply (see Slide 30).

ALTERNATIVE REGULATIONS
Undersized Parcels (Sec. 8.10.D.6.)

Minimum lot size: 10,800 square feet

NOTE: No individual parcel on HI appears to be less than 11,200 sf

Frontage: 30 feet

Density: If the lot is 10,800 square feet, a maximum of six (6) units; but on lots which exceed 10,800 square feet or 30 feet in frontage, one (1) additional unit for each whole 750 square feet of land area in excess of the minimum required lot area or frontage.

Max building height: three (3) stories or 36 feet above code-approved grade, whichever is less; but on lots larger than 10,800 square feet or 30 feet in frontage, one (1) floor for each whole 1,750 square feet of land area in excess of the minimum required lot area, not to exceed six (6) stories or 72 feet above code approved grade, whichever is less…



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ALTERNATIVE REGULATIONS (Cont'd)
Planned Residential Development (Sec. 8.10.D.7.)

PRD is an Overlay Zoning District (est. 2001). It provides certain degree of flexibility to support innovative approaches to planning and designing of multifamily residential "community environments."

Approved only after public hearings.

Requires a minimum of one legally platted lot for the construction of no less than ten (10) residential units and twenty (20) off-street parking spaces, or two (2), but not more than three (3), platted lots contiguous, as of the effective date of this section [Jan. 22, 2002].

Floor area ratio (FAR): No structure shall contain a FAR of greater than 3.0 for one (1) lot; 3.75 for two (2) lots; and 4.00 for three (3) lots, and no more than one-half (1/2) of a floor area used for amenities can be allocated for dwelling units. NOTE: Comprehensive Plan states that max FAR for non-residential uses in residential high density is 0.5 FAR.

Building height: 170 feet above BFE, all inclusive

Setbacks: Smaller setback requirements for projects with pedestal and tower design only; stepback for tower; "flex setback" provisions to accommodate creative configurations and design solutions.

Special features and requirements: Parking, landscape, design features such as balconies.

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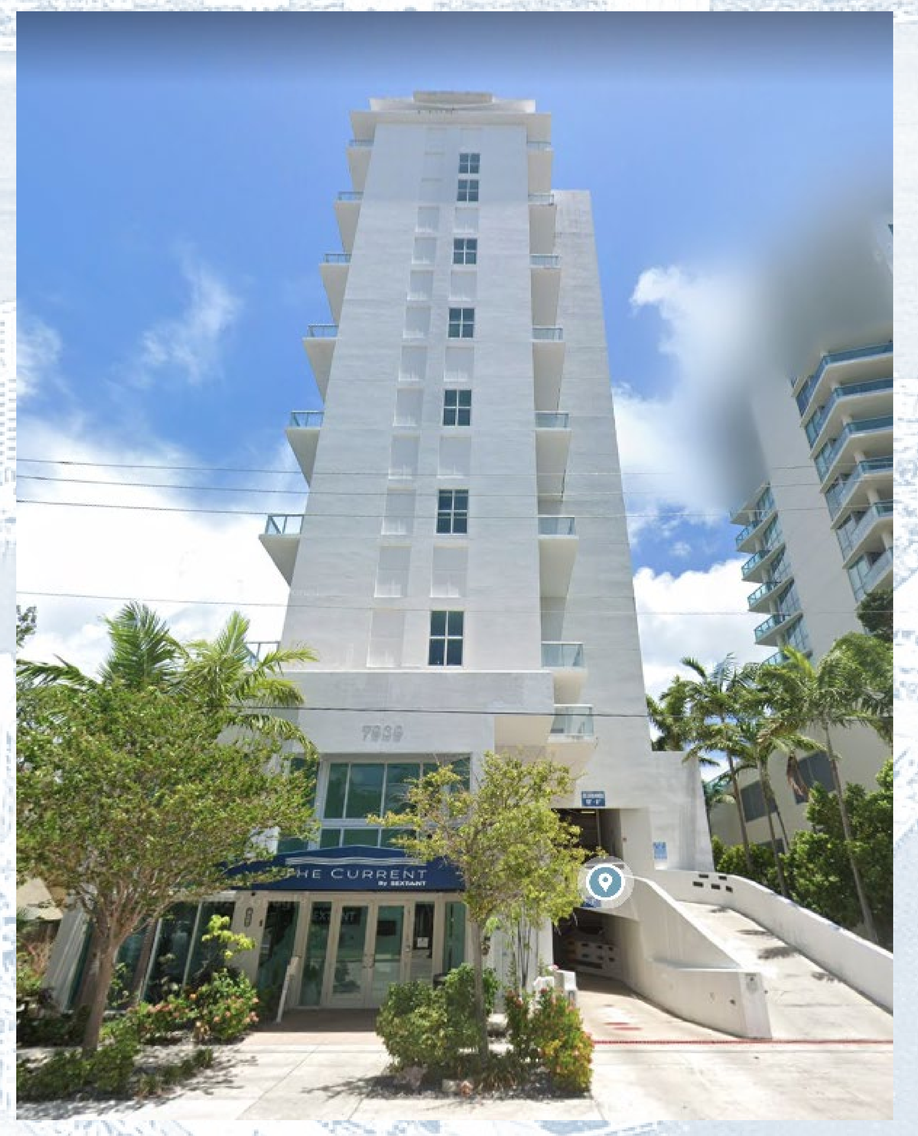

7941 East Drive	Mon Plaisir	ROBMAR MIAMI LLC	11,200	0.26	MFR	R	1953	4	2	16	6
7939 East Drive	The Current by Extant	NBV TOWER LLC	11,200	0.26	MFR	R	2008	16	15	62	6

ALTERNATIVE REGULATIONS (Cont'd)
Planned Residential Development (Sec. 8.10.D.7.)

Items not referenced = unclear applicability

- Density (though development must be found consistent with Comprehensive Plan)
- Density and height bonuses
- TDRs (consider how these provisions square with density and intensity caps)
- Public boardwalk

Conclusions:

- PRD is meant to provide planning flexibility for better development outcomes but in some ways, it is stricter than base zoning making it less attractive as an option
- There are a number of areas of ambiguity in the PRD provisions, making it difficult to administer
- PRD could help parcels less than minimum lot size circumvent Undersized Parcels limitations, thereby increasing the number of units in Harbor Island

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PRD POTENTIAL OPTIONS

Option 1 – If goal is to increase flexibility to get better design outcomes overall, strengthen benefits of PRD / clarify applicability of other incentives and requirements

Clarify density cap (same as base), review/revisit FARs; consider adding TDR/height bonus options; add public boardwalk requirement. Or leave FARs as is but increase the density cap (make sure TDRs are possible under this option?)

Option 2 – If goal is to limit development of Harbor Island, constrain applicability of PRD

1. Limit or preclude use of PRD to undersized parcels
2. Eliminate PRD Overlay altogether
3. Eliminate or revise limitations on undersized parcels

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Transfer of Density Rights



TRANSFER OF DEVELOPMENT RIGHTS (SEC. 8.13, as amended)

Properties in the RM-70 district may request to purchase additional dwelling units, allowing for increased density and height from North Bay Village as follows:

A. Sending Sites

The sending sites shall be land currently owned by the Village. Any and all Village-owned property shall be considered as an eligible TDR sending or donor site. Total transferred density allocation within the Village shall not exceed the total developable potential of the sending sites. Total transferred density allocation on Harbor Island shall not exceed the total developable potential of the sending sites located on Harbor Island. The Planning and Zoning Official shall track and keep an official tally of the development rights available for transfer, which shall be updated with each transaction. A copy of each update shall be filed by the Village Clerk. Upon issuance of a building permit for a project on an eligible receiving site that utilizes approved transferred units, the Village shall record a declaration of restriction on its property, recognizing the transfer of units and the remaining number of transferrable units on the sending site.

B. Approval of Transfer of Density Rights and Additional Building Height.

Requests for transferred density shall be made concurrent with site plan review and shall be reviewed pursuant to the same criteria as site plans, provided in Section 5.8 of the UDLC. The resulting density and building height following the use of transferred units shall not exceed thirty percent (30%) of the base density and maximum building height (including all other available bonuses) of the receiving site. The Village Planning and Zoning Board shall review the request and provide a recommendation to the Village Commission. The Village Commission shall have the authority to approve or deny any additional building height at a site plan review upon a finding that the additional building height is necessary to reduce the building bulk and tower floor plate to the minimum practicable area

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REMAINING TRANSFERRABLE DEVELOPMENT RIGHTS

Any and all Village-owned property shall be considered as an eligible TDR sending or donor site…

Village-Owned Property with MFR development Rights	Area (square feet and acres)	Current Future Land Use Designation	Current Zoning	Zoned Residential Density	Previous Transfers?	Maximum Allocated Density @ 70 units/acre	Remaining TDRS
Former Village Hall Site (East Drive Park)	32,169 sf 0.738 ac	Public Buildings and Grounds	Commercial	70 du/ac	Yes**	51.7 units	51.7
Vogel Park	22,400 sf 0.514 ac	Recreational	RM-70	70 du/ac	Yes*	35.9	27.4
Galleon Street property	48,000 sf 1.10 ac	Public Buildings and Grounds + Recreational	RM-40	40 du/ac	No	44.2	44.2 but not eligible to transfer to HI
Sakura Property	31,734 sf 0.728 ac	Commercial	T6-24MU	70 du/ac (base)	Yes**	50.9 units	50.9
						TOTAL REMAINING POOL	**174.2 but only 130 eligible to transfer to or within HI**

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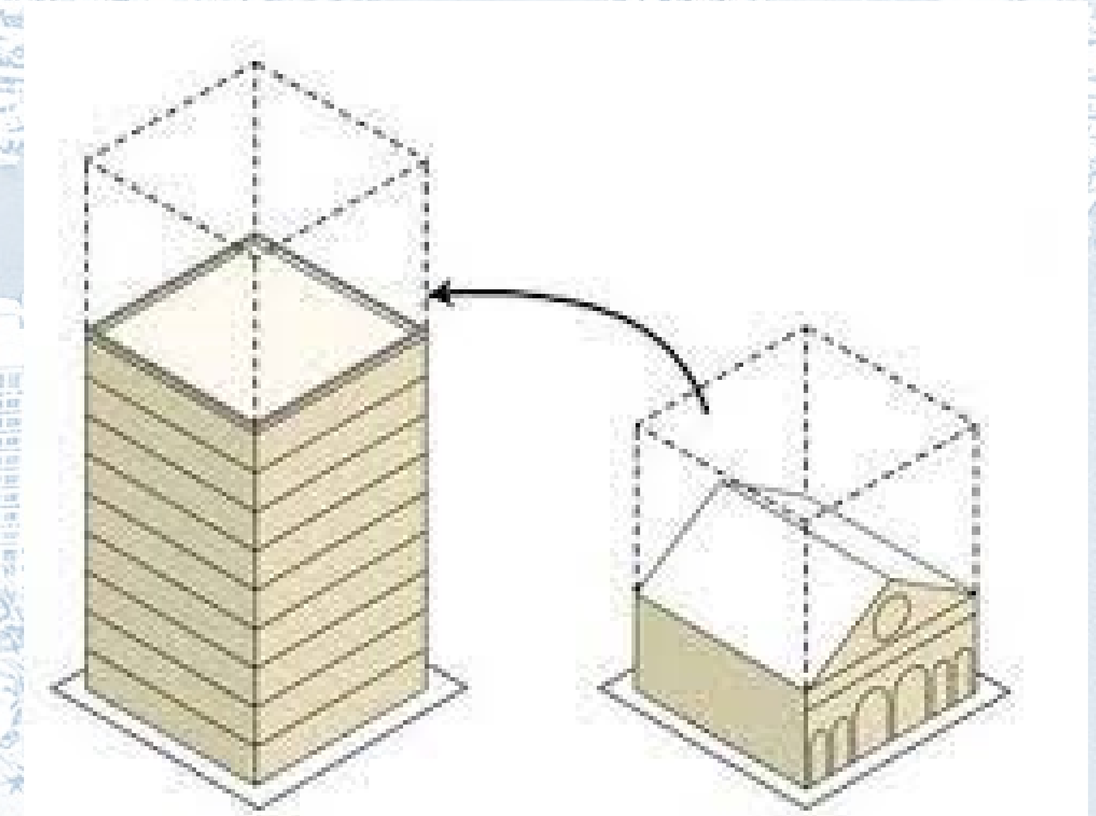
TRANSFER OF DEVELOPMENT RIGHTS OPTIONS

Option 1 – Make undersized parcels eligible receiving sites for TDRs up to the maximum base zoning density (i.e., 70 upa)

Option 2 - Amend the code further to limit TDRs transferrable within HI to those of property zoned RM-70 / Encourage or incentivize TDRs to be transferred outside of Harbor Island.

NOTE 2: Where could the remaining TDRs be sold? Treasure Island – potential limited market. Could RM-40 become eligible to receive TDRs?



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Next Steps

- Process input received today
- Refine regulatory responses
- Initial draft of potential amendments
- Schedule follow-up session to review and discuss initial proposal of potential amendments (TENTATIVELY March 27, 2023)
- Refine proposed amendments for PZB review (TENTATIVELY April 19, 2023)

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Thank you for participating!

Q&A

March 13, 2023



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Existing Conditions – West Drive

1. Daily Trips - In/Out/Total: 2619/2616/5235
2. Peak Trips

AM peak (all uses) In/Out/Total: 107/278/385

PM peak (all uses) In/Out/Total: 260/177/437

Existing Conditions – East Drive

1. Daily Trips - In/Out/Total: 1455/1455/2910
2. Peak Trips

AM peak (all uses) In/Out/Total: 49/154/203

PM peak (all uses) In/Out/Total: 142/87/229

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Future Conditions – West Drive

1. Daily Trips - In/Out/Total: 3213/3210/6423
2. Peak Trips

AM peak (all uses) In/Out/Total: 132/360/492

PM peak (all uses) In/Out/Total: 320/214/534

Future Conditions – East Drive

1. Daily Trips - In/Out/Total: 3216/3125/6251
2. Peak Trips

AM peak (all uses) In/Out/Total: 119/388/507

PM peak (all uses) In/Out/Total: 307/192/499

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Existing Conditions – HI Drive/360 Condo

1. Daily Trips - In/Out/Total: 820/820/1640
2. Peak Trips

AM peak (all uses) In/Out/Total: 24/69/93

PM peak (all uses) In/Out/Total: 68/42/110

Future Conditions – HI Drive/360 Condo

1. Daily Trips - In/Out/Total: 1091/1091/2182
2. Peak Trips

AM peak (all uses) In/Out/Total: 32/92/124

PM peak (all uses) In/Out/Total: 92/56/148

Zoning Code Update for High-Density Multifamily Buildings in Harbor & Treasure Islands

REVIEW SESSION

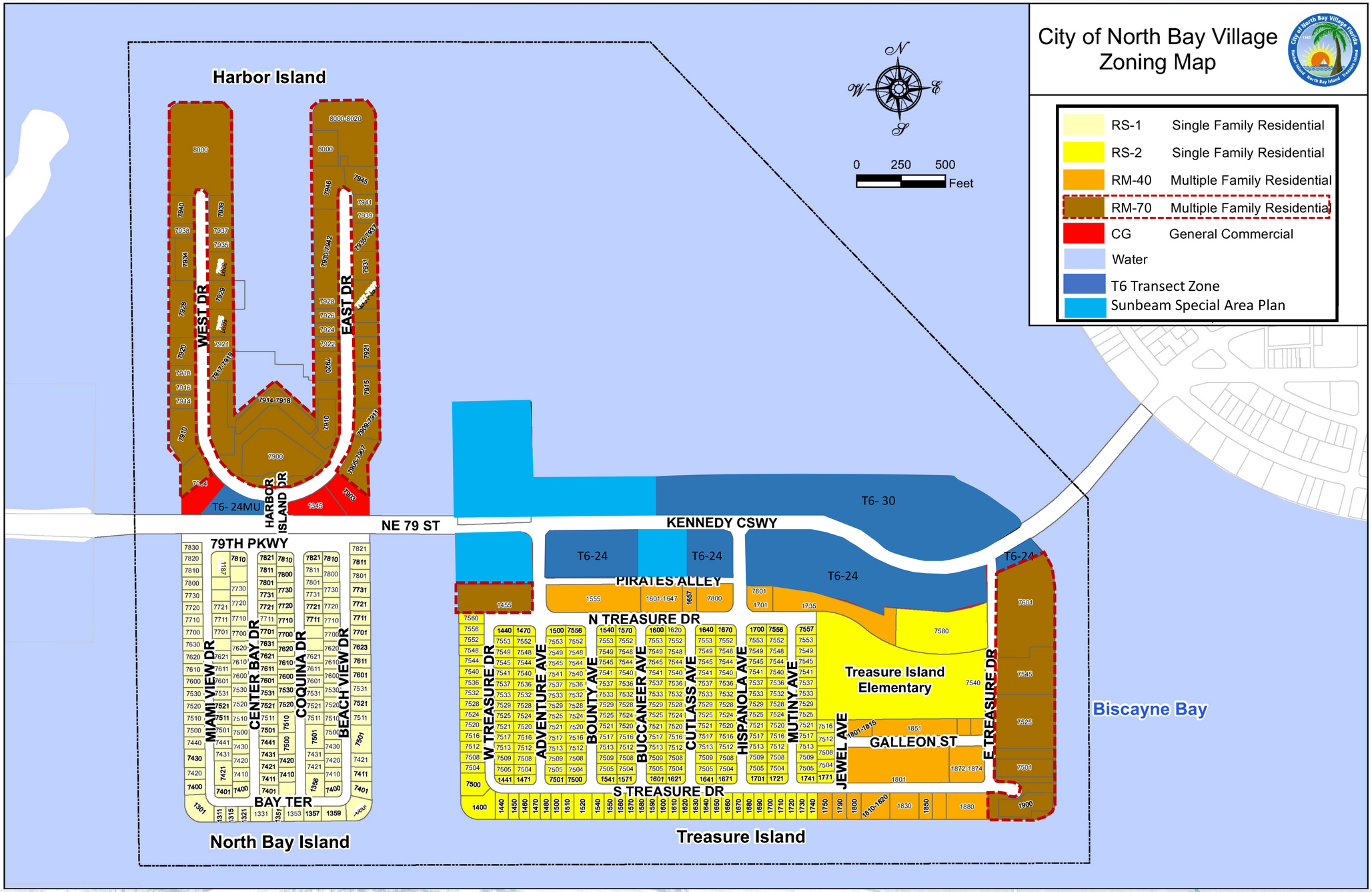
March 27, 2023



AGENDA

1. Intro / Recap
2. Review of Preliminary Proposal
3. Public Comment / Q&A
4. Next Steps

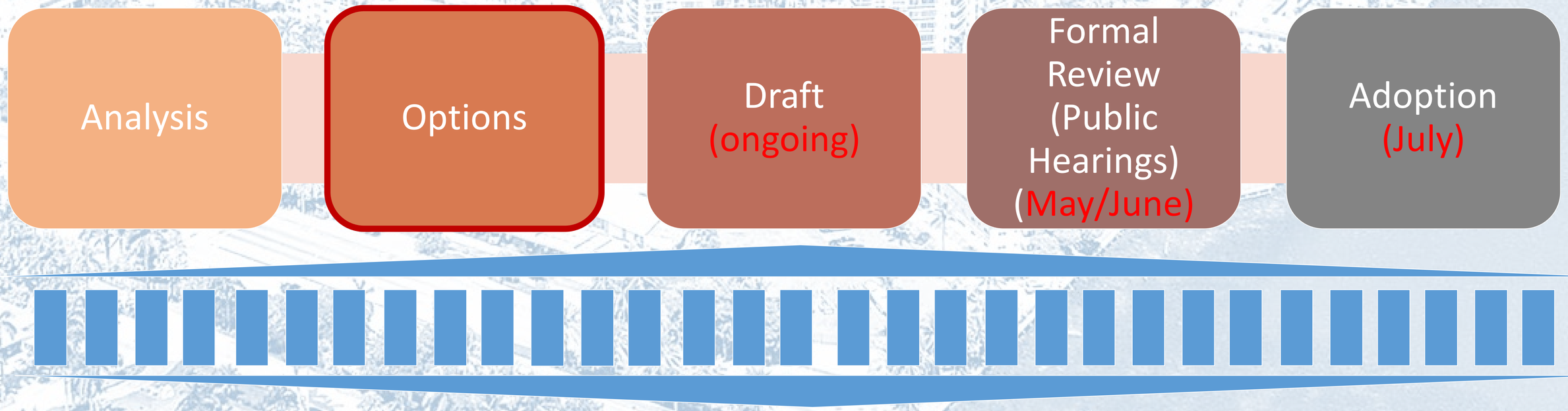
FOCUS: RM-70 ZONING DISTRICT



PURPOSE OF PROCESS

To ensure that the RM-70 zoning district helps meet our long-term vision and goals, as expressed in the Comprehensive Plan and the NBV100 Master Plan (livability, resilience, prosperity), and that the character of future high-density development enhances our multifamily residential neighborhoods.

STEPS



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KEY TAKEAWAYS FROM PRIOR MEETING

- Agreement on establishing maximum parking requirements
- Open to consider:
  (a) integrating certain flexibilities of PRD into base zoning;
  (b) improving development options for undersized parcels;
  (c) eliminating PRD as an option for undersized parcels (and possibly eliminating entirely if (a) and (b) are achieved)
- No agreement on nonresidential uses.
  - Internal capture of vehicle trips = 👍
  - Potential attraction of external trips = 👎

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MEETING GOALS AND DESIRED OUTCOMES

- Present preliminary draft of proposed amendments
- Receive feedback from residents, landowners and other stakeholders
- Process feedback as a basis for additional refinements

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SUMMARY OF ANALYSIS

- Existing units: 1,711
- Density range: 23 upa (Chateau Isle) to 126 upa (Bayshore)
- Average density: 43 upa
- Building age range: 0 (new constr.) to 76 years
- Building age average: 50 years
- Tenancy: 68% ownership (condos) v. 32% rental
- Building height range: 2 to 21 stories (new constr.)
- Building height average: 6 stories
- Undersized parcels: 51%
- Vacant acreage: 2.55 acres
- **Potential add'l units @70 upa (base density): 501**
- **Potential max add'l units from TDR transfers: 130**
- **Total potential max add'l units: 631***

* Approx. 255 of which are "unused" density units at Moda (30), 360 Condo (144) and Eloquence (81)

SUMMARY OF ANALYSIS (Cont'd)

3. Roadway Capacity Analysis (cont'd) – Assumptions and considerations:
   A. Maximum build-out (regardless of individual site conditions). Additional scenario completed: build-out less Moda, 360 and Eloquence redevelopment
   B. Up to 130 TDRs. For the purposes of the exercise, it was assumed that approximately 37 TDRs may go into future projects on West Drive, while up to 93 TDRs might be transferred onto projects on East Drive.
   C. Some figures decline in max build-out scenario because several sites are "overdeveloped" today, i.e., exceed maximum zoned density (legally nonconforming). If those sites ever redevelop, they must come into compliance with current regulations (therefore less units = less trips).
   D. No scenario was calculated for projects going through the Planned Residential Development (PRD) Overlay rezoning process.
   E. Change occurs incrementally and "future" timeframe could be 20 years or more.

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USEFUL CONCEPTS

- East/West Drive - Local Roads: low-capacity roads which primarily serve as access roads to residences, businesses and other abutting properties.
- Larry Pascow Way/Harbor Island Drive - Collector Road: low-to-moderate-capacity road which serves to move traffic from local streets to arterial roads.
- Urban Residential Streets: Typically serve to provide access to single and multiple family residences in urban areas; drivers generally include only residents and their visitors; large trucks are rare; provide accessibility for fire trucks and school buses. ALL ROADS IN HARBOR ISLAND ARE URBAN RESIDENTIAL STREETS
- Level of Service (LOS): defines how well vehicle traffic flows along a street or road. It is a qualitative measure (scale) used to describe not only operational conditions within a traffic stream, but also the perception by road users. LOS standards vary by facility type (i.e., local v. collector v. arterial, etc.).

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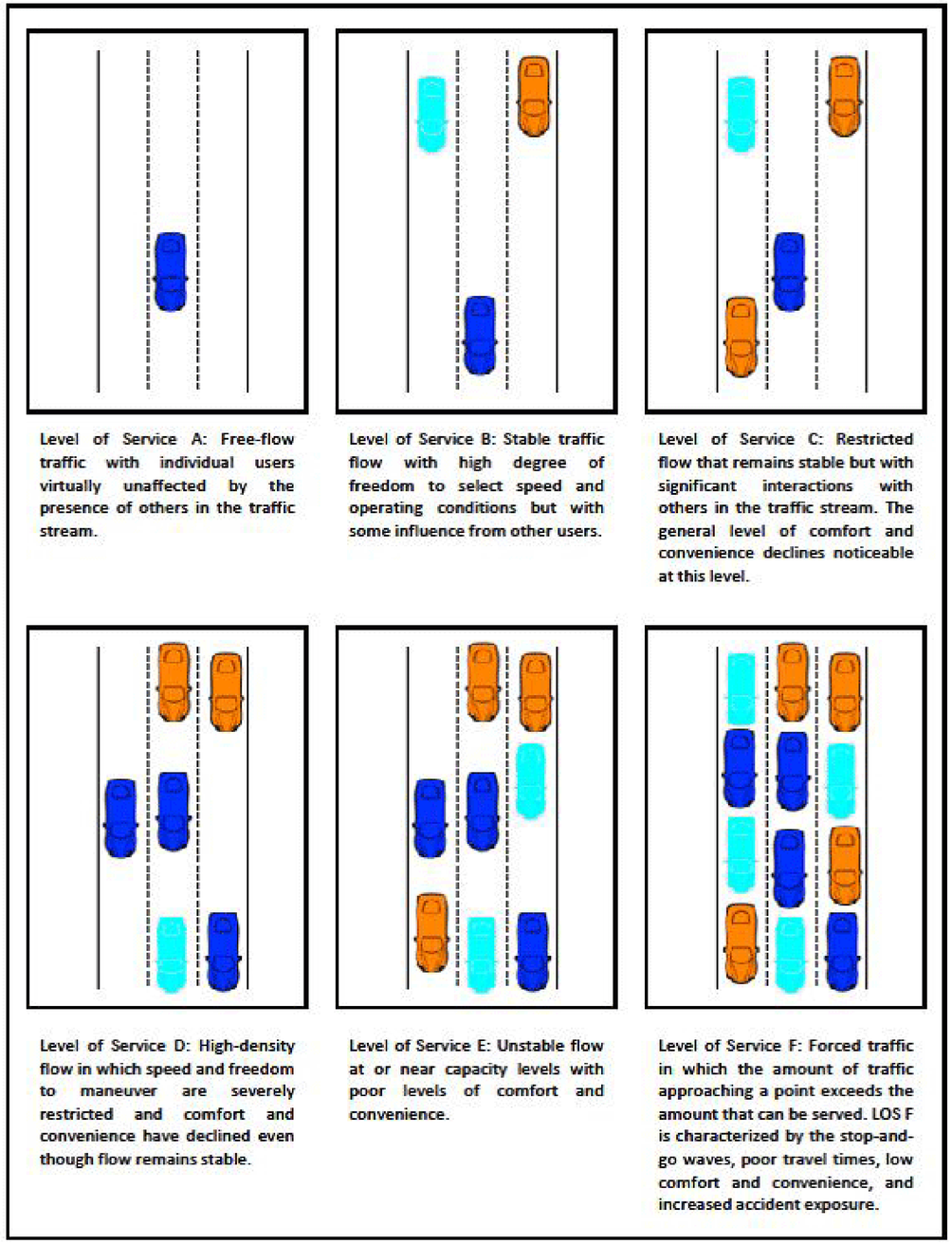
LEVEL OF SERVICE (LOS)

There are six levels of service, which are given letter designations, from A to F, with level-of-service A representing the best operating condition, and level-of-service F the worst. However, LOS may be evaluated in different terms such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, geographic accessibility, and safety.



Level of Service A: Free-flow traffic with individual users virtually unaffected by the presence of others in the traffic stream.

Level of Service B: Stable traffic flow with high degree of freedom to select speed and operating conditions but with some influence from other users.

Level of Service C: Restricted flow that remains stable but with significant interactions with others in the traffic stream. The general level of comfort and convenience declines noticeable at this level.

Level of Service D: High-density flow in which speed and freedom to maneuver are severely restricted and comfort and convenience have declined even though flow remains stable.

Level of Service E: Unstable flow at or near capacity levels with poor levels of comfort and convenience.

Level of Service F: Forced traffic in which the amount of traffic approaching a point exceeds the amount that can be served. LOS F is characterized by the stop-and-go waves, poor travel times, low comfort and convenience, and increased accident exposure.

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MOST COMMON MISCONCEPTION ABOUT LOS

“The most common misconception about LOS is that the A through F categories are comparable to school letter grades.

For motorized vehicles, LOS A is most likely not a desirable goal from a transportation or societal perspective….Improving [a roadway facility] to accommodate LOS A leaves the facility open to excessive speeds in the off-peak, which could create safety concerns.”

Source: FDOT 2023 Multimodal Quality/Level of Service Handbook

This is especially true for urban and/or residential streets. LOS D is widely considered an acceptable condition, and this threshold is often used as a design condition in urbanized areas.

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FDOT CONTEXT CLASSIFICATION

No perfect match

Best fit based on details of land use and other characteristics: C5- Urban Center*

* Different choice = potentially different LOS



C1-Natural
Lands preserved in a natural or wilderness condition, including lands unsuitable for settlement due to natural conditions.

C2-Rural
Sparsely settled lands; may include agricultural land, grassland, woodland, and wetlands.

C2T-Rural Town
Small concentrations of developed areas immediately surrounded by rural and natural areas; includes many historic towns.

C3R-Suburban Residential
Mostly residential uses within large blocks and a disconnected or sparse roadway network.

C3C-Suburban Commercial
Mostly non-residential uses with large building footprints and large parking lots within large blocks and a disconnected or sparse roadway network.

C4-Urban General
Mix of uses set within small blocks with a well-connected roadway network. May extend long distances. The roadway network usually connects to residential neighborhoods immediately along the corridor or behind the uses fronting the roadway.

C5-Urban Center
Mix of uses set within small blocks with a well-connected roadway network. Typically concentrated around a few blocks and identified as part of a civic or economic center of a community, town, or city.

C6-Urban Core
Areas with the highest densities and building heights, and within FDOT classified Large Urbanized Areas (population greater than one million). Many are regional centers and destinations. Buildings have mixed uses, are built up to the roadway, and are within a well-connected roadway network.

CONTEXT CLASSIFICATION	ALLOWABLE DESIGN SPEED RANGE (MPH)	SIS MINIMUM (MPH)
C5 Urban Center	**25-35**	**35**

Urban Areas—A place with a population between 5,000 and 50,000.

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Short stretch of Larry Pascow Way and Harbor Island Drive would be expected to carry all of the potential in and out trips for the entire Harbor Island roadway network *at some point* during the 24-hour period



Improvements planned by NBV and in coordination with FDOT

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POTENTIAL AMENDMENTS: ULDC SECTIONS IMPACTED

- Section 8.10.D – RM-70 High Density Multiple Family Residential District, including standards for undersized parcels and PRD
- Section 8.13 - Transfer of Density Rights (TDR) Program
- Section 8.14 – Shoreline Accessibility
- Section 8.16 – Supplemental Use Regulations (Accessory Uses)
- Section 8.17 – Supplemental Development Standards (Island Walk Standards)
- Section 9.3 – Off-street parking requirements (Required Parking and Mechanical Parking Systems)
- Chapter 3 – Definitions
- POTENTIAL ADDITIONAL SECTION REVISIONS:
  - 8.17 - Height Exceptions (clarifications for rooftop amenities in RM-70)
  - 9.4 – Off-street loading and unloading requirements (clarification of standards)

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SECTIONS/ITEMS WITH SIGNIFICANT CHANGES

- District purpose (NBV100)
- Distinction between Principal v. Accessory Uses (definitions)
- Updated Setbacks
- Greater Pervious Area
- Smaller Min. Unit Sizes
- Additional/updated Required Features
- Improved Standards for Undersized Parcels
- Elimination of PRD
- Replacement of min parking with max parking
- Expanded mechanical parking section into “Space-efficient parking”

ITEMS WITH NO CHANGES

- Standard Minimum Lot Site and Frontage
- Density
- Max Building Height
- Building Height Bonus

Review of Draft Potential Changes (off PowerPoint)



Next Steps

- Process input received today to refine draft amendments
- ADDED: Joint Workshop PZB and Commission – April 24
- PZB review - ~~April 19, 2023~~ May 17
- 1st reading – ~~May~~ June 13



Thank you for participating!

Q&A

March 27, 2023

Zoning Code Update for High-Density Multifamily Buildings in Harbor & Treasure Islands

JOINT PZAB/COMMISSION REVIEW SESSION

May 17, 2023

AGENDA

Review and Direction of Proposed Zoning Code Update for RM-70 Zoning District:

a. Introduction
b. Overview of Background Data and Analysis
c. Review of Preliminary Changes Proposed
d. Discussion/Q&A

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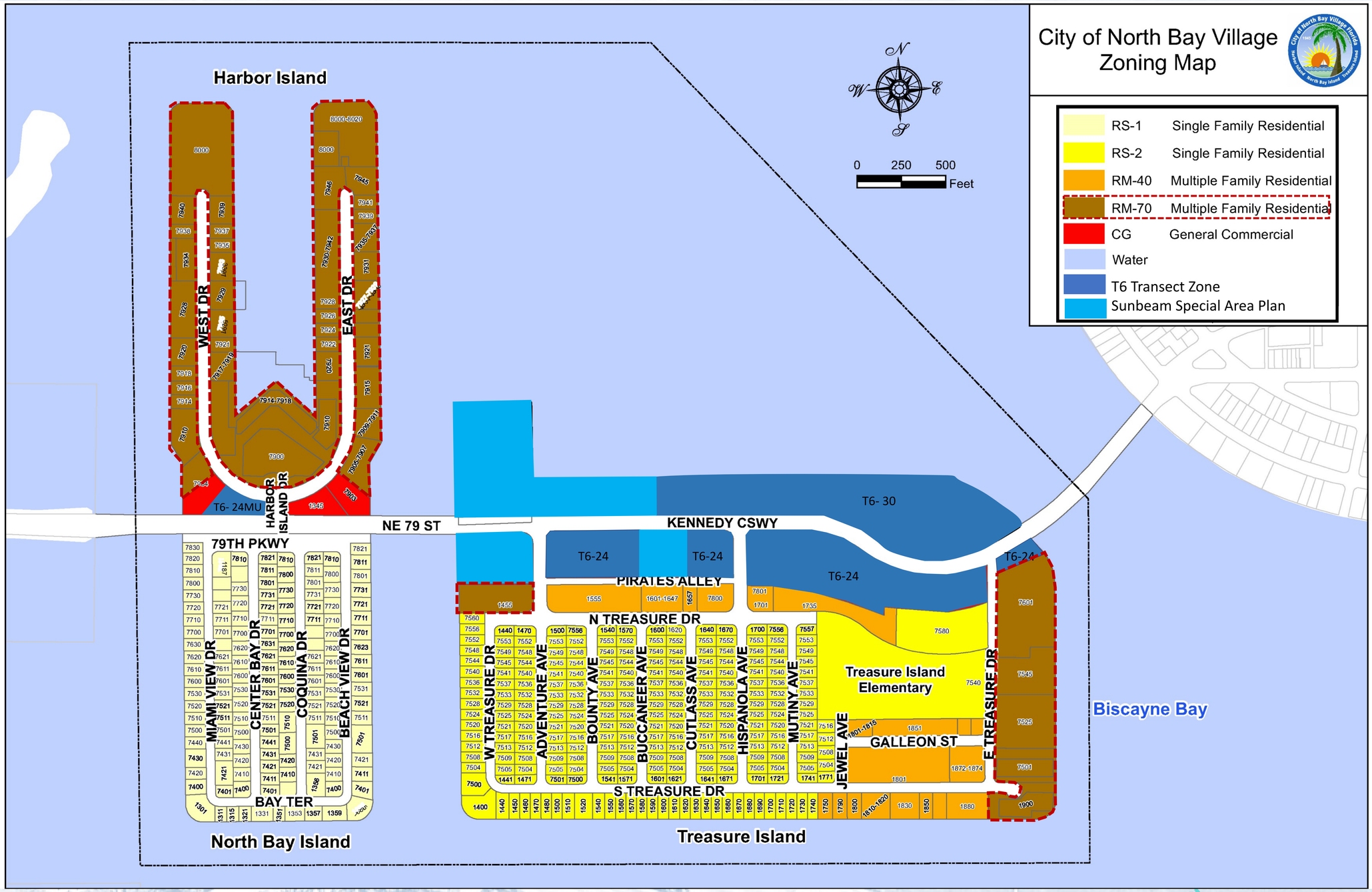
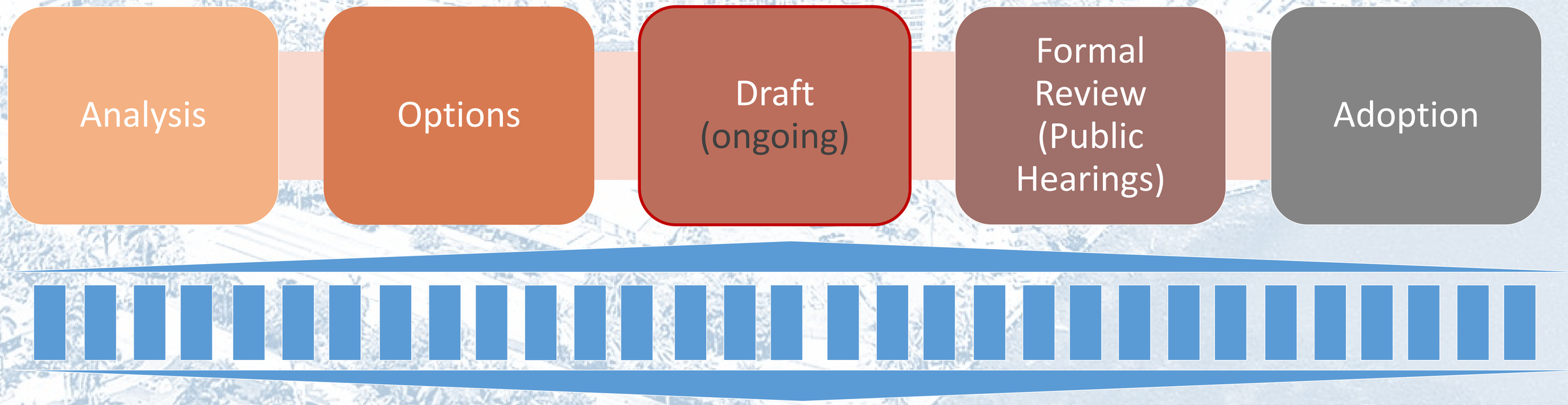
FOCUS: RM-70 ZONING DISTRICT



PURPOSE OF PROCESS

To ensure that the RM-70 zoning district helps meet our long-term vision and goals, as expressed in the Comprehensive Plan and the NBV100 Master Plan (livability, resilience, prosperity), and that the character of future high-density development enhances our multifamily residential neighborhoods.

STEPS



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PUBLIC ENGAGEMENT

- Listening Session: January 17, 2023
- Options Discussion Session: March 13, 2023
- Concepts Review Session: March 27, 2023



MEETING GOALS AND DESIRED OUTCOMES

- Present working amendment concepts (focus on contested/unresolved issues)
- Obtain feedback and direction from PZAB and Village Commission as a basis for drafting amendment ordinance

SUMMARY OF EXISTING CONDITIONS

- Existing units: +/-1,711
- Density range: 23 upa (Chateau Isle) to 126 upa (Bayshore)
- Average density: 43 upa
- Building age range: 0 (new constr.) to 76 years
- Building age average: 50 years
- Tenure: 68% condos v. 32% rental buildings
- Building height range: 2 to 21 stories (new constr.)
- Building height average: 6 stories
- Undersized parcels: 51%
- Vacant acreage: 2.55 acres
- **Potential add'l units @70 upa (base density): 501**
- **Potential max add'l units from TDR transfers: 130**
- **Total potential max add'l units: 631***

* Approx. 255 of which are "unused" density units at Moda (30), 360 Condo (144) and Eloquence (81)

TYPES OF AMENDMENTS

- **Clean-up**
  - Relevance/ Obsolescence
  - Wording/grammar
  - Flow/organization
  - Interconnections/internal consistency
- **Substance**
  - Alignment with Comprehensive Plan
  - Alignment with NBV100
  - Modernization based on best practices
  - Community input/consensus on issues



POTENTIAL AMENDMENTS: ULDC SECTIONS IMPACTED

- Section 8.10.D – RM-70 High Density Multiple Family Residential District, including standards for undersized parcels and PRD
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SECTIONS/ITEMS WITH SUBSTANTIVE CHANGES

- District purpose (NBV100)
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- Updated Setbacks
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ITEMS WITH NO CHANGES

- Standard Minimum Lot Site and Frontage
- Density
- Max Building Height
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UNRESOLVED ISSUES FROM LATEST TOWN HALL MTG

- Nonresidential uses
  - Internal capture of vehicle trips = 👍
  - Potential attraction of external trips = 👎
- Undersized Parcels
  - Discourage redevelopment of existing buildings? (Preservation of structures and workforce/affordable units)

    OR
  - Allow redevelopment and increased density for only certain parcel sizes, only through TDR acquisition
- Elimination of PRD
  - Wholesale elimination along with improvement of base zoning regulations OR
  - Replacement with different overlay (SAP)
- TDRs
  - Maintain regs “as is” OR
  - Limit pool available for transfer within Harbor Island OR
  - See above Undersized Parcels
- Traffic Concern – Impact of future traffic generation (related to all of the above)

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USEFUL CONCEPTS

- Local Road (East/West Drive): low-capacity road which primarily serve as access road to residences, businesses and other abutting properties.
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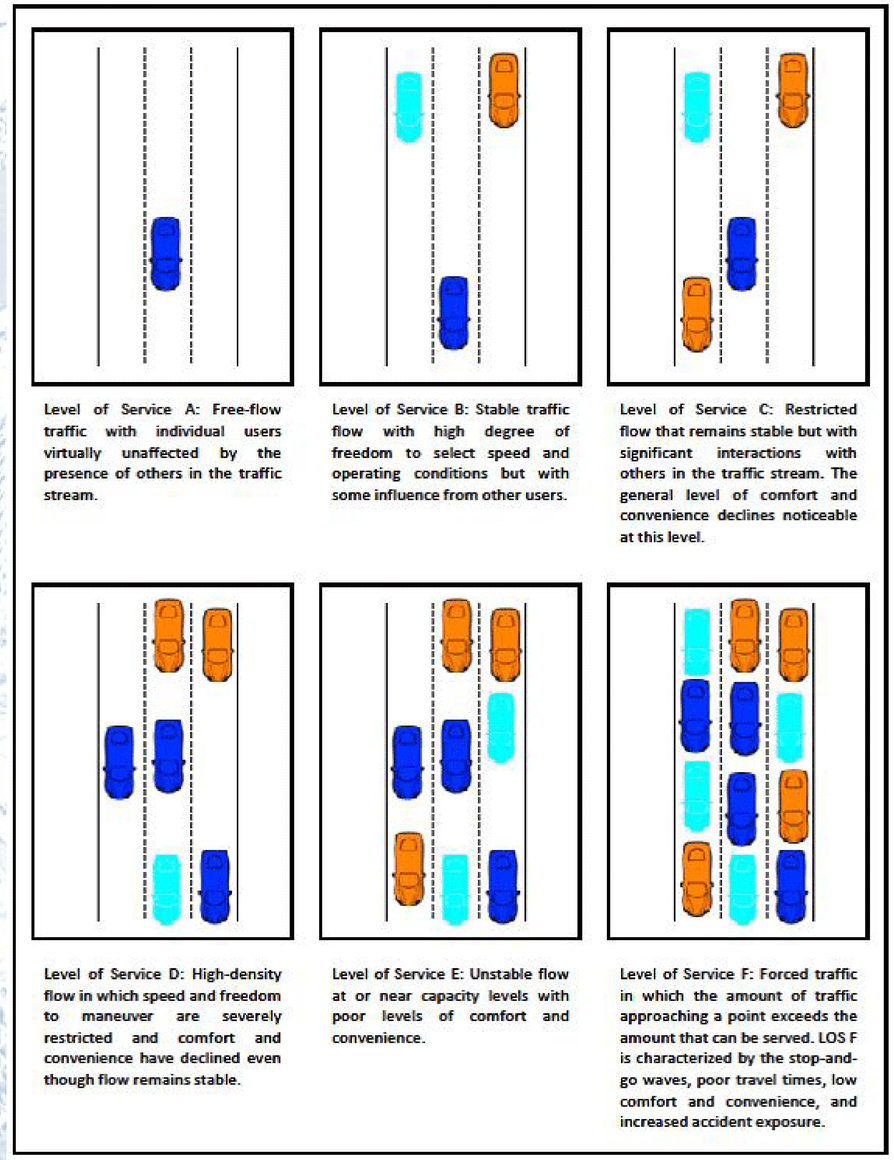

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ROADWAY CAPACITY ANALYSIS

Considerations:

- Current adopted LOS for local roads is C
- FDOT updates its LOS standards periodically.
- In January 2023, a new Multimodal Quality/Level of Service Handbook was issued
- No LOS B or C traffic volume numbers are provided in the new handbook for this type of road in this context classification
- CGA study conservatively utilizes the next available LOS volume (D), but the roadway likely operates at LOS B or C.

ROADWAY CAPACITY ANALYSIS

TABLE 1

Generalized Annual Average Daily Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	16,800	17,700	**
4	Divided	*	37,900	39,800	**
6	Divided	*	58,400	59,900	**
8	Divided	*	78,800	80,100	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	7,300	14,800	15,600
4	Divided	*	14,500	32,400	33,800
6	Divided	*	23,300	50,000	50,900
8	Divided	*	32,000	67,300	68,100

Non-State Signalized Roadway Adjustments
(Alter corresponding state volumes by the indicated percent.)
Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment
Multiply the corresponding two-directional volumes in this table by 0.6

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	47,600	66,400	83,200	87,300
6	70,100	97,800	123,600	131,200
8	92,200	128,900	164,200	174,700
10	115,300	158,900	203,600	218,600
12	136,500	192,400	246,200	272,900

Urbanized

Lanes	B	C	D	E
4	45,900	62,700	75,600	85,400
6	68,900	93,900	113,600	128,100
8	91,900	125,200	151,300	170,900
10	115,000	156,800	189,300	213,600

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	11,700	18,000	24,200	32,600
4	Divided	36,300	52,600	66,200	75,300
6	Divided	54,600	78,800	99,400	113,100

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

2020

FDOT

C2T, C4, C5, & C6 Motor Vehicle Arterial Generalized Service Volume Tables


(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**


(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

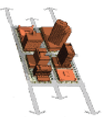
	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600


(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

2023

ROADWAY CAPACITY ANALYSIS (cont'd)

Considerations:

- Version 1: Maximum build-out (regardless of individual site conditions).
  - Some units numbers decline because several sites are "overdeveloped" today, i.e., exceed maximum zoned density (legally nonconforming). If those sites ever redevelop, they must come into compliance with current regulations (therefore less units = less trips).
- Version 2: Build-out minus Moda, 360 and Eloquence redevelopment
  - Both versions include up to 130 TDRs. For the purposes of the exercise, it was assumed that approximately 37 TDRs may go into future projects on West Drive, while up to 93 TDRs might be transferred onto projects on East Drive.
  - Both versions have a build-out horizon of 20+ years.
  - No Planned Residential Development (PRD) Overlay scenario.
  - No decreased parking scenario.

Short stretch of Larry Pascow Way and Harbor Island Drive would be expected to carry all of the potential in and out trips for the entire Harbor Island roadway network *at some point* during the 24-hour period



Improvements planned by NBV and in coordination with FDOT should take into consideration projected development

North Bay Village
HEART OF THE BAY

Next Steps

- Refinements/ordinance preparation/legal review
- PZB review – June 21
- 1st reading – July 11
- 2nd reading/adoption – Sept 12

Thank you for participating!

Q&A

March 27, 2023

RM-70 ZONING DISTRICT UPDATE

Preliminary Calculation of Existing Development and Maximum Capacity (by Zoning) - Harbor Island

UPDATED 3/13/2023

Folio(s)	Address	Project Name	Owner	Sq. Ft.	Acres	Current Use	Tenancy	Year Built	Existing Units	Height (stories)	As-Built Density (upa)	Total Max Units @70 upa *	Additional Unit Capacity @70 upa *	Legally non-conforming density?	Previously rezoned as PRD?	
WEST DRIVE																
23-3209-001-0040	8000 West Drive	Moda Apts	8000 WEST DRIVE GROUND OWNER LLC C/O SAFEHOLD INC	196,456	4.51	MFR	R	2015	285	8	63	315	30	N/A	N	
23-3209-022-0001 (ref)	7939-7941 West Drive	Chateau Isle	MULTIPLE	22,400	0.51	MFR	O	1956	12	3	23	21	9	N/A	N	
23-3209-001-0420	7938-7940 West Drive	N/A	7940 NBV PARTNERS LLC	33,600	0.77	Vacant	N/A	N/A	0	0	N/A	54	54	N/A	N/A	
23-3209-001-0500	7937 West Drive	West Bay Villas	JACOB WATERFRONT PROPERTIES LLC	11,200	0.26	MFR	R	1954	7	2	27	6	-1	N/A	N	
23-3209-038-0001 (ref)	7935 West Drive	West Bay Condo	MULTIPLE	11,200	0.26	MFR	O	1956	6	2	23	6	0	Y	N	
23-3209-048-0001 (ref)	7934 West Drive	Space 01	MULTIPLE	33,600	0.77	MFR	O	2006	54	15	70	54	0	N/A	N	
23-3209-027-0001 (ref)	7933 West Drive	Magaluf Towers	MULTIPLE	22,400	0.51	MFR	O	1979	34	11	66	21	-13	Y	N	
23-3209-043-0001 (ref)	7929 West Drive	Blue Bay Tower Condo	MULTIPLE	22,400	0.51	MFR	O	2005	36	15	70	21	-15	N/A	?	
23-3209-036-0001 (ref)	7928 West Drive	Islander Club	MULTIPLE	44,800	1.03	MFR	O	1969	88	10	86	72	-16	Y	N	
23-3209-001-0620	7925 West Drive	7925 West Drive	VALLEYVIEW REIT LLC	22,400	0.51	MFR	R	1958	24	2	47	21	-3	N/A	N	
23-3209-001-0660	7921 West Drive	7921 West Drive	AZURE USA LLC	11,200	0.26	MFR	R	1947	10	2	39	6	-4	Y	N	
23-3209-001-0220	7920 West Drive	Vogel Park	NORTH BAY VILLAGE	22,400	0.51	Park	P	N/A	0	0	0	27.8**	35	N/A	N/A	
23-3209-001-0160	7918 West Drive	7918 West Drive	P&O PROPERTIES LLC	33,600	0.77	Under construction	O	2024	54	21	70	54	0	N/A	N/A	
23-3209-001-0680	7917 West Drive	7917 West Drive	CORAL USA LLC	22,400	0.51	MFR	R	1963	30	2	58	21	-9	Y	N	
23-3209-001-0013	7913 West Drive	Former Coletta lot	S2 NBV LLC	43,901	1.01	Vacant	N/A	N/A	0	0	0	71	71	N/A	N/A	
23-3209-001-0110	7910 West Drive	Harbor West Apts.	GATOR HARBOR WEST LTD	42,324	0.97	MFR	R	1958	44	3	45	68	24	N/A	N	
23-3209-026-0001 (ref)	7904 West Drive	Bayshore Yacht and Tennis Club	MULTIPLE	60,300	1.38	MFR	O	1963	174	12	126	97	-77	Y	?	
HARBOR ISLAND DRIVE																
23-3209-052-0001 (ref)	7900 Harbor Island Drive	360 Condominium (A, B and C)	MULTIPLE	298,480	6.85	MFR	O	2007	336	15 max	49	480	144	N/A	N	
EAST DRIVE																
23-3209-021-0001 (ref) 23-3209-001-0023 23-3209-001-0021	8000 East Drive	Biscayne Sea Club	MULTIPLE	133,619	3.07	MFR	O	1955	52	3	17	215	163	N/A	N	
23-3209-030-0001 (ref)	7946 East Drive	Majestic Isle Condo	MULTIPLE	40,000	0.92	MFR	O	1960	36	3	39	64	28	N/A	N	
23-3209-032-0001 (ref)	7945 East Drive	Bays Water Condo	MULTIPLE	28,800	0.66	MFR	O	1958	22	3	33	46	24	N/A	N	
23-3209-001-0430	7941 East Drive	Mon Plaisir	ROBMAR MIAMI LLC	11,200	0.26	MFR	R	1953	4	2	16	6	2	N/A	N	
23-3209-056-0001 (ref)	7939 East Drive	The Current by Extant	NBV TOWER LLC	11,200	0.26	MFR	R	2008	16	15	62	6	-10	N/A	?	
23-3209-059-0001 (ref)	7935 East Drive	Cielo on the Bay	MULTIPLE	22,400	0.51	MFR	O	2009	36	15	70	21	-15	N/A	?	
23-3209-001-0330	7931 East Drive	7931 East Drive	7927/7931 EAST DRIVE	22,400	0.51	MFR	R	1958	24	2	47	21	-3	Y	N	
23-3209-060-0001 (ref)	7928 East Drive	Eloquence on the Bay	PROPERTY HOLDINGS LLC	125,197	2.87	MFR	O	2009	120	17	42	201	81	N/A	N	
23-3209-001-0290	7927 East Drive	7927 East Drive	7927/7931 EAST DRIVE	22,400	0.51	MFR	R	1961	20	2	39	21	1	N/A	N	
23-3209-001-0610	7926 East Drive	Miami White House	7926 EAST LLC	11,200	0.26	MFR	R	1946	7	2	27	6	-1	Y	N	
23-3209-001-0630	7924 East Dirve	7924 East Drive	NORTH BAY INVESTORS INC	11,200	0.26	MFR	R	1968	20	5	78	6	-14	Y	N	
23-3209-001-0270	7925 East Drive	N/A	RENE CARABALLO	11,200	0.26	Vacant	N/A	N/A	0	0	0	6	6	N/A	N/A	
23-3209-001-0250	7923 East Drive	N/A	RENE CARABALLO	11,200	0.26	Vacant	N/A	N/A	0	0	0	6	6	N/A	N/A	
23-3209-001-0650	7922 East Drive	N/A	MBM DEVELOPMENTS LLC	11,200	0.26	Vacant	N/A	N/A	0	0	0	6	6	N/A	N/A	
23-3209-029-0001	7921 East Drive	Lido Condo	MULTIPLE	21,700	0.50	MFR	O	1959	20	2	40	20	0	N/A	N	
23-3209-033-0001 (ref)	7920 East Drive	Belle Isle Condo	MULTIPLE	22,400	0.51	MFR	O	1958	24	2	47	21	-3	Y	N	
23-3209-001-0151	7915 East Drive	7915 East Drive	C & D BAY VILLAGE LLC	33,600	0.77	MFR	R	1959	42	3	54	54	12	N/A	N	
23-3209-034-0001 (ref)	7909-7911 East Drive	Harbor Condo	MULTIPLE	24,000	0.55	MFR	O	1951	30	2	54	23	-7	N/A	N	
23-3209-001-0090	7905 East Drive	Royal Isle	ROYAL ISLE APARTMENTS L C	46,990	1.08	MFR	R	1964	44	3	41	76	32	N/A	N	
								Totals	1,711			2,212	536			
												*2,342	*631			

* Maximum Potential Additional Units Available for transfer within Harbor Island from NBV TDR Pool = 130 from Vogel Park, Civic Park and Sakura site.

** Available TDRs from Vogel Park

Lot size in red text = undersized parcel (i.e., does not meet standard minimum lot size of 27,000 square feet)

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

Memorandum

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☐ **West Palm Beach Office** · 560 Village Boulevard · Suite 340 · West Palm Beach, FL 33409 · 561.684.6161(p) · 561.684.6360(f)

Date:	4/06/2023
To:	Silvia Vargas, FAICP Principal Planner
From:	Diana White, PE, Director of Transportation & Mobility Department, Calvin Giordano & Associates, Inc.
Subject:	North Bay Village – RM 70 Zoning Update – Capacity Analysis
Project:	CGA 203569
CC:	

Diana White Digitally signed by Diana White Date: 2023.04.06 15:38:47 -04'00'

INTRODUCTION

Calvin Giordano and Associates has been assigned by North Bay Village (Village) to complete roadway capacity analyses for existing and potential future conditions of the Harbor Island roadway network based on the Village's current zoning districts. This document was completed utilizing the Florida Department of Transportation (FDOT) 2023 Multimodal Quality Level of Service Handbook tables. The site location is shown in Figure -1.



Figure 1: Harbor Island

EXISTING CONDITIONS TRAFFIC ANALYSES

The study boundary area is comprised of two (2) two-lane undivided local roadways: West Drive, East Drive and one (1) two-lane divided local roadway: Harbor Island Drive; which connect to the nearby signalized intersection at John F Kennedy Causeway. The West Drive and East Drive roadways are both in an urbanized area identified as zoning district RM 70 – Multiple Family Residential. The existing zoning map of the area is shown in Figure 2. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, there are three (3) different residential land uses within the existing RM-70 zone..

- Low-rise multifamily housing which includes apartments, townhouses and condominiums located within the same building with a minimum of three dwelling units and with one or two levels (floors) of residence.
- Mid-rise multifamily housing which includes apartments, townhouses, and condominiums located within the same building with a minimum of three dwelling units and with between three and 10 levels (floors) of residence.
- High-rise multifamily housing which includes apartments, and condominiums that have more than 10 levels (floors) of residence.

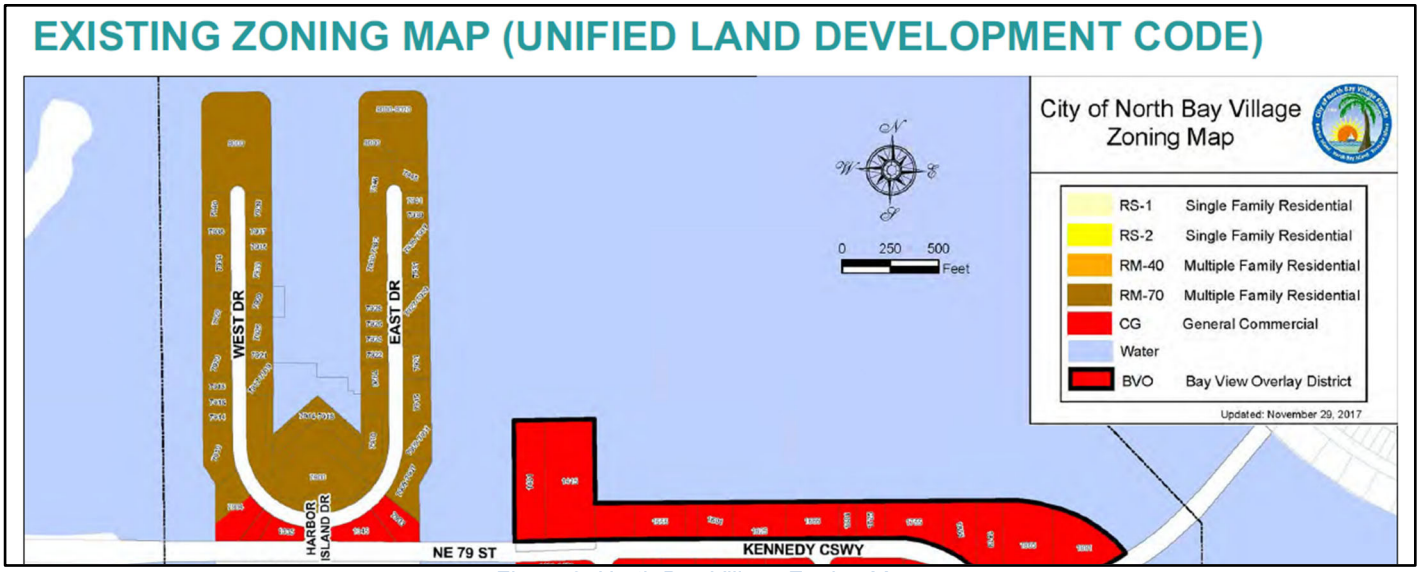


Figure 2: North Bay Village Zoning Map

West Drive

The facilities along West Drive contain seventeen (17) parcels totaling 656,581 square feet and 858 dwelling units. The Bayshore Yacht and Tennis Club condo is a mixed-use development with commercial spaces on the ground floor and residential units on the upper levels. Five (5) parcels were identified as low-rise, five (5) as mid-rise, and four (4) as high-rise multifamily residential housing. Two (2) parcels are currently vacant, and one was designated as Civic Space / Park. The total number of units for low-rise, mid-rise, and high-rise multifamily residential housing is 77, 463, and 318, respectively. Tables 1, 2 and 3 show the calculated Daily, AM, and PM peak hour trips, respectively, for the different types of identified land uses, based on equations obtained from the ITE Trip Generation Manual, 11th Edition.

Table 1: Trip Generation for West Drive - Existing Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	77	T = 6.41(X) + 75.31	50%	50%	285	284	569
Multifamily (Mid Rise)	221	463	T = 4.77(X) - 46.46	50%	50%	1081	1081	2162
Multifamily (High Rise)	222	318	T = 3.76(X) + 377.04	50%	50%	787	786	1573
						2153	2151	4304
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**Daily Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	107.20 trips per 1000 sft GFA	50%	50%	53	53	106
Grocery Store / Convenience Store	851	964	T = 761.44(X) + 2.27	50%	50%	368	368	736
Pet Shop Gromming / Hair Salon	918	216	1.45 trips per 1000 sft GFA					0
Mosque*	562	927						
Parking Lot		55601						
Park	411	22400/0.51	T = 0.64(X) + 88.46	50%	50%	45	44	89
Vacant		54838						
						466	465	931
Total Existing Traffic @ Daily						**2619**	**2616**	**5235**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 2: Trip Generation for West Drive - Existing Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	77	T = 0.31(X) + 22.85	24%	76%	11	36	47
Multifamily (Mid Rise)	221	463	T = 0.44(X) - 11.61	23%	77%	44	148	192
Multifamily (High Rise)	222	318	T = 0.22(X) + 18.85	26%	74%	23	66	89
						78	250	328
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**AM Peak Hour Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	9.57 trips per 1000 sft GFA	55%	45%	5	4	9
Grocery Store / Convenience Store	851	964	49.11 trips per 1000 sft GFA	51%	49%	24	23	47
Pet Shop / Hair Salon	918	216	1.21 trips per 1000 sft GFA					0
Mosque*	562	927						
Parking Lot		55601						
Park	411	22400/0.51	0.02 trips/1 acre	59%	41%	0	0	0
Vacant		54838						
						29	28	57
Total Existing Traffic @ AM Peak						**107**	**278**	**385**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 3: Trip Generation for West Drive - Existing Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	77	T = 0.43(X) + 20.55	63%	37%	34	20	54
Multifamily (Mid Rise)	221	463	T = 0.39(X) + 0.34	61%	39%	110	71	181
Multifamily (High Rise)	222	318	T = 0.26(X) + 23.12	62%	38%	66	40	106
						210	131	341
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**PM Peak Hour Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	9.05 trips per 1000 sft GFA	61%	39%	5	4	9
Grocery Store / Convenience Store	851	964	62.54 trips per 1000 sft GFA	50%	50%	30	30	60
Pet Shop / Hair Salon	918	216	1.45 trips per 1000 sft GFA					0
Mosque*	562	927	4.22 per 1000 sft GFA			2	2	4
Parking Lot		55601						
Park	411	22400/0.51	T = 0.06(X) + 22.60	55%	45%	13	10	23
Vacant		54838						
						50	46	96
Total Existing Traffic @ PM Peak						**260**	**177**	**437**

* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer

East Drive

The facilities along East Drive contain nineteen (19) parcels totaling 621,906 square feet and 517 dwelling units. Seven (7) parcels were identified as low-rise, six (6) as mid-rise, and three (3) as high-rise multifamily residential housing. Three (3) parcels are currently vacant. The total number of units for low-rise, mid-rise, and high-rise multifamily residential housing are129, 216, and 172, respectively. Tables 4, 5 and 6, show the calculated Daily, AM and PM peak trips respectively for the different types of identified multifamily land uses.

Table 4: Trip Generation for East Drive - Existing Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	129	T = 6.41(X) + 75.31	50%	50%	451	451	902
Multifamily (Mid Rise)	221	216	T = 4.77(X) - 46.46	50%	50%	492	492	984
Multifamily (High Rise)	222	172	T = 3.76(X) + 377.04	50%	50%	512	512	1024
Total Existing Traffic @ Daily						**1455**	**1455**	**2910**

Table 5: Trip Generation for East Drive - Existing Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	129	T = 0.31(X) + 22.85	24%	76%	15	48	63
Multifamily (Mid Rise)	221	216	T = 0.44(X) - 11.61	23%	77%	19	64	83
Multifamily (High Rise)	222	172	T = 0.22(X) + 18.85	26%	74%	15	42	57
Total Existing Traffic @ AM Peak						**49**	**154**	**203**

Table 6: Trip Generation for East Drive - Existing Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	129	T = 0.43(X) + 20.55	63%	37%	48	28	76
Multifamily (Mid Rise)	221	216	T = 0.39(X) + 0.34	61%	39%	52	33	85
Multifamily (High Rise)	222	172	T = 0.26(X) + 23.12	62%	38%	42	26	68
Total Existing Traffic @ PM Peak						**142**	**87**	**229**

Harbor Island Drive /360 Condominium

There is only one multifamily high-rise residential development along the northernmost limits of Harbor Island Drive. The 360 Condominium is approximately 298,480 square feet in area, with a total of 336 dwelling units. Tables 7, 8 and 9 show the calculated trips for identified land use for Daily, AM peak and PM peak trips respectively.

Table 7: Trip Generation for 360 Condominium - Existing Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	336	T = 3.76(X) + 377.04	50%	50%	820	820	1640
Total Existing Traffic @ Daily						**820**	**820**	**1640**

Table 8: Trip Generation for 360 Condominium - Existing Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	336	T = 0.22(X) + 18.85	26%	74%	24	69	93
Total Existing Traffic @ AM Peak						**24**	**69**	**93**

Table 9: Trip Generation for 360 Condominium - Existing Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	336	T = 0.26(X) + 23.12	62%	38%	68	42	110
Total Existing Traffic @ PM Peak						**68**	**42**	**110**

EXISTING CONDITIONS CAPACITY ANALYSES

The Florida Department of Transportation (FDOT) has recently updated the level of service handbook and subsequently the "2023 Multimodal Quality / Level of Service Handbook" was used for the capacity analyses within this document.

Given the existing mix of high-rise, mid-rise and low-rise multifamily residential buildings as well as some mixed-use development, for the purposes of analysis Harbor Island has been categorized as a C5-Urban Center pursuant to the FDOT Context Classification Matrix Table. FDOT Context classification is included in Appendix A. C5—

Urban Center is defined as follows: mixed of uses within small blocks in one- to five-story buildings with a well-connected roadway network typically concentrated around a few blocks or within an identified civic or economic center of a community, town, or city. The existing level of service for West Drive, East Drive and Harbour Island Drive for the Daily, AM and PM peak hours are shown in Tables 10, 11 and 12 and have been calculated using FDOT's Generalized Service Volume Tables (GSVT); which are included in Appendix D

Table 10: Level of Service (LOS) calculations (Existing Conditions) based on estimated Daily Trips

Level of Service (LOS) Calculation								
Roadway	**Lanes**	**Median**	**Exclusive Left / Right Turn**	**State Road**	**Capacity**			
					AADT			
					Existing Volume	**LOS**	**Capacity**	**Adjusted Capacity** (See Notes)
West Drive	2	Undivided	No	No	5,235[1]	D	13,900	11,120
East Drive	2	Undivided	No	No	2,910[1]	D		11,120
Harbor Island Drive	2	Divided	Yes	No	9,785 [1,2]	D		13,135

Notes: Source FDOT GSVT 2023 Multimodal Quality LOS Handbook
The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90
[1] *Existing volume – from Tables 1, 4 and 7*
[2] *Harbor Island Drive includes existing volume of 1,640 for 360 Condominium, 5,235 for West Drive and 2,910 for East Drive*

Table 11: Level of Service (LOS) calculations (Existing Conditions) based on estimated AM Peak Trips

Level of Service (LOS) Calculation								
Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity			
					AM Peak Hour			
					Existing Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	385[1]	D	1,250	1,000
East Drive	2	Undivided	No	No	203[1]	D		1,000
Harbor Island Drive	2	Divided	Yes	No	681[1,2]	D		1,181

Notes: Source FDOT GSVT 2023 Multimodal Quality LOS Handbook
The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90
[1] *Existing volume – from Tables 2, 5 and 8*
[2] *Harbor Island Drive includes existing volume of 93 for 360 Condominium, 385 for West Drive and 203 for East Drive*

Table 12: Level of Service (LOS) calculations (Existing Conditions) based on estimated PM Peak Trips

Level of Service (LOS) Calculation								
Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity			
					PM Peak Hour			
					Existing Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	437[1]	D	1,250	1,000
East Drive	2	Undivided	No	No	229[1]	D		1,000
Harbor Island Drive	2	Divided	Yes	No	776[1,2]	D		1,181

Notes: Source FDOT GSVT 2023 Multimodal Quality LOS Handbook
The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90
[1] *Existing volume – from Tables 3, 6 and 9*
[2] *Harbor Island Drive includes existing volume of 110 for 360 Condominium, 437 for West Drive and 229 for East Drive*

ESTIMATED FUTURE TRAFFIC CONDITIONS BASED ON CURRENT ZONING

The total number of units (low-rise, mid-rise, and high-rise) have been calculated based on future development and using the maximum unit density of 70 units per acre of land. Furthermore, 130 TDRs to be dispersed along East Drive and West Drive areas.

Based on recent discussions with the Village Planning Department, out of the 130 TDRs, 37 would be spread along West Drive, which has a capacity for a maximum of 162 units and the remaining 93 TDRs would be allocated along East drive, which has a maximum unit capacity of 408 units. For the purpose of this document, all TDRs would be assumed as multifamily mid-rise units. Table 13 identifies the number of existing and maximum development dwelling units.

Table 13: Number of units calculations

Location	Existing Conditions				Maximum Development			
	Low Rise	Mid Rise	High Rise	Total Units	Low Rise	Mid Rise	High Rise	Total Units
West Drive	77	463	318	858	128	716	226	1070
East Drive	129	216	172	517	118	887	228	1233
360 Condominium			336	336			480	480

Based on the ITE Trip Generation Manual, 11th Edition, Tables 14-16, 17-19 & 20-22 show the potential future trips for the different types of identified land use for daily, AM peak hour and PM peak hour trips for West Drive, East Drive and Harbor Island Drive/360 Condominium, respectively.

Table 14: Trip Generation for West Drive – Future Development Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	128	T = 6.41(X) + 75.31	50%	50%	448	448	896
Multifamily (Mid Rise)	221	716	T = 4.77(X) - 46.46	50%	50%	1685	1684	3369
Multifamily (High Rise)	222	226	T = 3.76(X) + 377.04	50%	50%	614	613	1227
						2747	2745	5492
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**Daily Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	107.20 trips per 1000 sft GFA	50%	50%	53	53	106
Grocery Store / Convenience Store	851	964	T = 761.44(X) + 2.27	50%	50%	368	368	736
Pet Shop Gromming / Hair Salon	918	216	1.45 trips per 1000 sft GFA					0
Mosque*	562	927						
Parking Lot		55601						
Park	411	22400/0.51	T = 0.64(X) + 88.46	50%	50%	45	44	89
						466	465	931
Total Future Traffic @ Daily						**3213**	**3210**	**6423**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 15: Trip Generation for West Drive – Future Development Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	128	T = 0.31(X) + 22.85	24%	76%	15	48	63
Multifamily (Mid Rise)	221	716	T = 0.44(X) - 11.61	23%	77%	70	233	303
Multifamily (High Rise)	222	226	T = 0.22(X) + 18.85	26%	74%	18	51	69
						103	332	435
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**AM Peak Hour Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	9.57 trips per 1000 sft GFA	55%	45%	5	4	9
Grocery Store / Convenience Store	851	964	49.11 trips per 1000 sft GFA	51%	49%	24	23	47
Pet Shop / Hair Salon	918	216	1.21 trips per 1000 sft GFA					0
Mosque*	562	927						
Parking Lot		55601						
Park	411	22400/0.51	0.02 trips/1 acre	59%	41%	0	0	0
						29	28	57
Total Future Traffic @ AM Peak						**132**	**360**	**492**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 16: Trip Generation for West Drive – Future Development Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	128	T = 0.43(X) + 20.55	63%	37%	48	28	76
Multifamily (Mid Rise)	221	716	T = 0.39(X) + 0.34	61%	39%	171	109	280
Multifamily (High Rise)	222	226	T = 0.26(X) + 23.12	62%	38%	51	31	82
						270	168	438
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**PM Peak Hour Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	9.05 trips per 1000 sft GFA	61%	39%	5	4	9
Grocery Store / Convenience Store	851	964	62.54 trips per 1000 sft GFA	50%	50%	30	30	60
Pet Shop / Hair Salon	918	216	1.45 trips per 1000 sft GFA					0
Mosque*	562	927	4.22 per 1000 sft GFA			2	2	4
Parking Lot		55601						
Park	411	22400/0.51	T = 0.06(X) + 22.60	55%	45%	13	10	23
						50	46	96
Total Future Traffic @ PM Peak						**320**	**214**	**534**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 17: Trip Generation for East Drive – Future Development Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	118	T = 6.41(X) + 75.31	50%	50%	416	416	832
Multifamily (Mid Rise)	221	887	T = 4.77(X) - 46.46	50%	50%	2093	2092	4185
Multifamily (High Rise)	222	228	T = 3.76(X) + 377.04	50%	50%	617	617	1234
Total Future Traffic @ Daily						**3126**	**3125**	**6251**

Table 18: Trip Generation for East Drive – Future Development Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	118	T = 0.31(X) + 22.85	24%	76%	14	45	59
Multifamily (Mid Rise)	221	887	T = 0.44(X) - 11.61	23%	77%	87	292	379
Multifamily (High Rise)	222	228	T = 0.22(X) + 18.85	26%	74%	18	51	69
Total Future Traffic @ AM Peak						**119**	**388**	**507**

Table 19: Trip Generation for East Drive – Future Development Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	118	T = 0.43(X) + 20.55	63%	37%	45	26	71
Multifamily (Mid Rise)	221	887	T = 0.39(X) + 0.34	61%	39%	211	135	346
Multifamily (High Rise)	222	228	T = 0.26(X) + 23.12	62%	38%	51	31	82
Total Future Traffic @ PM Peak						**307**	**192**	**499**

Table 20: Trip Generation for 360 Condominium – Future Development Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	480	T = 3.76(X) + 377.04	50%	50%	1091	1091	2182
Total Future Traffic @ Daily						**1091**	**1091**	**2182**

Table 21: Trip Generation for 360 Condominium – Future Development Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	480	T = 0.22(X) + 18.85	26%	74%	32	92	124
Total Future Traffic @ AM Peak						**32**	**92**	**124**

Table 22: Trip Generation for 360 Condominium – Future Development Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	480	T = 0.26(X) + 23.12	62%	38%	92	56	148
Total Future Traffic @ PM Peak						**92**	**56**	**148**

FUTURE CONDITIONS CAPACITY ANALYSES

The estimated future level of service (LOS) for West Drive, East Drive and Harbour Island Drive for the Daily, AM and PM peak hours are shown in Tables 23, 24 and 25 respectively and have been calculated using FDOT's Generalized Service Volume Tables (GSVT); which are included in Appendix D

Table 23: Level of Service (LOS) calculations (Future Conditions) for Daily Trips

Level of Service (LOS) Calculation								
Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity for AADT			
					Future Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	6423[1]	D	13,900	11,120
East Drive	2	Undivided	No	No	6251[1]	D		11,120
Harbor Island Drive	2	Divided	Yes	No	14,856[1,2]	E		13,135

Notes: Source FDOT GSVT 2023 Multimodal Quality LOS Handbook
The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90
[1] *Future volume – from Tables 14, 17 and 20*
[2] *Harbor Island Drive includes future volume of 2,182 for 360 Condominium, 6,423 for West Drive and 6251 for East Drive*

Table 24: Level of Service (LOS) calculations (Future Conditions) for AM Peak Hour

Level of Service (LOS) Calculation								
Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity for AM Peak Hour			
					Future Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	492	D	1,250	1,000
East Drive	2	Undivided	No	No	507	D		1,000
Harbor Island Drive	2	Divided	Yes	No	1,123	D		1,181

Notes: Source FDOT GSVT 2023 Multimodal Quality LOS Handbook
The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90
[1] *Future volume – from Tables 15, 18 and 21*
[2] *Harbor Island Drive includes future volume of 124 for 360 Condominium, 492 for West Drive and 507 for East Drive*

Table 25: Level of Service (LOS) calculations (Future Conditions) for PM Peak Hour

Level of Service (LOS) Calculation								
Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity for PM Peak Hour			
					Future Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	534	D	1,250	1,000
East Drive	2	Undivided	No	No	499	D		1,000
Harbor Island Drive	2	Divided	Yes	No	1,181	D		1,181

Notes: Source FDOT GSVT 2023 Multimodal Quality LOS Handbook
The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90
[1] *Future volume – from Tables 16, 19 and 22*
[2] *Harbor Island Drive includes future volume of 148 for 360 Condominium, 532 for West Drive and 499 for East Drive*

CONCLUSIONS

Calvin Giordano & Associates was assigned by North Bay Village to evaluate the capacity of the existing roadway network within Harbor Island for the existing and potential multifamily development, based on the number of TDR's provided by the Village Planning Department.

It should be noted that no traffic data was collected as part of this effort, and that the existing and potential future trips estimated for the daily, AM and PM peak hours were calculated utilizing the ITE Trip Generation Manual, 11th edition.

The capacity analyzes for the three (3) roadway segments (West Drive, East Drive and Harbor Island Drive) were completed in accordance with the 2023 FDOT Multimodal Quality/Level of Service Handbook. Based on the results of the analyses, the following conclusions can be made:

- Based on the FDOT Generalized Services Volume Tables, the best possible Level of Service (LOS) for Context Classification C-5 Urban Center is LOS D
- The existing level of service (LOS) for all three analyzed roadway segments was identified as LOS D for all three analyzed scenarios (Daily, AM and PM peak hours)
- The potential future estimated LOS for West Drive and East Drive roadway segments was identified as LOS D for all three analyzed scenarios (Daily, AM and PM peak hours)
- The potential future estimated LOS for Harbor Island Drive roadway segment was identified as LOS D for the AM and PM peak scenarios and LOS E for the Daily scenario. This could be attributed to the fact

that the short stretch of Harbor Island Drive would be expected to carry all of the potential in and out trips for the entire Harbor Island roadway network at some point during the 24-hour period. LOS is defined by the Highway Capacity Manual as a quantitative stratification of a performance measure or measures that represent **quality** of service, measured on an A-F scale, with LOS A representing the best operating conditions from the traveler's perspective and LOS F the worst.

APPENDIX A

FDOT Context Classification

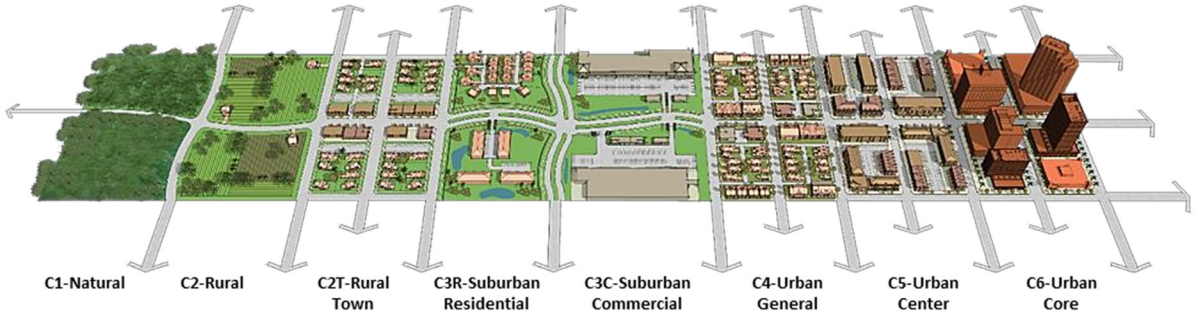
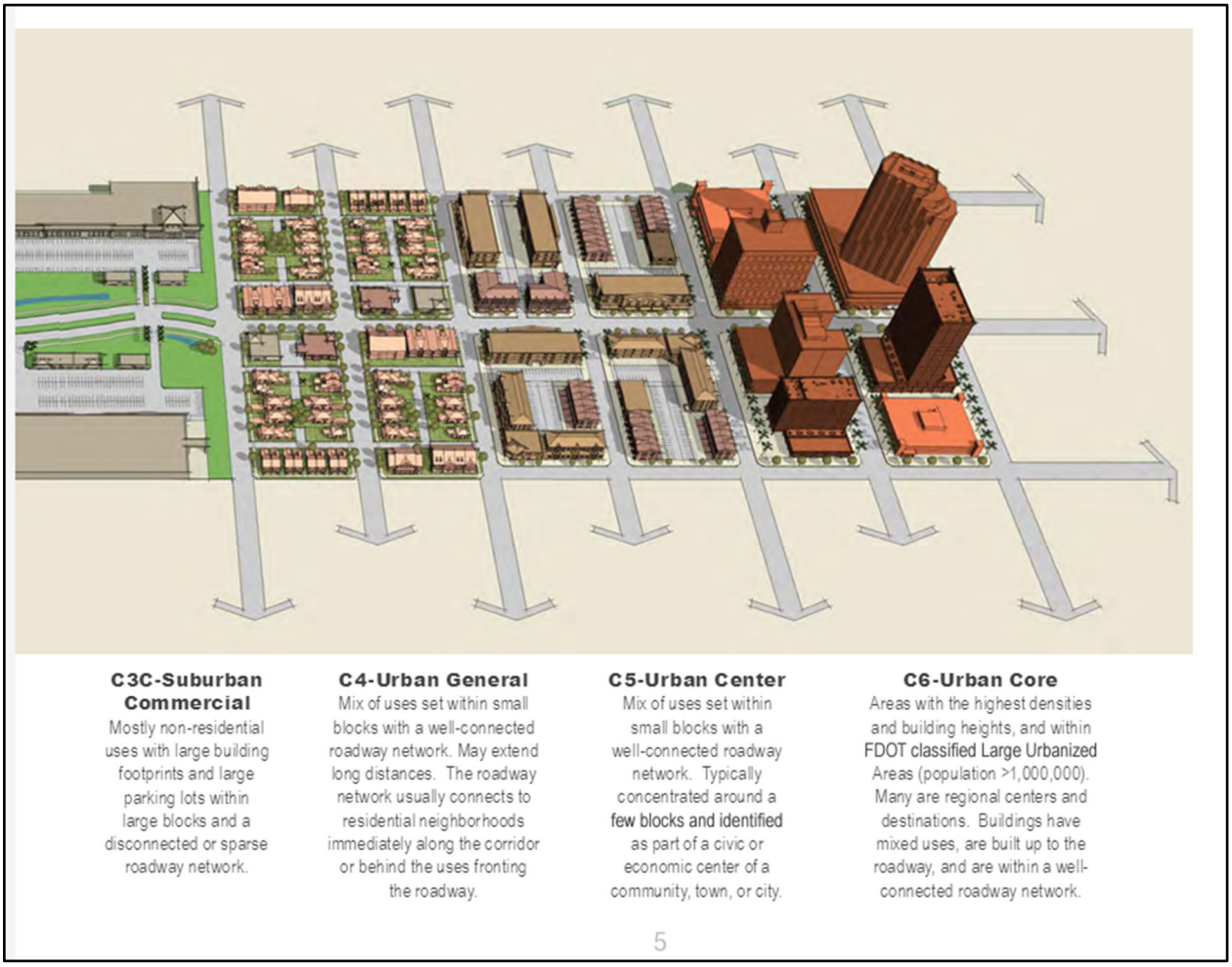


Figure 6: FDOT Context Classification



APPENDIX B

FDOT LOS Table

FDOT

C2T, C4, C5, & C6 Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

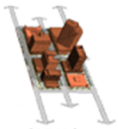


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

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ESTIMATED FUTURE TRAFFIC CONDITIONS BASED ON CURRENT ZONING (Additional Scenario)

An additional potential future scenario has been modeled as a request originated from the Village planning staff. For this scenario, the "unused" density units for Moda Apartments, 360 Condominium and Eloquence on the Bay were reduced by 30 units, 144 units and 81 units respectively, from the potential maximum developments as shown in Table 13. Table 26 identifies the number of existing and maximum development dwelling units after the reduction.

Table 26: Number of units calculations

Location	Existing Conditions				Maximum Development*			
	Low Rise	Mid Rise	High Rise	Total Units	Low Rise	Mid Rise	High Rise	Total Units
West Drive	77	463	318	858	128	686	226	1040
East Drive	129	216	172	517	118	887	147	1152
360 Condominium			336	336			336	336

Based on the ITE Trip Generation Manual, 11th Edition, Tables 27-29, 30-32 & 33-355show the potential future trips for the different types of identified land use for daily, AM peak hour and PM peak hour trips for West Drive, East Drive and Harbor Island Drive/360 Condominium, respectively.

Table 27: Trip Generation for West Drive – Future Development Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	128	T = 6.41(X) + 75.31	50%	50%	448	448	896
Multifamily (Mid Rise)	221	686	T = 4.77(X) - 46.46	50%	50%	1613	1613	3226
Multifamily (High Rise)	222	226	T = 3.76(X) + 377.04	50%	50%	614	613	1227
						2675	2674	5349
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**Daily Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	107.20 trips per 1000 sft GFA	50%	50%	53	53	106
Grocery Store / Convenience Store	851	964	T = 761.44(X) + 2.27	50%	50%	368	368	736
Pet Shop Gromming / Hair Salon	918	216	1.45 trips per 1000 sft GFA					0
Mosque*	562	927						
Parking Lot		55601						
Park	411	22400/0.51	T = 0.64(X) + 88.46	50%	50%	45	44	89
						466	465	931
Total Future Traffic @ Daily						**3141**	**3139**	**6280**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 28: Trip Generation for West Drive – Future Development Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	128	T = 0.31(X) + 22.85	24%	76%	15	48	63
Multifamily (Mid Rise)	221	686	T = 0.44(X) - 11.61	23%	77%	67	223	290
Multifamily (High Rise)	222	226	T = 0.22(X) + 18.85	26%	74%	18	51	69
						100	322	422
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**AM Peak Hour Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	9.57 trips per 1000 sft GFA	55%	45%	5	4	9
Grocery Store / Convenience Store	851	964	49.11 trips per 1000 sft GFA	51%	49%	24	23	47
Pet Shop / Hair Salon	918	216	1.21 trips per 1000 sft GFA					0
Mosque*	562	927						
Parking Lot		55601						
Park	411	22400/0.51	0.02 trips/1 acre	59%	41%	0	0	0
						29	28	57
Total Future Traffic @ AM Peak						**129**	**350**	**479**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 29: Trip Generation for West Drive – Future Development Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	128	T = 0.43(X) + 20.55	63%	37%	48	28	76
Multifamily (Mid Rise)	221	686	T = 0.39(X) + 0.34	61%	39%	163	105	268
Multifamily (High Rise)	222	226	T = 0.26(X) + 23.12	62%	38%	51	31	82
						262	164	426
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**PM Peak Hour Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	9.05 trips per 1000 sft GFA	61%	39%	5	4	9
Grocery Store / Convenience Store	851	964	62.54 trips per 1000 sft GFA	50%	50%	30	30	60
Pet Shop / Hair Salon	918	216	1.45 trips per 1000 sft GFA					0
Mosque*	562	927	4.22 per 1000 sft GFA			2	2	4
Parking Lot		55601						
Park	411	22400/0.51	T = 0.06(X) + 22.60	55%	45%	13	10	23
						50	46	96
Total Future Traffic @ PM Peak						**312**	**210**	**522**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 30: Trip Generation for East Drive – Future Development Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	118	T = 6.41(X) + 75.31	50%	50%	416	416	832
Multifamily (Mid Rise)	221	887	T = 4.77(X) - 46.46	50%	50%	2093	2092	4185
Multifamily (High Rise)	222	147	T = 3.76(X) + 377.04	50%	50%	465	465	930
Total Future Traffic @ Daily						**2974**	**2973**	**5947**

Table 31: Trip Generation for East Drive – Future Development Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	118	T = 0.31(X) + 22.85	24%	76%	14	45	59
Multifamily (Mid Rise)	221	887	T = 0.44(X) - 11.61	23%	77%	87	292	379
Multifamily (High Rise)	222	147	T = 0.22(X) + 18.85	26%	74%	13	38	51
Total Future Traffic @ AM Peak						**114**	**375**	**489**

Table 32: Trip Generation for East Drive – Future Development Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	118	T = 0.43(X) + 20.55	63%	37%	45	26	71
Multifamily (Mid Rise)	221	887	T = 0.39(X) + 0.34	61%	39%	211	135	346
Multifamily (High Rise)	222	147	T = 0.26(X) + 23.12	62%	38%	38	23	61
Total Future Traffic @ PM Peak						**294**	**184**	**478**

Table 33: Trip Generation for 360 Condominium – Future Development Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	336	T = 3.76(X) + 377.04	50%	50%	820	820	1640
Total Future Traffic @ Daily						**820**	**820**	**1640**

Table 34: Trip Generation for 360 Condominium – Future Development Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	336	T = 0.22(X) + 18.85	26%	74%	24	69	93
Total Future Traffic @ AM Peak						**24**	**69**	**93**

Table 35: Trip Generation for 360 Condominium – Future Development Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	336	T = 0.26(X) + 23.12	62%	38%	68	42	110
Total Future Traffic @ PM Peak						**68**	**42**	**110**

FUTURE CONDITIONS CAPACITY ANALYSES

The estimated future level of service (LOS) for West Drive, East Drive and Harbour Island Drive for the Daily, AM and PM peak hours are shown in Tables 36, 37 and 38 respectively and have been calculated using FDOT's Generalized Service Volume Tables (GSVT); which are included in Appendix D

Table 36: Level of Service (LOS) calculations (Future Conditions) for Daily Trips

Level of Service (LOS) Calculation								
Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity for AADT			
					Future Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	6,280[1]	D	13,900	11,120
East Drive	2	Undivided	No	No	5,947[1]	D		11,120
Harbor Island Drive	2	Divided	Yes	No	13,867[1,2]	E		13,135

Notes: Source FDOT GSVT 2023 Multimodal Quality LOS Handbook
The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities.
The AADT service volumes should be adjusted by multiplying 0.6 for one-way facilities 2 Lane Divided
Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90
1 Future volume – from Tables 27, 30 and 33
2 Harbor Island Drive includes future volume of 1,680 for 360 Condominium, 6,280 for West Drive and 5,947 for East Drive

Table 37: Level of Service (LOS) calculations (Future Conditions) for AM Peak Hour

Level of Service (LOS) Calculation								
Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity for AM Peak Hour			
					Future Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	479	D	1,250	1,000
East Drive	2	Undivided	No	No	489	D		1,000
Harbor Island Drive	2	Divided	Yes	No	1,061	D		1,181

Notes: Source FDOT GSVT 2023 Multimodal Quality LOS Handbook
The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities.
The AADT service volumes should be adjusted by multiplying 0.6 for one-way facilities 2 Lane Divided
Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90
[1] *Future volume – from Tables 28, 31 and 34*
[2] *Harbor Island Drive includes future volume of 93 for 360 Condominium, 479 for West Drive and 489 for East Drive*

Table 38: Level of Service (LOS) calculations (Future Conditions) for PM Peak Hour

Level of Service (LOS) Calculation								
Roadway	Lanes	Median	Exclusive Left / Right Turn	State Road	Capacity for PM Peak Hour			
					Future Volume	LOS	Capacity	Adjusted Capacity (See Notes)
West Drive	2	Undivided	No	No	522	D	1,250	1,000
East Drive	2	Undivided	No	No	478	D		1,000
Harbor Island Drive	2	Divided	Yes	No	1,110	D		1,182

Notes: Source FDOT GSVT 2023 Multimodal Quality LOS Handbook
The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities.
The AADT service volumes should be adjusted by multiplying 0.6 for one-way facilities 2 Lane Divided
Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90
[1] *Future volume – from Tables 29, 32 and 35*
[2] *Harbor Island Drive includes future volume of 110 for 360 Condominium, 522 for West Drive and 478 for East Drive*

CONCLUSIONS

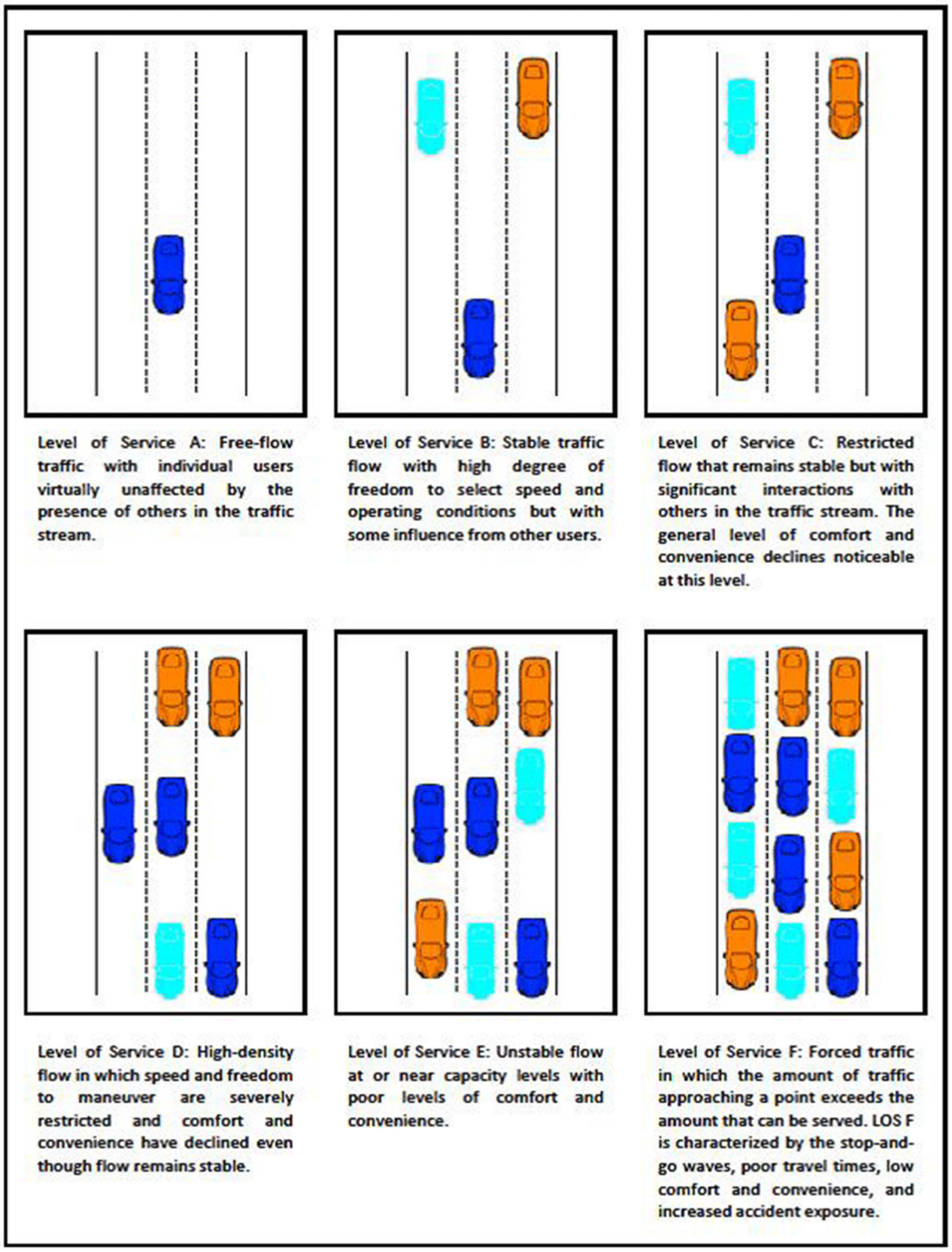
Calvin Giordano & Associates was assigned by North Bay Village to evaluate an additional potential future scenario that deducts the "unused" density units for Moda Apartments, 360 Condominium and Eloquence on the Bay by 30 units, 144 units and 81 units respectively, from the potential maximum developments as shown in Table 13.

It should be noted that no traffic data was collected as part of this effort, and that the estimated potential future trips as part of this scenario for the daily, AM and PM peak hours were calculated utilizing the ITE Trip Generation Manual, 11th edition.

The capacity analyzes for the three (3) roadway segments (West Drive, East Drive and Harbor Island Drive) were completed in accordance with the 2023 FDOT Multimodal Quality/Level of Service Handbook. Based on the results of the analyses, the following conclusions can be made:

- The potential future estimated LOS for West Drive and East Drive roadway segments was identified as LOS D for all three analyzed scenarios (Daily, AM and PM peak hours)
- The potential future estimated LOS for Harbor Island Drive roadway segment was identified as LOS D for the AM and PM peak scenarios and LOS E for the Daily scenario. This could be attributed to the fact that the short stretch of Harbor Island Drive would be expected to carry all the potential in and out trips for the entire Harbor Island roadway network at some point during the 24-hour period. LOS is defined by the Highway Capacity Manual as a quantitative stratification of a performance measure or measures that represent **quality** of service, measured on an A-F scale, with LOS A representing the best operating conditions from the traveler's perspective and LOS F the worst.

Attachment



Level of Service A: Free-flow traffic with individual users virtually unaffected by the presence of others in the traffic stream.

Level of Service B: Stable traffic flow with high degree of freedom to select speed and operating conditions but with some influence from other users.

Level of Service C: Restricted flow that remains stable but with significant interactions with others in the traffic stream. The general level of comfort and convenience declines noticeable at this level.

Level of Service D: High-density flow in which speed and freedom to maneuver are severely restricted and comfort and convenience have declined even though flow remains stable.

Level of Service E: Unstable flow at or near capacity levels with poor levels of comfort and convenience.

Level of Service F: Forced traffic in which the amount of traffic approaching a point exceeds the amount that can be served. LOS F is characterized by the stop-and-go waves, poor travel times, low comfort and convenience, and increased accident exposure.

Source: Javier Fuentes, STARS, College of Engineering, University of South Florida

Summary of changes to Chapter 3 (Definitions), Chapter 8 (Zoning) and Chapter 9 (General Design Standards), from process inception to 1st reading

Chapter 3

Section	Draft as presented by Staff to PZB on 6/21/23	Draft as presented by Staff to PZB on 7/13/23 based on 6/21/23 comments	Changes introduced by PZB on 7/13/23	Additional changes introduced by Staff following 7/13/23 PZB meeting	Changes made by Staff in response to 7/19/23 Commission feedback	Notes to Changes following Commission discussion
Chapter 3	Introduced definitions of “Amenity,” “Ancillary Nature,” and “Parking, mechanical”	No additional changes	No additional changes	Introduced definition of “Floorplate”	Introduced definitions of “Neighborhood-serving retail,” “Personal service,” and “Professional service”	New definitions added to support accessory use provisions in Chapter 8

Chapter 8

Section	Draft as presented by Staff to PZB on 6/21/23	Draft as presented by Staff to PZB on 7/13/23 based on 6/21/23 comments	Changes introduced by PZB on 7/13/23	Additional changes introduced by Staff following 7/13/23 PZB meeting	Changes made by Staff in response to 7/19/23 Commission feedback	Notes to Changes following Commission discussion
8.10.D.4.a. Minimum lot size	As adopted		PZB changed hanged min lot area to 15,000 square feet Frontage: No change	No additional changes	Changed min lot area to 11,200 square feet and frontage to 80 feet	To align with smallest parcel size and lot frontage existing in Harbor Island. Responds to Commissioner Streitfeld’s direction to treat all parcels the same way
8.10.D.4.b. Minimum yard setbacks	As adopted	Added “to accommodate a View Corridor consistent with the adopted Island Walk Design Criteria” to side setback	No additional changes	Added “but no less than 20 feet” after 20% of the lot width, and “Miami-Dade County Shoreline Development Action Review Criteria” to the consistency requirement.	No additional changes	
8.10.D.4.b. new (3) Flex setback for buildings with a pedestal and tower design.	Eliminated superfluous/irrelevant setbacks. Introduced and refined flex setback standards previously located under the Planned Residential Development Overlay *(3) Flex setback for buildings with a pedestal and tower design.* To promote creative design solutions to the building configurations, the Village Commission may allow a building tower (and pedestal, for sites involving only one lot) to encroach into the setbacks as per the following "flex box" criteria: (a) *Pedestal* shall be defined as that portion of a building under 100 feet in height. (b) *Tower* shall be defined as that portion of a building above 100 feet in height. (c) The maximum achievable floor area is calculated based upon the buildable “box” allowed under the regularly applicable setback regulations and the allowable height (the “Box Floor Area”). (d) The building may be designed to encroach onto regularly applicable setbacks, with the exception of the side setback that accommodates the View Corridor, provided the encroachment does not exceed thirty percent (30%) of the required setback and the total gross floor area of the building does not exceed the Box Floor Area. In calculating the total gross floor area, all square footage of any structure (whether exterior or interior) shall be included. (e) In no instance may any encroachment into any side yard setback be longer than one-third (1/3) of the distance between the front and rear setback. Balconies with railings or other physical containment, which do not exceed 42 inches in height are not included in the measurement of the wall length.		No additional changes to text of (3) from 6/21/23 version PZB changed (a) to: *Pedestal (aka podium)* shall be defined as that portion of a building up to 100 feet in height which contains the building’s structured parking and amenities. PZB changed (b) to *Tower* shall be defined as that portion of a building that starts at the top of the pedestal or podium. PZB changed (c) to: The maximum floor plate for buildings with a pedestal and tower design shall be 17,500 square feet. PZB added (d): The tower shall be stepped back an additional ten (10) feet from the face of the pedestal along any street frontage.	No additional changes	Added “of the tower portion of” before “building with a pedestal” in “(c)”	To clarify the applicability of this provision
8.10.D.4.c. Maximum density	As adopted except that the word “district” was added between “overall” and “density.” Pursuant to the Village’s Comprehensive Plan, the maximum base density permitted in RM -70 properties shall be seventy (70) units to the acre, except for properties receiving transferred development rights pursuant to Section 8.13, which shall be permitted to exceed the maximum base density by no more than thirty percent (30%). Receiver sites may be developed as otherwise permitted by this Unified Land Development Code, as may be amended from time to time, in combination with the development rights available to the site, provided that the overall district density is consistent with, and does not exceed, the overall density allowable by the Village’s Comprehensive Plan.	No additional changes	No additional changes	Added “all” in front of “RM -70 properties.	No additional changes	
8.10.D.4. former e, new d. Maximum base building height	As adopted: Maximum base building height: 150 feet	Clarified that height is measured “from BFE for the property plus freeboard, provided that the floor plate for all floors between 100 feet and 150 feet in height shall not exceed 20,000 square feet in gross floor area.”	PZB deleted “provided that the floor plate for all floors between 100 feet and 150 feet in height shall not exceed 20,000 square feet in gross floor area”	No additional changes	No additional changes	
8.10.D.4. former g, new f.	Changed minimum pervious area from 20% to 30% of the total parcel.	Added “Projects with buildings exceeding 240 ft in height shall provide a minimum pervious area of 35%” at the end of the statement.	PZB deleted “Projects with buildings exceeding 240 ft in height shall provide a minimum pervious area of 35%.”	No additional changes	Added minimum pervious area for front yard of 30%. Replaced language about grade-level area to read: “The minimum required pervious area shall be retained/provided at grade level.”	Added percent of permeability for front yard area and reworded for clarity.
8.10.D.4. new h. Green space	Introduced minimum green space requirement of 20% of the total lot area	Added that “At least 40% of the Front Yard area shall be Green Space.”	PZB deleted proposed front-yard green space percentage.	No additional changes	Added “and shall be landscaped” after “unobstructed Green Space”. And added that “On lots up to 22,400 square feet in size, at least thirty (25%) of the front yard area shall be maintained as green space.” Added that “On lots greater than 22,400	Changes in response to Mayor Latham’s and Vice Mayor Chervony’s comments regarding the need for adequate green space. Tiered approach based on parcel size by Staff to account for smaller parcerls. Included Commission flexibility to determine if reductions are appropriate.

					square feet in size, at least thirty-five percent (30%) of the front yard area shall be maintained as green space. Also allowed the Commission to waive or reduce the minimum required green space in the front yard of a project through the Site Plan approval process, if found appropriate, but requires that the reduction be provided elsewhere on the site.	
8.10.D.4. (new/deleted j.)	As adopted (i.e., no FAR)	Introduced FAR provision (from PRD: "No structure shall contain a FAR of greater than 3.0 for one lot; 3.75 for two lots; and 4.00 for three lots.")	Deleted proposed FAR provision	No additional changes	No additional changes	
8.10.D.5. Additional required features and requirements	a. Public access boardwalk as required by the Miami-Dade County Shoreline Review Committee and by North Bay Village per Sec. 8.17.O. (Developer shall dedicate an easement to the Village conveying the boardwalk and a public access corridor). b. All exterior paving surfaces, except for covered parking garages, shall be constructed of ~~brick pavers~~ permeable materials. Up to 25% of the combined square footage of all parking areas, driveways, walkways, patios and terraces built with permeable materials may be subtracted from the maximum calculated impervious coverage on the lot, if approved by the Director of Public Works (or his or her designee), based on the porosity of the material used, and the amount (percent) of annual rainfall that will pass through the material. c. ~~A water feature~~Artwork and art installations shall be provided in the front and within the Island Walk portion of each development. Preference should be given to local artists and interactive experiences that highlight Florida's cultural, ecological, and historic assets. Artwork should be place in a manner that does not encumber access to or views of the waterfront. The proposed location and character of all artwork shall be considered during the Site Plan approval. d. Developments shall comply with existing landscaping requirements, as well as changes implemented in the future to conform to contiguous developments and landscaping plans implemented for the causeway and interior island areas. e. Developments shall provide ~~streetscape benches~~furnishings and pedestrian amenities along the~~ boardwalk areas~~Island Walk per Section 8.17.O, Island Walk Standards. f. All parking garages shall be constructed with architectural features that hide them from public view (glass, screening, greenery etc.) pursuant to Subsections. 9.3.E. and L. g. Lighting shall be provided in all areas in the front of development where trees are planted. h. Properties developed pursuant to a transfer of development rights pursuant to Section 8.13 shall be required to achieve at least ~~twenty four (24~~thirty (30) green building and design points pursuant to the standards of Section 8.21.	No additional changes	No additional changes	No additional changes	Added items i. through m. i. Landscaped green space shall be used to delineate existing and proposed structures, parking areas, driveways and other vehicular use areas, sidewalks and walkways, utilities, and/or easements on the property. j. Building forms shall be varied to avoid monotony but shall be sensitive to the profiles of adjacent buildings and shall locate second and third stories adequately to reduce the apparent overall scale of the building. k. The front building elevation shall provide a minimum of thirty percent (30%) of wall openings/transparency at the ground level (either windows, doors or transitional spaces defined by porches, porticoes or colonnades). l. The massing of the buildings resulting from volumetric distribution according to the dimensional requirements, shall provide for adequate light-plane access in between buildings, even if maximum build-out occurs. m. Main entries shall be prominent and oriented to the street and rendered in appropriate scale relative to adjacent buildings as well as the individual building.	Added i. in response to Vice Mayor Chervony's comment regarding landscape in the front yard. Additional standards added in response to Mayor Latham's comment about ensuring good quality development.
8.10.D.6. Special exception for certain undersized parcels	(1) An undersized parcel shall be any development site or property that does not meet the minimum base lot size of 27,000 square feet or 70 feet of lot frontage.	No additional changes	Changed minimum base lot size to 15,000 square feet and lot frontage to 75 feet.	No additional changes	Deleted	Entire undersized parcel subsection 8.10.D.6. deleted in response to Commissioner Streitfeld's direction to treat all parcels the same
	(2) Minimum lot size for undersized parcels: Area – 10,80011,200 square feet Frontage – 3070 feet	No additional changes	Deleted	No additional changes	No additional changes	Adjusted standard lot size in 8.10.D.1. to account for existing parcels with 11,200 square feet in area and 80 feet in frontage
	(~~32~~) Minimum yard setbacks shall be the same as specified in Section 8.10.D.4.b. ~~provided that existing buildings, which were completed prior to April 1, 1983, (existing structures) and were lawfully constructed so that any existing setback encroaches into the setback area prescribed by current law but not in excess of 33 1/3 percent of the current setback requirements (nonconforming setback) shall be subject to the provisions of subsection (c.(4) hereafter.~~	No additional changes	Adjusted minimum yard setback exceptions, including reducing interior side setback to 7.5 ft; allowing reduction of second interior side setback through an exception from MDCSR; and reduced minimum total combined side setback to 15 ft.	No additional changes	Deleted	Entire undersized parcel subsection 8.10.D.6. deleted in response to Commissioner Streitfeld's direction to treat all parcels the same
	(~~43~~)Maximum density for undersized parcels shall be limited to six (6) units for properties with a lot area of 11,200 square feet. These density limitations can be increased up to the maximum allowable density established in Section 8.10.D.4.c of 70 units per acre through ~~as prescribed in Section 8.10.D.4.c. except that~~ ~~(a) on minimum undersized parcels of 10,800 square feet in area and frontage of 30 feet, there shall be a maximum of six (6) residential units;~~ ~~(b) in the case of undersized parcels which exceed the minimum required lot area of 10,800 square feet and the minimum required frontage of 30 feet, in addition to six (6) units there shall be allowed one (1) unit for each whole 750 square feet of land area in excess of the minimum required lot area of 10,800 square feet~~a transfer of density rights pursuant to Section 8.13 from sending sites located on Harbor Island, and only upon approval from the Village Commission.	(43) Notwithstanding the ~~M~~maximum base density allowed in the RM-70 zoning district, undersized parcels shall be limited to six (6) units, except that the permitted number of units may be increased up to the maximum base density of 70 units per acre through either~~as prescribed in Section 8.10.D.4.c. except that~~ ~~(a) on minimum undersized parcels of 10,800 square feet in area and frontage of 30 feet, there shall be a maximum of six (6) residential units;~~ ~~(b) in the case of undersized parcels which exceed the minimum required lot area of 10,800 square feet and the minimum required frontage of 30 feet, in addition to six (6) units there shall be allowed one (1) unit for each whole 750 square feet of land area in excess of the~~	Deleted	No additional changes	No additional changes	

		~~minimum required lot area of 10,800 square feet~~a one of the following methods: (a) via a transfer of density pursuant to Section 8.13 from sending sites located on Harbor Island, with approval from the Village Commission; or (b) the proposed development commits to providing 100% of the units for workforce housing, as defined in this code, for a minimum period of 10 years.				
8.10.D.6. Special exceptions for certain undersized parcels	(4) Maximum building height on undersized parcels. (a) The maximum building height on ~~minimum~~ undersized parcels consisting of one (1) platted lot as of the effective date of this ordinance shall be three (3) stories or 36 feet ~~above code approved grade, whichever is less~~from BFE for the property plus freeboard. ~~Except , in the event an existing structure is the subject of a nonconforming setback, the new covered or roofed area of the third floor (if there is one) shall be reduced in area on the basis of one and five-tenths percent (1.5%) of the area of the second floor for each foot of nonconforming encroachment into the setback area.~~ (b) The maximum building height on undersized parcels which consist of more than one (1) platted lot as of the effective date of this ordinance ~~exceed the minimum required lot area of 10,800 square feet and minimum frontage of 30~~70 ~~feet~~ shall be ~~one (1) floor for each whole 1,750 square feet of land area in excess of the minimum required lot area of 10,800 square feet, not to exceed~~ six (6) stories or 72 feet from BFE for the property plus freeboard ~~above code approved grade, whichever is less~~. (c) Provided further, as to buildings newly constructed under the provisions of this ULDC, grade level beneath the building parking not exceeding ten (10) feet in height shall not be included in the height limitation herein imposed.	Changed (a) to: The maximum building height on ~~minimum~~ undersized parcels ~~consisting of one (1) platted lot as of the effective date of this ordinance~~ ~~shall be~~ is three (3) stories or 36 feet ~~above code approved grade, whichever is less~~from BFE for the property plus freeboard, except as modified below. Changed (b): The maximum building height of development on undersized parcels for which ~~exceed the minimum required lot area of 10,800 square feet and minimum frontage of 30 feet~~ shall be ~~one (1) floor for each whole 1,750 square feet of land area in excess of the minimum required lot area of 10,800 square feet, not to exceed~~ a density transfer is approved pursuant to the Sec. 8.13 through Commission approval of a site plan may develop to a maximum building height of six (6) stories or 72 feet from BFE for the property plus freeboard ~~above code approved grade, whichever is less~~. Added new (c) The maximum building height of development on undersized parcels which are developed with 100% of the units as workforce housing, as defined in this code, is six (6) stories or 72 feet from BFE for the property plus freeboard.	Changed the maximum building height in (a) to 50 feet Deleted (b) and (c) Renumbered previous (d) to (b) and revised to clarify exemption of grade-level parking from measure of building height to be for grade-level parking beneath the first habitable floor.	No additional changes	Deleted	See above
8.10.D.6. Special exceptions for certain undersized parcels	(5) Minimum pervious area: twenty-five percent (25%) ~~percent~~ of the total lot area shall be retained as pervious area and shall be landscaped and maintained. (6) Minimum floor area of the units shall be as prescribed in Section 8.10.D.4.5~~h~~. (7) Offstreet parking: The offstreet parking requirements as set forth in Sections 9.1 through 9.3 shall apply to buildings under this section ~~except that every dwelling unit, regardless of size, shall require two (2) parking spaces~~. (8) All Village and County landscaping requirements shall be fully applicable to buildings under this section. (9) Public access boardwalk requirements per Sec. 8.17.O. shall be fully applicable to developments under this section.	No additional changes	No additional changes	Renumber former items (5) through (8) as (4) through (7) and added “except as otherwise provided in these regulations” to renumbered item (8).	Deleted	See above
8.10.D.7. Planned Residential Development (PRD) Zoning Overlay	Deleted	No additional changes	No additional changes	No additional changes	No additional changes	
8.12.B Bonus Height	No change from current/adopted	B. Maximum bonus height 1. Except for undersized parcels in RM-70, t ~~T~~he maximum building height (with bonus) that may be approved according to this section is 240 feet, provided that the floor plate for all floors between 150 feet and 240 feet in height shall not exceed 15,000 square feet in gross floor area. 2. Properties in the RM-70 District that are one (1) acre or less and receiv~~e~~ing tr~~ansferred~~ development rights pursuant to Section 8.13 ~~shall be entitled to receive~~ may obtain approval from the Village Commission for additional building height of up to thirty percent (30%) above the maximum permitted height (up to 312 feet with the application of all bonuses) to accommodate the transferred density, provided that the floor plate for all floors between 240 feet and 312 feet shall not exceed 12,000 square feet in gross floor area.	1. Deleted the limitation of floorplate for floors between 150 feet and 240 feet in height to 15,000 square feet in gross floor area. 2. Deleted the limitation of floorplate for floors between 240 and 312 feet on properties one (1) acre or less to 12,000 square feet in gross floor area.	No additional changes	No additional changes	
8.12.C Bonus Height	As adopted	No additional changes	No additional changes	No additional changes	Changed C., Fees to require 50% nonrefundable deposit (instead of current 10%) payable within 90 days of site plan approval by the Village Commission	Modified by Staff to align better with Village objectives of early payment (50% at building permit still refundable).

8.13. new B.	Added language emphasizing that only density rights from Village properties located within Harbor Island may be transferred within Harbor Island.	No additional changes	No additional changes	No additional changes	No additional changes	
8.13. relabeled B to C. Transfer of Density Rights - Approval	C. Approval of Transfer of Density Rights and Additional Building Height Emphasized authority of the Village Commission to approve or deny any additional "density and related additional" building height resulting from transfer of density rights during site plan review and added that "the Village Commission may only approve the additional height" upon a finding that it results in a reduction to the allowable floor plate of the tower.	Deleted "The Village Commission may only approve the additional height upon a finding that the additional building height results in a reduction to the allowable floor plate of the tower."	No additional changes	No change form 7/13/23 version	Added "Density rights transfer requests shall be addressed on a first-come, first-served basis" before "A copy of each update shall be filed by the Village Clerk."	Added language for clarity.
8.13. relabeled D. Transfer of Density Rights - Fees	~~C~~D. Fees 1. The applicant shall pay a Community Contribution Fee per transferred ~~dwelling unit~~density right to North Bay Village within 90 days of site plan approval by the Village Commission in accordance with the Village's adopted Fee Schedule, as may be amended from time to time.	Added "nonrefundable" after "pay a" Added item 2. "Should the Site Plan approval expire, the transferred density rights revert to North Bay Village."	Deleted "within 90 days of site plan approval by the Village Commission in accordance with the Village's adopted Fee Schedule, as may be amended from time to time" and inserted new payment schedule similar to the payment schedule associated with community contributions for density bonuses in the T6 transect zone. Added separate statement regarding non-refundable nature of TDRs.	Added "equivalent to one dwelling unit" after "density right"	Reinstated "The applicant shall pay a Community Contribution Fee per transferred density right (equivalent to one dwelling unit) to North Bay Village within 90 days of site plan approval by the Village Commission in accordance with the Village's adopted Fee Schedule, as may be amended from time to time."	In response to Commission feedback
8.14 Shoreline Accessibility	All properties in the RM-70 ~~and CG~~ district~~s~~ contiguous to Biscayne Bay and its natural tributaries shall provide and maintain a shoreline walkway adjacent to and parallel to the riparian right-of-way, designed and constructed in a manner consistent with the Island Walk Standards referenced in Section 8.17.O, as may be amended from time to time. The ~~shoreline walkway~~Island Walk shall be provided continuously along the water for the full width of the property ~~and shall be at least 10 feet wide~~. ~~For shoreline accessibility and view corridor standards within the T6-24 and T6-30 Urban Core District, see Chapter 15, Section 15.3.g.~~ In addition, all properties in the RM-70 and CG districts contiguous to Biscayne Bay are subject to the following: A. Prior to, or concurrent with, site plan approval, the Village Commission shall have the authority to allow the ~~shoreline walkway~~Island Walk to be provided in the riparian right-of-way in lieu of providing the shoreline walkway upland on the subject property, conditional on approval by DERM. B. A ~~5-foot-wide~~ public access connection walkway of a width consistent with the Island Walk Standards shall be provided and maintained between the shoreline walkway and the public right-of-way. C. All developments contiguous to Biscayne Bay and its natural tributaries shall be subject to review and approval by the Miami-Dade County Shoreline Review Committee.	No additional changes	No additional changes	Added "Except as otherwise provided in these regulations" at the beginning of item B.	No additional changes	
8.16.b. Accessory Uses and Structures	Transferred accessory use language from Sec. 8.10.D., adding detail about types of uses, adding floor area caps (ratio) and introducing requirement for additional parking. In RM-70 multifamily residential districts, the following accessory uses may be permitted: (1) Support. Building management offices within structures containing eight (8) or more dwellings units. (2) Nonresidential. Professional and personal service Uses of an Ancillary Nature within structures containing 100 or more dwelling units, subject to the following conditions: (a) Access to such nonresidential facilities shall be only inside the building. (b) There shall be no external advertising signs, display windows or entrances., provided, however, that (c) The area of such nonresidential uses shall not exceed 0.05 floor area ratio of the structure. (3) Within structures containing 300 or more dwelling units, nonresidential uses including professional and personal services, as well as small-scale neighborhood-serving retail, may be permitted with external entrances, external signs and display windows subject to the following conditions: (a) The signs shall not abut or face a public right-of-way and cannot be readable from the public right-of-way. (b) Such external signs shall be affixed flat against the facade or awning canopy of the commercial space occupied by the nonresidential use; (c) Such external signs shall not exceed in area ten percent (10%) of the area of the facade of the space occupied by the nonresidential space; (d) Such external signs shall be compatible as to materials, background and style with all adjacent and contiguous nonresidential facilities with the overall design character of the structure;	Added "including coffee shops" to accessory uses permitted under (2) Added cap of 10,000 sf to (2)(c) and (3)(d) Changed number of units from 300 back to 400 under (3).	No changes	No additional changes	Upon defining "Professional Service" and "Personal Service" in Ch. 3, the list of permitted uses in 8.16.b. was further detailed according to project scale. For projects between 100 and 399 units, professional service excludes any of a medical nature, including veterinary services; and personal care is limited to hair care and aesthetics services (such as salons and spas), fitness conditioning (such as personal training or Pilates studios), pet grooming and laundry pick-up/drop-off. Access from the Island Walk was added, and the maximum area was converted to a percentage (instead of a ratio) and reduced from 10,000 sf to 8,000 sf. For buildings with 400 units or more, certain types of small-scale neighborhood-serving retail (such as flower shops, convenience goods, daycare, and various kinds of food shops) were added to professional and personal service uses, along with restaurants offering waterfront dining. Uses accessible from the Island walk and conversion of maximum area to a percentage of net square footage	Based on feedback received from the Commission: 1. add clarity to types of uses allowed 2. strive for services that help neighborhood self-sufficiency 3. allow access to uses from the Island Walk 4. establish cap on amount of nonresidential accessory uses as a percentage of square footage

	(e) The area of such nonresidential uses shall not exceed 0.05 floor area ratio of the structure; and (g) Additional parking shall be provided within the development at the ratios established for the specific nonresidential uses in Sec. 9.3 of the ULDC.					
8.17.O. Island Walk Standards	1. A~~a~~ll waterfront properties on Harbor Island and properties located along the north and east shorelines of Treasure island~~, from the 1415 Parcel East to the NE 79th Street Causeway Bridge~~, upon and as part of their development or substantial redevelopment, shall be required to design and construct the respective portion of the Island Walk according to design criteria and standards established in the island Walk Design Criteria Project Memorandum….			Added "Except as otherwise provided in these regulations" in front of "all waterfront properties on Harbor Island…"	No additional changes	

Chapter 9

Section	Draft as presented by Staff to PZB on 6/21/23	Draft as presented by Staff to PZB on 7/13/23 based on 6/21/23 comments	Changes introduced by PZB on 7/13/23	Additional changes introduced by Staff following 7/13/23 PZB meeting	Changes made by Staff in response to 7/19/23 Commission feedback	Notes to Changes following Commission discussion
9.3.C. Minimum number of off-street parking spaces required	Introduced maximum parking requirement for all multifamily residential (except transect).	No additional changes	No additional changes	No additional changes	No additional changes	
9.3.E Design standards	No change from current/adopted	No additional changes	No additional changes	Deleted compact parking space exception which allows up to 20% spaces in a project to be set aside for compact cars	No additional changes	The use of compact parking spaces only for compact cars is not enforceable by city and often not enforced by the building owner.
9.3.I. Structured Parking Facilities	No change from current/adopted	No additional changes	No additional changes	No additional changes	Added minimum floor to ceiling clearance of 9 feet and additional standards to facilitate conversion of parking garages in the future, if appropriate	Based on Vice Mayor Chervony's concern regarding clearance
9.3.J. Mechanical parking lifts with valet parking serving legal non-conforming residential development in the RM-70 district	Eliminated language limiting to nonconforming residential development in the RM-70 district, and switch to a space-efficient parking approach. Modernized standards to current state of the art.	No additional changes	No additional changes	No additional changes	No additional changes	
9.4.A. Off-street loading and unloading	Added passengers to cargo that loads and unloads at multifamily residential and mixed-use buildings and established distinctions between different types of loading zones	No additional changes	No additional changes	No additional changes	No additional changes	
9.4.C.	Clarified ingress and egress standards	No additional changes	No additional changes	No additional changes	No additional changes	

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NORTH BAY VILLAGE - PUBLIC HEARING - JUL. 19, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

07/06/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this
6 day of JULY, A.D. 2023

(SEAL)
GUILLERMO GARCIA personally known to me

NOTARY PUBLIC STATE OF FLORIDA
ROSANA SALGADO
Commission # HH 336987
Expires November 30, 2026

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON JULY 19, 2023 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 VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") BY COMPREHENSIVELY UPDATING AND AMENDING REGULATIONS FOR, AND SUPPLEMENTARY TO, THE RM-70 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT, INCLUDING AMENDMENTS TO CHAPTER 3, "DEFINITIONS," CHAPTER 8, "ZONING," AND CHAPTER 9, "GENERAL DESIGN STANDARDS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY GLENN BASKIN CONCERNING PROPERTY LOCATED AT 7532 BUCCANEER AVENUE, NORTH BAY VILLAGE, FLORIDA, IDENTIFIED FOR REAL PROPERTY TAX PURPOSES BY MIAMI-DADE COUNTY FOLIO NO. 23-3209-009-1000, FOR VARIANCES OF SECTION 8.17 (M)(2)(b), ULDC, TO PERMIT: (a) A 4.33-FOOT REAR SWIMMING POOL SETBACK WHERE 7.5 FEET IS REQUIRED; (b) A 1-FOOT SIDE SWIMMING POOL SETBACK, WHERE 7.5 FEET IS REQUIRED; AND (c) 4 FOOT-1 INCH AND 3 FOOT-11 INCH SWIMMING POOL SETBACKS FROM TWO SIDES OF THE PRINCIPAL STRUCTURE, WHERE 5 FEET IS REQUIRED, RESPECTIVELY; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NorthBayVillage

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, PURSUANT TO SECTION 5.2 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY SHOMA NORTH BAY VILLAGE, LLC, PURSUANT TO SECTION 5.8 OF THE ULDC, TO MODIFY THE SITE PLAN PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2021-046 IN A MANNER EXCEEDING THE SCOPE OF MODIFICATIONS ALLOWED UNDER SECTION 5.9 OF THE ULDC, TO PROVIDE FOR DEVELOPMENT OF A 24-STORY (253 FT., 10 INCHES TALL) MIXED-USE PROJECT THAT WILL ENCOMPASS UP TO 333 DWELLING UNITS WITH COMPLEMENTARY RESIDENT AMENITIES; 750 PARKING SPACES; AND 52,929 SQ. FT. OF COMMERCIAL SPACE; TO BE LOCATED ON AN APPROXIMATELY 2.8-ACRE PARCEL OF LAND IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, WITH ATTACHMENT(S), PURSUANT TO SECTION 4.2 OF CHAPTER 4, "ADMINISTRATION AND ENFORCEMENT," AND SECTION 15.2.G. OF CHAPTER 15, "FORM-BASED CODE" OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), AMENDING THE ZONING OF A PARCEL IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE, COMPRISING APPROXIMATELY 2.8 ACRES, FROM T6-24 TRANSECT TO "SOUTH KENNEDY SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX B, SOUTH KENNEDY SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR CONFLICTS; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; 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

TO PARTICIPATE IN THE MEETING VIA ZOOM FOR THIS MEETING:
MEETING ID: 880 6894 4612
PASSCODE: 211289

WATCH THE VIRTUAL PUBLIC MEETING:
HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS
TV CHANNEL 661
FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING:
1-929-205-6099

FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT:
(786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) MAY BE INSPECTED BY THE PUBLIC AT THE OFFICE OF THE VILLAGE CLERK. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE(S). 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 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. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE). THIS HEARING MAY BE CONTINUED FROM TIME TO TIME AS NECESSARY, AS DETERMINED BY THE VILLAGE COMMISSION.

ALBA L. CHANG, CMC,
VILLAGE CLERK
7/6 23-125/0000672021M

2|2

ITEM NO. 12.D

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: **An Ordinance Amending Section 15.3 of the ULDC to Make the Provision of a Green Wall in the T-6 Transect Optional (Privately-Initiated Amendment by 1755 JFK Owner LLC) - *Village Manager Ralph Rosado, Ph.D., AICP (Village Planner Silvia E. Vargas, FAICP)***

RECOMMENDATION

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 15.3 OF CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO MAKE THE PROVISION OF A GREEN WALL WITHIN THE T6-24 AND T6-30 ZONING DISTRICTS OPTIONAL; PROVIDING SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

Recommended Action: At a meeting held on July 27, 2023, the Planning and Zoning Board voted unanimously to forward to the Commission the version of this ordinance prepared by Staff (included as Attachment 4 to Staff report) with a recommendation for approval.

BACKGROUND AND ANALYSIS

Refer to attached Staff report and attachments.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

n/a

PERSONNEL IMPACT

n/a

ATTACHMENTS

Staff Report Green Walls PZB 072723 (Updated).pdf
Attachment 1 - Letter of Intent (06132023).pdf

Attachment 2 - ULDC Text Amendment Application.pdf
Attachment 3 - Proposed Ordinance and Exhibit.docx
Attachment-4 ALTERNATE Ordinance and Exhibit(Staff recommendation).docx
DBR 07.27.23 PZB.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: **July 27, 2023**

To: **Planning and Zoning Board**

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

Subject: **Amendment to ULDC – Section 15.3A.2.b.(5)(c) and (d) – Green Walls T-24 and T-30 Districts**

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1. General Information

Applicant:	1755 JFK Owner, LLC
Applicant Address:	c/o 98 SE 7th Street, Ste 1100, Miami, FL
Site Address:	N/A
Site Acreage	N/A
Folio Number	N/A
Contact Person/Owner Representative:	Christopher A. Penelas Akerman LLP
Phone Number:	305.982.5678

2. Description of Applicant Request

This is a privately initiated amendment to the Village's Unified Land Development Code. The Applicant is requesting a text amendment to Section 15.3, "Specific to transect zones." The application proposes to amend Subsections A.2.b.(5)(c) and (d) to delete the requirement that a minimum of 20 percent of a garage structure in the T6-24 and T6-30 districts be in the form of green or vegetated walls.

Instead, the Applicant requests that this requirement become optional. Per the proposed ordinance, the requirement for buildings to fully conceal parking structures with architectural screening or artwork if there are no liners remains intact.

The proposed language is as follows:

AMENDING CHAPTER 15 OF THE ULDC

[…]

§. 15.3 – Specific to transect zones.

[…]

A. *Kennedy Boulevard District (KBD).*

[…]

2. *Development standards for T6 Transect Zones.*

[…]

b. *Building Configuration.*

[…]

(5) Pedestals, parking structures and liners.

[…]

(c) In T6-24, liners are optional. Structures without liners on primary and secondary frontages and facing Pirates Alley, shall ~~use green or vegetated walls on a minimum 20 percent of the garage structure. The remainder of the parking structures not utilizing liners shall be fully concealed by~~ fully conceal their parking structures with architectural screening or artwork approved by the Planning and Zoning Board. Structures without liners may conceal the garage structures' façade with green or vegetated walls (see also Chapter 9, Division 4, Landscaping).

(d) In T6-30, liners are optional. Liners facing Kennedy Causeway may encroach into the setback above a gallery. Structures without liners on primary and secondary frontages, including Kennedy Causeway and the waterfront and facing the view corridor, shall ~~utilize green or vegetated walls on a minimum 20 percent of the parking structure. The remainder of the parking structure not utilizing liners shall be fully concealed by~~ fully conceal their parking structures with architectural screening or artwork approved by the Planning and Zoning Board. Structures without liners may conceal the garage structures' façade with green or vegetated walls (see also Chapter 9, Division 4, Landscaping).

[…]

The Applicant proffers the following as reasons for the requested text amendment:

1) That the provision of a green or vegetated wall comes with certain difficulties including its establishment, maintenance, watering, and accessibility.
2) That in the long term green or vegetated walls may cause damage to the property as the result of root damage, moisture retention, and falling debris.
3) That these difficulties impose long term costs and obligations on the property owner or homeowners association and may ultimately create certain undesired conditions.

3. Background

On February 9, 2021, the City Commission adopted Ordinance No. 2021-004 Adding Chapter 15, "Form-Based Code," to the Unified Land Development Code including NBV100 form-based code for the Kennedy Boulevard District. Under Sub-section (5) Pedestals, parking structures and liners, a requirement was established to require green or vegetated walls on a minimum 20 percent of the garage structure in the T6-24 and T6-30 districts. The proposal that is part of this application would make the requirement optional while also mandating buildings to fully conceal parking structures with architectural screening or artwork where there are no liners.

4. Consistency with NBV100 Comprehensive Plan and NBV100 Master Plan

The proposed amendment is consistent with:

Objective 2.1 in the Future Land Use element of the Comprehensive Plan: 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.

The proposed amendment also generally continues to align with the vision and overarching goals for the Kennedy Boulevard corridor embraced in the NBV100 Master Plan.

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 modified Project.

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 amendment does not affect this pillar.

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.

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 does not affect this pillar.

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 current requirement aligns with the Village's intent to promote greening of new and existing construction to support sustainability and resilience goals. Some key benefits of green walls include:

- insulating buildings
- increasing energy efficiency
- aiding in thermal control

In addition, the plants in green walls can filter air pollutants and create eco-friendly habitats for birds and insects, and even promote psychological well-being of those viewing or experiencing the green wall.

It is acknowledged, however, that green living walls can be expensive to install and to maintain, depending on the specifications of the system. Maintenance of a green wall's health can be particularly challenge in North Bay Village's exposed coastal environment. In some cases, buildings can be damaged by roots, soil moisture differentials, falling debris, or excessive moisture retention. And without proper maintenance, green walls could become breeding ground for pests.

The proposed amendment does not eliminate the provision of a green wall as screening for a parking garage but makes it one of three options. Green walls also would remain one of the options in the menu of techniques available to attain required points in the Village's Green Building Program.

If the amendment is adopted any future development projects within the T6-24 and T6-30 districts would require compliance with the amended regulations found under Section 15.3A.2.b.(5)(c) and (d).

Recommendation

Staff finds that the proposed amendment to Section 15.3A.2.b.(5)(c) and (d) to make green or vegetated walls on garage structures optional is generally in keeping with the spirit and intent of the section of the ULDC.

Staff recommends the following alternative to the original proposal. The language proposed by staff is highlighted in yellow.

(5) Pedestals, parking structures and liners.

[…]

§. 15.3 – Specific to transect zones.

[…]

b. *Building Configuration.*

[…]

(5) Pedestals, parking structures and liners.

(a) The pedestal shall consist of no more than five stories and shall be a maximum of 100 feet.

(b) A parking structure shall not extend beyond the height of the pedestal. For building heights in a pedestal, see Section 15.3.A.2.b.(3).(b).iii.

~~(c)~~ In T6-24 and T6-30, ~~Liners are optional. Structures without liners on Primary and Secondary Frontages and facing Pirates Alley, shall use green or vegetated walls on a minimum 20% of the garage structure. The remainder of the~~ parking structures ~~not utilizing Liners~~ shall be fully concealed by habitable liners, architectural screening or artwork approved by the ~~Planning and Zoning Board~~ Village Commission, or with ~~(see also Ch. 9, Division 4 – Landscaping).~~

(d) ~~In the T6-24MU, Liners are optional. Structures without liners on Primary and Secondary Frontages shall use~~ green or vegetated walls ~~on a minimum 20% of the garage structure. The remainder of the parking structures not utilizing Liners shall be fully concealed by architectural screening or artwork approved by the Planning and Zoning Board (see also Ch. 9, Division 4 – Landscaping).~~ In this context, artwork shall mean tangible creations by artists exhibiting the highest quality of skill and aesthetic principles and includes all forms of the visual arts conceived in any medium, material, or combination thereof, including, but not limited to, paintings, sculptures, engravings, carvings, frescos, stained glass, mosaics, mobiles, tapestries, murals, photographs, video projections, digital images, bas-relief, high relief, fountains, kinetics, collages, drawings, monuments erected to commemorate a person or an event, functional furnishings, such as artist designed seating and pavers, architectural elements designed by an artist, and artist designed landforms or landscape elements.

~~(e) In T6-30, Liners are optional. Liners facing Kennedy Causeway may encroach into the Setback above a Gallery. Structures without liners on Primary and Secondary Frontages, including Kennedy Causeway and the Waterfront and facing the View Corridor, shall utilize green or vegetated walls on a minimum 20% of the parking structure. The remainder of the parking structure not utilizing Liners shall be fully concealed by architectural screening or artwork approved by the Planning and Zoning Board (see also Ch. 9, Division 4 – Landscaping).~~

[…]

Conditions

N/A

List of Attachments to Staff Report

Attachment 1 – Letter of Intent Requesting the Amendment to Section 15.3A.2.b.(5)(c) and (d), dated June 13, 2023
Attachment 2 – ULDC Text Amendment Application
Attachment 3 – Proposed Ordinance and Exhibit
Attachment 4 – Alternate Proposed Ordinance and Exhibit (Staff Recommended)

akerman

Christopher A. Penelas

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131

Tel: 305.982.5678

June 13, 2023

Silvia E. Vargas, FAICP, LEED AP
Village Planner
North Bay Village
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141

Re: Letter of Intent to Amend the Unified Land Development Code – Section 15.3 Green or Vegetated Walls

Dear Ms. Vargas:

On behalf of 1755 JFK Owner, LLC ("Applicant"), owner of the property located at 1755 Kennedy Causeway ("Property") in North Bay Village ("Village"), please accept this letter of intent and application for a text amendment to section 15.3 of the Village's Unified Land Development Code ("ULDC") to make the provision of a green or vegetated wall optional when a garage structure does not have a liner.

Current Requirements

Section 15.3(b)(5)(c)&(d) of the ULDC requires that garage structures within the T6-24 and T6-30 zoning districts provide either: (a) an architectural or artistic treatment as well as a green or vegetated wall that covers at least 20% of the wall ; or (b) a liner.[1] However, the provision of a green or vegetated wall comes with certain difficulties including its establishment, maintenance, watering, and accessibility. Further, in the long term green or vegetated walls may cause damage to the property as the result of root damage, moisture retention, and falling debris. These difficulties impose long term costs and obligations on the property owner or homeowners association and may ultimately create certain undesired conditions.

[1] The ULDC defines "liner" as "[a] building or part of a building with habitable space specifically designed to enfront a public space, masking a function that lacks the capacity to monitor public space, such as a parking lot, parking garage or storage facility." *See* Section 15.4 of the ULDC.

Proposed Amendment

In order to provide more flexibility to developers in the T6-24 and T6-30 zoning districts, the Applicant is purposing to make the provision of green or vegetated walls optional. Under the proposed amendment, a developer would still be required to conceal garage structures with either: (a) a liner; or (b) an architectural or artistic treatment. Those developers opting to not provide a liner, would still have the option to pursue a green or vegetated wall as part of their façade treatment to conceal the garage structure.

Conclusion

The approval of Applicant's proposed amendment will allow developers flexibility in concealing their parking structures and determining future maintenance obligations for the development. We therefore respectfully request your favorable review of this application. Please do not hesitate to contact me should you have any questions related to this matter. Thank you for your consideration.

Sincerely,

Christopher A. Penelas

Christopher A. Penelas

cc: Dr. Ralph Rosado, Ph.D., AICP
Neisen O. Kasdin, Akerman LLP

Index of Documents

Exhibit "A"	ULDC Text Amendment Application
Exhibit "B"	Proposed Ordinance and its Exhibits

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: Christopher Penelas, Esq. on Behalf of 1755 JFK Owner, LLC
   (If different from Owner)
2. Contact Phone: 3059825678 Email Address: Christopher.penelas@akerman.com
3. Mailing Address 98 Southeast Seventh Street Suite 1100 Miami, FL

For ULDC Text Amendment:

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

Section 15.3(b)(5) - see attached letter of intent

2. Reason for Request: See attached letter of intent

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

Christopher A. Penelas, Attorney for Applicant

Title (if applicable)

Corporate Seal (affix if applicable)

Sworn to and subscribed to before me this 5th day of June, 2023.

MARTA ACOSTA
MY COMMISSION EXPIRES MAY 5, 2024
#GG 984593
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary

Public Commission expires: May 5, 2024

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: 06/05/2023

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

Attorney

Full Name: Christopher A. Penelas

Current Address: 98 SE Seventh Street

City: Miami State: FL Zip: 33131

Telephone: 3059825678 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 5 DAY OF June, 2023

Notary Public, State of Florida at Large

MARTA ACOSTA
MY COMMISSION EXPIRES MAY 5, 2024
#GG 984593
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires May 5, 2024.

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:

- [x] 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).
- [x] 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.
- [x] 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: _____

Date Paid: _____

Cash or Check #_____

Total Paid: $_____

Filing Fee: $_____

Cost Recovery Dep: $_____

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 15.3 OF CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MAKE THE PROVISION OF A GREEN WALL WITHIN THE T6-24 AND T6-30 ZONING DISTRICTS OPTIONAL; 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; and

WHEREAS, the ULDC currently requires that structures without liners on their primary and secondary frontages must provide at least 20% of its façade as a green or vegetated wall; and

WHEREAS, the Village Commission finds that a vegetated or green wall may be difficult to establish and maintain as a result of the intense maintenance and irrigation needed to sustain the vegetation, and that green walls can in some cases cause damage to buildings; and

WHEREAS, the Village consequently chooses to make the provision of a vegetated or green wall optional; and

WHEREAS, green walls also remain one of the options in the menu of techniques available to attain required points in the Village’s Green Building Program; and

WHEREAS, the ULDC and the modifications provided herein are 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 to the Mayor and the Village Commission; and

WHEREAS, this Ordinance was duly noticed and presented to the Village Commission in two readings, with second reading conducted as the required public hearing on_____; and

WHEREAS, the Mayor and Commission find that this Ordinance is in the best interest of the community.

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 on the ____ day of _____, 2023.

PASSED AND ADOPTED on second reading on the ____ day of _____, 2023.

[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.

Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

First Reading:
Moved By: _____
Seconded By: _____

Second Reading:
Moved By: _____
Seconded By: _____

Vote on Final Adoption:

Mayor Brent Latham	___
Vice Mayor Richard Chevrony	___
Commissioner Goran Cuk	___
Commissioner Andrew Rotondaro	___
Commissioner Rachel Streitfeld	___

Exhibit A

AMENDING CHAPTER 15 OF THE ULDC

[…]

§. 15.3 – Specific to transect zones.

[…]

b. *Building Configuration.*

[…]

(5) Pedestals, parking structures and liners.

(a) The pedestal shall consist of no more than five stories and shall be a maximum of 100 feet.

(b) A parking structure shall not extend beyond the height of the pedestal. For building heights in a pedestal, see Section 15.3.A.2.b.(3).(b).iii.

(c) In T6-24, liners are optional. Structures without liners on primary and secondary frontages and facing Pirates Alley, shall ~~use green or vegetated walls on a minimum 20 percent of the garage structure. The remainder of the parking structures not utilizing liners shall be fully concealed by~~ fully conceal their parking structures with architectural screening or artwork approved by the Planning and Zoning Board. Structures without liners may conceal the garage structures' façade with green or vegetated walls (see also Chapter 9, Division 4, Landscaping).

(d) In T6-30, liners are optional. Liners facing Kennedy Causeway may encroach into the setback above a gallery. Structures without liners on primary and secondary frontages, including Kennedy Causeway and the waterfront and facing the view corridor, shall ~~utilize green or vegetated walls on a minimum 20 percent of the parking structure. The remainder of the parking structure not utilizing liners shall be fully concealed by~~ fully conceal their parking structures with architectural screening or artwork approved by the Planning and Zoning Board. Structures without liners may conceal the garage structures' façade with green or vegetated walls (see also Chapter 9, Division 4, Landscaping).

[…]

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 15.3 OF CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO MAKE THE PROVISION OF A GREEN WALL WITHIN THE T6-24 AND T6-30 ZONING DISTRICTS OPTIONAL; 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; and

WHEREAS, the ULDC currently requires that structures without liners on their primary and secondary frontages must provide at least 20% of its façade as a green or vegetated wall; and

WHEREAS, the Village Commission finds that a vegetated or green wall may be difficult to establish and maintain as a result of the intense maintenance and irrigation needed to sustain the vegetation, and that green walls can in some cases cause damage to buildings; and

WHEREAS, the Village consequently chooses to make the provision of a vegetated or green wall optional; and

WHEREAS, green walls also remain one of the options in the menu of techniques available to attain required points in the Village's Green Building Program; and

WHEREAS, the ULDC and the modifications provided herein are 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 _____ to the Mayor and the Village Commission; and

WHEREAS, this Ordinance was duly noticed and presented to the Village Commission in two readings, with second reading conducted as the required public hearing on_____; and

WHEREAS, the Mayor and Commission find that this Ordinance is in the best interest of the community.

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.

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Section 6. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading.

PASSED on first reading on the ____ day of _____, 2023.

PASSED AND ADOPTED on second reading on the ____ day of _____, 2023.

[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.

Brent Latham, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

First Reading:
Moved By: _____
Seconded By: _____

Second Reading:
Moved By: _____
Seconded By: _____

Vote on Final Adoption:

Mayor Brent Latham	___
Vice Mayor Richard Chevrony	___
Commissioner Goran Cuk	___
Commissioner Andrew Rotondaro	___
Commissioner Rachel Streitfeld	___

Exhibit A

AMENDING CHAPTER 15 OF THE ULDC

[…]

§. 15.3 – Specific to transect zones.

[…]

b. *Building Configuration.*

[…]

(5) Pedestals, parking structures and liners.

(a) The pedestal shall consist of no more than five stories and shall be a maximum of 100 feet.

(b) A parking structure shall not extend beyond the height of the pedestal. For building heights in a pedestal, see Section 15.3.A.2.b.(3).(b).iii.

~~(c)~~ In T6-24 and T6-30, ~~Liners are optional. Structures without liners on Primary and Secondary Frontages and facing Pirates Alley, shall use green or vegetated walls on a minimum 20% of the garage structure. The remainder of the~~ parking structures ~~not utilizing Liners~~ shall be fully concealed by habitable liners, architectural screening or artwork approved by the ~~Planning and Zoning Board~~ Village Commission, or with ~~(see also Ch. 9, Division 4 – Landscaping).~~

(d) ~~In the T6-24MU, Liners are optional. Structures without liners on Primary and Secondary Frontages shall use~~ green or vegetated walls on a minimum 20% of the garage structure. ~~The remainder of the parking structures not utilizing Liners shall be fully concealed by architectural screening or artwork approved by the Planning and Zoning Board (see also Ch. 9, Division 4 – Landscaping).~~ In this context, artwork shall mean tangible creations by artists exhibiting the highest quality of skill and aesthetic principles and includes all forms of the visual arts conceived in any medium, material, or combination thereof, including, but not limited to, paintings, sculptures, engravings, carvings, frescos, stained glass, mosaics, mobiles, tapestries, murals, photographs, video projections, digital images, bas-relief, high relief, fountains, kinetics, collages, drawings, monuments erected to commemorate a person or an event, functional furnishings, such as artist designed seating and pavers, architectural elements designed by an artist, and artist designed landforms or landscape elements.

~~(e) In T6-30, Liners are optional. Liners facing Kennedy Causeway may encroach into the Setback above a Gallery. Structures without liners on Primary and Secondary Frontages, including Kennedy Causeway and the Waterfront and facing the View Corridor, shall utilize green or vegetated walls on a minimum 20% of the parking structure. The remainder of the parking structure not utilizing Liners shall be fully concealed by architectural screening or artwork approved by the Planning and Zoning Board (see also Ch. 9, Division 4 – Landscaping).~~

[…]

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NORTH BAY VILLAGE - PUBLIC HEARING - JUL. 27, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

07/13/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this
13 day of JULY, A.D. 2023

(SEAL)
GUILLERMO GARCIA personally known to me

NOTARY PUBLIC STATE OF FLORIDA
ROSANA SALGADO
Commission # HH 336987
Expires November 30, 2026

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 JULY 27, 2023 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:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] A SITE PLAN BY 7940 NBV PARTNERS, LLC, PURSUANT TO SECTIONS 5.2 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC"), FOR DEVELOPMENT OF A MULTIFAMILY RESIDENTIAL PROJECT ON AN APPROXIMATELY 0.77-ACRE SITE LOCATED AT 7938-7940 WEST DRIVE, NORTH BAY VILLAGE, CONSISTING OF UP TO 70 DWELLING UNITS, INCLUDING REQUESTS FOR APPROVAL TO: (A) TRANSFER 16 DENSITY RIGHTS FROM VILLAGE-OWNED PROPERTY PURSUANT TO SEC. 8.13.; AND (B) INCREASE BUILDING HEIGHT ABOVE THE BASE BUILDING HEIGHT OF 150 FEET VIA BONUSES AVAILABLE PURSUANT TO SEC. 8.12, UP TO A MAXIMUM HEIGHT OF 312 FEET; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A REQUEST BY 7940 NBV PARTNERS, LLC FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 8.11 AND 9.3.E. OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO ALLOW UP TO TWENTY PERCENT (20%) OF PARKING SPACES REQUIRED FOR A PROJECT AT 7938-7940 WEST DRIVE TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES; PROVIDING FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

July 27, 2023

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY 7940 NBV PARTNERS, LLC CONCERNING PROPERTY LOCATED AT 7938-7940 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA FOR A VARIANCE PURSUANT TO SECTION 7.3 OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") OF PARKING REQUIREMENTS PROVIDED IN SECTION 9.3.C. OF THE ULDC, TO PERMIT THE PROVISION OF 135 SPACES WHERE 212 WOULD BE REQUIRED; ALTERNATIVELY [APPROVING / APPROVING WITH CONDITIONS / DENYING] A WAIVER PURSUANT TO SECTION 9.3.D. OF PARKING REQUIREMENTS PROVIDED IN SECTION 9.3.C. OF THE ULDC; PROVIDING FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY 7940 NBV PARTNERS, LLC CONCERNING PROPERTY LOCATED AT 7938-7940 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA FOR A VARIANCE PURSUANT TO SECTION 7.3 OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") OF MINIMUM AISLE WIDTH REQUIREMENTS PROVIDED IN SECTION 9.3.E. OF THE ULDC, TO PERMIT A PARKING AISLE WIDTH OF 22 FEET WHERE 23 FEET WOULD BE REQUIRED; PROVIDING FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO CREATE SECTION 8.10.2, "PAYMENT IN SATISFACTION OF WORKFORCE HOUSING REQUIREMENTS FOR CONDOMINIUM DEVELOPMENTS," TO ESTABLISH A PAYMENT-IN-LIEU-OF MECHANISM FOR DEVELOPERS OF FOR-SALE RESIDENTIAL DEVELOPMENTS TO SATISFY WORKFORCE HOUSING REQUIREMENTS, AS WELL AS TO CREATE A TRUST FUND FOR THE USE OF SUCH PAYMENTS TO SUPPORT CERTAIN WORKFORCE HOUSING INITIATIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 15.3 OF CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") TO MAKE THE PROVISION OF A GREEN WALL WITHIN THE T6-24 AND T6-30 ZONING DISTRICTS OPTIONAL; 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: 869 7009 2320
PASSCODE: 842751

WATCH THE VIRTUAL PUBLIC MEETING:
HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS
TV CHANNEL 661
FACEBOOK LIVE

LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING:
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) MAY BE INSPECTED BY THE PUBLIC AT THE OFFICE OF THE VILLAGE CLERK. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov FIVE DAYS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE(S). 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 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. 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). THIS HEARING MAY BE CONTINUED FROM TIME TO TIME AS NECESSARY, AS DETERMINED BY THE VILLAGE COMMISSION.

ALBA L. CHANG, CMC
VILLAGE CLERK
7/13 23-24/0000673396M

2/2

ITEM NO. 13.A

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: **An Ordinance Authorizing the Issuance of a General Obligation Bond, Series 2023, for the Purpose of Financing the Costs of Stormwater and Related Roadway Improvements - *Village Manager Ralph Rosado, PhD, AICP (Chief Financial Officer Angela Atkinson)***

RECOMMENDATION

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF NOT EXCEEDING $10,000,000 OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS

On July 19, 2022, the Village Commission of North Bay Village, Florida adopted Resolution No. 2022-057 calling for a referendum (the "Referendum") in conjunction with a general election on November 8, 2022 to submit to the electorate of the Village a bond referendum to decide whether the Village should be authorized to issue not exceeding $60,000,000 in principal amount of general obligation bonds (the "Stormwater Bonds"), in one or more series, for the purpose of financing the costs of Stormwater and related roadway improvements to mitigate the effects of sea level rise and flooding (the "Stormwater Project"); and at such special election on November 8, 2022, the issuance of the Stormwater Bonds was approved by the qualified electors of the Village in accordance with the applicable laws of the State of Florida.

The Commission desires to authorize the issuance of the first series of the Stormwater Bonds in an amount not exceeding $10,000,000 (the "2023 Bond") for the purpose of financing a portion of the costs of the Stormwater Project, including but not limited to the purchase of land,

planning and design costs and other Stormwater and related roadway improvements (the "2023 Project"), and paying costs of issuance of the 2023 Bond; and pursuant to the Constitution and laws of the State, including, without limitation, Article VII, Section 12 of the Constitution, Chapter 166, Florida Statutes, as amended, the Village Charter (collectively, the "Act"), and the Referendum, the Village is duly authorized to issue the 2023 Bond and pledge the ad valorem taxes levied by the Village to the payment of the 2023 Bond.

Staff is recommending a $10,000,000 General Obligation Bond - Line of Credit.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Annual Debt Service TBD

PERSONNEL IMPACT
NONE

ATTACHMENTS
Ordinance For Line of Credit v2.DOC
NBV Financing Timetable - Series 2023 GO Stormwater Line of Credit.pdf
DBR Notice of Public Hearing 08.31.23.pdf

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $10,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 19, 2022, the Village Commission (the "Commission") of North Bay Village, Florida (the "Village") adopted Resolution No. 2022-057 calling for a referendum (the "Referendum") in conjunction with a general election on November 8, 2022 to submit to the electorate of the Village a bond referendum to decide whether the Village should be authorized to issue not exceeding $60,000,000 in principal amount of general obligation bonds (the "Stormwater Bonds"), in one or more series, for the purpose of financing the costs of stormwater and related roadway improvements to mitigate the effects of sea level rise and flooding (the "Stormwater Project"); and

WHEREAS, at such special election on November 8, 2022, the issuance of the Stormwater Bonds was approved by the qualified electors of the Village in accordance with the applicable laws of the State of Florida (the "State"); and

WHEREAS, the Commission desires to authorize the issuance of the first series of the Stormwater Bonds in an amount not exceeding $10,000,000 (the "2023 Bond") for the purpose of financing a portion of the costs of the Stormwater Project, including but not limited to the purchase of land, planning and design costs and other stormwater and related roadway improvements (the "2023 Project"), and paying costs of issuance of the 2023 Bond; and

WHEREAS, pursuant to the Constitution and laws of the State, including, without limitation, Article VII, Section 12 of the Constitution, Chapter 166, Florida Statutes, as amended, the Village Charter (collectively, the "Act"), and the Referendum, the Village is duly authorized to issue the 2023 Bond and pledge the ad valorem taxes levied by the Village to the payment of the 2023 Bond.

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

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

Section 2. Authorization of 2023 Bond. In accordance with the provisions of the Charter of North Bay Village, Florida, and Chapter 166, Florida Statutes, there is hereby authorized to be issued the 2023 Bond, in an aggregate principal amount not to exceed $10,000,000, for the purpose of financing the 2023 Project and paying costs of issuance of the 2023 Bond. The 2023 Bond shall be designated "North Bay Village, Florida General Obligation Bond, Series 2023," or such other designation as may be approved by supplemental resolution, shall be dated such date, shall be in such denomination, shall be stated to mature no later than twenty and one-half (20.5) years from its dated date, and shall bear interest from its dated date at a rate or rates not exceeding the maximum rate permitted by law at the time of issuance of the 2023 Bond, shall be subject to redemption at the option of the Village at such times and prices, and shall have such other details, all as shall hereafter be determined by the Commission by supplemental resolution (the "2023 Bond Resolution"). The 2023 Bond Resolution may be adopted and the 2023 Bond may be issued, at any time after the effective date of this Ordinance.

Section 3. Authorization of Officers. The Village Manager, the Village Chief Financial Officer, the Village Attorney, Bond Counsel to the Village, and the Financial Advisor for the Village are each hereby authorized to negotiate with banks or other financial institutions for the purchase of the 2023 Bond and with respect to the structure and terms of the 2023 Bond, which may be in the form of a line of credit drawn down over time, a loan fully funded on the date of issuance of the Bond, or any other loan structure deemed to be in the best interest of the Village. The Village Manager is hereby authorized to accept the commitment from the institution offering, in his opinion, after consultation with the Financial Advisor, the best structure and terms for the purchase of the 2023 Bond. The final structure and terms of the 2023 Bond, as so agreed to by the Village Manager, shall be set forth, and presented to the Commission, in the 2023 Bond Resolution. The Village Attorney and Bond Counsel to the Village are hereby authorized to draft documents and to do all other things necessary to accomplish the issuance and sale of the 2023 Bond.

Section 4. Severability. 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. Conflicts. 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. This Ordinance shall become effective immediately upon final adoption on second reading.

PASSED on first reading on the _____ day of _____, 2023.

PASSED AND ADOPTED on second reading on the ____ day of _____, 2023.

_____
Brent Latham, 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 Brent Latham _____
Vice Mayor Richard Chervony _____
Commissioner Goran Cuk _____
Commissioner Andy Rotondaro _____
Commissioner Rachel Streitfeld _____

NORTH BAY VILLAGE, FLORIDA
SERIES 2023 GENERAL OBLIGATION STORMWATER BOND

July						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Preliminary Financing Schedule as of July 17, 2023

Date*	Event	Responsibility
July 18	Distribute Timeline / Distribution List	FA
July 19	**Commission Meeting – First Financing Approval**	**NBV**
July 25	**Release Bank Loan RFP**	**FA**
August 10	**Bank Loan RFP Responses Due**	**FA**
August 21	Distribute 1st Draft of Resolution	BC
August 30	Distribute Final Version of Resolution	BC
September 5	Submit Resolution to Commission Agenda	NBV
September 5	Distribute Draft Closing Documents	BC
September 6	Distribute Closing Memo	FA
September 12	**Commission Meeting – Final Financing Approval**	**NBV**
September 13	Pre-Closing (alternatively,signatures at Commission)	All
September 14	Closing	All

* Preliminary, subject to change

Legend

NBV Issuer – *North Bay Village, Florida*
BC Bond Counsel – *Weiss Serota Helfman Cole & Bierman*
FA Financial Advisor – *PFM Financial Advisors LLC*

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NORTH BAY VILLAGE - PUBLIC HEARING - SEPT. 12, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

08/31/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Sworn to and subscribed before me this
31 day of AUGUST, A.D. 2023

(SEAL)
ROSANA SALGADO personally known to me

NOTARY PUBLIC STATE OF FLORIDA
CHRISTINA LYNN RAVIX-DORLEANS
Commission # HH 332954
Expires November 19, 2026

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON SEPTEMBER 12, 2023 AT APPROXIMATELY 6:30 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 VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF NOT EXCEEDING $10,000,000 OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; 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

TO PARTICIPATE IN THE MEETING VIA ZOOM FOR THIS MEETING:
MEETING ID: 838 3306 6677
PASSCODE: 775643

Sept 12, 2023

WATCH THE VIRTUAL PUBLIC MEETING:
HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS
TV CHANNEL 661
FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING:
305-224-1968 OR 929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT:
(786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) MAY BE INSPECTED BY THE PUBLIC AT THE OFFICE OF THE VILLAGE CLERK. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE(S). 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 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. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE). THIS HEARING MAY BE CONTINUED FROM TIME TO TIME AS NECESSARY, AS DETERMINED BY THE VILLAGE COMMISSION.

ALBA L. CHANG, CMC,
VILLAGE CLERK
8/31

23-70/0000681528M

2|2

ITEM NO. 14.A

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Delroy Peters, Engineer / CIP Manager

SPONSORED BY: Ralph Rosado, PhD, AICP, Village Manager

SUBJECT: **Discussion and Approval of a Design for a Roundabout at the Entrance to Harbor Island Based on Stantec's Traffic Analysis Presented to Facilitate Traffic Flow and Improve Pedestrian Safety -** ***Village Manager Ralph Rosado, PhD, AICP (CIP Manager Delroy Peters)***

RECOMMENDATION

*** Capital Improvement Project**

BACKGROUND AND ANALYSIS

Project Background

North Bay Village (NBV) envisions improving the entranceway to Harbor Island at SR-934 / NE 79th Street and Harbor Island Drive. The first step was taken in July 2022, when Work Order #009 was approved by the Village Commission. The work order authorized EAC Consulting, Inc. to craft conceptual design alternatives to elevate the allure of this entrance. The overarching goals revolved around two critical aspects:

1) Mitigating Vehicle Stacking: The redesign of geometric features aimed to alleviate the stacking of vehicles, encompassing an innovative geometric concept for a traffic circle.

2) Enhancing Pedestrian Safety: The second facet was the overhaul of geometric attributes with a focus on bolstering pedestrian safety.

Following the Village Commission comments, four design alternatives were provided for feedback. From these, two design concepts received notable attention for further analysis. As part of this assessment, an in-depth traffic analysis tailored to each design concept is being submitted for consideration.

Furthermore, the Village engaged Stantec to conduct the traffic analysis. The Firm has submitted a comprehensive report that outlines recommendations for the most feasible entryway roundabout. A complete report and a detailed PowerPoint presentation are attached hereto.

Approval Request

Staff is seeking the Village Commission's guidance on the next course of action. The Commission can accept the staff recommendation based on the traffic report or provide guidance on an alternative approach to resolving the safety concerns at the Harbor Islands entranceway. If approval is given, the project will enter the design phase, for which the staff will request a proposal from EAC to carry out the design. A notice to proceed with the design is contingent on the approval of the proposal by the commission.

Design funds would come from the FY24-budgeted matching funds ($360,000) that the village must provide to match the FY23 State Appropriation ($350,000) and Transportation Alternatives Program ($426,000) funding.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
NONE

PERSONNEL IMPACT
NONE

ATTACHMENTS
Harbor Island Intersection Analysis Report - August 2023.pdf
HI Intersection Study - Presentation1_8-25-23.pdf

TRAFFIC STUDY FOR HARBOR ISLAND ENTRACEWAY IMPROVEMENT

North Bay Village
Miami-Dade County, Florida

Contract: North Bay Village General Engineering and Architectural Services contract – RFQ No. 2019-05
Purchase Order No.: 008748; Work Order No. 013

PREPARED FOR

NORTH BAY VILLAGE
EST. 1945

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

PREPARED BY

Stantec

Stantec Consulting Services Inc.
901 Ponce de Leon Boulevard, Suite 900
Coral Gables, FL 33134

August 2023

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1.0 EXECUTIVE SUMMARY

North Bay Village (NBV) is evaluating traffic operational improvements to the entranceway to Harbor Island at the intersection of Harbor Island Drive and East Drive/West Drive. The intersection is a four-legged with all-way stop control. The Village is evaluating three alternatives: Alternative 1 (maintain existing traffic control); Alternative 2 (two lane roundabout); and, alternative 3 (one lane roundabout). The objective of the study is to conduct a comparative analysis of the intersection alternatives to identify fatal flaws and the best operating intersection from a traffic perspective during existing and future conditions. The future traffic evaluated as part of this study considers a full build-out of the Harbor Island community along East Drive and West Drive based on a trip generation analysis of the current zoning known as the North Bay Village – RM 70 Zoning Update – Capacity Analysis dated 4/6/2023.

The results of the existing traffic analysis at the intersection of Harbor Island Drive and East Drive/West Drive show that Alternative 2 (two lane roundabout) and Alternative 3 (one lane roundabout) are projected to operate better with an approximately 50% reduction in delay. The intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island is projected to operate the same with all alternatives. Similarly, Alternative 2 (two lane roundabout) and Alternative 3 (one lane roundabout) are projected to have the lowest potential vehicle queuing at the northbound approach at Harbor Island and East Drive/West Drive intersection. During the AM peak hour at the southbound approach of the intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island, all alternatives are projected to have the same vehicle queuing of over 300 ft queue length which is exceeding the available storage of approximately 70 ft. This indicates that vehicles are spilling back into the Harbor Island community and through the intersection of Harbor Island Drive and East Drive/West Drive which is likely slowing, and potentially preventing vehicles from entering and exiting the community.

The results of the future traffic analysis at the intersection of Harbor Island Drive and East Drive/West Drive project Alternative 2 (two lane roundabout) as having the most improvements to vehicle delay. The intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island is projected to operate the same with all alternatives. Similarly, Alternative 2 (two lane roundabout) and Alternative 3 (one lane roundabout) are projected to have the lowest potential vehicle queuing at the northbound approach at Harbor Island and East Drive/West Drive intersection. During the AM peak hour for all alternatives at the southbound approach of the intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island, the traffic models are projecting that the vehicle queue length will significantly increase compared to existing conditions and continue to spillback into the Harbor Island community and through the intersection of Harbor Island Drive and East Drive/West Drive.

The recommended alternative from a traffic operational perspective is Alternative 2 (Two Lane Roundabout) because it is projected to result in the best operations with the lowest delay per vehicle and queuing at all of the compared to the other alternatives. The intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island at the southbound approach is projected to continue operating with vehicle queuing that extends beyond the intersection of Harbor Island Drive and East Drive/West Drive and into the Harbor Island community which will affect the operations of vehicles traveling in and out of the Harbor Island community. However, there is a possibility that the second roundabout lane from Alternative 2 could serve as relief of this queuing from SR 934/John F. Kennedy Causeway whereas the other alternatives do not provide that option.

2.0 INTRODUCTION

North Bay Village (NBV) is evaluating traffic operational improvements to the entranceway to Harbor Island at the intersection of Harbor Island Drive and East Drive/West Drive. The intersection is a four-legged with all-way stop control. The Village is evaluating three alternatives: two alternatives include roundabouts and one alternative maintains the existing traffic control and capacity but includes raised medians. A regional project location map can be seen in **Figure 1**

The study area includes the subject intersection and the intersection of State Road (SR) 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island as depicted in **Figure 2**.

Figure 1 – Project Location Map



Figure 2 – Study Intersection Map



2.1 STUDY OBJECTIVE

The objective of the study is to evaluate intersection alternatives at the subject intersection, identify fatal flaws, and determine the best operating intersection alternative from a traffic perspective. In addition, vehicle queueing of the northbound approach was a principal concern since the intersection is closely spaced with SR 934/John F. Kennedy Causeway (approximately 70 ft.) and Village staff have cited concerns of traffic spilling back onto this arterial.

2.2 STUDY METHODOLOGY

The study methodology includes intersection operational analysis of the existing conditions and the future conditions comparing the three build alternatives. The study consists of traffic data collection, utilizing trip generation results from a zoning update study with North Bay Village (North Bay Village – RM 70 Zoning Update – Capacity Analysis dated 4/6/2023), and traffic analysis using Trafficware Synchro software. The analysis results will be based on the Highway Capacity Manual (HCM) 6th Edition methodologies.

2.3 PERFORMANCE MEASURES

The performance measures include intersection delay (seconds/vehicle), Level of Service (LOS), and queueing for the movements/lanes, approaches, and overall intersection. LOS is the quantitative stratification of the quality of service to represent the comfort a typical traveler experiences in six letter-grade levels, with LOS A describing the highest quality and LOS F describing the lowest quality. North Bay Village's LOS target for local and collector roadways is LOS C according to the Village's Comprehensive Plan (amended July 10, 2018), Transportation Element, Policy 3.2.1.

3.0 EXISTING CONDITIONS

The following are the existing conditions of the intersection area.

3.1 LAND USE CHARACTERISTICS

The area is dominated by multi-family low, mid, and high-rise land uses along East Drive and West Drive. There is also one gas station/convenience market, and two parks. The north leg of the intersection is a driveway to the 360 residential property.

3.2 ROADWAY CHARACTERISTICS

Harbor Island Drive: Also known as Larry Paskow Way, connects SR 934/John F. Kennedy Causeway and West Drive/East Drive as a two-way, curbed roadway classified as a local road and maintained by North Bay Village. This segment of Harbor Drive is short with approximately 70 ft. of space between the intersection of East Drive/West Drive and SR 934/John F. Kennedy Causeway. Harbor Island Drive's alignment is linear in the north and south directions. Harbor Island Drive is a median divided roadway with curb and gutter and sidewalks at both sides. The median and border areas include various features such as landscaping, decorative destination signage, utility poles and traffic signs. The posted speed limit is 25 mph.

West Drive & East Drive: Connect to Harbor Island Drive as a two-way, two-lane roadway classified as local road and maintained by the city of North Bay Village. In the vicinity of Harbor Island Drive, both roadway alignments are oriented in the east and west directions, and immediately after the intersection curves to a north and south alignment. Both roadways are undivided with curb and gutter, sidewalks, and on-street parking at various locations throughout. The roadway border includes various features such as trees, utility poles and signage. The posted speed limit is 30 mph.

SR 934/John F. Kennedy Causeway: In the vicinity of the intersection with Harbor Island Drive, SR 934/John F. Kennedy Causeway is a six lane divided facility classified as an Urban Principal Arterial Other. The facility includes bicycle lanes and sidewalks on both sides of the road.

3.3 INTERSECTION CHARACTERISTICS

The intersection of Harbor Island Drive and West Drive/ East Drive is an all-way stop controlled intersection. Existing signage of this intersection can be seen in **Figure 3** through **Figure 5**. In the immediate vicinity of the subject intersection, Harbor Island Drive intersects SR 934/John F. Kennedy Causeway as a signalized intersection. These intersections are spaced approximately 70-ft which is considered a short spacing.

The intersection configuration is depicted in **Figure 6.** The northbound approach along Harbor Island Drive includes two approach lanes consisting of a shared left-through and a right-turn lane. The West Drive approach (East approach) is a one lane approach facilitating all movements. The East Drive approach (West approach) includes two lanes with one left-turn lane and one shared right-through lane. The southbound approach, which is the driveway to the 360 residential property, has a two-lane approach.

Figure 3 – Existing Signage at Northbound Approach

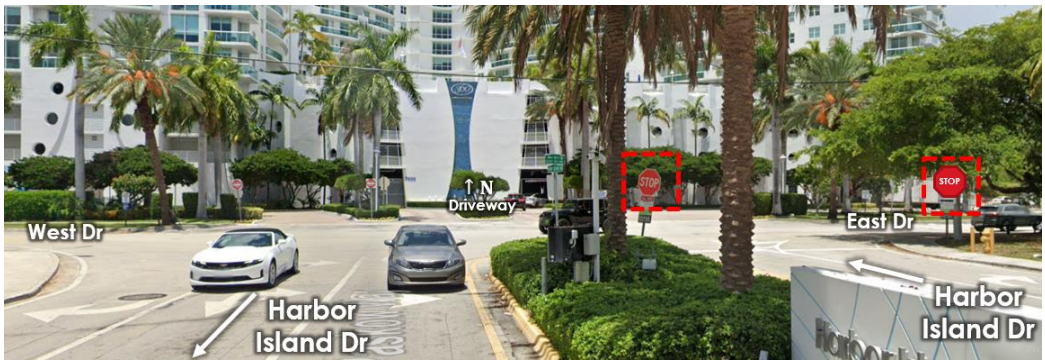


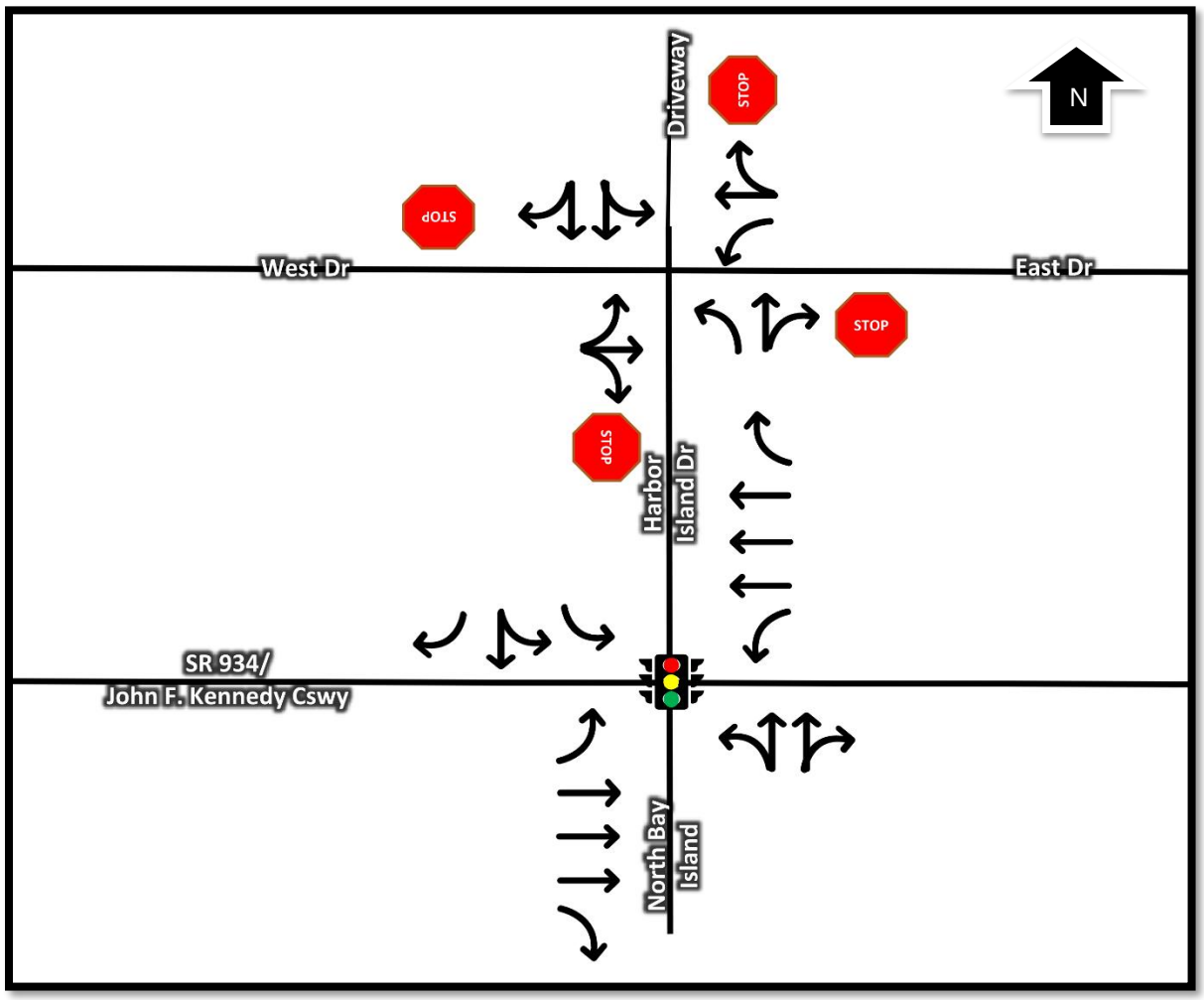
Figure 4 - Existing Signage at Eastbound Approach



Figure 5 - Existing Signage at Westbound Approach



Figure 6 - Intersection Lane Configuration



3.4 TRAFFIC DATA COLLECTION

3.4.1 INTERSECTION TURNING MOVEMENT AND VOLUME COUNTS

Intersection Turning Movement Counts (TMCs) were collected at the intersection of Harbor Island Drive and East and West Drive on March 8, 2023, during the AM (6:00 AM to 10:00 AM) and PM peak periods (4:00 PM to 7:00 PM). In addition, intersection turning movement counts were collected at the intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island on October 6, 2022. Bi-directional, 48-hour traffic volume counts were also collected at each leg of the intersection. The existing peak hour of each intersection was extracted and reviewed for reasonableness. The AM peak hour was consistent between both intersection locations between 8:00 AM and 9:00 AM. The PM peak hour was different between the two locations with the intersection along SR 934/John F. Kennedy Causeway showing a peak hour of 5:00 PM to 6:00 PM whereas the other intersections peak hour was 5:45 PM to 6:45 PM. This is significantly different but expected since the intersection at SR 934/John F. Kennedy Causeway serves traffic for the region while the intersection within Harbor Island serves the local community traffic. The intersection turning movement counts are provided in **Appendix A.**

3.4.2 TRAFFIC FACTORS

A Peak Seasonal Factor (PSCF) was obtained from the FDOT 2022 Peak Season Factor Category Report for Miami-Dade County North. The PSCF was applied to the existing traffic volumes to estimate the peak season traffic volumes. The overall intersection truck factor at the intersection of Harbor Island Drive and East Drive/West Drive varied between 0.9% during the AM Peak Hour and 0.5% during the PM peak hour. The intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island had a higher overall intersection truck factor between 2% during the AM peak hour and 3% during the PM peak hour. This traffic factor data is included in **Appendix A**.

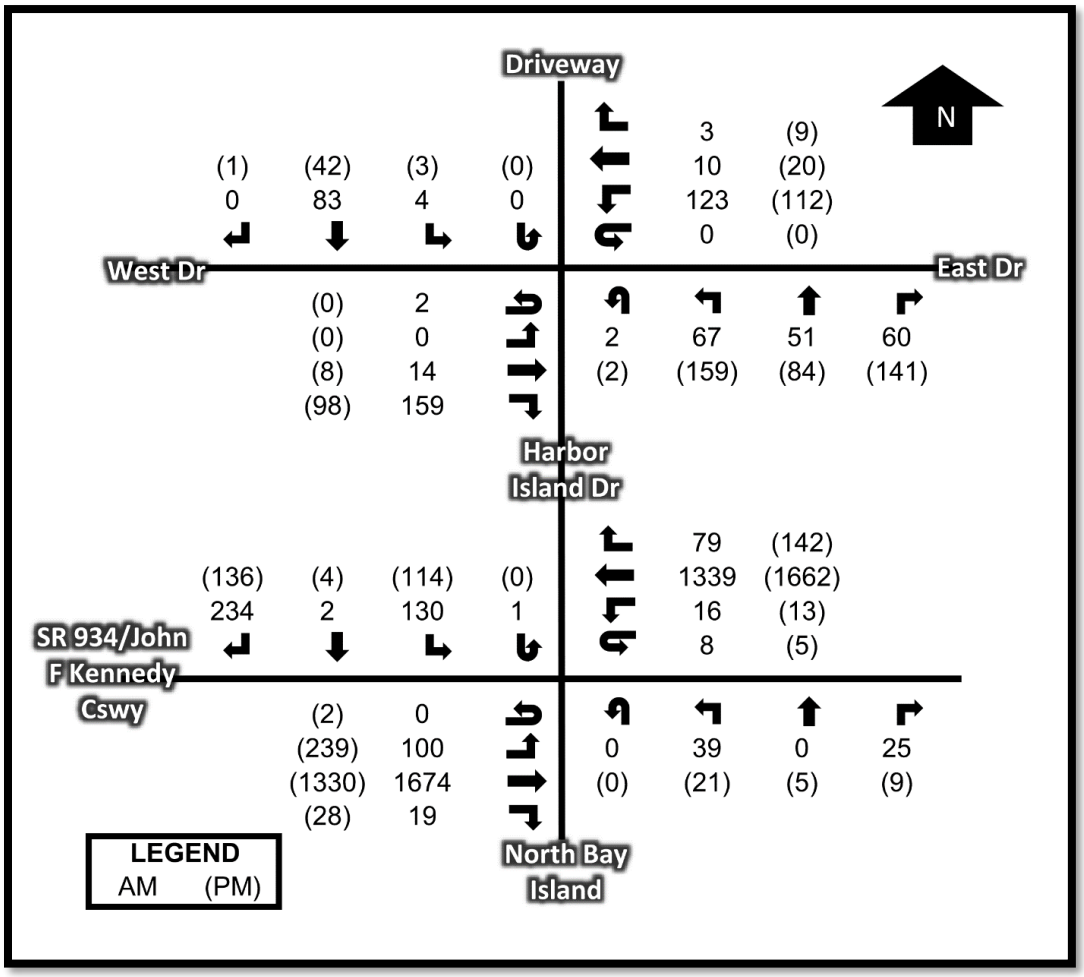
3.4.3 SIGNAL TIMING

The intersection of SR 934/John F. Kennedy Causeway Harbor Island Drive/North Bay Island is traffic signal controlled with Miami-Dade County as the maintaining agency. Signal timing and phasing data was downloaded from the County's GIS-based system and is included in **Appendix A**.

3.5 EXISTING TRAFFIC VOLUMES

The existing traffic volumes for the AM and PM peak hours are based on the peak hour data from each intersection turning movement count. The traffic data was adjusted to peak season conditions by applying the PSCF. Traffic volumes between intersections were balanced and checked for reasonableness. The intersection turning movement volumes are presented **Figure 7**. The traffic volumes are summarized in **Appendix B.**

Figure 7 - Existing Turning Movement Volumes



3.6 FUTURE TRANSPORTATION IMPROVEMENTS

The Miami-Dade Transportation Planning Organization (TPO) 2023 Transportation Improvement Program (TIP) was reviewed to identify near-term capacity improvement projects. No projects were identified on the list. The Miami-Dade 2045 Long Range Transportation Plan (LRTP) was also reviewed and the SR 934/John F. Kennedy Causeway complete streets improvement project is listed. This project is expected to reduce the capacity of the SR 934/John F. Kennedy Causeway facility to four lanes; however, the project is currently under evaluation and has yet to be approved.

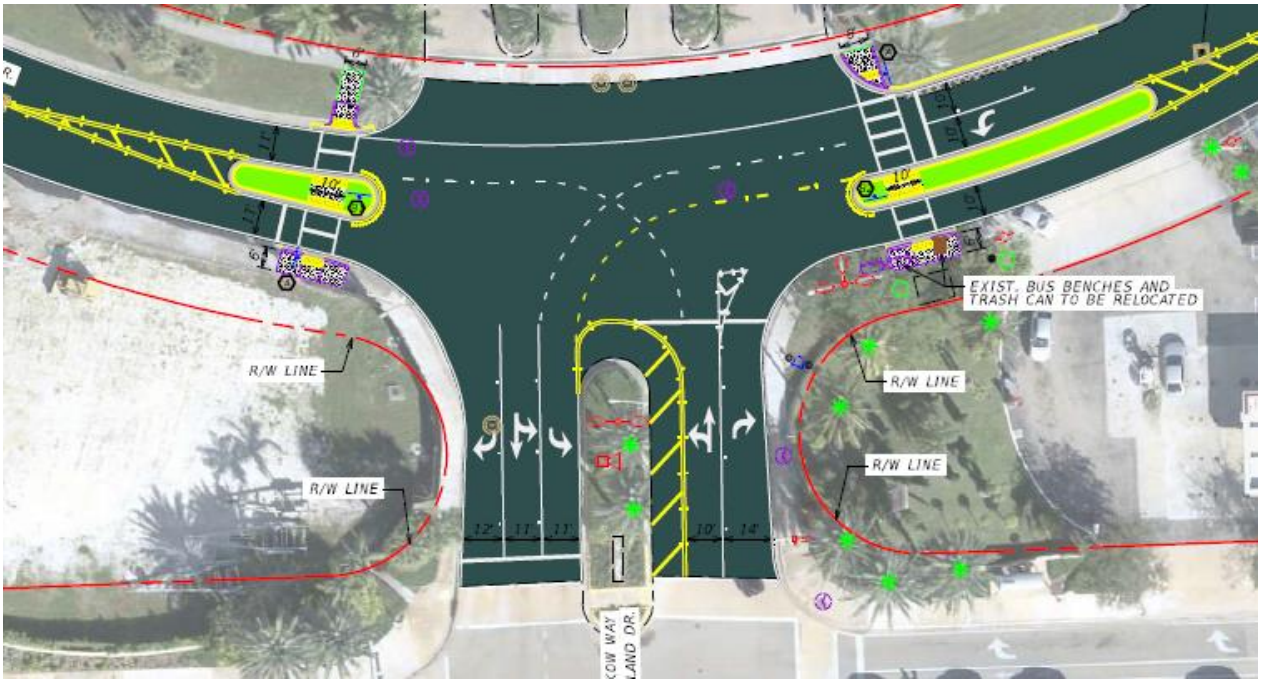
4.0 ALTERNATIVES DESCRIPTION

Three alternatives were evaluated as part of this study. The alternatives are described in the following section.

4.1 ALTERNATIVE 1 – MAINTAIN EXISTING TRAFFIC CONTROL

Alternative 1 proposes maintaining the existing stop-controlled configuration with the addition of raised medians along the West Drive and East Drive approaches which function as pedestrian refuge areas as shown in **Figure 8**.

Figure 8 - Proposed Alternative #1

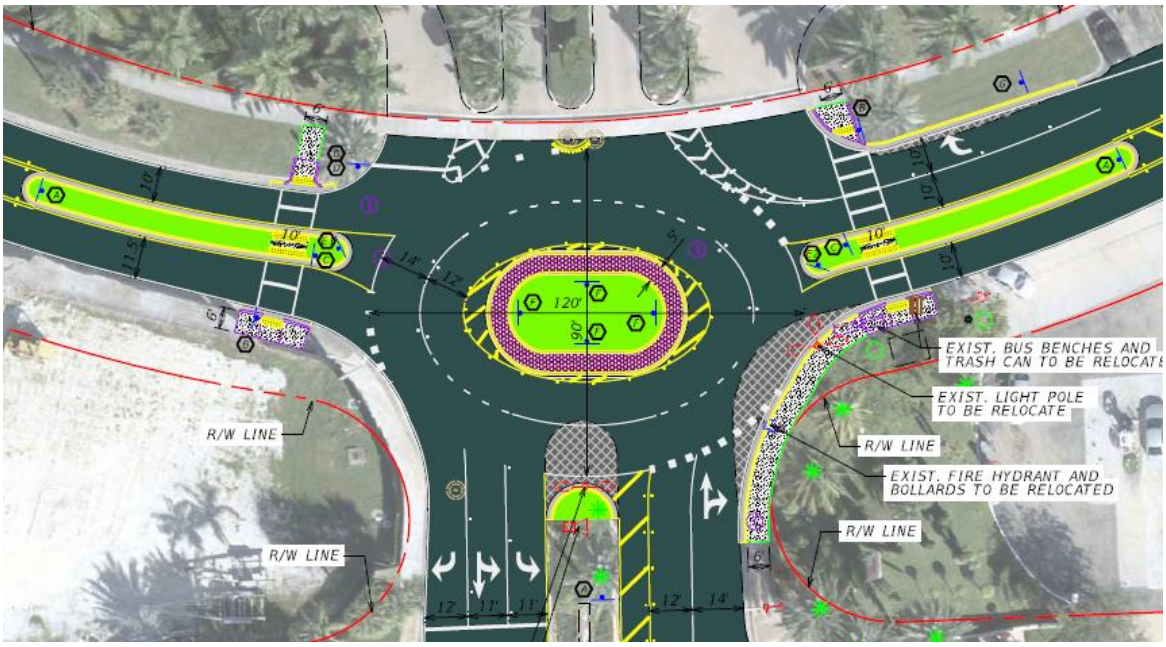


4.2 ALTERNATIVE 2 – TWO LANE ROUNDABOUT

Alternative 2 proposes a new two-lane roundabout configuration as shown in **Figure 9**. This alternative reduces the intersection spacing along Harbor Island Drive to less than 50 ft, which results in less storage capacity. The lane configuration for each approach includes the following:

- Eastbound (West Drive): one lane
- Westbound (East Drive): two lanes including with one dedicated right turn lane.
- Northbound (Harbor Island Drive): two lanes
- Southbound (driveway): maintains the two lane configuration

Figure 9 - Proposed Alternative #2

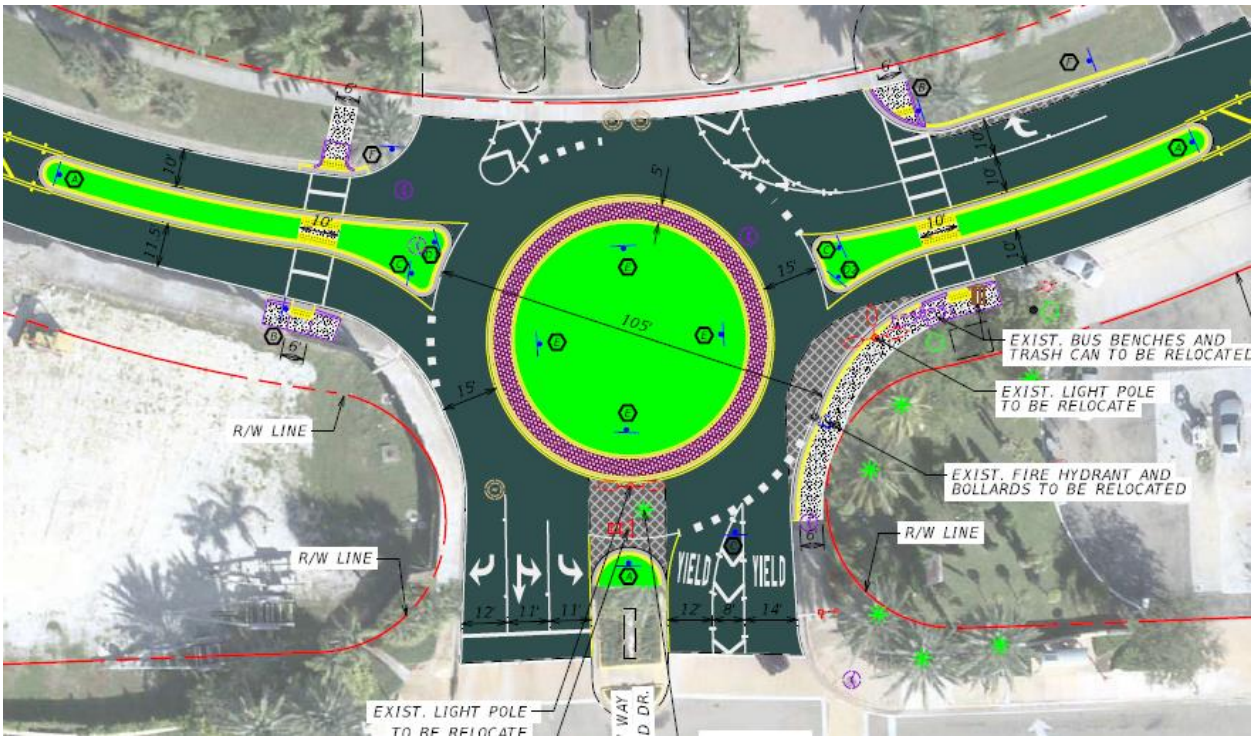


4.3 ALTERNATIVE 3 – ONE LANE ROUNDABOUT

Alternative 3 proposes a new one-lane round roundabout configuration as shown in **Figure 10**. This alternative reduces the intersection spacing along Harbor Island Drive to less than 50 ft, which results in less storage capacity. The lane configuration at each approach includes the following:

- Eastbound (West Drive): one lane
- Westbound (East Drive): two lanes including one dedicated right turn lane.
- Northbound (Harbor Island Drive): two lanes that yield into each other when accessing the roundabout.
- Southbound (driveway): maintains the two lane configuration

Figure 10 - Proposed Alternative #3



5.0 TRAFFIC ANALYSIS

Intersection traffic operational analysis was conducted of each of the alternatives for existing and future conditions.

5.1 EXISTING TRAFFIC ANALYSIS

The existing conditions traffic analysis Trafficware Synchro model was developed to match existing geometry, traffic volumes, and traffic operational characteristics of peak season conditions. The model geometry and intersection lane configuration were based on a review of google earth. Existing traffic volumes and factors were applied to the model. The truck factor and peak hour factor for each movement was applied to the model to simulate peak season existing conditions. Signal timing and phasing data was applied to the signalized study intersection.

The three alternatives were evaluated using the existing traffic volumes for comparative purposes. The results of the existing traffic analysis show that the intersection at Harbor Island and East Drive/West Drive will operate at an acceptable LOS of C or better during both AM and PM peak hours for all alternatives. However, Alternative 2 (two lane roundabout) and Alternative 3 (one lane roundabout) are projected to operate better with an approximately 50% reduction in delay. The intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island is projected to operate the same with all alternatives.

Comparing the 95th percentile queue results between the alternatives, Alternative 2 (two lane roundabout) and Alternative 3 (one lane roundabout) are projected to have the lowest potential vehicle queuing at the northbound approach at Harbor Island and East Drive/West Drive intersection. The 95th percentile queue results for Alternative 1 (maintain existing traffic control) at the northbound approach at the intersection at Harbor Island and East Drive/West Drive is estimated to reach a distance of 65 ft which is close to the maximum spacing of approximately 70 ft. Based on the queuing results, vehicles heading into Harbor Island are not exceeding the storage capacity and spilling back onto SR 934/John F. Kennedy Causeway; however, this queue length is nearing the available storage of the northbound approach (approximately 70 ft.), so there is a likelihood that this could be exceeded throughout the year with an unusually high fluctuation in traffic demand or if there is traffic spillback from the southbound approach of the intersection with SR 934/John F. Kennedy Causeway.

During the AM peak hour for all alternatives, the 95th percentile queue results at the southbound approach of the intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island are estimating an over 300 ft queue length which is exceeding the available storage of approximately 70 ft. This indicates that vehicles are spilling back into the Harbor Island community and through the intersection of Harbor Island Drive and East Drive/West Drive which is likely slowing, and potentially preventing vehicles from entering and exiting the community.

Table 1 and **Table 2** summarizes the intersection analysis results for the AM and PM peak hour conditions, respectively. The existing intersection analysis results are provided in **Appendix C.**

Table 1 – Existing Intersection Analysis Results – AM Peak Hour

Intersection	Approach	Alternative 1 (Maintain Existing Traffic Control			Alternative 2 (Two Lane Roundabout)			Alternative 3 (One Lane Roundabout)		
		Delay	LOS	Max Queue	Delay	LOS	Max Queue	Delay	LOS	Max Queue
Harbor Island Dr and East/West Dr	EB	11.6	B	42.5	5.3	A	25	5.9	A	25
	WB	10.9	B	25	3.9	A	0	4.1	A	25
	NB	10.7	B	30	3.5	A	0	4.4	A	25
	SB	9.8	A	12.5	4.2	A	0	4.6	A	0
	Overall	10.9	B		4.3	A		4.8	A	
SR 934 and Harbor Island Dr/North Bay Island	EB	24.3	C	87.5	24.3	C	87.5	24.3	C	87.5
	WB	23.8	C	15	23.8	C	15	23.8	C	15
	NB	70.8	E	97.5	70.8	E	97.5	70.8	E	97.5
	SB	57.5	E	367.5	57.5	E	367.5	57.5	E	367.5
	Overall	28.6	C		28.6	C		28.6	C	

Note:

(1) LOS and Delay based on HCM 6th Edition methodologies

(2) Max queue is the 95th percentile result using HCM 6th Edition methodologies of the left turn lanes or southbound approach of the signalized intersection and the overall approach of the stop controlled intersection. Queuing results in vehicles were converted to distance using an average vehicle length of 25 ft/veh.

(3) Red shaded results are whether 1) LOS/delay not meeting LOS target for North Bay Village; or, 2) max queue is exceeding available storage

Table 2 – Existing Intersection Analysis Results – PM Peak Hour

Intersection	Approach	Alternative 1 (Maintain Existing Traffic Control			Alternative 2 (Two Lane Roundabout)			Alternative 3 (One Lane Roundabout)		
		Delay	LOS	Max Queue	Delay	LOS	Max Queue	Delay	LOS	Max Queue
Harbor Island Dr and East/West Dr	EB	10.1	B	20	4.0	A	0	4.2	A	0
	WB	10.7	B	22.5	4.1	A	25	4.5	A	25
	NB	12.1	B	65	4.0	A	25	5.7	A	25
	SB	9.2	A	5	4.0	A	0	4.3	A	0
	Overall	11.2	B		4.0	A		5.1	A	
SR 934 and Harbor Island Dr/North Bay Island	EB	36.1	D	472.5	36.1	D	472.5	36.1	D	472.5
	WB	20.7	C	15	20.7	C	15	20.7	C	15
	NB	69.2	E	57.5	69.2	E	57.5	69.2	E	57.5
	SB	61.4	E	225	61.4	E	225	61.4	E	225
	Overall	30.7	C		30.7	C		30.7	C	

Note:

(1) LOS and Delay based on HCM 6th Edition methodologies

(2) Max queue is the 95th percentile result using HCM 6th Edition methodologies of the left turn lanes or southbound approach of the signalized intersection and the overall approach of the stop controlled intersection. Queuing results in vehicles were converted to distance using an average vehicle length of 25 ft/veh.

(3) Red shaded results are whether 1) LOS/delay not meeting LOS target for North Bay Village; or, 2) max queue is exceeding available storage

5.2 FUTURE CONDITIONS ANALYSIS

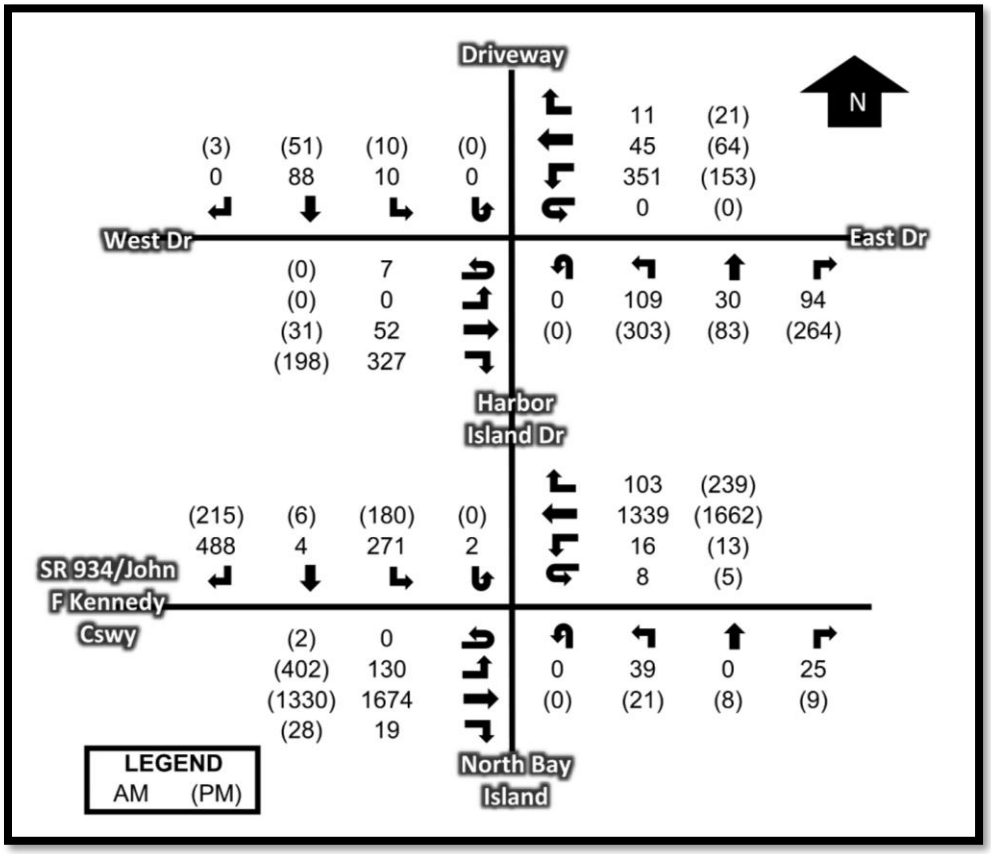
5.2.1 FUTURE TRAFFIC VOLUMES

Future traffic volumes are based on the existing traffic volumes with adjustments to account for the full build-out of the Harbor Island community along East Drive and West Drive. North Bay Village conducted a trip generation analysis of the current zoning known as the North Bay Village – RM 70 Zoning Update – Capacity Analysis dated 4/6/2023. The analysis assumed full-build out of the current zoning. Using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition, trip generation was estimated for AM and PM peak hours. The trip generation was calculated for all of the land uses along each roadway segment. Thus, trip generation was calculated along East Drive, West Drive, and the north driveway at the intersection with Harbor Island Drive. The calculations included trips in and trips out of each roadway segment. Trip generation data from this exercise is included in **Appendix D.**

The trips in and out for each peak hour were distributed and assigned to the roadway network using the existing turning movement data at the study intersections. The assigned trips from this exercise replaced the existing traffic volumes.

The future year traffic volumes are summarized in **Figure 11**. The traffic volume estimations are tabulated in **Appendix B.** Note that trip generation exercise is a conservative estimate of future traffic conditions since it assumes that all of the land uses will be build-out to the maximum of the zoning code.

Figure 11 – Future Year Traffic Volumes



5.2.2 FUTURE TRAFFIC ANALYSIS

The future conditions traffic analysis is based on the future traffic volumes estimated from the build-out analysis. The future models Peak Hour Factor and Truck Factors were adjusted to match the overall existing intersection traffic data instead of by movement for the existing conditions since this is a future traffic analysis scenario.

The three alternatives were evaluated using the future traffic volumes for comparative purposes. The results of the future traffic analysis show that the intersection at Harbor Island and East Drive/West Drive is projected to operate at an acceptable LOS of C or better during both AM and PM peak hours for all alternatives. Alternative 2 (two lane roundabout) and Alternative 3 (one lane roundabout) are projected to operate better with an approximately 50% reduction in delay when compared to Alternative 1 (maintain existing traffic control). Moreover, Alternative 2 (two lane roundabout) is projected to reduce vehicle delay by over 70% during the PM peak hour. The intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island is projected to operate the same with all alternatives.

Comparing the 95th percentile queue results between the alternatives, Alternative 2 (two lane roundabout) and Alternative 3 (one lane roundabout) are projected to have the lowest potential vehicle queuing at the northbound approach at Harbor Island and East Drive/West Drive intersection. During the PM peak hour, the 95th percentile queue results for Alternative 1 (maintain existing traffic control) at the northbound approach at this intersection is projected at 185 ft which would exceed the maximum spacing of approximately 70 ft. This indicates that vehicles are projected to spillback onto SR 934/John F. Kennedy Causeway with Alternative 1 (maintain existing traffic control).

During the AM peak hour for all alternatives at the southbound approach of the intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island, the 95th percentile queue results are projecting an over 1,000 ft queue length which would exceed the available storage of approximately 70 ft. The traffic models are projecting that this queue length will significantly increase compared to existing conditions and continue to spillback into the Harbor Island community and through the intersection of Harbor Island Drive and East Drive/West Drive.

The results are summarized in **Table 3** and **Table 4** for the AM and PM peak hour, respectively. The future intersection analysis results are provided in **Appendix C**.

Table 3 – Future Intersection Analysis Results – AM Peak Hour

Intersection	Approach	Alternative 1 (Maintain Existing Traffic Control			Alternative 2 (Two Lane Roundabout)			Alternative 3 (One Lane Roundabout)		
		Delay	LOS	Max Queue	Delay	LOS	Max Queue	Delay	LOS	Max Queue
Harbor Island Dr and East/West Dr	EB	20.6	C	127.5	8.7	A	50	10.3	B	75
	WB	22.2	C	137.5	5.8	A	25	6.3	A	50
	NB	12.6	B	32.5	3.6	A	0	4.5	A	25
	SB	11.4	B	10	5.0	A	0	5.7	A	0
	Overall	18.7	C		6.3	A		7.3	A	
SR 934 and Harbor Island Dr/North Bay Island	EB	32.9	C	152.5	32.9	C	152.5	32.9	C	152.5
	WB	32.3	C	20	32.3	C	20	32.3	C	20
	NB	70.8	E	97.5	70.8	E	97.5	70.8	E	97.5
	SB	103	F	1017.5	103	F	1017.5	103	F	1017.5
	Overall	46.9	D		46.9	D		46.9	D	

Note:

(1) LOS and Delay based on HCM 6th Edition methodologies

(2) Max queue is the 95th percentile result using HCM 6th Edition methodologies of the left turn lanes or southbound approach of the signalized intersection and the overall approach of the stop controlled intersection. Queuing results in vehicles were converted to distance using an average vehicle length of 25 ft/veh.

(3) Red shaded results are whether 1) LOS/delay not meeting LOS target for North Bay Village; or, 2) max queue is exceeding available storage

Table 4 – Future Intersection Analysis Results – PM Peak Hour

Intersection	Approach	Alternative 1 (Maintain Existing Traffic Control			Alternative 2 (Two Lane Roundabout)			Alternative 3 (One Lane Roundabout)		
		Delay	LOS	Max Queue	Delay	LOS	Max Queue	Delay	LOS	Max Queue
Harbor Island Dr and East/West Dr	EB	14.9	B	57.5	5.1	A	25	5.6	A	25
	WB	13.4	B	40	6.1	A	25	6.3	A	25
	NB	23.5	C	185	5.1	A	25	8.8	A	75
	SB	10.8	B	7.5	4.9	A	0	5.6	A	0
	Overall	19.1	C		5.2	A		7.5	A	
SR 934 and Harbor Island Dr/North Bay Island	EB	156	F	1342.5	156	F	1342.5	156	F	1342.5
	WB	25.3	C	15	25.3	C	15	25.3	C	15
	NB	69.4	E	65	69.4	E	65	69.4	E	65
	SB	57.9	E	330	57.9	E	330	57.9	E	330
	Overall	82.7	F		82.7	F		82.7	F	

Note:

(1) LOS and Delay based on HCM 6th Edition methodologies

(2) Max queue is the 95th percentile result using HCM 6th Edition methodologies of the left turn lanes or southbound approach of the signalized intersection and the overall approach of the stop controlled intersection. Queuing results in vehicles were converted to distance using an average vehicle length of 25 ft/veh.

(3) Red shaded results are whether 1) LOS/delay not meeting LOS target for North Bay Village; or, 2) max queue is exceeding available storage

6.0 RECOMMENDATIONS

The recommended alternative from a traffic operational perspective is Alternative 2 (Two Lane Roundabout). This alternative is projected to result in the best operations with the lowest delay per vehicle and queuing at all of the study intersections according to the comparative traffic analysis. The Harbor Island Drive and East Drive/West Drive intersection is projected to benefit the most with this improvement. Similar to all of the alternatives, the intersection of SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island is projected to operate the same. There is a likelihood that the southbound approach of this intersection will see vehicle queuing that extends beyond the intersection of Harbor Island Drive and East Drive/West Drive and into the Harbor Island community. This will affect the operations of vehicles traveling in and out of the Harbor Island Drive intersection in the Harbor Island community. Moreover, the analysis results of the existing conditions show this spillback of traffic is already occurring.

APPENDIX A
Traffic Data

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 1

Groups Printed- Vehicle - Trucks

	360 Condominium (Driveway) Southbound					Harbor Island Drive Northbound					East Drive Westbound					West Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
06:00 AM	0	0	4	0	4	0	6	1	2	9	0	9	3	0	12	0	0	3	10	13	38
06:15 AM	0	2	3	0	5	2	4	4	5	15	0	12	1	0	13	0	0	2	20	22	55
06:30 AM	0	0	7	1	8	2	9	0	4	15	0	17	0	0	17	0	0	2	21	23	63
06:45 AM	1	1	11	0	13	1	6	4	7	18	0	23	4	0	27	0	0	4	19	23	81
Total	1	3	25	1	30	5	25	9	18	57	0	61	8	0	69	0	0	11	70	81	237
07:00 AM	0	0	11	0	11	1	10	1	6	18	0	21	1	0	22	0	0	3	30	33	84
07:15 AM	0	0	12	0	12	0	23	0	17	40	0	29	2	0	31	0	0	5	32	37	120
07:30 AM	0	3	24	0	27	0	18	5	12	35	0	26	2	2	30	0	1	1	38	40	132
07:45 AM	0	1	20	0	21	0	13	5	15	33	0	27	1	0	28	0	1	3	42	46	128
Total	0	4	67	0	71	1	64	11	50	126	0	103	6	2	111	0	2	12	142	156	464
08:00 AM	0	0	33	0	33	0	8	2	8	18	0	35	1	0	36	2	0	8	32	42	129
08:15 AM	0	1	12	0	13	0	20	11	16	47	0	25	6	0	31	0	0	2	52	54	145
08:30 AM	0	1	22	0	23	2	19	17	15	53	0	27	1	3	31	0	0	1	31	32	139
08:45 AM	0	2	16	0	18	0	12	16	14	42	0	36	2	0	38	0	0	3	44	47	145
Total	0	4	83	0	87	2	59	46	53	160	0	123	10	3	136	2	0	14	159	175	558
09:00 AM	0	1	16	1	18	1	19	6	12	38	0	25	2	1	28	0	0	6	30	36	120
09:15 AM	0	0	17	0	17	0	17	6	9	32	0	20	2	0	22	0	0	5	39	44	115
09:30 AM	0	1	22	0	23	0	18	3	11	32	0	31	1	1	33	0	0	5	26	31	119
09:45 AM	0	0	12	0	12	1	20	9	25	55	0	33	3	1	37	0	0	4	36	40	144
Total	0	2	67	1	70	2	74	24	57	157	0	109	8	3	120	0	0	20	131	151	498
*** BREAK ***																					
03:00 PM	0	0	7	0	7	0	27	10	21	58	0	22	6	1	29	0	0	1	39	40	134
03:15 PM	0	2	3	0	5	1	27	8	19	55	0	18	3	0	21	0	0	2	34	36	117
03:30 PM	0	0	7	0	7	1	14	10	29	54	0	20	3	1	24	0	0	1	23	24	109
03:45 PM	0	0	9	0	9	2	20	9	22	53	0	23	2	2	27	0	1	2	13	16	105
Total	0	2	26	0	28	4	88	37	91	220	0	83	14	4	101	0	1	6	109	116	465
04:00 PM	0	0	10	0	10	1	26	13	21	61	0	24	3	3	30	0	0	3	23	26	127
04:15 PM	0	0	5	0	5	0	24	17	23	64	0	27	2	1	30	0	0	0	22	22	121
04:30 PM	0	0	8	0	8	0	48	13	31	92	0	19	7	2	28	0	0	2	20	22	150
04:45 PM	0	0	2	0	2	1	37	13	24	75	1	19	2	1	23	0	1	1	21	23	123
Total	0	0	25	0	25	2	135	56	99	292	1	89	14	7	111	0	1	6	86	93	521

Harbor Island Drive at East Drive/West Drive

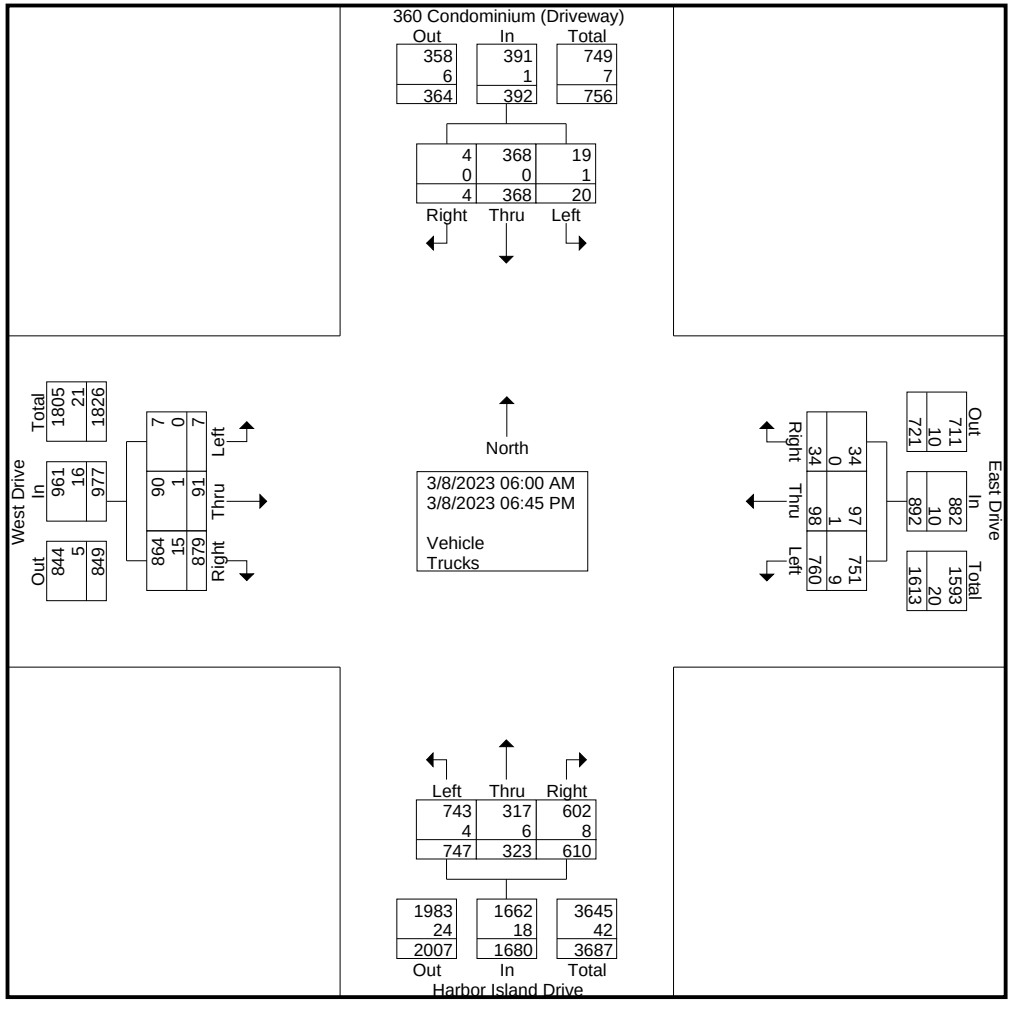
File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 2

Groups Printed- Vehicle - Trucks

	360 Condominium (Driveway) Southbound					Harbor Island Drive Northbound					East Drive Westbound					West Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
05:00 PM	0	0	10	0	10	1	23	7	15	46	0	27	6	0	33	0	1	2	28	31	120
05:15 PM	0	0	12	0	12	0	40	16	42	98	0	27	2	1	30	0	0	4	22	26	166
05:30 PM	0	0	7	1	8	1	29	19	20	69	0	20	7	3	30	0	0	5	28	33	140
05:45 PM	0	0	10	0	10	1	36	20	27	84	0	24	9	1	34	0	0	4	21	25	153
Total	0	0	39	1	40	3	128	62	104	297	0	98	24	5	127	0	1	15	99	115	579
06:00 PM	0	0	5	0	5	1	30	16	33	80	0	21	7	0	28	0	0	2	25	27	140
06:15 PM	0	2	13	0	15	0	39	22	38	99	0	24	1	3	28	0	0	0	19	19	161
06:30 PM	0	1	9	1	11	0	46	21	36	103	0	28	3	5	36	0	0	2	19	21	171
06:45 PM	0	1	9	0	10	2	37	19	31	89	0	20	3	2	25	0	0	3	20	23	147
Total	0	4	36	1	41	3	152	78	138	371	0	93	14	10	117	0	0	7	83	90	619
Grand Total	1	19	368	4	392	22	725	323	610	1680	1	759	98	34	892	2	5	91	879	977	3941
Apprch %	0.3	4.8	93.9	1		1.3	43.2	19.2	36.3		0.1	85.1	11	3.8		0.2	0.5	9.3	90		
Total %	0	0.5	9.3	0.1	9.9	0.6	18.4	8.2	15.5	42.6	0	19.3	2.5	0.9	22.6	0.1	0.1	2.3	22.3	24.8	
Vehicle	1	18	368	4	391	22	721	317	602	1662	1	750	97	34	882	2	5	90	864	961	3896
% Vehicle	100	94.7	100	100	99.7	100	99.4	98.1	98.7	98.9	100	98.8	99	100	98.9	100	100	98.9	98.3	98.4	98.9
Trucks	0	1	0	0	1	0	4	6	8	18	0	9	1	0	10	0	0	1	15	16	45
% Trucks	0	5.3	0	0	0.3	0	0.6	1.9	1.3	1.1	0	1.2	1	0	1.1	0	0	1.1	1.7	1.6	1.1

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 3



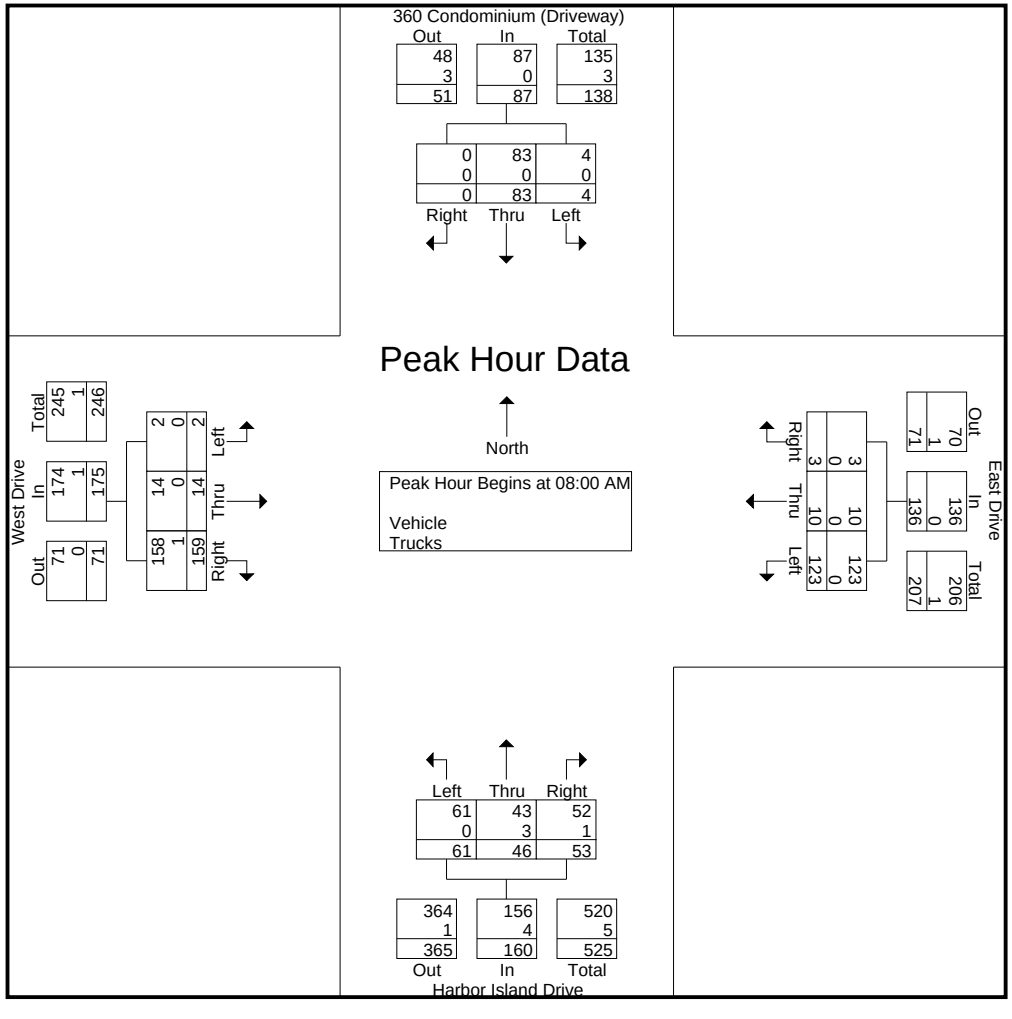
Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 4

	360 Condominium (Driveway) Southbound					Harbor Island Drive Northbound					East Drive Westbound					West Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	0	**33**	0	**33**	0	8	2	8	18	0	35	1	0	36	**2**	0	**8**	32	42	129
08:15 AM	0	1	12	0	13	0	**20**	11	**16**	47	0	25	**6**	0	31	0	0	2	**52**	**54**	**145**
08:30 AM	0	1	22	0	23	**2**	19	**17**	15	**53**	0	27	1	**3**	31	0	0	1	31	32	139
08:45 AM	0	**2**	16	0	18	0	12	16	14	42	0	**36**	2	0	**38**	0	0	3	44	47	145
Total Volume	0	4	83	0	87	2	59	46	53	160	0	123	10	3	136	2	0	14	159	175	558
% App. Total	0	4.6	95.4	0		1.2	36.9	28.8	33.1		0	90.4	7.4	2.2		1.1	0	8	90.9		
PHF	.000	.500	.629	.000	.659	.250	.738	.676	.828	.755	.000	.854	.417	.250	.895	.250	.000	.438	.764	.810	.962
Vehicle	0	4	83	0	87	2	59	43	52	156	0	123	10	3	136	2	0	14	158	174	553
% Vehicle	0	100	100	0	100	100	100	93.5	98.1	97.5	0	100	100	100	100	100	0	100	99.4	99.4	99.1
Trucks	0	0	0	0	0	0	0	3	1	4	0	0	0	0	0	0	0	0	1	1	5
% Trucks	0	0	0	0	0	0	0	6.5	1.9	2.5	0	0	0	0	0	0	0	0	0.6	0.6	0.9

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 5



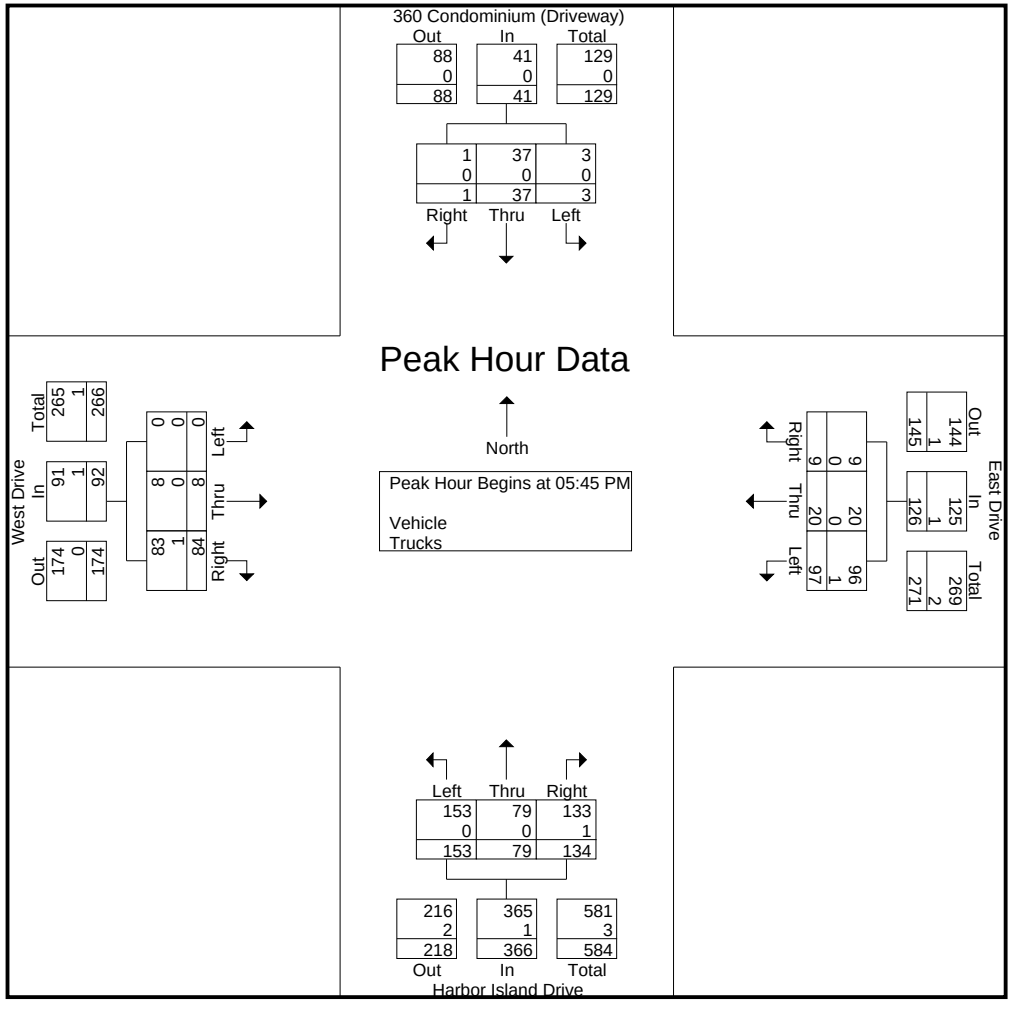
Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 6

	360 Condominium (Driveway) Southbound					Harbor Island Drive Northbound					East Drive Westbound					West Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 03:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:45 PM																					
05:45 PM	0	0	10	0	10	**1**	36	20	27	84	0	24	**9**	1	34	0	0	**4**	21	25	153
06:00 PM	0	0	5	0	5	1	30	16	33	80	0	21	7	0	28	0	0	2	**25**	**27**	140
06:15 PM	0	**2**	**13**	0	**15**	0	39	**22**	**38**	99	0	24	1	3	28	0	0	0	19	19	161
06:30 PM	0	1	9	**1**	11	0	**46**	21	36	**103**	0	**28**	3	**5**	**36**	0	0	2	19	21	**171**
Total Volume	0	3	37	1	41	2	151	79	134	366	0	97	20	9	126	0	0	8	84	92	625
% App. Total	0	7.3	90.2	2.4		0.5	41.3	21.6	36.6		0	77	15.9	7.1		0	0	8.7	91.3		
PHF	.000	.375	.712	.250	.683	.500	.821	.898	.882	.888	.000	.866	.556	.450	.875	.000	.000	.500	.840	.852	.914
Vehicle	0	3	37	1	41	2	151	79	133	365	0	96	20	9	125	0	0	8	83	91	622
% Vehicle	0	100	100	100	100	100	100	100	99.3	99.7	0	99.0	100	100	99.2	0	0	100	98.8	98.9	99.5
Trucks	0	0	0	0	0	0	0	0	1	1	0	1	0	0	1	0	0	0	1	1	3
% Trucks	0	0	0	0	0	0	0	0	0.7	0.3	0	1.0	0	0	0.8	0	0	0	1.2	1.1	0.5

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 7



Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 1

Groups Printed- Peds & Bikes

	360 Condominium (Driveway) Southbound			Harbor Island Drive Northbound			East Drive Westbound			West Drive Eastbound			
Start Time	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Int. Total
06:00 AM	1	0	1	1	0	1	0	0	0	0	0	0	2
06:15 AM	7	0	7	1	0	1	0	0	0	1	0	1	9
06:30 AM	7	0	7	0	1	1	1	0	1	0	0	0	9
06:45 AM	3	0	3	1	0	1	0	0	0	0	0	0	4
Total	18	0	18	3	1	4	1	0	1	1	0	1	24
07:00 AM	9	0	9	4	0	4	0	0	0	0	0	0	13
07:15 AM	6	0	6	0	0	0	0	0	0	0	0	0	6
07:30 AM	7	0	7	0	1	1	0	0	0	1	0	1	9
07:45 AM	7	0	7	1	0	1	0	0	0	5	0	5	13
Total	29	0	29	5	1	6	0	0	0	6	0	6	41
08:00 AM	12	0	12	1	0	1	3	0	3	3	0	3	19
08:15 AM	5	0	5	0	0	0	1	0	1	0	0	0	6
08:30 AM	7	0	7	1	0	1	0	0	0	1	0	1	9
08:45 AM	2	0	2	2	0	2	0	0	0	1	0	1	5
Total	26	0	26	4	0	4	4	0	4	5	0	5	39
09:00 AM	4	0	4	1	0	1	1	0	1	3	0	3	9
09:15 AM	15	0	15	1	0	1	0	0	0	3	0	3	19
09:30 AM	14	0	14	1	0	1	0	0	0	0	0	0	15
09:45 AM	7	0	7	0	0	0	0	0	0	0	0	0	7
Total	40	0	40	3	0	3	1	0	1	6	0	6	50
*** BREAK ***													
03:00 PM	3	0	3	0	0	0	0	0	0	0	0	0	3
03:15 PM	1	0	1	0	0	0	0	0	0	0	0	0	1
03:30 PM	5	0	5	2	0	2	0	0	0	0	0	0	7
03:45 PM	8	0	8	0	0	0	1	0	1	0	0	0	9
Total	17	0	17	2	0	2	1	0	1	0	0	0	20
04:00 PM	10	0	10	2	0	2	0	0	0	2	0	2	14
04:15 PM	8	0	8	4	0	4	1	0	1	0	0	0	13
04:30 PM	2	1	3	0	0	0	0	0	0	0	0	0	3
04:45 PM	3	0	3	1	0	1	0	0	0	1	0	1	5
Total	23	1	24	7	0	7	1	0	1	3	0	3	35

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 2

Groups Printed- Peds & Bikes

	360 Condominium (Driveway) Southbound			Harbor Island Drive Northbound			East Drive Westbound			West Drive Eastbound			
Start Time	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Int. Total
05:00 PM	10	0	10	1	0	1	0	0	0	0	0	0	11
05:15 PM	8	0	8	1	0	1	0	0	0	2	0	2	11
05:30 PM	13	0	13	0	1	1	3	0	3	1	0	1	18
05:45 PM	4	0	4	0	0	0	0	0	0	1	0	1	5
Total	35	0	35	2	1	3	3	0	3	4	0	4	45
06:00 PM	5	0	5	0	0	0	0	0	0	1	0	1	6
06:15 PM	13	0	13	4	1	5	0	0	0	0	0	0	18
06:30 PM	9	0	9	2	1	3	0	0	0	1	0	1	13
06:45 PM	5	0	5	0	1	1	0	0	0	1	0	1	7
Total	32	0	32	6	3	9	0	0	0	3	0	3	44
Grand Total	220	1	221	32	6	38	11	0	11	28	0	28	298
Apprch %	99.5	0.5		84.2	15.8		100	0		100	0		
Total %	73.8	0.3	74.2	10.7	2	12.8	3.7	0	3.7	9.4	0	9.4	

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 3

	360 Condominium (Driveway) Southbound			Harbor Island Drive Northbound			East Drive Westbound			West Drive Eastbound			
Start Time	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 09:00 AM													
09:00 AM	4	0	4	**1**	0	**1**	**1**	0	**1**	**3**	0	**3**	9
09:15 AM	**15**	0	**15**	1	0	1	0	0	0	3	0	3	**19**
09:30 AM	14	0	14	1	0	1	0	0	0	0	0	0	15
09:45 AM	7	0	7	0	0	0	0	0	0	0	0	0	7
Total Volume	40	0	40	3	0	3	1	0	1	6	0	6	50
% App. Total	100	0		100	0		100	0		100	0		
PHF	.667	.000	.667	.750	.000	.750	.250	.000	.250	.500	.000	.500	.658

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 4

	360 Condominium (Driveway) Southbound			Harbor Island Drive Northbound			East Drive Westbound			West Drive Eastbound			
Start Time	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Peds	Bikes	App. Total	Int. Total
Peak Hour Analysis From 03:00 PM to 06:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:30 PM													
05:30 PM	**13**	0	**13**	0	**1**	1	**3**	0	**3**	**1**	0	**1**	**18**
05:45 PM	4	0	4	0	0	0	0	0	0	1	0	1	5
06:00 PM	5	0	5	0	0	0	0	0	0	1	0	1	6
06:15 PM	13	0	13	**4**	1	**5**	0	0	0	0	0	0	18
Total Volume	35	0	35	4	2	6	3	0	3	3	0	3	47
% App. Total	100	0		66.7	33.3		100	0		100	0		
PHF	.673	.000	.673	.250	.500	.300	.250	.000	.250	.750	.000	.750	.653

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 1

Groups Printed- Trucks

	360 Condominium (Driveway) Southbound					Harbor Island Drive Northbound					East Drive Westbound					West Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
*** BREAK ***																					
07:00 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
07:15 AM	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	2
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	1	0	1	2	0	1	0	0	1	0	0	0	2	2	5
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
*** BREAK ***																					
08:45 AM	0	0	0	0	0	0	0	3	1	4	0	0	0	0	0	0	0	0	0	0	4
Total	0	0	0	0	0	0	0	3	1	4	0	0	0	0	0	0	0	0	1	1	5
09:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	1	2
*** BREAK ***																					
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	1	2
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	3	3	5
*** BREAK ***																					
03:00 PM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1	1	2
03:15 PM	0	1	0	0	1	0	0	0	2	2	0	1	0	0	1	0	0	0	1	1	5
03:30 PM	0	0	0	0	0	0	1	2	0	3	0	1	0	0	1	0	0	0	2	2	6
03:45 PM	0	0	0	0	0	0	0	0	1	1	0	1	0	0	1	0	0	1	0	1	3
Total	0	1	0	0	1	0	1	3	3	7	0	3	0	0	3	0	0	1	4	5	16
04:00 PM	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	2
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
04:45 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1	1	2
Total	0	0	0	0	0	0	2	0	0	2	0	1	0	0	1	0	0	0	3	3	6
05:00 PM	0	0	0	0	0	0	0	0	1	1	0	1	0	0	1	0	0	0	0	0	2
05:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	1	1	2

Harbor Island Drive at East Drive/West Drive

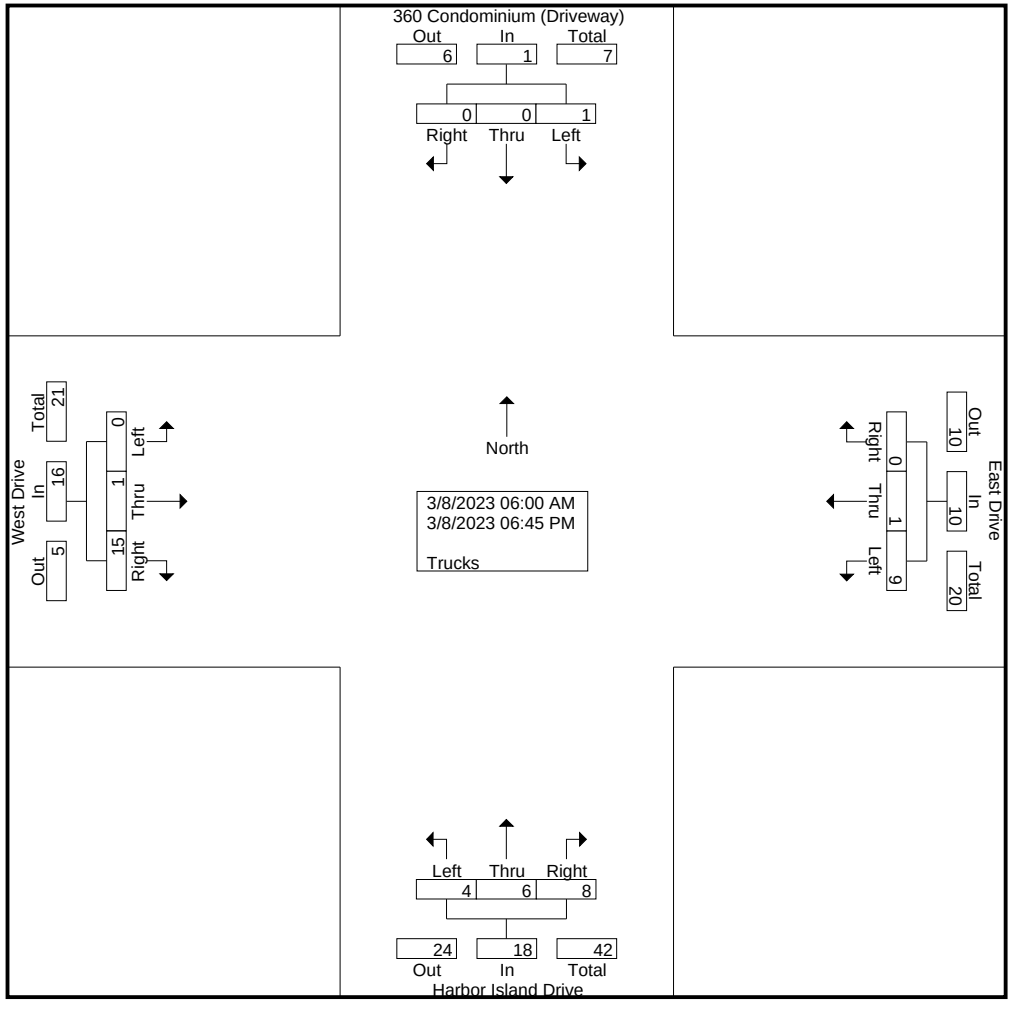
File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 2

Groups Printed- Trucks

	360 Condominium (Driveway) Southbound					Harbor Island Drive Northbound					East Drive Westbound					West Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	1	2
Total	0	0	0	0	0	0	0	0	2	2	0	2	1	0	3	0	0	0	2	2	7
06:00 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
*** BREAK ***																					
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Grand Total	0	1	0	0	1	0	4	6	8	18	0	9	1	0	10	0	0	1	15	16	45
Apprch %	0	100	0	0		0	22.2	33.3	44.4		0	90	10	0		0	0	6.2	93.8		
Total %	0	2.2	0	0	2.2	0	8.9	13.3	17.8	40	0	20	2.2	0	22.2	0	0	2.2	33.3	35.6	

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 3



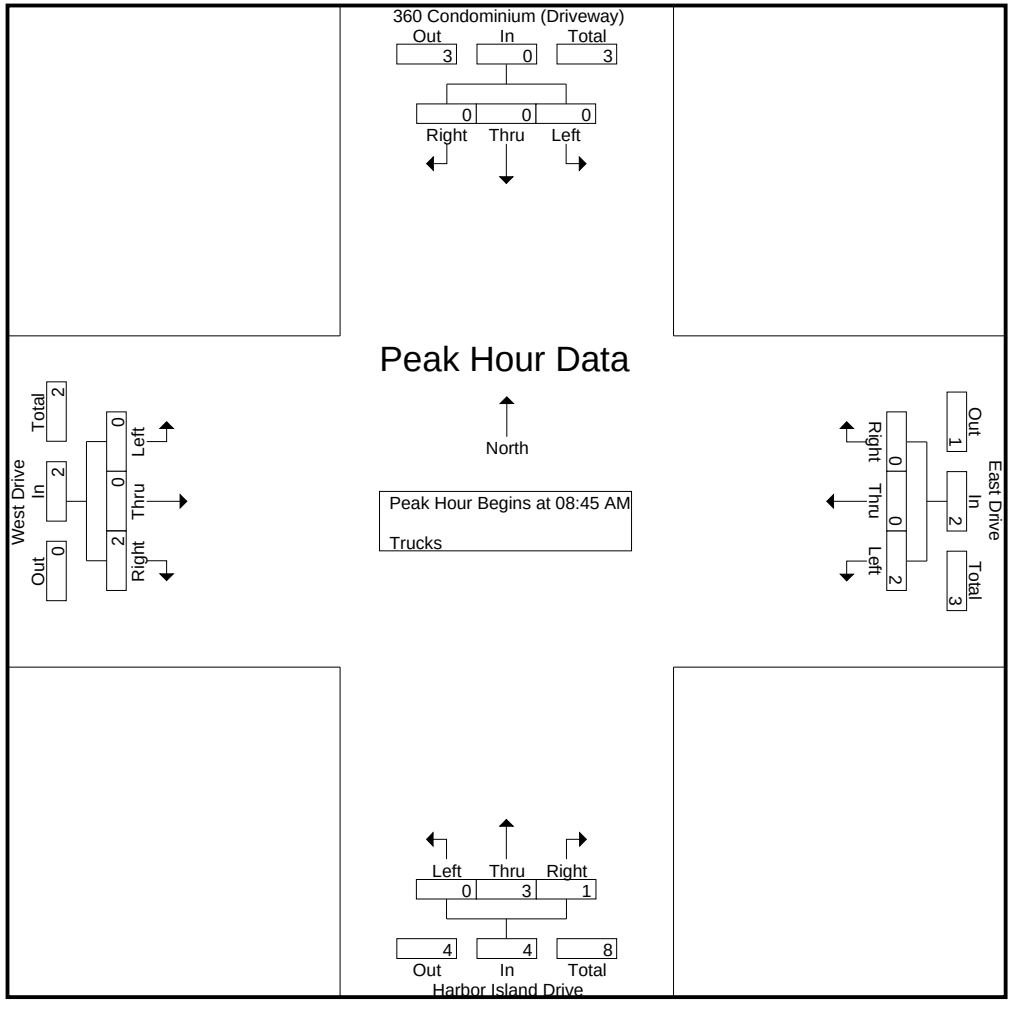
Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 4

	360 Condominium (Driveway) Southbound					Harbor Island Drive Northbound					East Drive Westbound					West Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:45 AM																					
08:45 AM	0	0	0	0	0	0	0	**3**	**1**	**4**	0	0	0	0	0	0	0	0	0	0	**4**
09:00 AM	0	0	0	0	0	0	0	0	0	0	0	**1**	0	0	**1**	0	0	0	**1**	**1**	2
09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	1	2
Total Volume	0	0	0	0	0	0	0	3	1	4	0	2	0	0	2	0	0	0	2	2	8
% App. Total	0	0	0	0		0	0	75	25		0	100	0	0		0	0	0	100		
PHF	.000	.000	.000	.000	.000	.000	.000	.250	.250	.250	.000	.500	.000	.000	.500	.000	.000	.000	.500	.500	.500

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 5



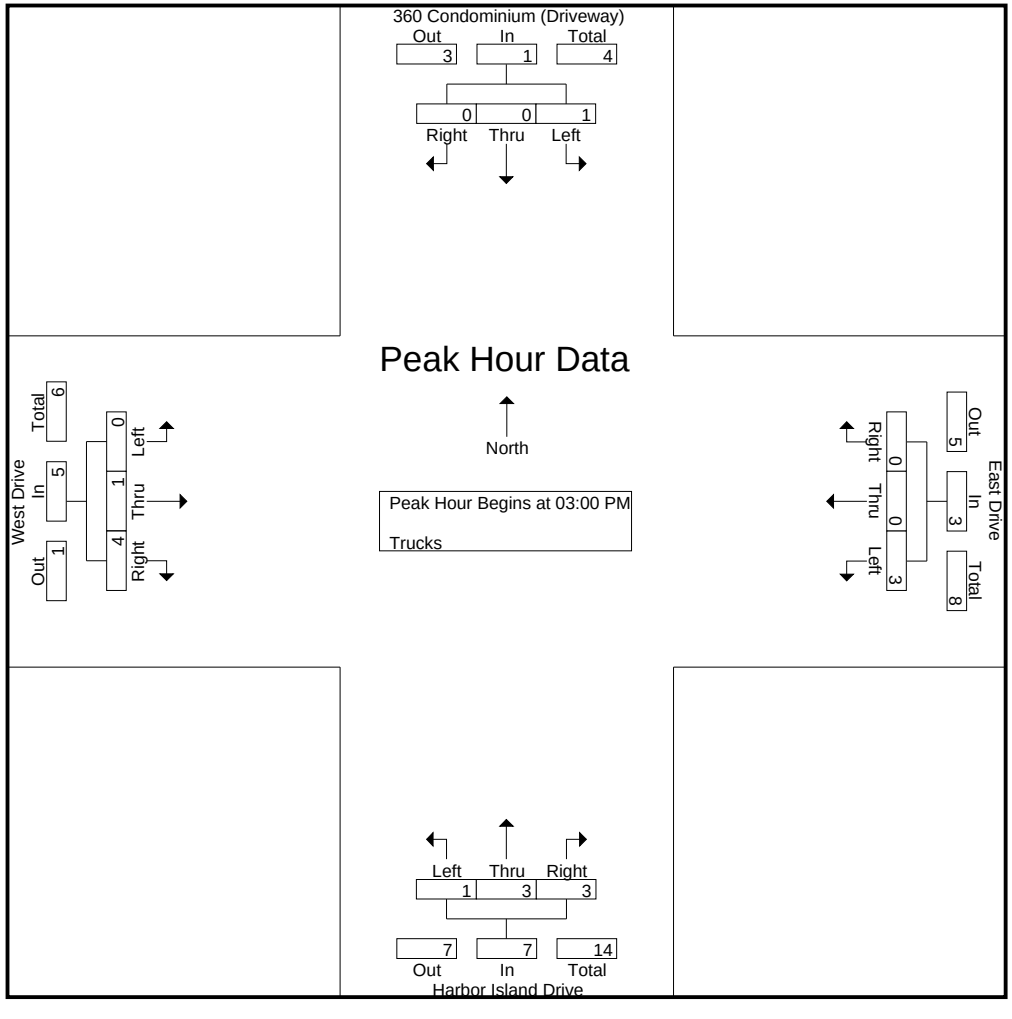
Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 6

	360 Condominium (Driveway) Southbound					Harbor Island Drive Northbound					East Drive Westbound					West Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 03:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:00 PM																					
03:00 PM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1	1	2
03:15 PM	0	**1**	0	0	**1**	0	0	0	**2**	2	0	**1**	0	0	**1**	0	0	0	1	1	5
03:30 PM	0	0	0	0	0	0	**1**	**2**	0	**3**	0	1	0	0	1	0	0	0	**2**	**2**	**6**
03:45 PM	0	0	0	0	0	0	0	0	1	1	0	1	0	0	1	0	0	**1**	0	1	3
Total Volume	0	1	0	0	1	0	1	3	3	7	0	3	0	0	3	0	0	1	4	5	16
% App. Total	0	100	0	0		0	14.3	42.9	42.9		0	100	0	0		0	0	20	80		
PHF	.000	.250	.000	.000	.250	.000	.250	.375	.375	.583	.000	.750	.000	.000	.750	.000	.000	.250	.500	.625	.667

Harbor Island Drive at East Drive/West Drive

File Name : Harbor Island Dr at East Drive-West Drive
Site Code : 00000000
Start Date : 3/8/2023
Page No : 7



SR 934-NE 79 Street and Harbor Island Dr/Nor... - TMC

Thu Oct 6, 2022
Full Length (7 AM-10 AM, 4 PM-7 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1003711, Location: 25.848416, -80.158627

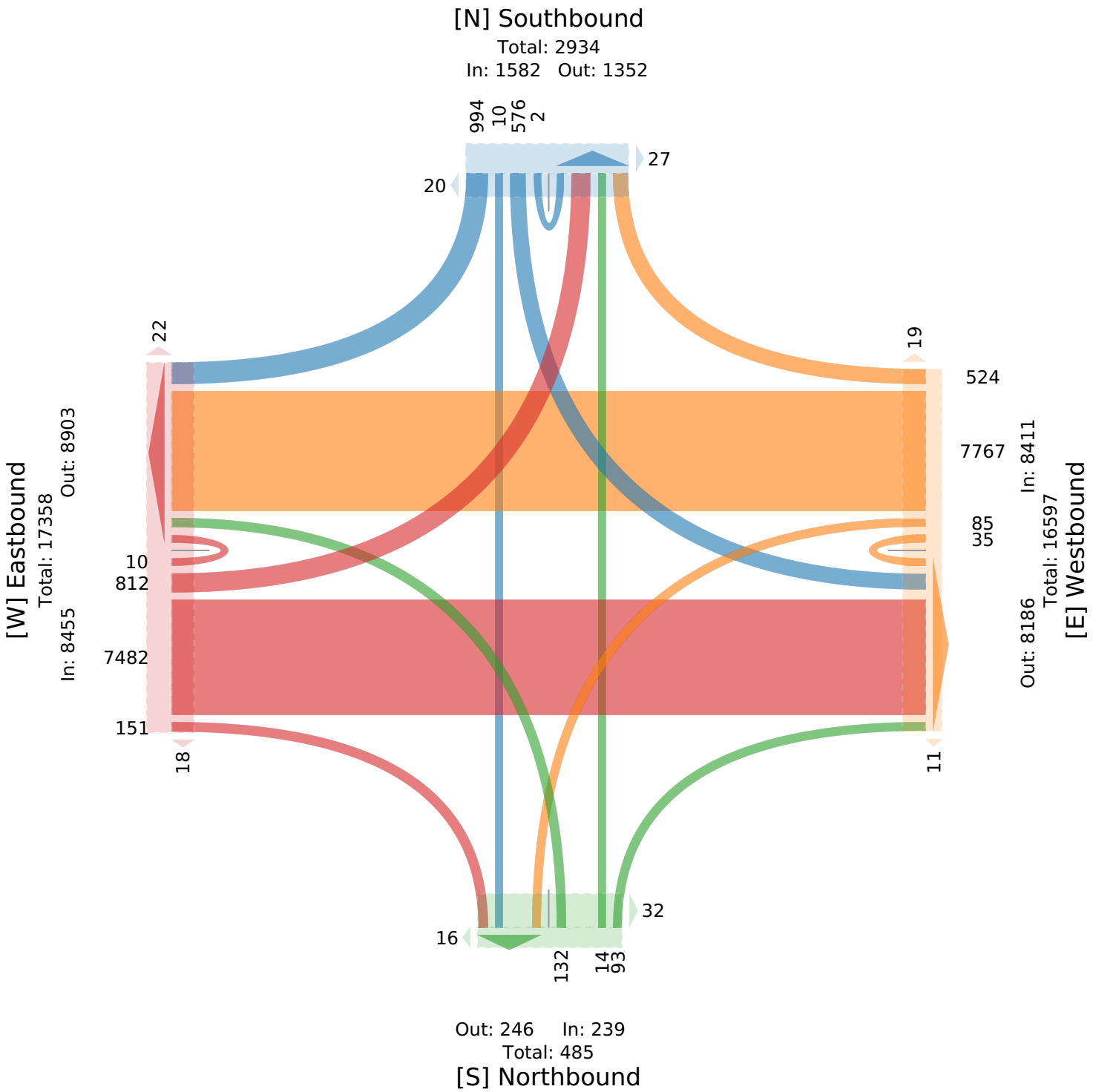
Provided by: Metric Engineering
13940 SW 136th Street, Suite 200,
Miami, FL, 33186, US

Leg	Eastbound						Westbound						Northbound						Southbound						
Direction	Eastbound						Westbound						Northbound						Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-10-06 7:00AM	13	188	3	0	**204**	2	0	241	8	0	**249**	3	4	1	2	0	**7**	4	17	0	33	0	**50**	2	**510**
7:15AM	18	236	2	0	**256**	0	0	278	4	1	**283**	2	5	0	1	0	**6**	2	20	0	49	0	**69**	4	**614**
7:30AM	21	256	5	2	**284**	1	0	304	11	0	**315**	2	2	0	5	0	**7**	5	23	0	58	0	**81**	0	**687**
7:45AM	14	348	2	0	**364**	0	2	284	6	0	**292**	0	9	1	0	0	**10**	0	32	0	54	0	**86**	0	**752**
Hourly Total	66	1028	12	2	**1108**	3	2	1107	29	1	**1139**	7	20	2	8	0	**30**	11	92	0	194	0	**286**	6	**2563**
8:00AM	28	361	2	0	**391**	5	5	285	15	1	**306**	1	12	0	8	0	**20**	2	37	1	54	0	**92**	2	**809**
8:15AM	21	420	7	0	**448**	1	1	321	15	2	**339**	2	6	0	7	0	**13**	0	27	1	54	1	**83**	0	**883**
8:30AM	24	406	5	0	**435**	0	4	354	25	3	**386**	1	13	0	7	0	**20**	1	29	0	60	0	**89**	0	**930**
8:45AM	22	407	4	0	**433**	0	5	315	20	2	**342**	4	6	0	2	0	**8**	0	27	0	51	0	**78**	0	**861**
Hourly Total	95	1594	18	0	**1707**	6	15	1275	75	8	**1373**	8	37	0	24	0	**61**	3	120	2	219	1	**342**	2	**3483**
9:00AM	21	315	10	0	**346**	2	1	292	19	0	**312**	1	4	1	6	0	**11**	3	23	2	48	0	**73**	3	**742**
9:15AM	22	282	9	0	**313**	5	0	268	14	1	**283**	0	6	1	4	0	**11**	4	21	0	42	0	**63**	2	**670**
9:30AM	26	325	5	0	**356**	1	3	272	16	1	**292**	0	5	0	5	0	**10**	5	21	0	42	0	**63**	2	**721**
9:45AM	22	261	5	0	**288**	2	5	240	17	0	**262**	3	4	1	5	0	**10**	2	32	0	36	0	**68**	7	**628**
Hourly Total	91	1183	29	0	**1303**	10	9	1072	66	2	**1149**	4	19	3	20	0	**42**	14	97	2	168	0	**267**	14	**2761**
4:00PM	39	306	8	0	**353**	0	3	396	30	3	**432**	0	4	1	2	0	**7**	1	24	0	44	0	**68**	1	**860**
4:15PM	33	301	12	1	**347**	0	6	316	25	7	**354**	1	5	0	9	0	**14**	2	19	0	42	1	**62**	1	**777**
4:30PM	39	304	10	1	**354**	0	8	390	23	2	**423**	0	6	0	5	0	**11**	2	21	1	30	0	**52**	0	**840**
4:45PM	45	256	3	1	**305**	0	4	378	15	2	**399**	0	3	0	1	0	**4**	1	15	0	32	0	**47**	2	**755**
Hourly Total	156	1167	33	3	**1359**	0	21	1480	93	14	**1608**	1	18	1	17	0	**36**	6	79	1	148	1	**229**	4	**3232**
5:00PM	52	317	5	0	**374**	5	5	398	26	1	**430**	1	7	1	2	0	**10**	0	22	1	27	0	**50**	2	**864**
5:15PM	53	329	8	2	**392**	2	4	439	30	1	**474**	1	3	4	4	0	**11**	1	30	3	34	0	**67**	4	**944**
5:30PM	44	310	6	0	**360**	2	3	386	30	2	**421**	1	4	0	0	0	**4**	0	27	0	32	0	**59**	4	**844**
5:45PM	57	311	8	0	**376**	2	0	360	40	1	**401**	2	6	0	3	0	**9**	1	26	0	33	0	**59**	3	**845**
Hourly Total	206	1267	27	2	**1502**	11	12	1583	126	5	**1726**	5	20	5	9	0	**34**	2	105	4	126	0	**235**	13	**3497**
6:00PM	15	99	3	0	**117**	1	7	332	38	2	**379**	0	4	0	4	0	**8**	2	28	0	33	0	**61**	0	**565**
6:15PM	76	516	13	3	**608**	1	8	342	28	2	**380**	4	2	2	5	0	**9**	6	9	0	28	0	**37**	3	**1034**
6:30PM	71	312	8	0	**391**	1	4	294	33	0	**331**	0	7	1	4	0	**12**	1	15	1	47	0	**63**	2	**797**
6:45PM	36	316	8	0	**360**	7	7	282	36	1	**326**	1	5	0	2	0	**7**	3	31	0	31	0	**62**	3	**755**
Hourly Total	198	1243	32	3	**1476**	10	26	1250	135	5	**1416**	5	18	3	15	0	**36**	12	83	1	139	0	**223**	8	**3151**
Total	812	7482	151	10	**8455**	40	85	7767	524	35	**8411**	30	132	14	93	0	**239**	48	576	10	994	2	**1582**	47	**18687**
% Approach	9.6%	88.5%	1.8%	0.1%	**-**	-	1.0%	92.3%	6.2%	0.4%	**-**	-	55.2%	5.9%	38.9%	0%	**-**	-	36.4%	0.6%	62.8%	0.1%	**-**	-	**-**
% Total	4.3%	40.0%	0.8%	0.1%	**45.2%**	-	0.5%	41.6%	2.8%	0.2%	**45.0%**	-	0.7%	0.1%	0.5%	0%	**1.3%**	-	3.1%	0.1%	5.3%	0%	**8.5%**	-	**-**
Motorcycles	10	112	0	1	**123**	-	0	133	6	1	**140**	-	0	0	0	0	**0**	-	12	0	11	0	**23**	-	286
% Motorcycles	1.2%	1.5%	0%	10.0%	**1.5%**	-	0%	1.7%	1.1%	2.9%	**1.7%**	-	0%	0%	0%	0%	**0%**	-	2.1%	0%	1.1%	0%	**1.5%**	-	1.5%
Lights	794	7142	141	9	**8086**	-	81	7419	502	34	**8036**	-	127	13	87	0	**227**	-	555	8	968	2	**1533**	-	17882
% Lights	97.8%	95.5%	93.4%	90.0%	**95.6%**	-	95.3%	95.5%	95.8%	97.1%	**95.5%**	-	96.2%	92.9%	93.5%	0%	**95.0%**	-	96.4%	80.0%	97.4%	100%	**96.9%**	-	95.7%
Single-Unit Trucks	4	123	5	0	**132**	-	3	104	7	0	**114**	-	2	1	2	0	**5**	-	5	0	6	0	**11**	-	262
% Single-Unit Trucks	0.5%	1.6%	3.3%	0%	**1.6%**	-	3.5%	1.3%	1.3%	0%	**1.4%**	-	1.5%	7.1%	2.2%	0%	**2.1%**	-	0.9%	0%	0.6%	0%	**0.7%**	-	1.4%
Articulated Trucks	2	32	2	0	**36**	-	0	28	0	0	**28**	-	2	0	1	0	**3**	-	0	0	2	0	**2**	-	69
% Articulated Trucks	0.2%	0.4%	1.3%	0%	**0.4%**	-	0%	0.4%	0%	0%	**0.3%**	-	1.5%	0%	1.1%	0%	**1.3%**	-	0%	0%	0.2%	0%	**0.1%**	-	0.4%
Buses	2	51	1	0	**54**	-	0	73	6	0	**79**	-	1	0	1	0	**2**	-	3	2	3	0	**8**	-	143
% Buses	0.2%	0.7%	0.7%	0%	**0.6%**	-	0%	0.9%	1.1%	0%	**0.9%**	-	0.8%	0%	1.1%	0%	**0.8%**	-	0.5%	20.0%	0.3%	0%	**0.5%**	-	0.8%
Bicycles on Road	0	22	2	0	**24**	-	1	10	3	0	**14**	-	0	0	2	0	**2**	-	1	0	4	0	**5**	-	45
% Bicycles on Road	0%	0.3%	1.3%	0%	**0.3%**	-	1.2%	0.1%	0.6%	0%	**0.2%**	-	0%	0%	2.2%	0%	**0.8%**	-	0.2%	0%	0.4%	0%	**0.3%**	-	0.2%
Pedestrians	-	-	-	-	-	38	-	-	-	-	-	29	-	-	-	-	-	34	-	-	-	-	-	40	
% Pedestrians	-	-	-	-	-	95.0%	-	-	-	-	-	96.7%	-	-	-	-	-	70.8%	-	-	-	-	-	85.1%	-
Bicycles on Crosswalk	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	14	-	-	-	-	-	7	
% Bicycles on Crosswalk	-	-	-	-	-	5.0%	-	-	-	-	-	3.3%	-	-	-	-	-	29.2%	-	-	-	-	-	14.9%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

SR 934-NE 79 Street and Harbor Island Dr/Nor... - TMC
Thu Oct 6, 2022
Full Length (7 AM-10 AM, 4 PM-7 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1003711, Location: 25.848416, -80.158627

Provided by: Metric Engineering
13940 SW 136th Street, Suite 200,
Miami, FL, 33186, US



SR 934-NE 79 Street and Harbor Island Dr/Nor... - TMC

Thu Oct 6, 2022
AM Peak (8 AM - 9 AM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1003711, Location: 25.848416, -80.158627

Provided by: Metric Engineering
13940 SW 136th Street, Suite 200,
Miami, FL, 33186, US

Leg	Eastbound						Westbound						Northbound						Southbound						
Direction	Eastbound						Westbound						Northbound						Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-10-06 8:00AM	28	361	2	0	**391**	5	5	285	15	1	**306**	1	12	0	8	0	**20**	2	37	1	54	0	**92**	2	**809**
8:15AM	21	420	7	0	**448**	1	1	321	15	2	**339**	2	6	0	7	0	**13**	0	27	1	54	1	**83**	0	**883**
8:30AM	24	406	5	0	**435**	0	4	354	25	3	**386**	1	13	0	7	0	**20**	1	29	0	60	0	**89**	0	**930**
8:45AM	22	407	4	0	**433**	0	5	315	20	2	**342**	4	6	0	2	0	**8**	0	27	0	51	0	**78**	0	**861**
Total	95	1594	18	0	**1707**	6	15	1275	75	8	**1373**	8	37	0	24	0	**61**	3	120	2	219	1	**342**	2	**3483**
% Approach	5.6%	93.4%	1.1%	0%	**-**	-	1.1%	92.9%	5.5%	0.6%	**-**	-	60.7%	0%	39.3%	0%	**-**	-	35.1%	0.6%	64.0%	0.3%	**-**	-	-
% Total	2.7%	45.8%	0.5%	0%	**49.0%**	-	0.4%	36.6%	2.2%	0.2%	**39.4%**	-	1.1%	0%	0.7%	0%	**1.8%**	-	3.4%	0.1%	6.3%	0%	**9.8%**	-	-
PHF	0.848	0.947	0.643	-	**0.951**	-	0.750	0.900	0.730	0.667	**0.887**	-	0.712	-	0.750	-	**0.763**	-	0.804	0.500	0.904	0.250	**0.921**	-	0.935
Motorcycles	1	18	0	0	**19**	-	0	17	1	0	**18**	-	0	0	0	0	**0**	-	0	0	1	0	**1**	-	38
% Motorcycles	1.1%	1.1%	0%	0%	**1.1%**	-	0%	1.3%	1.3%	0%	**1.3%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0.5%	0%	**0.3%**	-	1.1%
Lights	91	1506	18	0	**1615**	-	14	1229	70	8	**1321**	-	37	0	23	0	**60**	-	118	1	214	1	**334**	-	3330
% Lights	95.8%	94.5%	100%	0%	**94.6%**	-	93.3%	96.4%	93.3%	100%	**96.2%**	-	100%	0%	95.8%	0%	**98.4%**	-	98.3%	50.0%	97.7%	100%	**97.7%**	-	95.6%
Single-Unit Trucks	2	41	0	0	**43**	-	1	12	1	0	**14**	-	0	0	0	0	**0**	-	0	0	1	0	**1**	-	58
% Single-Unit Trucks	2.1%	2.6%	0%	0%	**2.5%**	-	6.7%	0.9%	1.3%	0%	**1.0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0.5%	0%	**0.3%**	-	1.7%
Articulated Trucks	1	14	0	0	**15**	-	0	2	0	0	**2**	-	0	0	0	0	**0**	-	0	0	1	0	**1**	-	18
% Articulated Trucks	1.1%	0.9%	0%	0%	**0.9%**	-	0%	0.2%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0.5%	0%	**0.3%**	-	0.5%
Buses	0	9	0	0	**9**	-	0	14	1	0	**15**	-	0	0	1	0	**1**	-	1	1	0	0	**2**	-	27
% Buses	0%	0.6%	0%	0%	**0.5%**	-	0%	1.1%	1.3%	0%	**1.1%**	-	0%	0%	4.2%	0%	**1.6%**	-	0.8%	50.0%	0%	0%	**0.6%**	-	0.8%
Bicycles on Road	0	6	0	0	**6**	-	0	1	2	0	**3**	-	0	0	0	0	**0**	-	1	0	2	0	**3**	-	12
% Bicycles on Road	0%	0.4%	0%	0%	**0.4%**	-	0%	0.1%	2.7%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0.8%	0%	0.9%	0%	**0.9%**	-	0.3%
Pedestrians	-	-	-	-	-	6	-	-	-	-	-	7	-	-	-	-	-	2	-	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	87.5%	-	-	-	-	-	66.7%	-	-	-	-	-	100%	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	12.5%	-	-	-	-	-	33.3%	-	-	-	-	-	0%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

SR 934-NE 79 Street and Harbor Island Dr/Nor... - TMC
Thu Oct 6, 2022
AM Peak (8 AM - 9 AM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1003711, Location: 25.848416, -80.158627

Provided by: Metric Engineering
13940 SW 136th Street, Suite 200,
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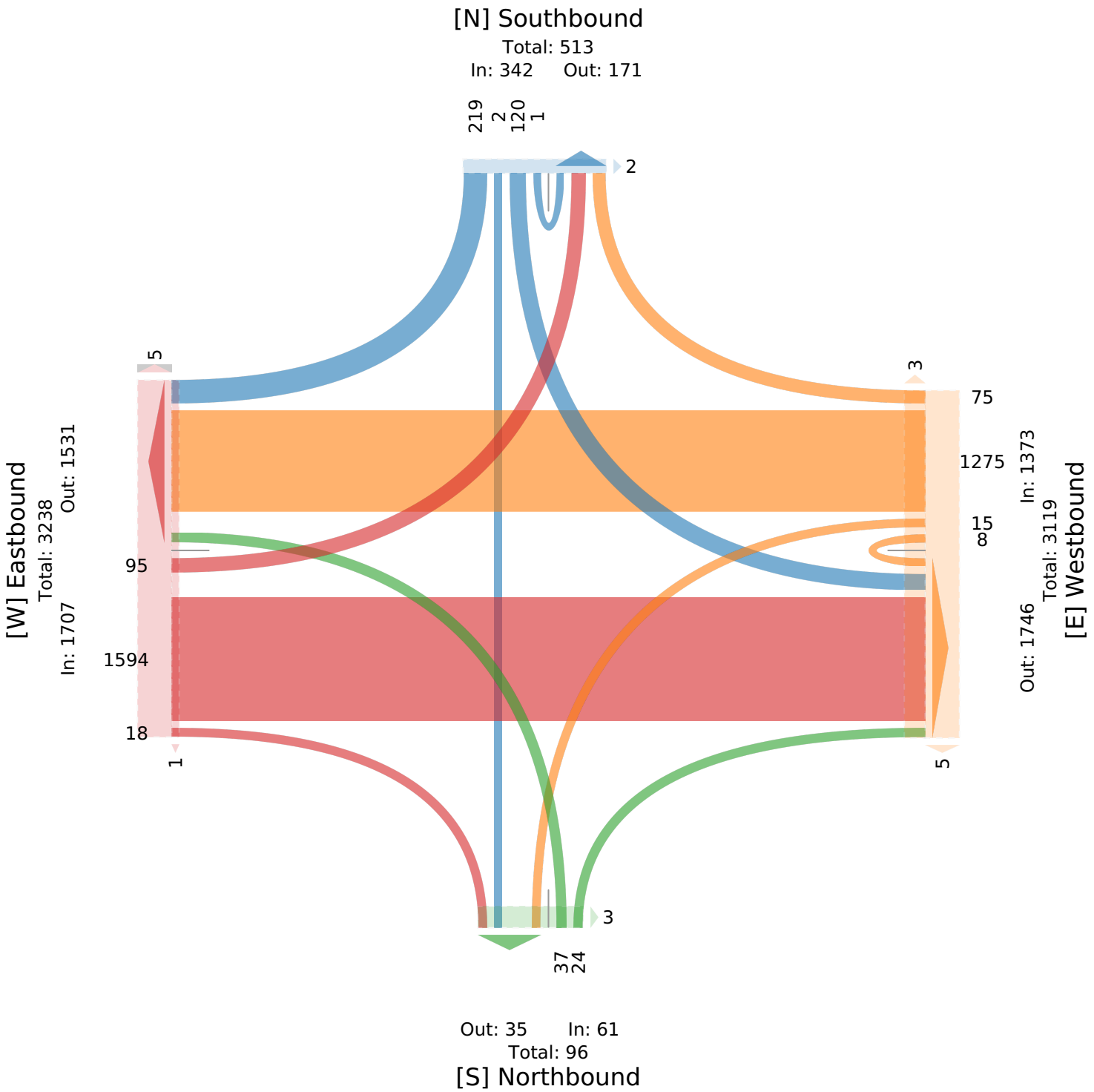


SR 934-NE 79 Street and Harbor Island Dr/Nor... - TMC

Thu Oct 6, 2022
PM Peak (5 PM - 6 PM) - Overall Peak Hour
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1003711, Location: 25.848416, -80.158627

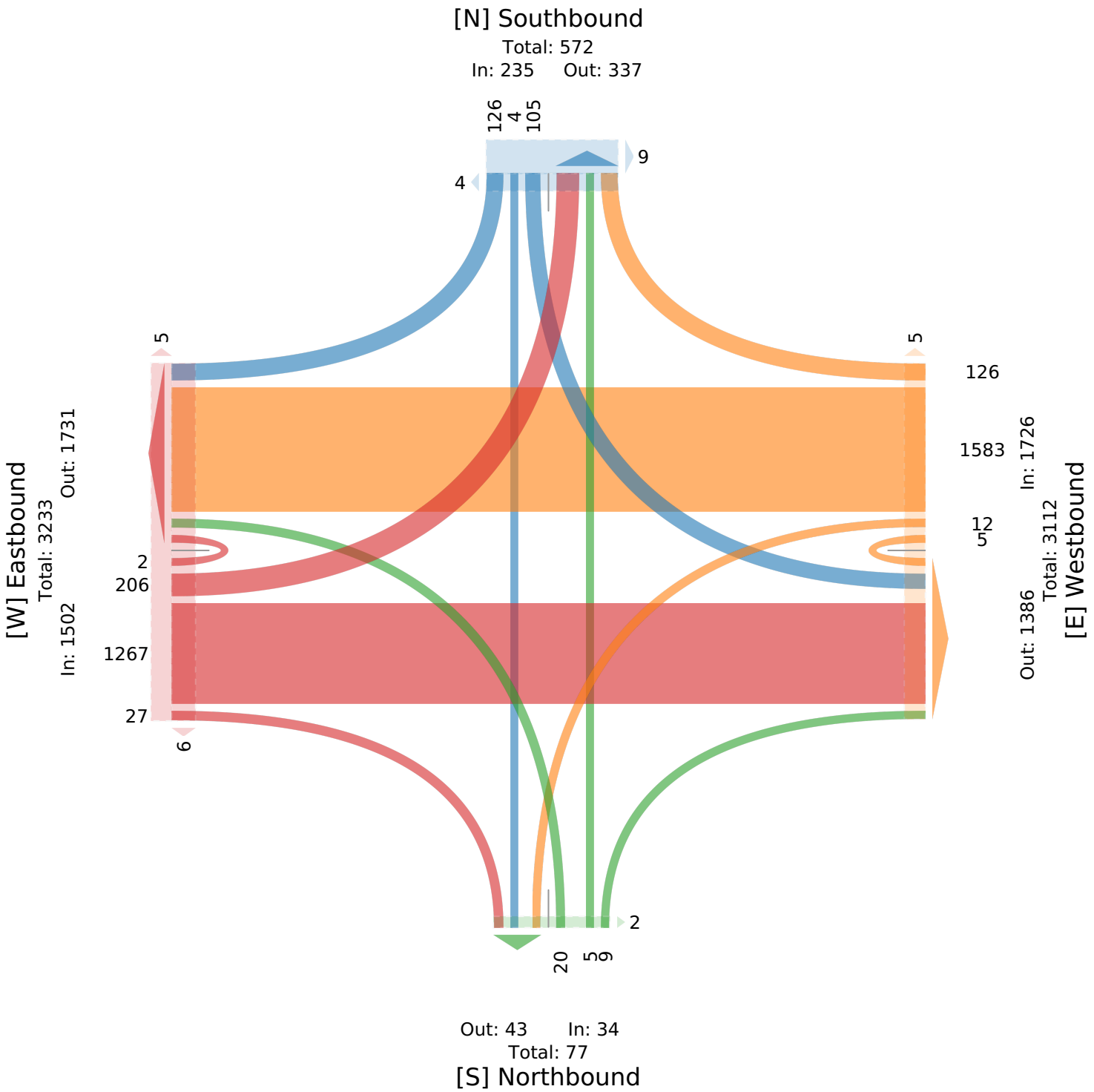
Provided by: Metric Engineering
13940 SW 136th Street, Suite 200,
Miami, FL, 33186, US

Leg	Eastbound						Westbound						Northbound						Southbound						
Direction	Eastbound						Westbound						Northbound						Southbound						
Time	L	T	R	U	**App**	Ped*	L	T	R	U	**App**	Ped*	L	T	R	U	**App**	Ped*	L	T	R	U	**App**	Ped*	**Int**
2022-10-06 5:00PM	52	317	5	0	**374**	5	5	398	26	1	**430**	1	7	1	2	0	**10**	0	22	1	27	0	**50**	2	**864**
5:15PM	53	329	8	2	**392**	2	4	439	30	1	**474**	1	3	4	4	0	**11**	1	30	3	34	0	**67**	4	**944**
5:30PM	44	310	6	0	**360**	2	3	386	30	2	**421**	1	4	0	0	0	**4**	0	27	0	32	0	**59**	4	**844**
5:45PM	57	311	8	0	**376**	2	0	360	40	1	**401**	2	6	0	3	0	**9**	1	26	0	33	0	**59**	3	**845**
Total	206	1267	27	2	**1502**	11	12	1583	126	5	**1726**	5	20	5	9	0	**34**	2	105	4	126	0	**235**	13	**3497**
% Approach	13.7%	84.4%	1.8%	0.1%	**-**	-	0.7%	91.7%	7.3%	0.3%	**-**	-	58.8%	14.7%	26.5%	0%	**-**	-	44.7%	1.7%	53.6%	0%	**-**	-	-
% Total	5.9%	36.2%	0.8%	0.1%	**43.0%**	-	0.3%	45.3%	3.6%	0.1%	**49.4%**	-	0.6%	0.1%	0.3%	0%	**1.0%**	-	3.0%	0.1%	3.6%	0%	**6.7%**	-	-
PHF	0.904	0.965	0.844	0.250	**0.960**	-	0.600	0.901	0.788	0.625	**0.910**	-	0.714	0.313	0.563	-	**0.773**	-	0.875	0.333	0.926	-	**0.877**	-	0.927
Motorcycles	5	20	0	0	**25**	-	0	24	1	0	**25**	-	0	0	0	0	**0**	-	3	0	1	0	**4**	-	54
% Motorcycles	2.4%	1.6%	0%	0%	**1.7%**	-	0%	1.5%	0.8%	0%	**1.4%**	-	0%	0%	0%	0%	**0%**	-	2.9%	0%	0.8%	0%	**1.7%**	-	1.5%
Lights	200	1222	25	2	**1449**	-	11	1512	125	5	**1653**	-	18	5	9	0	**32**	-	102	4	124	0	**230**	-	3364
% Lights	97.1%	96.4%	92.6%	100%	**96.5%**	-	91.7%	95.5%	99.2%	100%	**95.8%**	-	90.0%	100%	100%	0%	**94.1%**	-	97.1%	100%	98.4%	0%	**97.9%**	-	96.2%
Single-Unit Trucks	1	5	1	0	**7**	-	1	23	0	0	**24**	-	2	0	0	0	**2**	-	0	0	1	0	**1**	-	34
% Single-Unit Trucks	0.5%	0.4%	3.7%	0%	**0.5%**	-	8.3%	1.5%	0%	0%	**1.4%**	-	10.0%	0%	0%	0%	**5.9%**	-	0%	0%	0.8%	0%	**0.4%**	-	1.0%
Articulated Trucks	0	1	0	0	**1**	-	0	9	0	0	**9**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	10
% Articulated Trucks	0%	0.1%	0%	0%	**0.1%**	-	0%	0.6%	0%	0%	**0.5%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.3%
Buses	0	10	1	0	**11**	-	0	15	0	0	**15**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	26
% Buses	0%	0.8%	3.7%	0%	**0.7%**	-	0%	0.9%	0%	0%	**0.9%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.7%
Bicycles on Road	0	9	0	0	**9**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	9
% Bicycles on Road	0%	0.7%	0%	0%	**0.6%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.3%
Pedestrians	-	-	-	-	-	11	-	-	-	-	-	5	-	-	-	-	-	2	-	-	-	-	-	13	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	0%	-	-	-	-	-	0%	-	-	-	-	-	0%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

SR 934-NE 79 Street and Harbor Island Dr/Nor... - TMC
Thu Oct 6, 2022
PM Peak (5 PM - 6 PM) - Overall Peak Hour
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1003711, Location: 25.848416, -80.158627

Provided by: Metric Engineering
13940 SW 136th Street, Suite 200,
Miami, FL, 33186, US



County: 99
Station: 0058
Description: EAST DRIVE EAST OF HARBOR ISLAND DR
Start Date: 03/08/2023
Start Time: 0000

	Direction: E					Direction: W					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	12	5	4	8	29	8	5	3	3	19	48
0100	5	4	2	4	15	5	2	0	0	7	22
0200	1	2	2	2	7	1	3	3	2	9	16
0300	1	2	1	0	4	1	5	5	0	11	15
0400	0	1	0	3	4	2	5	2	3	12	16
0500	3	0	3	3	9	4	3	8	6	21	30
0600	4	9	5	11	29	11	14	16	26	67	96
0700	9	21	15	18	63	24	30	29	30	113	176
0800	17	20	16	18	71	34	30	29	35	128	199
0900	18	13	17	30	78	27	21	32	38	118	196
1000	15	19	22	22	78	34	14	20	20	88	166
1100	21	12	26	19	78	38	22	40	19	119	197
1200	10	23	11	11	55	20	27	15	18	80	135
1300	24	17	22	20	83	33	31	24	21	109	192
1400	26	28	19	28	101	26	21	28	20	95	196
1500	21	21	28	22	92	28	20	22	26	96	188
1600	23	21	35	23	102	30	31	29	22	112	214
1700	19	44	23	29	115	32	29	30	33	124	239
1800	33	38	37	34	142	26	27	34	26	113	255
1900	27	23	22	23	95	25	29	17	11	82	177
2000	22	17	21	19	79	16	18	10	13	57	136
2100	25	23	19	15	82	16	21	10	16	63	145
2200	11	18	14	13	56	9	7	9	17	42	98
2300	12	8	10	8	38	9	8	11	5	33	71
24-Hour Totals:					1505					1718	3223

Peak Volume Information

	Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	815	72	800	128	800	199
P.M.	1800	142	1700	124	1745	257
Daily	1800	142	800	128	1745	257

Generated by SPS 5.0.0.61

County: 99
Station: 0058
Description: EAST DRIVE EAST OF HARBOR ISLAND DR
Start Date: 03/09/2023
Start Time: 0000

	Direction: E					Direction: W					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	8	8	7	5	28	7	5	3	1	16	44
0100	2	3	3	2	10	2	1	5	1	9	19
0200	2	3	2	1	8	3	1	3	0	7	15
0300	1	1	3	2	7	2	1	2	2	7	14
0400	1	2	0	2	5	4	2	4	2	12	17
0500	3	3	1	7	14	4	4	7	2	17	31
0600	2	6	9	6	23	12	17	18	28	75	98
0700	6	15	16	11	48	23	33	22	29	107	155
0800	18	19	18	15	70	28	31	29	32	120	190
0900	14	11	18	18	61	36	22	29	40	127	188
1000	15	18	20	24	77	14	21	27	22	84	161
1100	18	20	19	13	70	24	24	23	26	97	167
1200	20	21	22	17	80	32	27	24	28	111	191
1300	25	13	21	26	85	31	24	30	32	117	202
1400	21	13	16	23	73	13	21	25	32	91	164
1500	23	22	23	18	86	27	19	24	23	93	179
1600	29	22	30	21	102	33	31	28	21	113	215
1700	21	36	26	32	115	29	28	26	25	108	223
1800	25	27	23	31	106	28	25	30	28	111	217
1900	14	26	31	20	91	20	21	27	20	88	179
2000	24	20	26	21	91	13	16	11	11	51	142
2100	26	13	19	10	68	13	16	10	5	44	112
2200	22	22	6	16	66	11	7	4	12	34	100
2300	10	8	10	10	38	12	3	7	10	32	70
24-Hour Totals:					1422					1671	3093

Peak Volume Information

	Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	800	70	815	128	815	194
P.M.	1715	119	1300	117	1715	226
Daily	1715	119	815	128	1715	226

Generated by SPS 5.0.0.61

County: 99
Station: 0059
Description: WEST DRIVE WEST OF HARBOR ISLAND DR
Start Date: 03/08/2023
Start Time: 0000

	Direction: E					Direction: W					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	4	4	3	4	15	8	12	9	5	34	49
0100	6	2	1	1	10	8	8	3	3	22	32
0200	1	0	1	1	3	1	2	5	2	10	13
0300	0	5	2	2	9	2	6	6	2	16	25
0400	3	1	2	6	12	3	4	1	1	9	21
0500	6	4	6	8	24	3	1	2	4	10	34
0600	13	23	22	24	82	9	6	10	11	36	118
0700	33	35	40	47	155	12	26	19	15	72	227
0800	39	51	31	45	166	10	27	22	13	72	238
0900	38	42	30	37	147	24	20	20	24	88	235
1000	29	27	36	26	118	19	28	33	20	100	218
1100	22	34	27	28	111	23	17	31	28	99	210
1200	31	28	26	34	119	16	33	32	34	115	234
1300	24	33	30	28	115	24	35	33	38	130	245
1400	34	32	20	34	120	24	30	25	43	122	242
1500	41	35	22	17	115	36	33	18	24	111	226
1600	24	24	22	23	93	31	27	56	40	154	247
1700	33	25	32	24	114	30	43	38	48	159	273
1800	26	18	20	22	86	39	42	51	43	175	261
1900	36	32	22	21	111	38	46	55	46	185	296
2000	22	20	16	12	70	32	43	24	35	134	204
2100	14	21	18	12	65	24	32	28	17	101	166
2200	16	14	10	11	51	22	17	27	17	83	134
2300	8	10	2	6	26	22	11	10	21	64	90
24-Hour Totals:					1937					2101	4038

Peak Volume Information

	Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	730	177	815	86	815	251
P.M.	1445	132	1745	180	1715	275
Daily	730	177	1900	185	1900	296

Generated by SPS 5.0.0.61

County: 99
Station: 0059
Description: WEST DRIVE WEST OF HARBOR ISLAND DR
Start Date: 03/09/2023
Start Time: 0000

	Direction: E					Direction: W					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	10	14	2	2	28	16	12	10	10	48	76
0100	2	4	2	4	12	6	6	5	9	26	38
0200	3	1	4	1	9	2	6	6	4	18	27
0300	2	1	3	1	7	3	4	1	1	9	16
0400	4	6	5	4	19	3	5	0	1	9	28
0500	6	2	8	7	23	4	4	4	5	17	40
0600	6	20	16	29	71	7	9	7	17	40	111
0700	24	40	39	41	144	14	19	11	20	64	208
0800	42	37	37	44	160	22	23	19	19	83	243
0900	30	40	43	29	142	28	30	25	21	104	246
1000	27	33	22	37	119	30	29	30	22	111	230
1100	35	31	34	32	132	20	22	27	42	111	243
1200	30	25	33	36	124	21	31	32	31	115	239
1300	29	23	38	36	126	30	38	30	32	130	256
1400	36	29	32	34	131	38	30	33	31	132	263
1500	26	26	23	22	97	32	38	40	40	150	247
1600	23	23	36	32	114	26	32	46	26	130	244
1700	21	27	40	23	111	44	34	52	40	170	281
1800	16	36	31	42	125	49	53	38	42	182	307
1900	20	31	19	23	93	35	56	43	43	177	270
2000	25	25	23	18	91	33	50	41	22	146	237
2100	11	17	16	13	57	23	32	21	23	99	156
2200	11	11	19	12	53	23	26	24	22	95	148
2300	14	9	4	6	33	20	20	21	11	72	105
24-Hour Totals:					2021					2238	4259

Peak Volume Information

	Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	162	845	102	845	259
P.M.	1330	139	1730	194	1730	309
Daily	715	162	1730	194	1730	309

Generated by SPS 5.0.0.61

County: 99
Station: 0060
Description: HARBOR ISLAND DR SOUTH OF EAST DR/WEST DR
Start Date: 03/08/2023
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	27	13	18	18	76	12	6	4	9	31	107
0100	16	11	5	7	39	12	7	1	1	21	60
0200	2	3	7	8	20	3	0	6	3	12	32
0300	3	10	5	3	21	0	8	6	2	16	37
0400	3	4	2	5	14	6	5	5	8	24	38
0500	5	2	3	8	18	11	9	15	18	53	71
0600	9	14	15	19	57	21	34	44	53	152	209
0700	18	39	36	33	126	58	68	82	84	292	418
0800	19	47	52	42	160	91	82	83	89	345	505
0900	38	33	32	56	159	72	69	77	76	294	453
1000	37	62	58	42	199	68	55	59	58	240	439
1100	43	37	63	59	202	55	58	69	56	238	440
1200	27	71	54	42	194	63	55	46	51	215	409
1300	48	49	51	57	205	60	63	59	53	235	440
1400	54	70	51	80	255	64	58	60	57	239	494
1500	57	55	56	53	221	67	53	54	47	221	442
1600	61	63	92	76	292	61	55	46	44	206	498
1700	46	98	69	84	297	69	58	56	61	244	541
1800	79	99	101	89	368	52	55	57	48	212	580
1900	70	84	80	81	315	53	59	42	27	181	496
2000	62	84	60	61	267	37	44	41	39	161	428
2100	55	62	55	39	211	31	45	35	35	146	357
2200	44	39	52	36	171	26	18	22	25	91	262
2300	41	30	30	31	132	23	15	13	13	64	196
24-Hour Totals:					4019					3933	7952

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	815	179	800	345	800	505
P.M.	1800	368	1700	244	1745	588
Daily	1800	368	800	345	1745	588

Generated by SPS 5.0.0.61

County: 99
Station: 0060
Description: HARBOR ISLAND DR SOUTH OF EAST DR/WEST DR
Start Date: 03/09/2023
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	24	21	22	18	85	14	16	9	5	44	129
0100	7	12	9	12	40	4	6	10	6	26	66
0200	6	11	9	5	31	6	2	10	1	19	50
0300	6	5	4	3	18	3	3	4	3	13	31
0400	4	5	0	4	13	3	4	8	7	22	35
0500	10	9	3	11	33	8	6	15	10	39	72
0600	10	11	21	26	68	19	29	40	51	139	207
0700	22	25	24	33	104	49	91	78	81	299	403
0800	38	52	46	45	181	89	84	86	79	338	519
0900	37	51	42	46	176	79	67	75	81	302	478
1000	46	52	51	47	196	61	72	52	67	252	448
1100	45	46	56	58	205	54	52	76	49	231	436
1200	45	61	51	62	219	65	54	47	63	229	448
1300	55	61	57	64	237	49	43	64	60	216	453
1400	69	50	54	67	240	59	56	69	68	252	492
1500	63	63	64	70	260	65	57	49	44	215	475
1600	73	70	68	66	277	55	53	60	49	217	494
1700	63	73	97	83	316	61	55	77	63	256	572
1800	91	100	73	81	345	42	55	60	60	217	562
1900	66	103	78	77	324	40	57	44	53	194	518
2000	72	72	76	56	276	37	39	37	25	138	414
2100	61	54	55	44	214	22	33	25	20	100	314
2200	54	48	41	42	185	18	20	27	18	83	268
2300	40	30	34	30	134	26	13	10	17	66	200
24-Hour Totals:					4177					3907	8084

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	800	181	745	340	800	519
P.M.	1730	371	1430	259	1730	608
Daily	1730	371	745	340	1730	608

Generated by SPS 5.0.0.61

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 8700 MIAMI-DADE NORTH

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	1.06	1.10
2	01/02/2022 - 01/08/2022	1.04	1.08
3	01/09/2022 - 01/15/2022	1.02	1.06
4	01/16/2022 - 01/22/2022	1.01	1.05
5	01/23/2022 - 01/29/2022	1.00	1.04
6	01/30/2022 - 02/05/2022	0.98	1.02
7	02/06/2022 - 02/12/2022	0.97	1.01
* 8	02/13/2022 - 02/19/2022	0.96	1.00
* 9	02/20/2022 - 02/26/2022	0.96	1.00
*10	02/27/2022 - 03/05/2022	0.96	1.00
*11	03/06/2022 - 03/12/2022	0.96	1.00
*12	03/13/2022 - 03/19/2022	0.96	1.00
*13	03/20/2022 - 03/26/2022	0.96	1.00
*14	03/27/2022 - 04/02/2022	0.96	1.00
*15	04/03/2022 - 04/09/2022	0.96	1.00
*16	04/10/2022 - 04/16/2022	0.95	0.99
*17	04/17/2022 - 04/23/2022	0.96	1.00
*18	04/24/2022 - 04/30/2022	0.96	1.00
*19	05/01/2022 - 05/07/2022	0.97	1.01
*20	05/08/2022 - 05/14/2022	0.97	1.01
21	05/15/2022 - 05/21/2022	0.98	1.02
22	05/22/2022 - 05/28/2022	0.99	1.03
23	05/29/2022 - 06/04/2022	0.99	1.03
24	06/05/2022 - 06/11/2022	1.00	1.04
25	06/12/2022 - 06/18/2022	1.01	1.05
26	06/19/2022 - 06/25/2022	1.01	1.05
27	06/26/2022 - 07/02/2022	1.01	1.05
28	07/03/2022 - 07/09/2022	1.02	1.06
29	07/10/2022 - 07/16/2022	1.02	1.06
30	07/17/2022 - 07/23/2022	1.02	1.06
31	07/24/2022 - 07/30/2022	1.02	1.06
32	07/31/2022 - 08/06/2022	1.01	1.05
33	08/07/2022 - 08/13/2022	1.01	1.05
34	08/14/2022 - 08/20/2022	1.01	1.05
35	08/21/2022 - 08/27/2022	1.03	1.07
36	08/28/2022 - 09/03/2022	1.04	1.08
37	09/04/2022 - 09/10/2022	1.05	1.09
38	09/11/2022 - 09/17/2022	1.07	1.11
39	09/18/2022 - 09/24/2022	1.05	1.09
40	09/25/2022 - 10/01/2022	1.03	1.07
41	10/02/2022 - 10/08/2022	1.01	1.05
42	10/09/2022 - 10/15/2022	0.99	1.03
43	10/16/2022 - 10/22/2022	1.00	1.04
44	10/23/2022 - 10/29/2022	1.01	1.05
45	10/30/2022 - 11/05/2022	1.01	1.05
46	11/06/2022 - 11/12/2022	1.02	1.06
47	11/13/2022 - 11/19/2022	1.03	1.07
48	11/20/2022 - 11/26/2022	1.04	1.08
49	11/27/2022 - 12/03/2022	1.05	1.09
50	12/04/2022 - 12/10/2022	1.05	1.09
51	12/11/2022 - 12/17/2022	1.06	1.10
52	12/18/2022 - 12/24/2022	1.04	1.08
53	12/25/2022 - 12/31/2022	1.02	1.06

* PEAK SEASON

23-FEB-2023 09:11:23 830UPD 6_8700_PKSEASON.TXT

TOD Schedule Report

for 3015: Harbor Dr&J. F. Kennedy Blvd

Print Date: 10/4/2021

Print Time: 3:59 PM

Asset	Intersection	TOD Schedule	Op Mode	Plan #	Cycle	Offset	TOD Setting	Active PhaseBank	Active Maximum
3015	Harbor Dr&J. F. Kennedy Blvd	DOW-2	TOD	N/A	0	0	N/A	0	Max 0

Splits

PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8
EBL	WBT	SBT	NBT	WBL	EBT	-	-
0	0	0	0	0	0	0	0



Active Phase Bank: Phase Bank 1

Phase	Walk Phase Bank 1	Walk 2	Walk 3	Don't Walk 1	Don't Walk 2	Don't Walk 3	Min Initial 1	Min Initial 2	Min Initial 3	Veh Ext 1	Veh Ext 2	Veh Ext 3	Max Limit 1	Max Limit 2	Max Limit 3	Max 2 1	Max 2 2	Max 2 3	Yellow	Red
1 EBL	0	0	0	0	0	0	5	5	5	2	2	2	20	15	6	20	15	6	3.7	3.3
2 WBT	4	4	4	36	36	36	4	4	4	1	1	1	100	50	45	0	75	45	4	3.3
3 SBT	4	4	4	24	24	24	7	7	7	2.5	2.5	2.5	20	16	12	60	16	10	4	3.7
4 NBT	4	4	4	24	24	24	10	10	10	4	4	4	20	16	10	60	16	8	4	3.7
5 WBL	0	0	0	0	0	0	5	5	5	2	2	2	20	15	6	20	15	6	3.7	3.3
6 EBT	4	4	4	36	36	36	4	4	4	1	1	1	100	50	45	0	75	45	4	3.3
7 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Last In Service Date: unknown

Permitted Phases

	12345678
Default	123456--
External Permit 0	--------
External Permit 1	-234-6--
External Permit 2	-234-6--

TOD Schedule Report

for 3015: Harbor Dr&J. F. Kennedy Blvd

Print Date: 10/4/2021

Print Time: 3:59 PM

Current TOD Schedule	Plan	Cycle	Green Time 1 EBL	2 WBT	3 SBT	4 NBT	5 WBL	6 EBT	7 -	8 -	Ring Offset	Offset
	1	120	10	48	16	16	10	48	0	0	0	14
	2	110	7	53	10	10	7	53	0	0	0	76
	3	110	12	47	11	10	8	51	0	0	0	62
	4	150	9	48	35	28	14	43	0	0	0	106
	5	100	5	45	10	10	5	45	0	0	0	14
	6	100	8	42	9	11	6	44	0	0	0	14
	8	150	9	55	28	28	11	53	0	0	0	102
	9	150	9	55	28	28	11	53	0	0	0	97
	11	140	6	47	29	28	10	43	0	0	0	5
	12	110	8	34	29	9	8	34	0	0	0	101
	15	130	8	54	29	9	8	54	0	0	0	58
	23	90	5	20	27	8	5	20	0	0	0	10

Local TOD Schedule

Time	Plan	DOW
0000	Free	Su M T W Th F S
0600	4	M T W Th F
0800	4	Su S
1330	8	M T W Th F
1530	9	M T W Th F
2000	11	Su S
2200	11	M T W Th F

Current Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	--------	SuM T W ThF S

Local Time of Day Function

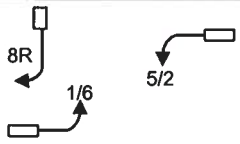
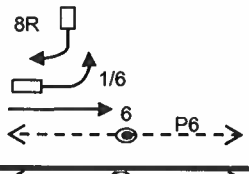
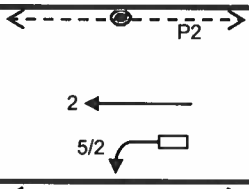
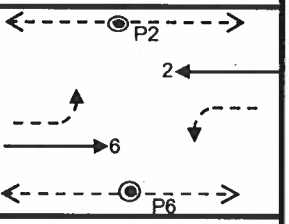
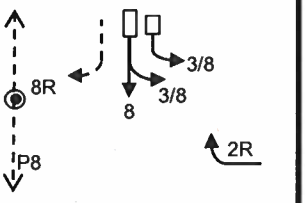
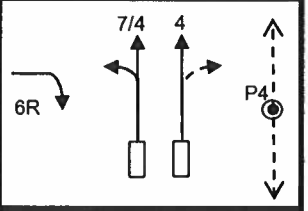
Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	--------	SuM T W ThF S

*** Settings**

Blank - FREE - Phase Bank 1, Max 1
Blank - Plan - Phase Bank 1, Max 2
1 - Phase Bank 2, Max 1
2 - Phase Bank 2, Max 2
3 - Phase Bank 3, Max 1
4 - Phase Bank 3, Max 2
5 - EXTERNAL PERMIT 1
6 - EXTERNAL PERMIT 2
7 - X-PED OMIT
8 - TBA

No Calendar Defined/Enabled

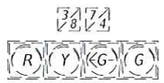
SIGNAL OPERATING PLAN

	Direction		EB			WB			SB			NB		Ped Heads				N
Timing Phases	Head No.		1/6	6	6R	5/2	2	2R	3/8	8	8R	7/4	4	P2	P4	P6	P8	Movements/Display/Actuation
(1+5)	Dwell		R/<G	R	R	R/<G	R	R	R	R	R/G>	R	R	DW	DW	DW	DW	
E/WLT	Clear To	(1+6)	R/<G	R	R	R/<Y	R	R	R	R	R/G>	R	R	DW	DW	DW	DW	
JFK BLVD		(2+5)	R/<Y	R	R	R/<G	R	R	R	R	R/Y>	R	R	DW	DW	DW	DW	
		(2+6)	R/<Y	R	R	R/<Y	R	R	R	R	R/Y>	R	R	DW	DW	DW	DW	
(Actuated)																		
(1+6)	Dwell		<G/R	G	G	R	R	R	R	R	R/G>	R	R	D/W	D/W	W/F	D/W	
EB	Clear To	(2+6)	<Y/R	G	G	R	R	R	R	R	R/Y>	R	R	D/W	D/W	D/W	D/W	
JFK BLVD																		
(Actuated)																		
(2+5)	Dwell		R	R	R	<G/G	G	G	R	R	R	R	R	W/F	D/W	D/W	D/W	
WB	Clear To	(2+6)	R	R	R	<Y/G	G	G	R	R	R	R	R	W/F	D/W	D/W	D/W	
JFK BLVD																		
(Actuated)																		
(2+6)	Dwell		G	G	G	G	G	R	R	R	R	R	R	W/F	D/W	W/F	D/W	
E/WB	Clear To	3	Y	Y	Y	Y	Y	Y	R	R	R	R	R	D/W	D/W	D/W	D/W	
JFK BLVD		4	Y	Y	Y	Y	Y	Y	R	R	R	R	R	D/W	D/W	D/W	D/W	
(Actuated)																		
3	Dwell		R	R	R/R	R	R	R/G>	R/<G	G	G	R/R	R	D/W	D/W	D/W	W/F	
SB	Clear To	4	R	R	R/R	R	R	R/Y>	R/<Y	Y	Y	R/R	R	D/W	D/W	D/W	D/W	
TREASURE DR		(1+5)	R	R	R/R	R	R	R/Y>	R/<Y	Y	Y	R/R	R	D/W	D/W	D/W	D/W	
		(1+6)	R	R	R/R	R	R	R/Y>	R/<Y	Y	Y	R/R	R	D/W	D/W	D/W	D/W	
(Actuated)		(2+5)	R	R	R/R	R	R	R/Y>	R/<Y	Y	Y	R/R	R	D/W	D/W	D/W	D/W	
		(2+6)	R	R	R/R	R	R	R/Y>	R/<Y	Y	Y	R/R	R	D/W	D/W	D/W	D/W	
4	Dwell		R	R	R/G>	R	R	R	R	R	R	<G/G	G	D/W	W/F	D/W	D/W	
NB	Clear To	(1+5)	R	R	R/Y>	R	R	R	R	R	R	<Y/Y	Y	D/W	D/W	D/W	D/W	
TREASURE DR		(1+6)	R	R	R/Y>	R	R	R	R	R	R	<Y/Y	Y	D/W	D/W	D/W	D/W	
		(2+5)	R	R	R/Y>	R	R	R	R	R	R	<Y/Y	Y	D/W	D/W	D/W	D/W	
(Actuated)		(2+6)	R	R	R/Y>	R	R	R	R	R	R	<Y/Y	Y	D/W	D/W	D/W	D/W	
Flashing Operation			FY	FY	FY	FY	FY	FY	FR	FR	FR	FR	FR					Page 1 of 1

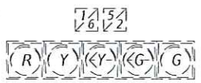
Miami-Dade County Public Works Department

Drawn	Date	J.F. Kennedy BLVD & Harbor Island Dr		
Carlos Espinoza	8/14/2020			
Checked	Date	Placed in Service	Phasing No.	Asset Number
	9/4/2020	Date / By	9	3015

SIGNAL HEAD AND SIGN DETAILS



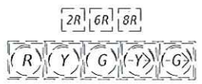
4 SECT., 1 WAY
EXISTING
(TO REMAIN)



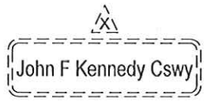
5 SECT., 1 WAY
EXISTING
(TO REMAIN)



3 SECT., 1 WAY
EXISTING
(TO REMAIN)



5 SECT., 1 WAY
EXISTING
(TO REMAIN)



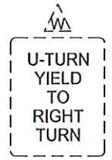
EXISTING IISNS
(TO REMAIN)



EXISTING IISNS
(TO REMAIN)



EXISTING IISNS
(TO REMAIN)



EXIST. SIGN PANEL
(TO REMAIN)



PED. SIGNAL
EXISTING
(TO REMAIN)



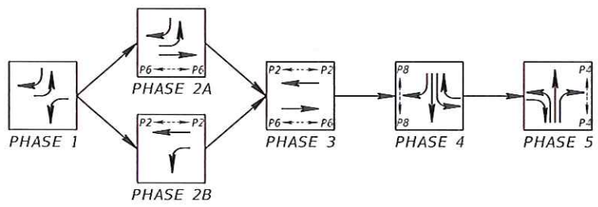
EXIST. SIGN PANEL
(TO REMAIN)

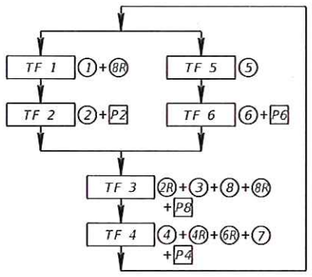


PED. SIGNAL
COUNTDOWN
1 WAY

653-1-11
2 AS

S.O.P.





CONTROLLER OPERATIONS:

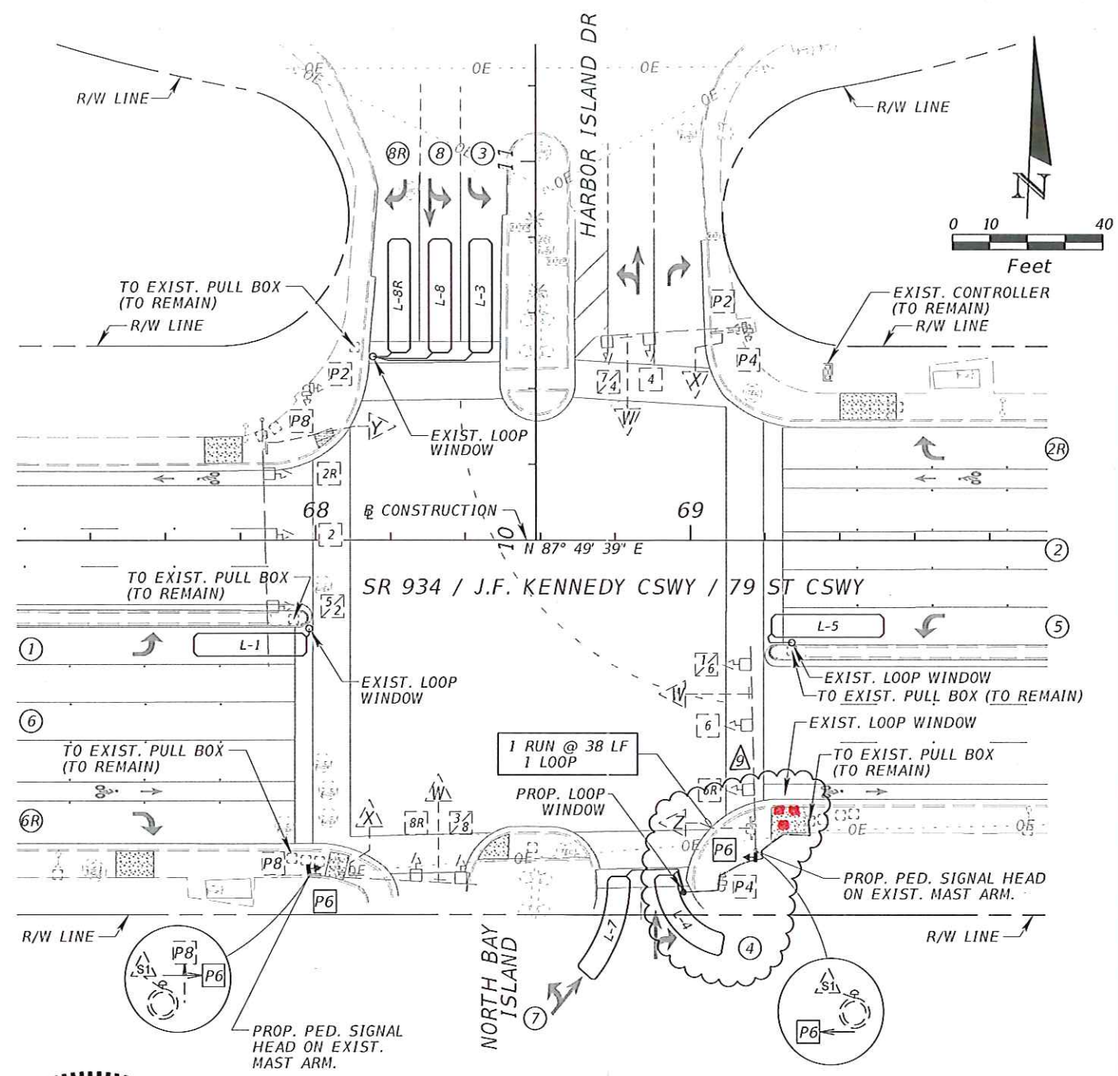
1. MAJOR STREET: SR 934 / J.F. KENNEDY CSWY
   MINOR STREET: HARBOR ISLAND DR / NORTH BAY ISLAND
2. SIGNAL OPERATING PLAN (SOP) AS SHOWN
3. FLASHING OPERATION: 2, 2R, 6 & 6R - YELLOW
   3, 4, 7, 8 & 8R - RED

NOTES:

1. SIGNAL TIMING TO BE PROVIDED BY MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT, TRAFFIC SIGNALS AND SIGNS DIVISION.
2. PEDESTRIAN SIGNAL HEADS TO BE ORIENTED TO THE CENTER OF THE RAMP THEY SERVE.

DETECTORS FOR LOOPS			
LOOP	No. OF LOOPS	No. OF NEW DETS.	No. OF EXIST. DETS.
L-1	1		1
L-3	1		1
L-4	1		1
L-5	1		1
L-7	1		1
L-8	1		1
L-8R	1		1

660-2-101 7 AS



ALEJANDRO G. MEITIN
LICENSE
No. 44744
5/25/2016
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

CONTROLLER ITEM	
670-5-400	1 AS

CONDUIT & CABLE ITEMS	
632-7-2	25 LF
632-7-2	38 LF

Florida Safety Contractors Inc.
Asbuilt
7-25-16

SR 934 / J.F. KENNEDY CSWY AND HARBOR ISLAND DR
INTERSECTION ID No. 3015

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
5/24/16	9 REVISED LOOP CONDUIT LOCATION		

C H Perez and Associates Consulting Engineers, Inc.
Certificate of Authorization No. 25976
9594 NW 41 Street, Suite 201 | Doral, Florida 33178
Tel. (305) 592-1070 | Fax. (305) 592-1078
Alejandro G. Meitin
Florida P.E. No. 44744
www.p-a.cc a.g.m@p-a.cc

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD No.	COUNTY	FINANCIAL PROJECT ID
934	MIAMI-DADE	431180-1-52-01

SIGNALIZATION PLAN

SHEET No. T-5

$USER$ $DATE$ $TIME$ $FILE$

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

APPENDIX B

Traffic Volume Summary

AM PEAK HOUR

Intersection: Harbor Island Drive and East Drive/West Drive and Driveway

Scenario	Start Time	Eastbound				Westbound				Northbound				Southbound				Total
		U-turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Existing Traffic (Raw)	8:00 AM	2	0	8	32	0	35	1	0	0	8	2	8	0	0	33	0	129
	8:15 AM	0	0	2	52	0	25	6	0	0	20	11	16	0	1	12	0	145
	8:30 AM	0	0	1	31	0	27	1	3	2	19	17	15	0	1	22	0	139
	8:45 AM	0	0	3	44	0	36	2	0	0	12	16	14	0	2	16	0	145
	Total Volumes	2	0	14	159	0	123	10	3	2	59	46	53	0	4	83	0	558
	PHF	0.25	#DIV/0!	0.44	0.76	#DIV/0!	0.85	0.42	0.25	0.25	0.74	0.68	0.83	#DIV/0!	0.50	0.63	#DIV/0!	0.96
	Truck %	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.5%	1.9%	0.0%	0.0%	0.0%	0.0%	0.9%
Peak Season Conversion Factor (PSCF)				1.00														
Existing Traffic (Seasonally Adjusted)	Total Volumes (Balanced)	2	0	14	159	0	123	10	3	2	67	51	60	0	4	83	0	578
Future Trip Assignment (based on RM 70 Zoning Update - Capacity Analysis dated 4/06/2023)	% Turns	1.14%	0.00%	8.00%	90.86%	0.00%	90.44%	7.35%	2.21%	1.11%	37.22%	28.33%	33.33%	0.00%	4.60%	95.40%	0.00%	
	West Drive IN (132)			23		0					109						0	132
	West Drive OUT (360)	4	0	29	327													360
	East Drive IN (119)	3						16					94		6			119
	East Drive OUT (388)					0	351	29	9									389
	360 Drive IN (32)		0						2			30		0				32
	360 Drive OUT (92)													0	4	88	0	92
Future Year with Trip Assignment	Total Volumes	7	0	52	327	0	351	45	11	0	109	30	94	0	10	88	0	1124

Intersection: SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island

Scenario	Start Time	Eastbound				Westbound				Northbound				Southbound				Total
		U-turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Existing Traffic (Raw)	8:00 AM	0	28	361	2	1	5	285	15	0	12	0	8	0	37	1	54	809
	8:15 AM	0	21	420	7	2	1	321	15	0	6	0	7	1	27	1	54	883
	8:30 AM	0	24	406	5	3	4	354	25	0	13	0	7	0	29	0	60	930
	8:45 AM	0	22	407	4	2	5	315	20	0	6	0	2	0	27	0	51	861
	Total Volumes	0	95	1594	18	8	15	1275	75	0	37	0	24	1	120	2	219	3483
	PHF	#DIV/0!	0.85	0.95	0.64	0.67	0.75	0.90	0.75	#DIV/0!	0.71	#DIV/0!	0.75	0.25	0.81	0.50	0.91	0.94
	Truck %	0.0%	3.2%	4.1%	0.0%	0.0%	6.7%	2.2%	2.6%	0.0%	0.0%	0.0%	4.2%	0.0%	0.8%	50.0%	1.0%	3.0%
Peak Season Conversion Factor (PSCF)				1.05														
Existing Traffic (Seasonally Adjusted)	Total Volumes (Balanced)	0	100	1674	19	8	16	1339	79	0	39	0	25	1	130	2	234	3666
Future Trip Assignment (based on RM 70 Zoning Update - Capacity Analysis dated 4/06/2023)	% Turns	0.00%	5.58%	93.36%	1.06%	0.55%	1.11%	92.86%	5.48%	0.00%	60.94%	0.00%	39.06%	0.27%	35.42%	0.54%	63.76%	
	Trips		130						103			0		2	271	4	488	998
Future Year with Trip Assignment	Total Volumes	0	130	1674	19	8	16	1339	103	0	39	0	25	2	271	4	488	4118

Note: Highlighted Cells indicate 1) existing volumes (seasonally adjusted) that were balanced between intersections; or, 2) Future Traffic volumes based directly on the trip assignment (replaced existing volumes)

PM PEAK HOUR

Intersection: Harbor Island Drive and East Drive/West Drive and Driveway

Scenario	Start Time	Eastbound				Westbound				Northbound				Southbound				Total
		U-turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Existing Traffic (Raw)	8:00 AM	0	0	4	21	0	24	9	1	1	36	20	27	0	0	10	0	153
	8:15 AM	0	0	2	25	0	21	7	0	1	30	16	33	0	0	5	0	140
	8:30 AM	0	0	0	19	0	24	1	3	0	39	22	38	0	2	13	0	161
	8:45 AM	0	0	2	19	0	28	3	5	0	46	21	36	0	1	9	1	171
	Total Volumes	0	0	8	84	0	97	20	9	2	151	79	134	0	3	37	1	625
	PHF	#DIV/0!	#DIV/0!	0.50	0.84	#DIV/0!	0.87	0.56	0.45	0.50	0.82	0.90	0.88	#DIV/0!	0.38	0.71	0.25	0.91
	Truck %	0.0%	0.0%	0.0%	1.2%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.5%
Peak Season Conversion Factor (PSCF)				1.00														
Existing Traffic (Seasonally Adjusted)	Total Volumes (Balanced)	0	0	8	98	0	112	20	9	2	159	84	141	0	3	42	1	679
Future Trip Assignment (based on RM 70 Zoning Update - Capacity Analysis dated 4/06/2023)	% Turns	0.00%	0.00%	7.55%	92.45%	0.00%	79.43%	14.18%	6.38%	0.52%	41.19%	21.76%	36.53%	0.00%	6.52%	91.30%	2.17%	
	West Drive IN (320)			15		0					303						2	320
	West Drive OUT (214)	0	0	16	198													214
	East Drive IN (307)	0						37					264		6			307
	East Drive OUT (192)					0	153	27	12									192
	360 Drive IN (92)		0						9			83		0				92
	360 Drive OUT (56)													0	4	51	1	56
Future Year with Trip Assignment	Total Volumes	0	0	31	198	0	153	64	21	0	303	83	264	0	10	51	3	1181

Intersection: SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island

Scenario	Start Time	Eastbound				Westbound				Northbound				Southbound				Total
		U-turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Existing Traffic (Raw)	8:00 AM	0	52	317	5	1	5	398	26	0	7	1	2	0	22	1	27	864
	8:15 AM	2	53	329	8	1	4	439	30	0	3	4	4	0	30	3	34	944
	8:30 AM	0	44	310	6	2	3	386	30	0	4	0	0	0	27	0	32	844
	8:45 AM	0	57	311	8	1	0	360	40	0	6	0	3	0	26	0	33	845
	Total Volumes	2	206	1267	27	5	12	1583	126	0	20	5	9	0	105	4	126	3497
	PHF	0.25	0.90	0.96	0.84	0.63	0.60	0.90	0.79	#DIV/0!	0.71	0.31	0.56	#DIV/0!	0.88	0.33	0.93	0.93
	Truck %	0.0%	0.5%	1.3%	7.4%	0.0%	8.3%	3.0%	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	2.0%
Peak Season Conversion Factor (PSCF)				1.05														
Existing Traffic (Seasonally Adjusted)	Total Volumes (Balanced)	2	239	1330	28	5	13	1662	142	0	21	5	9	0	114	4	136	3710
Future Trip Assignment (based on RM 70 Zoning Update - Capacity Analysis dated 4/06/2023)	% Turns	0.13%	14.95%	83.18%	1.75%	0.27%	0.71%	91.22%	7.79%	0.00%	60.00%	14.29%	25.71%	0.00%	44.88%	1.57%	53.54%	
	Trips		402						239			8		0	180	6	215	1050
Future Year with Trip Assignment	Total Volumes	2	402	1330	28	5	13	1662	239	0	21	8	9	0	180	6	215	4120

Note: Highlighted Cells indicate 1) existing volumes (seasonally adjusted) that were balanced between intersections; or, 2) Future Traffic volumes based directly on the trip assignment (replaced existing volumes)

APPENDIX C

Traffic Analysis Results

Intersection	
Intersection Delay, s/veh	10.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	14	159	123	10	3	69	51	60	4	83	0
Future Vol, veh/h	2	14	159	123	10	3	69	51	60	4	83	0
Peak Hour Factor	0.25	0.44	0.76	0.85	0.42	0.25	0.74	0.68	0.83	0.50	0.63	0.25
Heavy Vehicles, %	0	0	1	0	0	0	0	6	2	0	0	0
Mvmt Flow	8	32	209	145	24	12	93	75	72	8	132	0
Number of Lanes	0	1	0	1	1	0	0	1	1	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	11.6	10.9	10.7	9.8
HCM LOS	B	B	B	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	57%	0%	1%	100%	0%	13%	0%
Vol Thru, %	43%	0%	8%	0%	77%	87%	100%
Vol Right, %	0%	100%	91%	0%	23%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	120	60	175	123	13	32	55
LT Vol	69	0	2	123	0	4	0
Through Vol	51	0	14	0	10	28	55
RT Vol	0	60	159	0	3	0	0
Lane Flow Rate	168	72	249	145	36	52	88
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.292	0.108	0.371	0.259	0.058	0.089	0.149
Departure Headway (Hd)	6.255	5.358	5.369	6.453	5.784	6.185	6.121
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	575	669	670	557	620	579	586
Service Time	3.988	3.09	3.4	4.186	3.517	3.923	3.859
HCM Lane V/C Ratio	0.292	0.108	0.372	0.26	0.058	0.09	0.15
HCM Control Delay	11.6	8.7	11.6	11.4	8.9	9.5	9.9
HCM Lane LOS	B	A	B	B	A	A	A
HCM 95th-tile Q	1.2	0.4	1.7	1	0.2	0.3	0.5



Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	100	1674	19	8	16	1339	79	39	0	25	131	2
Future Volume (veh/h)	100	1674	19	8	16	1339	79	39	0	25	131	2
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1856	1841	1900		1796	1870	1856	1900	1900	1841	1885	1159
Adj Flow Rate, veh/h	118	1762	30		21	1488	105	55	0	33	165	0
Peak Hour Factor	0.85	0.95	0.64		0.75	0.90	0.75	0.71	0.25	0.75	0.81	0.50
Percent Heavy Veh, %	3	4	0		7	2	3	0	0	4	1	50
Cap, veh/h	230	2752	986		158	2670	1090	118	0	105	610	0
Arrive On Green	0.04	0.55	0.55		0.02	0.52	0.52	0.06	0.00	0.06	0.17	0.00
Sat Flow, veh/h	1767	5025	1610		1711	5106	1572	1810	0	1610	3591	0
Grp Volume(v), veh/h	118	1762	30		21	1488	105	55	0	33	165	0
Grp Sat Flow(s),veh/h/ln	1767	1675	1610		1711	1702	1572	1810	0	1610	1795	0
Q Serve(g_s), s	4.6	36.6	1.1		0.9	29.4	3.3	4.4	0.0	2.9	6.0	0.0
Cycle Q Clear(g_c), s	4.6	36.6	1.1		0.9	29.4	3.3	4.4	0.0	2.9	6.0	0.0
Prop In Lane	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	230	2752	986		158	2670	1090	118	0	105	610	0
V/C Ratio(X)	0.51	0.64	0.03		0.13	0.56	0.10	0.47	0.00	0.32	0.27	0.00
Avail Cap(c_a), veh/h	258	2752	986		285	2670	1090	338	0	301	845	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	19.7	23.6	11.5		19.8	24.1	7.6	67.6	0.0	66.9	54.2	0.0
Incr Delay (d2), s/veh	0.7	1.2	0.1		0.1	0.8	0.2	4.1	0.0	2.4	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.5	20.8	0.9		0.6	17.6	3.5	3.9	0.0	2.3	5.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.3	24.8	11.5		20.0	24.9	7.8	71.7	0.0	69.4	54.3	0.0
LnGrp LOS	C	C	B		B	C	A	E	A	E	D	A
Approach Vol, veh/h		1910				1614			88			422
Approach Delay, s/veh		24.3				23.8			70.8			57.5
Approach LOS		C				C			E			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.6	85.7		17.4	9.9	89.5		33.2				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 48		* 28	14.0	* 43		35.3				
Max Q Clear Time (g_c+I1), s	6.6	31.4		6.4	2.9	38.6		24.6				
Green Ext Time (p_c), s	0.0	4.3		0.6	0.0	2.5		0.9				

Intersection Summary			
HCM 6th Ctrl Delay		28.6	
HCM 6th LOS		C	

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	234
Future Volume (veh/h)	234
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	257
Peak Hour Factor	0.91
Percent Heavy Veh, %	1
Cap, veh/h	342
Arrive On Green	0.17
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	257
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	22.6
Cycle Q Clear(g_c), s	22.6
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	342
V/C Ratio(X)	0.75
Avail Cap(c_a), veh/h	447
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	55.2
Incr Delay (d2), s/veh	4.4
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	14.7
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	59.6
LnGrp LOS	E
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	11.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	8	98	112	20	9	161	84	141	3	42	1
Future Vol, veh/h	0	8	98	112	20	9	161	84	141	3	42	1
Peak Hour Factor	0.25	0.50	0.84	0.87	0.56	0.45	0.82	0.90	0.88	0.38	0.71	0.25
Heavy Vehicles, %	0	0	1	1	0	0	0	0	1	0	0	0
Mvmt Flow	0	16	117	129	36	20	196	93	160	8	59	4
Number of Lanes	0	1	0	1	1	0	0	1	1	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	10.1	10.7	12.1	9.2
HCM LOS	B	B	B	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	66%	0%	0%	100%	0%	12%	0%
Vol Thru, %	34%	0%	8%	0%	69%	88%	95%
Vol Right, %	0%	100%	92%	0%	31%	0%	5%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	245	141	106	112	29	24	22
LT Vol	161	0	0	112	0	3	0
Through Vol	84	0	8	0	20	21	21
RT Vol	0	141	98	0	9	0	1
Lane Flow Rate	290	160	133	129	56	37	34
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.476	0.217	0.206	0.236	0.091	0.064	0.056
Departure Headway (Hd)	5.915	4.876	5.596	6.59	5.848	6.12	6.024
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	614	740	641	546	613	585	595
Service Time	3.615	2.576	3.63	4.323	3.581	3.856	3.76
HCM Lane V/C Ratio	0.472	0.216	0.207	0.236	0.091	0.063	0.057
HCM Control Delay	13.9	8.9	10.1	11.4	9.2	9.3	9.1
HCM Lane LOS	B	A	B	B	A	A	A
HCM 95th-tile Q	2.6	0.8	0.8	0.9	0.3	0.2	0.2



Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	241	1330	28	5	13	1662	142	21	5	9	114	4
Future Volume (veh/h)	241	1330	28	5	13	1662	142	21	5	9	114	4
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1900	1885	1796		1781	1856	1900	1752	1900	1900	1900	1900
Adj Flow Rate, veh/h	268	1385	33		22	1847	180	30	16	16	139	0
Peak Hour Factor	0.90	0.96	0.84		0.60	0.90	0.79	0.71	0.31	0.56	0.88	0.33
Percent Heavy Veh, %	0	1	7		8	3	0	10	0	0	0	0
Cap, veh/h	228	3184	1036		254	2932	1096	103	57	58	368	0
Arrive On Green	0.06	0.62	0.62		0.02	0.58	0.58	0.06	0.06	0.06	0.10	0.00
Sat Flow, veh/h	1810	5147	1522		1697	5066	1610	1674	933	941	3619	0
Grp Volume(v), veh/h	268	1385	33		22	1847	180	33	0	29	139	0
Grp Sat Flow(s),veh/h/ln	1810	1716	1522		1697	1689	1610	1816	0	1731	1810	0
Q Serve(g_s), s	9.0	21.1	1.1		0.8	36.3	6.0	2.6	0.0	2.4	5.4	0.0
Cycle Q Clear(g_c), s	9.0	21.1	1.1		0.8	36.3	6.0	2.6	0.0	2.4	5.4	0.0
Prop In Lane	1.00		1.00		1.00		1.00	0.92		0.54	1.00	
Lane Grp Cap(c), veh/h	228	3184	1036		254	2932	1096	112	0	107	368	0
V/C Ratio(X)	1.17	0.43	0.03		0.09	0.63	0.16	0.29	0.00	0.28	0.38	0.00
Avail Cap(c_a), veh/h	228	3184	1036		345	2932	1096	339	0	323	683	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.3	14.9	7.8		13.0	20.9	8.6	67.2	0.0	67.2	62.9	0.0
Incr Delay (d2), s/veh	114.5	0.4	0.1		0.1	1.0	0.3	2.0	0.0	2.0	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	18.9	13.1	0.8		0.6	20.7	5.5	2.3	0.0	2.1	4.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	146.8	15.4	7.9		13.1	22.0	8.9	69.3	0.0	69.2	63.4	0.0
LnGrp LOS	F	B	A		B	C	A	E	A	E	E	A
Approach Vol, veh/h		1686				2049			62			285
Approach Delay, s/veh		36.1				20.7			69.2			61.4
Approach LOS		D				C			E			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	94.1		16.9	10.0	100.1		22.9				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 55		* 28	11.0	* 53		28.3				
Max Q Clear Time (g_c+I1), s	11.0	38.3		4.6	2.8	23.1		14.6				
Green Ext Time (p_c), s	0.0	6.2		0.4	0.0	4.7		0.6				

Intersection Summary	
HCM 6th Ctrl Delay	30.7
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	136
Future Volume (veh/h)	136
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	146
Peak Hour Factor	0.93
Percent Heavy Veh, %	1
Cap, veh/h	258
Arrive On Green	0.10
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	146
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	12.6
Cycle Q Clear(g_c), s	12.6
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	258
V/C Ratio(X)	0.57
Avail Cap(c_a), veh/h	397
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	58.0
Incr Delay (d2), s/veh	1.4
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	9.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	59.5
LnGrp LOS	E
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	18.7
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	52	327	351	45	11	109	30	94	10	88	0
Future Vol, veh/h	7	52	327	351	45	11	109	30	94	10	88	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles, %	0	0	1	0	0	0	0	6	2	0	0	0
Mvmt Flow	7	54	341	366	47	11	114	31	98	10	92	0
Number of Lanes	0	1	0	1	1	0	0	1	1	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	20.6	22.2	12.6	11.4
HCM LOS	C	C	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	78%	0%	2%	100%	0%	25%	0%
Vol Thru, %	22%	0%	13%	0%	80%	75%	100%
Vol Right, %	0%	100%	85%	0%	20%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	139	94	386	351	56	39	59
LT Vol	109	0	7	351	0	10	0
Through Vol	30	0	52	0	45	29	59
RT Vol	0	94	327	0	11	0	0
Lane Flow Rate	145	98	402	366	58	41	61
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.308	0.181	0.674	0.7	0.101	0.088	0.13
Departure Headway (Hd)	7.654	6.637	6.034	6.894	6.245	7.761	7.63
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	469	541	603	527	576	461	469
Service Time	5.399	4.381	4.047	4.606	3.957	5.513	5.381
HCM Lane V/C Ratio	0.309	0.181	0.667	0.694	0.101	0.089	0.13
HCM Control Delay	13.8	10.9	20.6	24.2	9.7	11.3	11.5
HCM Lane LOS	B	B	C	C	A	B	B
HCM 95th-tile Q	1.3	0.7	5.1	5.5	0.3	0.3	0.4



Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	130	1674	19	8	16	1339	103	39	0	25	271	4
Future Volume (veh/h)	130	1674	19	8	16	1339	103	39	0	25	271	4
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1856	1841	1900		1796	1870	1856	1900	1900	1841	1885	1159
Adj Flow Rate, veh/h	153	1762	30		21	1488	137	55	0	33	341	0
Peak Hour Factor	0.85	0.95	0.64		0.75	0.90	0.75	0.71	0.25	0.75	0.81	0.50
Percent Heavy Veh, %	3	4	0		7	2	3	0	0	4	1	50
Cap, veh/h	219	2423	881		133	2256	1065	118	0	105	845	0
Arrive On Green	0.06	0.48	0.48		0.02	0.44	0.44	0.06	0.00	0.06	0.24	0.00
Sat Flow, veh/h	1767	5025	1610		1711	5106	1572	1810	0	1610	3591	0
Grp Volume(v), veh/h	153	1762	30		21	1488	137	55	0	33	341	0
Grp Sat Flow(s),veh/h/ln	1767	1675	1610		1711	1702	1572	1810	0	1610	1795	0
Q Serve(g_s), s	7.0	41.9	1.3		1.0	34.4	4.6	4.4	0.0	2.9	12.0	0.0
Cycle Q Clear(g_c), s	7.0	41.9	1.3		1.0	34.4	4.6	4.4	0.0	2.9	12.0	0.0
Prop In Lane	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	219	2423	881		133	2256	1065	118	0	105	845	0
V/C Ratio(X)	0.70	0.73	0.03		0.16	0.66	0.13	0.47	0.00	0.32	0.40	0.00
Avail Cap(c_a), veh/h	219	2423	881		259	2256	1065	338	0	301	845	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	28.1	31.0	15.7		26.7	33.0	8.6	67.6	0.0	66.9	48.5	0.0
Incr Delay (d2), s/veh	8.0	1.9	0.1		0.2	1.5	0.2	4.1	0.0	2.4	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.1	23.9	1.0		0.8	20.7	5.6	3.9	0.0	2.3	9.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.1	32.9	15.7		26.9	34.5	8.8	71.7	0.0	69.4	48.7	0.0
LnGrp LOS	D	C	B		C	C	A	E	A	E	D	A
Approach Vol, veh/h		1945				1646			88			877
Approach Delay, s/veh		32.9				32.3			70.8			103.0
Approach LOS		C				C			E			F

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	73.6		17.4	9.9	79.6		43.0				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 48		* 28	14.0	* 43		35.3				
Max Q Clear Time (g_c+I1), s	9.0	36.4		6.4	3.0	43.9		37.3				
Green Ext Time (p_c), s	0.0	3.8		0.6	0.0	0.0		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		46.9
HCM 6th LOS		D

Notes
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	488
Future Volume (veh/h)	488
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	536
Peak Hour Factor	0.91
Percent Heavy Veh, %	1
Cap, veh/h	472
Arrive On Green	0.24
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	536
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	35.3
Cycle Q Clear(g_c), s	35.3
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	472
V/C Ratio(X)	1.14
Avail Cap(c_a), veh/h	472
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	52.9
Incr Delay (d2), s/veh	84.6
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	40.7
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	137.5
LnGrp LOS	F
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	19.1
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	31	198	153	64	21	303	83	264	10	51	3
Future Vol, veh/h	0	31	198	153	64	21	303	83	264	10	51	3
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	0	34	218	168	70	23	333	91	290	11	56	3
Number of Lanes	0	1	0	1	1	0	0	1	1	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	14.9	13.4	23.5	10.8
HCM LOS	B	B	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	78%	0%	0%	100%	0%	28%	0%
Vol Thru, %	22%	0%	14%	0%	75%	72%	89%
Vol Right, %	0%	100%	86%	0%	25%	0%	11%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	386	264	229	153	85	36	29
LT Vol	303	0	0	153	0	10	0
Through Vol	83	0	31	0	64	26	26
RT Vol	0	264	198	0	21	0	3
Lane Flow Rate	424	290	252	168	93	39	31
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.793	0.453	0.453	0.356	0.18	0.083	0.065
Departure Headway (Hd)	6.73	5.619	6.487	7.616	6.93	7.643	7.422
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	534	638	551	469	515	472	485
Service Time	4.499	3.387	4.567	5.405	4.718	5.343	5.122
HCM Lane V/C Ratio	0.794	0.455	0.457	0.358	0.181	0.083	0.064
HCM Control Delay	30.7	13	14.9	14.6	11.3	11	10.6
HCM Lane LOS	D	B	B	B	B	B	B
HCM 95th-tile Q	7.4	2.4	2.3	1.6	0.7	0.3	0.2

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	404	1330	28	5	13	1662	239	21	8	9	180	6
Future Volume (veh/h)	404	1330	28	5	13	1662	239	21	8	9	180	6
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1900	1885	1796		1781	1856	1900	1752	1900	1900	1900	1900
Adj Flow Rate, veh/h	449	1385	33		22	1847	303	30	26	16	218	0
Peak Hour Factor	0.90	0.96	0.84		0.60	0.90	0.79	0.71	0.31	0.56	0.88	0.33
Percent Heavy Veh, %	0	1	7		8	3	0	10	0	0	0	0
Cap, veh/h	205	2920	960		229	2671	1093	92	83	52	548	0
Arrive On Green	0.06	0.57	0.57		0.02	0.53	0.53	0.06	0.06	0.06	0.15	0.00
Sat Flow, veh/h	1810	5147	1522		1697	5066	1610	1450	1310	820	3619	0
Grp Volume(v), veh/h	449	1385	33		22	1847	303	38	0	34	218	0
Grp Sat Flow(s),veh/h/ln	1810	1716	1522		1697	1689	1610	1827	0	1752	1810	0
Q Serve(g_s), s	9.0	23.9	1.2		0.9	40.7	11.2	3.0	0.0	2.8	8.2	0.0
Cycle Q Clear(g_c), s	9.0	23.9	1.2		0.9	40.7	11.2	3.0	0.0	2.8	8.2	0.0
Prop In Lane	1.00		1.00		1.00		1.00	0.79		0.47	1.00	
Lane Grp Cap(c), veh/h	205	2920	960		229	2671	1093	116	0	111	548	0
V/C Ratio(X)	2.19	0.47	0.03		0.10	0.69	0.28	0.33	0.00	0.31	0.40	0.00
Avail Cap(c_a), veh/h	205	2920	960		320	2671	1093	341	0	327	683	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	35.2	19.2	10.5		16.7	26.4	9.5	67.2	0.0	67.1	57.5	0.0
Incr Delay (d2), s/veh	551.8	0.6	0.1		0.1	1.5	0.6	2.3	0.0	2.2	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	53.7	14.8	1.0		0.6	23.4	10.6	2.6	0.0	2.4	6.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	587.1	19.8	10.5		16.8	27.9	10.2	69.5	0.0	69.3	57.8	0.0
LnGrp LOS	F	B	B		B	C	B	E	A	E	E	A
Approach Vol, veh/h		1867				2172			72			449
Approach Delay, s/veh		156.0				25.3			69.4			57.9
Approach LOS		F				C			E			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	86.4		17.2	10.0	92.4		30.4				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 55		* 28	11.0	* 53		28.3				
Max Q Clear Time (g_c+I1), s	11.0	42.7		5.0	2.9	25.9		22.0				
Green Ext Time (p_c), s	0.0	5.5		0.4	0.0	4.7		0.7				

Intersection Summary	
HCM 6th Ctrl Delay	82.7
HCM 6th LOS	F

Notes

User approved volume balancing among the lanes for turning movement.

User approved ignoring U-Turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	215
Future Volume (veh/h)	215
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	231
Peak Hour Factor	0.93
Percent Heavy Veh, %	1
Cap, veh/h	338
Arrive On Green	0.15
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	231
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	20.0
Cycle Q Clear(g_c), s	20.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	338
V/C Ratio(X)	0.68
Avail Cap(c_a), veh/h	397
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	54.5
Incr Delay (d2), s/veh	3.4
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	13.2
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	57.9
LnGrp LOS	E
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	4.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	1
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	249	181	240	140
Demand Flow Rate, veh/h	251	181	246	140
Vehicles Circulating, veh/h	285	181	48	262
Vehicles Exiting, veh/h	117	113	488	88
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.3	3.9	3.5	4.2
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Right	Left	Bypass
Designated Moves	LTR	LT	R	LT	TR	LT	R
Assumed Moves	LTR	LT	R	LT	TR	LT	R
RT Channelized			Free				Yield
Lane Util	1.000	1.000		0.472	0.528	1.000	
Follow-Up Headway, s	2.535	2.535		2.667	2.535	2.535	
Critical Headway, s	4.328	4.328	12	4.645	4.328	4.328	0
Entry Flow, veh/h	251	169	1900	116	130	140	1225
Cap Entry Lane, veh/h	1115	1218	1.000	1292	1363	1137	1.000
Entry HV Adj Factor	0.992	1.000	12	0.974	0.980	1.000	0
Flow Entry, veh/h	249	169	1900	113	127	140	1225
Cap Entry, veh/h	1106	1218	0.006	1258	1337	1137	0.000
V/C Ratio	0.225	0.139	0.0	0.090	0.095	0.123	2.9
Control Delay, s/veh	5.3	4.1	A	3.6	3.5	4.2	A
LOS	A	A	0	A	A	A	0
95th %tile Queue, veh	1	0		0	0	0	

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	100	1674	19	8	16	1339	79	39	0	25	131	2
Future Volume (veh/h)	100	1674	19	8	16	1339	79	39	0	25	131	2
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1856	1841	1900		1796	1870	1856	1900	1900	1841	1885	1159
Adj Flow Rate, veh/h	118	1762	30		21	1488	105	55	0	33	165	0
Peak Hour Factor	0.85	0.95	0.64		0.75	0.90	0.75	0.71	0.25	0.75	0.81	0.50
Percent Heavy Veh, %	3	4	0		7	2	3	0	0	4	1	50
Cap, veh/h	230	2752	986		158	2670	1090	118	0	105	610	0
Arrive On Green	0.04	0.55	0.55		0.02	0.52	0.52	0.06	0.00	0.06	0.17	0.00
Sat Flow, veh/h	1767	5025	1610		1711	5106	1572	1810	0	1610	3591	0
Grp Volume(v), veh/h	118	1762	30		21	1488	105	55	0	33	165	0
Grp Sat Flow(s),veh/h/ln	1767	1675	1610		1711	1702	1572	1810	0	1610	1795	0
Q Serve(g_s), s	4.6	36.6	1.1		0.9	29.4	3.3	4.4	0.0	2.9	6.0	0.0
Cycle Q Clear(g_c), s	4.6	36.6	1.1		0.9	29.4	3.3	4.4	0.0	2.9	6.0	0.0
Prop In Lane	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	230	2752	986		158	2670	1090	118	0	105	610	0
V/C Ratio(X)	0.51	0.64	0.03		0.13	0.56	0.10	0.47	0.00	0.32	0.27	0.00
Avail Cap(c_a), veh/h	258	2752	986		285	2670	1090	338	0	301	845	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	19.7	23.6	11.5		19.8	24.1	7.6	67.6	0.0	66.9	54.2	0.0
Incr Delay (d2), s/veh	0.7	1.2	0.1		0.1	0.8	0.2	4.1	0.0	2.4	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.5	20.8	0.9		0.6	17.6	3.5	3.9	0.0	2.3	5.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.3	24.8	11.5		20.0	24.9	7.8	71.7	0.0	69.4	54.3	0.0
LnGrp LOS	C	C	B		B	C	A	E	A	E	D	A
Approach Vol, veh/h		1910				1614			88			422
Approach Delay, s/veh		24.3				23.8			70.8			57.5
Approach LOS		C				C			E			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.6	85.7		17.4	9.9	89.5		33.2				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 48		* 28	14.0	* 43		35.3				
Max Q Clear Time (g_c+I1), s	6.6	31.4		6.4	2.9	38.6		24.6				
Green Ext Time (p_c), s	0.0	4.3		0.6	0.0	2.5		0.9				

Intersection Summary			
HCM 6th Ctrl Delay			28.6
HCM 6th LOS			C

Notes

User approved volume balancing among the lanes for turning movement.

User approved ignoring U-Turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	234
Future Volume (veh/h)	234
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	257
Peak Hour Factor	0.91
Percent Heavy Veh, %	1
Cap, veh/h	342
Arrive On Green	0.17
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	257
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	22.6
Cycle Q Clear(g_c), s	22.6
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	342
V/C Ratio(X)	0.75
Avail Cap(c_a), veh/h	447
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	55.2
Incr Delay (d2), s/veh	4.4
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	14.7
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	59.6
LnGrp LOS	E
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	4.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	1
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	133	185	449	71
Demand Flow Rate, veh/h	134	186	451	71
Vehicles Circulating, veh/h	197	289	24	362
Vehicles Exiting, veh/h	232	186	307	93
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.0	4.1	4.0	4.0
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Right	Left	Bypass
Designated Moves	LTR	LT	R	LT	TR	LT	R
Assumed Moves	LTR	LT	R	LT	TR	LT	R
RT Channelized			Free				Yield
Lane Util	1.000	1.000		0.470	0.530	1.000	
Follow-Up Headway, s	2.535	2.535		2.667	2.535	2.535	
Critical Headway, s	4.328	4.328	20	4.645	4.328	4.328	4
Entry Flow, veh/h	134	166	1900	212	239	67	1089
Cap Entry Lane, veh/h	1201	1111	1.000	1320	1391	1044	1.000
Entry HV Adj Factor	0.993	0.994	20	0.995	0.996	1.000	4
Flow Entry, veh/h	133	165	1900	211	238	67	1089
Cap Entry, veh/h	1192	1104	0.011	1314	1385	1044	0.004
V/C Ratio	0.112	0.149	0.0	0.161	0.172	0.064	3.3
Control Delay, s/veh	4.0	4.6	A	4.1	4.0	4.0	A
LOS	A	A	0	A	A	A	0
95th %tile Queue, veh	0	1		1	1	0	

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	241	1330	28	5	13	1662	142	21	5	9	114	4
Future Volume (veh/h)	241	1330	28	5	13	1662	142	21	5	9	114	4
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1900	1885	1796		1781	1856	1900	1752	1900	1900	1900	1900
Adj Flow Rate, veh/h	268	1385	33		22	1847	180	30	16	16	139	0
Peak Hour Factor	0.90	0.96	0.84		0.60	0.90	0.79	0.71	0.31	0.56	0.88	0.33
Percent Heavy Veh, %	0	1	7		8	3	0	10	0	0	0	0
Cap, veh/h	228	3184	1036		254	2932	1096	103	57	58	368	0
Arrive On Green	0.06	0.62	0.62		0.02	0.58	0.58	0.06	0.06	0.06	0.10	0.00
Sat Flow, veh/h	1810	5147	1522		1697	5066	1610	1674	933	941	3619	0
Grp Volume(v), veh/h	268	1385	33		22	1847	180	33	0	29	139	0
Grp Sat Flow(s),veh/h/ln	1810	1716	1522		1697	1689	1610	1816	0	1731	1810	0
Q Serve(g_s), s	9.0	21.1	1.1		0.8	36.3	6.0	2.6	0.0	2.4	5.4	0.0
Cycle Q Clear(g_c), s	9.0	21.1	1.1		0.8	36.3	6.0	2.6	0.0	2.4	5.4	0.0
Prop In Lane	1.00		1.00		1.00		1.00	0.92		0.54	1.00	
Lane Grp Cap(c), veh/h	228	3184	1036		254	2932	1096	112	0	107	368	0
V/C Ratio(X)	1.17	0.43	0.03		0.09	0.63	0.16	0.29	0.00	0.28	0.38	0.00
Avail Cap(c_a), veh/h	228	3184	1036		345	2932	1096	339	0	323	683	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.3	14.9	7.8		13.0	20.9	8.6	67.2	0.0	67.2	62.9	0.0
Incr Delay (d2), s/veh	114.5	0.4	0.1		0.1	1.0	0.3	2.0	0.0	2.0	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	18.9	13.1	0.8		0.6	20.7	5.5	2.3	0.0	2.1	4.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	146.8	15.4	7.9		13.1	22.0	8.9	69.3	0.0	69.2	63.4	0.0
LnGrp LOS	F	B	A		B	C	A	E	A	E	E	A
Approach Vol, veh/h		1686				2049			62			285
Approach Delay, s/veh		36.1				20.7			69.2			61.4
Approach LOS		D				C			E			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	94.1		16.9	10.0	100.1		22.9				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 55		* 28	11.0	* 53		28.3				
Max Q Clear Time (g_c+I1), s	11.0	38.3		4.6	2.8	23.1		14.6				
Green Ext Time (p_c), s	0.0	6.2		0.4	0.0	4.7		0.6				

Intersection Summary	
HCM 6th Ctrl Delay	30.7
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	136
Future Volume (veh/h)	136
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	146
Peak Hour Factor	0.93
Percent Heavy Veh, %	1
Cap, veh/h	258
Arrive On Green	0.10
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	146
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	12.6
Cycle Q Clear(g_c), s	12.6
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	258
V/C Ratio(X)	0.57
Avail Cap(c_a), veh/h	397
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	58.0
Incr Delay (d2), s/veh	1.4
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	9.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	59.5
LnGrp LOS	E
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	6.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	1
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	402	424	243	102
Demand Flow Rate, veh/h	405	424	247	102
Vehicles Circulating, veh/h	468	154	71	527
Vehicles Exiting, veh/h	161	164	802	40
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	8.7	5.8	3.6	5.0
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Right	Left	Bypass
Designated Moves	LTR	LT	R	LT	TR	LT	R
Assumed Moves	LTR	LT	R	LT	TR	LT	R
RT Channelized			Free				Yield
Lane Util	1.000	1.000		0.470	0.530	1.000	
Follow-Up Headway, s	2.535	2.535		2.667	2.535	2.535	
Critical Headway, s	4.328	4.328	11	4.645	4.328	4.328	0
Entry Flow, veh/h	405	413	1900	116	131	102	1171
Cap Entry Lane, veh/h	954	1246	1.000	1264	1337	907	1.000
Entry HV Adj Factor	0.993	1.000	11	0.985	0.984	1.000	0
Flow Entry, veh/h	402	413	1900	114	129	102	1171
Cap Entry, veh/h	947	1246	0.006	1246	1315	907	0.000
V/C Ratio	0.425	0.332	0.0	0.092	0.098	0.112	3.1
Control Delay, s/veh	8.7	6.0	A	3.6	3.5	5.0	A
LOS	A	A	0	A	A	A	0
95th %tile Queue, veh	2	1		0	0	0	



Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	130	1674	19	8	16	1339	103	39	0	25	271	4
Future Volume (veh/h)	130	1674	19	8	16	1339	103	39	0	25	271	4
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1856	1841	1900		1796	1870	1856	1900	1900	1841	1885	1159
Adj Flow Rate, veh/h	153	1762	30		21	1488	137	55	0	33	341	0
Peak Hour Factor	0.85	0.95	0.64		0.75	0.90	0.75	0.71	0.25	0.75	0.81	0.50
Percent Heavy Veh, %	3	4	0		7	2	3	0	0	4	1	50
Cap, veh/h	219	2423	881		133	2256	1065	118	0	105	845	0
Arrive On Green	0.06	0.48	0.48		0.02	0.44	0.44	0.06	0.00	0.06	0.24	0.00
Sat Flow, veh/h	1767	5025	1610		1711	5106	1572	1810	0	1610	3591	0
Grp Volume(v), veh/h	153	1762	30		21	1488	137	55	0	33	341	0
Grp Sat Flow(s),veh/h/ln	1767	1675	1610		1711	1702	1572	1810	0	1610	1795	0
Q Serve(g_s), s	7.0	41.9	1.3		1.0	34.4	4.6	4.4	0.0	2.9	12.0	0.0
Cycle Q Clear(g_c), s	7.0	41.9	1.3		1.0	34.4	4.6	4.4	0.0	2.9	12.0	0.0
Prop In Lane	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	219	2423	881		133	2256	1065	118	0	105	845	0
V/C Ratio(X)	0.70	0.73	0.03		0.16	0.66	0.13	0.47	0.00	0.32	0.40	0.00
Avail Cap(c_a), veh/h	219	2423	881		259	2256	1065	338	0	301	845	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	28.1	31.0	15.7		26.7	33.0	8.6	67.6	0.0	66.9	48.5	0.0
Incr Delay (d2), s/veh	8.0	1.9	0.1		0.2	1.5	0.2	4.1	0.0	2.4	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.1	23.9	1.0		0.8	20.7	5.6	3.9	0.0	2.3	9.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.1	32.9	15.7		26.9	34.5	8.8	71.7	0.0	69.4	48.7	0.0
LnGrp LOS	D	C	B		C	C	A	E	A	E	D	A
Approach Vol, veh/h		1945				1646			88			877
Approach Delay, s/veh		32.9				32.3			70.8			103.0
Approach LOS		C				C			E			F

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	73.6		17.4	9.9	79.6		43.0				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 48		* 28	14.0	* 43		35.3				
Max Q Clear Time (g_c+I1), s	9.0	36.4		6.4	3.0	43.9		37.3				
Green Ext Time (p_c), s	0.0	3.8		0.6	0.0	0.0		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		46.9
HCM 6th LOS		D

Notes
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	488
Future Volume (veh/h)	488
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	536
Peak Hour Factor	0.91
Percent Heavy Veh, %	1
Cap, veh/h	472
Arrive On Green	0.24
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	536
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	35.3
Cycle Q Clear(g_c), s	35.3
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	472
V/C Ratio(X)	1.14
Avail Cap(c_a), veh/h	472
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	52.9
Incr Delay (d2), s/veh	84.6
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	40.7
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	137.5
LnGrp LOS	F
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	5.2
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	1
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	252	261	714	70
Demand Flow Rate, veh/h	254	264	721	71
Vehicles Circulating, veh/h	238	428	45	577
Vehicles Exiting, veh/h	407	338	447	92
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.1	5.6	5.1	4.9
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Right	Left	Bypass
Designated Moves	LTR	LT	R	LT	TR	LT	R
Assumed Moves	LTR	LT	R	LT	TR	LT	R
RT Channelized			Free				Yield
Lane Util	1.000	1.000		0.470	0.530	1.000	
Follow-Up Headway, s	2.535	2.535		2.667	2.535	2.535	
Critical Headway, s	4.328	4.328	23	4.645	4.328	4.328	3
Entry Flow, veh/h	254	241	1919	339	382	68	911
Cap Entry Lane, veh/h	1160	987	0.990	1295	1367	870	0.990
Entry HV Adj Factor	0.991	0.989	23	0.990	0.991	0.992	3
Flow Entry, veh/h	252	238	1900	336	378	67	902
Cap Entry, veh/h	1149	976	0.012	1282	1354	862	0.003
V/C Ratio	0.219	0.244	0.0	0.262	0.279	0.078	4.0
Control Delay, s/veh	5.1	6.1	A	5.1	5.1	4.9	A
LOS	A	A	0	A	A	A	0
95th %tile Queue, veh	1	1		1	1	0	



Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	404	1330	28	5	13	1662	239	21	8	9	180	6
Future Volume (veh/h)	404	1330	28	5	13	1662	239	21	8	9	180	6
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1900	1885	1796		1781	1856	1900	1752	1900	1900	1900	1900
Adj Flow Rate, veh/h	449	1385	33		22	1847	303	30	26	16	218	0
Peak Hour Factor	0.90	0.96	0.84		0.60	0.90	0.79	0.71	0.31	0.56	0.88	0.33
Percent Heavy Veh, %	0	1	7		8	3	0	10	0	0	0	0
Cap, veh/h	205	2920	960		229	2671	1093	92	83	52	548	0
Arrive On Green	0.06	0.57	0.57		0.02	0.53	0.53	0.06	0.06	0.06	0.15	0.00
Sat Flow, veh/h	1810	5147	1522		1697	5066	1610	1450	1310	820	3619	0
Grp Volume(v), veh/h	449	1385	33		22	1847	303	38	0	34	218	0
Grp Sat Flow(s),veh/h/ln	1810	1716	1522		1697	1689	1610	1827	0	1752	1810	0
Q Serve(g_s), s	9.0	23.9	1.2		0.9	40.7	11.2	3.0	0.0	2.8	8.2	0.0
Cycle Q Clear(g_c), s	9.0	23.9	1.2		0.9	40.7	11.2	3.0	0.0	2.8	8.2	0.0
Prop In Lane	1.00		1.00		1.00		1.00	0.79		0.47	1.00	
Lane Grp Cap(c), veh/h	205	2920	960		229	2671	1093	116	0	111	548	0
V/C Ratio(X)	2.19	0.47	0.03		0.10	0.69	0.28	0.33	0.00	0.31	0.40	0.00
Avail Cap(c_a), veh/h	205	2920	960		320	2671	1093	341	0	327	683	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	35.2	19.2	10.5		16.7	26.4	9.5	67.2	0.0	67.1	57.5	0.0
Incr Delay (d2), s/veh	551.8	0.6	0.1		0.1	1.5	0.6	2.3	0.0	2.2	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	53.7	14.8	1.0		0.6	23.4	10.6	2.6	0.0	2.4	6.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	587.1	19.8	10.5		16.8	27.9	10.2	69.5	0.0	69.3	57.8	0.0
LnGrp LOS	F	B	B		B	C	B	E	A	E	E	A
Approach Vol, veh/h		1867				2172			72			449
Approach Delay, s/veh		156.0				25.3			69.4			57.9
Approach LOS		F				C			E			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	86.4		17.2	10.0	92.4		30.4				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 55		* 28	11.0	* 53		28.3				
Max Q Clear Time (g_c+I1), s	11.0	42.7		5.0	2.9	25.9		22.0				
Green Ext Time (p_c), s	0.0	5.5		0.4	0.0	4.7		0.7				

Intersection Summary			
HCM 6th Ctrl Delay		82.7	
HCM 6th LOS		F	

Notes

User approved volume balancing among the lanes for turning movement.

User approved ignoring U-Turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	215
Future Volume (veh/h)	215
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	231
Peak Hour Factor	0.93
Percent Heavy Veh, %	1
Cap, veh/h	338
Arrive On Green	0.15
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	231
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	20.0
Cycle Q Clear(g_c), s	20.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	338
V/C Ratio(X)	0.68
Avail Cap(c_a), veh/h	397
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	54.5
Incr Delay (d2), s/veh	3.4
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	13.2
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	57.9
LnGrp LOS	E
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	4.8
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	249	181	240	140
Demand Flow Rate, veh/h	251	181	246	140
Vehicles Circulating, veh/h	285	181	48	262
Vehicles Exiting, veh/h	117	113	488	88
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.9	4.1	4.4	4.6
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Left	Bypass
Designated Moves	LTR	LT	R	LTR	LT	R
Assumed Moves	LTR	LT	R	LTR	LT	R
RT Channelized			Free			Yield
Lane Util	1.000	1.000		1.000	1.000	
Follow-Up Headway, s	2.609	2.609		2.609	2.609	
Critical Headway, s	4.976	4.976	12	4.976	4.976	0
Entry Flow, veh/h	251	169	1900	246	140	1225
Cap Entry Lane, veh/h	1032	1147	1.000	1314	1056	1.000
Entry HV Adj Factor	0.992	1.000	12	0.978	1.000	0
Flow Entry, veh/h	249	169	1900	240	140	1225
Cap Entry, veh/h	1024	1147	0.006	1284	1056	0.000
V/C Ratio	0.243	0.147	0.0	0.187	0.133	2.9
Control Delay, s/veh	5.9	4.4	A	4.4	4.6	A
LOS	A	A	0	A	A	0
95th %tile Queue, veh	1	1		1	0	

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	100	1674	19	8	16	1339	79	39	0	25	131	2
Future Volume (veh/h)	100	1674	19	8	16	1339	79	39	0	25	131	2
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1856	1841	1900		1796	1870	1856	1900	1900	1841	1885	1159
Adj Flow Rate, veh/h	118	1762	30		21	1488	105	55	0	33	165	0
Peak Hour Factor	0.85	0.95	0.64		0.75	0.90	0.75	0.71	0.25	0.75	0.81	0.50
Percent Heavy Veh, %	3	4	0		7	2	3	0	0	4	1	50
Cap, veh/h	230	2752	986		158	2670	1090	118	0	105	610	0
Arrive On Green	0.04	0.55	0.55		0.02	0.52	0.52	0.06	0.00	0.06	0.17	0.00
Sat Flow, veh/h	1767	5025	1610		1711	5106	1572	1810	0	1610	3591	0
Grp Volume(v), veh/h	118	1762	30		21	1488	105	55	0	33	165	0
Grp Sat Flow(s),veh/h/ln	1767	1675	1610		1711	1702	1572	1810	0	1610	1795	0
Q Serve(g_s), s	4.6	36.6	1.1		0.9	29.4	3.3	4.4	0.0	2.9	6.0	0.0
Cycle Q Clear(g_c), s	4.6	36.6	1.1		0.9	29.4	3.3	4.4	0.0	2.9	6.0	0.0
Prop In Lane	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	230	2752	986		158	2670	1090	118	0	105	610	0
V/C Ratio(X)	0.51	0.64	0.03		0.13	0.56	0.10	0.47	0.00	0.32	0.27	0.00
Avail Cap(c_a), veh/h	258	2752	986		285	2670	1090	338	0	301	845	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	19.7	23.6	11.5		19.8	24.1	7.6	67.6	0.0	66.9	54.2	0.0
Incr Delay (d2), s/veh	0.7	1.2	0.1		0.1	0.8	0.2	4.1	0.0	2.4	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.5	20.8	0.9		0.6	17.6	3.5	3.9	0.0	2.3	5.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.3	24.8	11.5		20.0	24.9	7.8	71.7	0.0	69.4	54.3	0.0
LnGrp LOS	C	C	B		B	C	A	E	A	E	D	A
Approach Vol, veh/h		1910				1614			88			422
Approach Delay, s/veh		24.3				23.8			70.8			57.5
Approach LOS		C				C			E			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.6	85.7		17.4	9.9	89.5		33.2				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 48		* 28	14.0	* 43		35.3				
Max Q Clear Time (g_c+I1), s	6.6	31.4		6.4	2.9	38.6		24.6				
Green Ext Time (p_c), s	0.0	4.3		0.6	0.0	2.5		0.9				

Intersection Summary			
HCM 6th Ctrl Delay		28.6	
HCM 6th LOS		C	

Notes

User approved volume balancing among the lanes for turning movement.

User approved ignoring U-Turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	234
Future Volume (veh/h)	234
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	257
Peak Hour Factor	0.91
Percent Heavy Veh, %	1
Cap, veh/h	342
Arrive On Green	0.17
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	257
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	22.6
Cycle Q Clear(g_c), s	22.6
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	342
V/C Ratio(X)	0.75
Avail Cap(c_a), veh/h	447
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	55.2
Incr Delay (d2), s/veh	4.4
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	14.7
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	59.6
LnGrp LOS	E
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	5.1
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	133	185	449	71
Demand Flow Rate, veh/h	134	186	451	71
Vehicles Circulating, veh/h	197	289	24	362
Vehicles Exiting, veh/h	232	186	307	93
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.2	4.5	5.7	4.3
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Left	Bypass
Designated Moves	LTR	LT	R	LTR	LT	R
Assumed Moves	LTR	LT	R	LTR	LT	R
RT Channelized			Free			Yield
Lane Util	1.000	1.000		1.000	1.000	
Follow-Up Headway, s	2.609	2.609		2.609	2.609	
Critical Headway, s	4.976	4.976	20	4.976	4.976	4
Entry Flow, veh/h	134	166	1900	451	67	1089
Cap Entry Lane, veh/h	1129	1028	1.000	1346	954	1.000
Entry HV Adj Factor	0.993	0.994	20	0.996	1.000	4
Flow Entry, veh/h	133	165	1900	449	67	1089
Cap Entry, veh/h	1120	1021	0.011	1341	954	0.004
V/C Ratio	0.119	0.162	0.0	0.335	0.070	3.3
Control Delay, s/veh	4.2	5.0	A	5.7	4.4	A
LOS	A	A	0	A	A	0
95th %tile Queue, veh	0	1		1	0	

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	241	1330	28	5	13	1662	142	21	5	9	114	4
Future Volume (veh/h)	241	1330	28	5	13	1662	142	21	5	9	114	4
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1900	1885	1796		1781	1856	1900	1752	1900	1900	1900	1900
Adj Flow Rate, veh/h	268	1385	33		22	1847	180	30	16	16	139	0
Peak Hour Factor	0.90	0.96	0.84		0.60	0.90	0.79	0.71	0.31	0.56	0.88	0.33
Percent Heavy Veh, %	0	1	7		8	3	0	10	0	0	0	0
Cap, veh/h	228	3184	1036		254	2932	1096	103	57	58	368	0
Arrive On Green	0.06	0.62	0.62		0.02	0.58	0.58	0.06	0.06	0.06	0.10	0.00
Sat Flow, veh/h	1810	5147	1522		1697	5066	1610	1674	933	941	3619	0
Grp Volume(v), veh/h	268	1385	33		22	1847	180	33	0	29	139	0
Grp Sat Flow(s),veh/h/ln	1810	1716	1522		1697	1689	1610	1816	0	1731	1810	0
Q Serve(g_s), s	9.0	21.1	1.1		0.8	36.3	6.0	2.6	0.0	2.4	5.4	0.0
Cycle Q Clear(g_c), s	9.0	21.1	1.1		0.8	36.3	6.0	2.6	0.0	2.4	5.4	0.0
Prop In Lane	1.00		1.00		1.00		1.00	0.92		0.54	1.00	
Lane Grp Cap(c), veh/h	228	3184	1036		254	2932	1096	112	0	107	368	0
V/C Ratio(X)	1.17	0.43	0.03		0.09	0.63	0.16	0.29	0.00	0.28	0.38	0.00
Avail Cap(c_a), veh/h	228	3184	1036		345	2932	1096	339	0	323	683	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.3	14.9	7.8		13.0	20.9	8.6	67.2	0.0	67.2	62.9	0.0
Incr Delay (d2), s/veh	114.5	0.4	0.1		0.1	1.0	0.3	2.0	0.0	2.0	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	18.9	13.1	0.8		0.6	20.7	5.5	2.3	0.0	2.1	4.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	146.8	15.4	7.9		13.1	22.0	8.9	69.3	0.0	69.2	63.4	0.0
LnGrp LOS	F	B	A		B	C	A	E	A	E	E	A
Approach Vol, veh/h		1686				2049			62			285
Approach Delay, s/veh		36.1				20.7			69.2			61.4
Approach LOS		D				C			E			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	94.1		16.9	10.0	100.1		22.9				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 55		* 28	11.0	* 53		28.3				
Max Q Clear Time (g_c+I1), s	11.0	38.3		4.6	2.8	23.1		14.6				
Green Ext Time (p_c), s	0.0	6.2		0.4	0.0	4.7		0.6				

Intersection Summary	
HCM 6th Ctrl Delay	30.7
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

User approved ignoring U-Turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	136
Future Volume (veh/h)	136
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	146
Peak Hour Factor	0.93
Percent Heavy Veh, %	1
Cap, veh/h	258
Arrive On Green	0.10
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	146
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	12.6
Cycle Q Clear(g_c), s	12.6
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	258
V/C Ratio(X)	0.57
Avail Cap(c_a), veh/h	397
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	58.0
Incr Delay (d2), s/veh	1.4
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	9.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	59.5
LnGrp LOS	E
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	402	424	243	102
Demand Flow Rate, veh/h	405	424	247	102
Vehicles Circulating, veh/h	468	154	71	527
Vehicles Exiting, veh/h	161	164	802	40
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	10.3	6.3	4.5	5.7
Approach LOS	B	A	A	A

Lane	Left	Left	Bypass	Left	Left	Bypass
Designated Moves	LTR	LT	R	LTR	LT	R
Assumed Moves	LTR	LT	R	LTR	LT	R
RT Channelized			Free			Yield
Lane Util	1.000	1.000		1.000	1.000	
Follow-Up Headway, s	2.609	2.609		2.609	2.609	
Critical Headway, s	4.976	4.976	11	4.976	4.976	0
Entry Flow, veh/h	405	413	1900	247	102	1171
Cap Entry Lane, veh/h	856	1179	1.000	1283	806	1.000
Entry HV Adj Factor	0.993	1.000	11	0.984	1.000	0
Flow Entry, veh/h	402	413	1900	243	102	1171
Cap Entry, veh/h	850	1179	0.006	1263	806	0.000
V/C Ratio	0.473	0.350	0.0	0.192	0.127	3.1
Control Delay, s/veh	10.3	6.4	A	4.5	5.7	A
LOS	B	A	0	A	A	0
95th %tile Queue, veh	3	2		1	0	



Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	130	1674	19	8	16	1339	103	39	0	25	271	4
Future Volume (veh/h)	130	1674	19	8	16	1339	103	39	0	25	271	4
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1856	1841	1900		1796	1870	1856	1900	1900	1841	1885	1159
Adj Flow Rate, veh/h	153	1762	30		21	1488	137	55	0	33	341	0
Peak Hour Factor	0.85	0.95	0.64		0.75	0.90	0.75	0.71	0.25	0.75	0.81	0.50
Percent Heavy Veh, %	3	4	0		7	2	3	0	0	4	1	50
Cap, veh/h	219	2423	881		133	2256	1065	118	0	105	845	0
Arrive On Green	0.06	0.48	0.48		0.02	0.44	0.44	0.06	0.00	0.06	0.24	0.00
Sat Flow, veh/h	1767	5025	1610		1711	5106	1572	1810	0	1610	3591	0
Grp Volume(v), veh/h	153	1762	30		21	1488	137	55	0	33	341	0
Grp Sat Flow(s),veh/h/ln	1767	1675	1610		1711	1702	1572	1810	0	1610	1795	0
Q Serve(g_s), s	7.0	41.9	1.3		1.0	34.4	4.6	4.4	0.0	2.9	12.0	0.0
Cycle Q Clear(g_c), s	7.0	41.9	1.3		1.0	34.4	4.6	4.4	0.0	2.9	12.0	0.0
Prop In Lane	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	219	2423	881		133	2256	1065	118	0	105	845	0
V/C Ratio(X)	0.70	0.73	0.03		0.16	0.66	0.13	0.47	0.00	0.32	0.40	0.00
Avail Cap(c_a), veh/h	219	2423	881		259	2256	1065	338	0	301	845	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	28.1	31.0	15.7		26.7	33.0	8.6	67.6	0.0	66.9	48.5	0.0
Incr Delay (d2), s/veh	8.0	1.9	0.1		0.2	1.5	0.2	4.1	0.0	2.4	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.1	23.9	1.0		0.8	20.7	5.6	3.9	0.0	2.3	9.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.1	32.9	15.7		26.9	34.5	8.8	71.7	0.0	69.4	48.7	0.0
LnGrp LOS	D	C	B		C	C	A	E	A	E	D	A
Approach Vol, veh/h		1945				1646			88			877
Approach Delay, s/veh		32.9				32.3			70.8			103.0
Approach LOS		C				C			E			F

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	73.6		17.4	9.9	79.6		43.0				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 48		* 28	14.0	* 43		35.3				
Max Q Clear Time (g_c+I1), s	9.0	36.4		6.4	3.0	43.9		37.3				
Green Ext Time (p_c), s	0.0	3.8		0.6	0.0	0.0		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		46.9
HCM 6th LOS		D

Notes
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	488
Future Volume (veh/h)	488
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	536
Peak Hour Factor	0.91
Percent Heavy Veh, %	1
Cap, veh/h	472
Arrive On Green	0.24
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	536
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	35.3
Cycle Q Clear(g_c), s	35.3
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	472
V/C Ratio(X)	1.14
Avail Cap(c_a), veh/h	472
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	52.9
Incr Delay (d2), s/veh	84.6
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	40.7
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	137.5
LnGrp LOS	F
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	252	261	714	70
Demand Flow Rate, veh/h	254	264	721	71
Vehicles Circulating, veh/h	238	428	45	577
Vehicles Exiting, veh/h	407	338	447	92
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.6	6.3	8.8	5.6
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Left	Bypass
Designated Moves	LTR	LT	R	LTR	LT	R
Assumed Moves	LTR	LT	R	LTR	LT	R
RT Channelized			Free			Yield
Lane Util	1.000	1.000		1.000	1.000	
Follow-Up Headway, s	2.609	2.609		2.609	2.609	
Critical Headway, s	4.976	4.976	23	4.976	4.976	3
Entry Flow, veh/h	254	241	1919	721	68	911
Cap Entry Lane, veh/h	1082	892	0.990	1318	766	0.990
Entry HV Adj Factor	0.991	0.989	23	0.990	0.992	3
Flow Entry, veh/h	252	238	1900	714	67	902
Cap Entry, veh/h	1073	882	0.012	1305	760	0.003
V/C Ratio	0.235	0.270	0.0	0.547	0.089	4.0
Control Delay, s/veh	5.6	6.9	A	8.8	5.6	A
LOS	A	A	0	A	A	0
95th %tile Queue, veh	1	1		3	0	

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	404	1330	28	5	13	1662	239	21	8	9	180	6
Future Volume (veh/h)	404	1330	28	5	13	1662	239	21	8	9	180	6
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1900	1885	1796		1781	1856	1900	1752	1900	1900	1900	1900
Adj Flow Rate, veh/h	449	1385	33		22	1847	303	30	26	16	218	0
Peak Hour Factor	0.90	0.96	0.84		0.60	0.90	0.79	0.71	0.31	0.56	0.88	0.33
Percent Heavy Veh, %	0	1	7		8	3	0	10	0	0	0	0
Cap, veh/h	205	2920	960		229	2671	1093	92	83	52	548	0
Arrive On Green	0.06	0.57	0.57		0.02	0.53	0.53	0.06	0.06	0.06	0.15	0.00
Sat Flow, veh/h	1810	5147	1522		1697	5066	1610	1450	1310	820	3619	0
Grp Volume(v), veh/h	449	1385	33		22	1847	303	38	0	34	218	0
Grp Sat Flow(s),veh/h/ln	1810	1716	1522		1697	1689	1610	1827	0	1752	1810	0
Q Serve(g_s), s	9.0	23.9	1.2		0.9	40.7	11.2	3.0	0.0	2.8	8.2	0.0
Cycle Q Clear(g_c), s	9.0	23.9	1.2		0.9	40.7	11.2	3.0	0.0	2.8	8.2	0.0
Prop In Lane	1.00		1.00		1.00		1.00	0.79		0.47	1.00	
Lane Grp Cap(c), veh/h	205	2920	960		229	2671	1093	116	0	111	548	0
V/C Ratio(X)	2.19	0.47	0.03		0.10	0.69	0.28	0.33	0.00	0.31	0.40	0.00
Avail Cap(c_a), veh/h	205	2920	960		320	2671	1093	341	0	327	683	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	35.2	19.2	10.5		16.7	26.4	9.5	67.2	0.0	67.1	57.5	0.0
Incr Delay (d2), s/veh	551.8	0.6	0.1		0.1	1.5	0.6	2.3	0.0	2.2	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	53.7	14.8	1.0		0.6	23.4	10.6	2.6	0.0	2.4	6.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	587.1	19.8	10.5		16.8	27.9	10.2	69.5	0.0	69.3	57.8	0.0
LnGrp LOS	F	B	B		B	C	B	E	A	E	E	A
Approach Vol, veh/h		1867				2172			72			449
Approach Delay, s/veh		156.0				25.3			69.4			57.9
Approach LOS		F				C			E			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	86.4		17.2	10.0	92.4		30.4				
Change Period (Y+Rc), s	7.0	* 7.3		* 7.7	7.0	* 7.3		7.7				
Max Green Setting (Gmax), s	9.0	* 55		* 28	11.0	* 53		28.3				
Max Q Clear Time (g_c+I1), s	11.0	42.7		5.0	2.9	25.9		22.0				
Green Ext Time (p_c), s	0.0	5.5		0.4	0.0	4.7		0.7				

Intersection Summary	
HCM 6th Ctrl Delay	82.7
HCM 6th LOS	F

Notes

User approved volume balancing among the lanes for turning movement.

User approved ignoring U-Turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	215
Future Volume (veh/h)	215
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1885
Adj Flow Rate, veh/h	231
Peak Hour Factor	0.93
Percent Heavy Veh, %	1
Cap, veh/h	338
Arrive On Green	0.15
Sat Flow, veh/h	1598
Grp Volume(v), veh/h	231
Grp Sat Flow(s),veh/h/ln	1598
Q Serve(g_s), s	20.0
Cycle Q Clear(g_c), s	20.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	338
V/C Ratio(X)	0.68
Avail Cap(c_a), veh/h	397
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	54.5
Incr Delay (d2), s/veh	3.4
Initial Q Delay(d3),s/veh	0.0
%ile BackOfQ(95%),veh/ln	13.2
Unsig. Movement Delay, s/veh	
LnGrp Delay(d),s/veh	57.9
LnGrp LOS	E
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

APPENDIX D

Trip Generation from Zoning Analysis

ESTIMATED FUTURE TRAFFIC CONDITIONS BASED ON CURRENT ZONING

The total number of units (low-rise, mid-rise, and high-rise) have been calculated based on future development and using the maximum unit density of 70 units per acre of land. Furthermore, 130 TDRs to be dispersed along East Drive and West Drive areas.

Based on recent discussions with the Village Planning Department, out of the 130 TDRs, 37 would be spread along West Drive, which has a capacity for a maximum of 162 units and the remaining 93 TDRs would be allocated along East drive, which has a maximum unit capacity of 408 units. For the purpose of this document, all TDRs would be assumed as multifamily mid-rise units. Table 13 identifies the number of existing and maximum development dwelling units.

Table 13: Number of units calculations

Location	Existing Conditions				Maximum Development			
	Low Rise	Mid Rise	High Rise	Total Units	Low Rise	Mid Rise	High Rise	Total Units
West Drive	77	463	318	858	128	716	226	1070
East Drive	129	216	172	517	118	887	228	1233
360 Condominium			336	336			480	480

Based on the ITE Trip Generation Manual, 11th Edition, Tables 14-16, 17-19 & 20-22 show the potential future trips for the different types of identified land use for daily, AM peak hour and PM peak hour trips for West Drive, East Drive and Harbor Island Drive/360 Condominium, respectively.

Table 14: Trip Generation for West Drive – Future Development Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	128	T = 6.41(X) + 75.31	50%	50%	448	448	896
Multifamily (Mid Rise)	221	716	T = 4.77(X) - 46.46	50%	50%	1685	1684	3369
Multifamily (High Rise)	222	226	T = 3.76(X) + 377.04	50%	50%	614	613	1227
						2747	2745	5492
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**Daily Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	107.20 trips per 1000 sft GFA	50%	50%	53	53	106
Grocery Store / Convenience Store	851	964	T = 761.44(X) + 2.27	50%	50%	368	368	736
Pet Shop Gromming / Hair Salon	918	216	1.45 trips per 1000 sft GFA					0
Mosque*	562	927						
Parking Lot		55601						
Park	411	22400/0.51	T = 0.64(X) + 88.46	50%	50%	45	44	89
						466	465	931
Total Future Traffic @ Daily						**3213**	**3210**	**6423**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 15: Trip Generation for West Drive – Future Development Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	128	T = 0.31(X) + 22.85	24%	76%	15	48	63
Multifamily (Mid Rise)	221	716	T = 0.44(X) - 11.61	23%	77%	70	233	303
Multifamily (High Rise)	222	226	T = 0.22(X) + 18.85	26%	74%	18	51	69
						103	332	435
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**AM Peak Hour Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	9.57 trips per 1000 sft GFA	55%	45%	5	4	9
Grocery Store / Convenience Store	851	964	49.11 trips per 1000 sft GFA	51%	49%	24	23	47
Pet Shop / Hair Salon	918	216	1.21 trips per 1000 sft GFA					0
Mosque*	562	927						
Parking Lot		55601						
Park	411	22400/0.51	0.02 trips/1 acre	59%	41%	0	0	0
						29	28	57
Total Future Traffic @ AM Peak						**132**	**360**	**492**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 16: Trip Generation for West Drive – Future Development Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	128	T = 0.43(X) + 20.55	63%	37%	48	28	76
Multifamily (Mid Rise)	221	716	T = 0.39(X) + 0.34	61%	39%	171	109	280
Multifamily (High Rise)	222	226	T = 0.26(X) + 23.12	62%	38%	51	31	82
						270	168	438
Land Use	**Land Use Code**	**SFT / Acres**	**Equation**	**Directional**		**PM Peak Hour Trips**		
				IN	**OUT**	**IN**	**OUT**	**Total**
Restaurant	932	989	9.05 trips per 1000 sft GFA	61%	39%	5	4	9
Grocery Store / Convenience Store	851	964	62.54 trips per 1000 sft GFA	50%	50%	30	30	60
Pet Shop / Hair Salon	918	216	1.45 trips per 1000 sft GFA					0
Mosque*	562	927	4.22 per 1000 sft GFA			2	2	4
Parking Lot		55601						
Park	411	22400/0.51	T = 0.06(X) + 22.60	55%	45%	13	10	23
						50	46	96
Total Future Traffic @ PM Peak						**320**	**214**	**534**
* Mosque LU only shows Friday PM peak traffic due to Jummah Prayer								

Table 17: Trip Generation for East Drive – Future Development Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	118	T = 6.41(X) + 75.31	50%	50%	416	416	832
Multifamily (Mid Rise)	221	887	T = 4.77(X) - 46.46	50%	50%	2093	2092	4185
Multifamily (High Rise)	222	228	T = 3.76(X) + 377.04	50%	50%	617	617	1234
Total Future Traffic @ Daily						**3126**	**3125**	**6251**

Table 18: Trip Generation for East Drive – Future Development Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	118	T = 0.31(X) + 22.85	24%	76%	14	45	59
Multifamily (Mid Rise)	221	887	T = 0.44(X) - 11.61	23%	77%	87	292	379
Multifamily (High Rise)	222	228	T = 0.22(X) + 18.85	26%	74%	18	51	69
Total Future Traffic @ AM Peak						**119**	**388**	**507**

Table 19: Trip Generation for East Drive – Future Development Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (Low Rise)	220	118	T = 0.43(X) + 20.55	63%	37%	45	26	71
Multifamily (Mid Rise)	221	887	T = 0.39(X) + 0.34	61%	39%	211	135	346
Multifamily (High Rise)	222	228	T = 0.26(X) + 23.12	62%	38%	51	31	82
Total Future Traffic @ PM Peak						**307**	**192**	**499**

Table 20: Trip Generation for 360 Condominium – Future Development Conditions (Daily Trips)

Land Use	Land Use Code	Units	Equation	Directional		Daily Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	480	T = 3.76(X) + 377.04	50%	50%	1091	1091	2182
Total Future Traffic @ Daily						**1091**	**1091**	**2182**

Table 21: Trip Generation for 360 Condominium – Future Development Conditions (AM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		AM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	480	T = 0.22(X) + 18.85	26%	74%	32	92	124
Total Future Traffic @ AM Peak						**32**	**92**	**124**

Table 22: Trip Generation for 360 Condominium – Future Development Conditions (PM Peak Trips)

Land Use	Land Use Code	Units	Equation	Directional		PM Peak Hour Trips		
				IN	OUT	IN	OUT	Total
Multifamily (High Rise)	222	480	T = 0.26(X) + 23.12	62%	38%	92	56	148
Total Future Traffic @ PM Peak						**92**	**56**	**148**

Traffic Study at Harbor Island Entranceway

North Bay Village Commission

September 12, 2023

Stantec


Harbor Island
North Bay Island
NE 79 St
Study Intersection
Pelican Harbor Marina
Jet Ski 305 Rentals
North Bay Village
Image Landsat / Copernicus
N

Study Objective

- Conduct traffic analysis at the study intersections
  - Harbor Island Drive and West Drive/East Drive
  - SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island
- Comparatively evaluate three alternatives



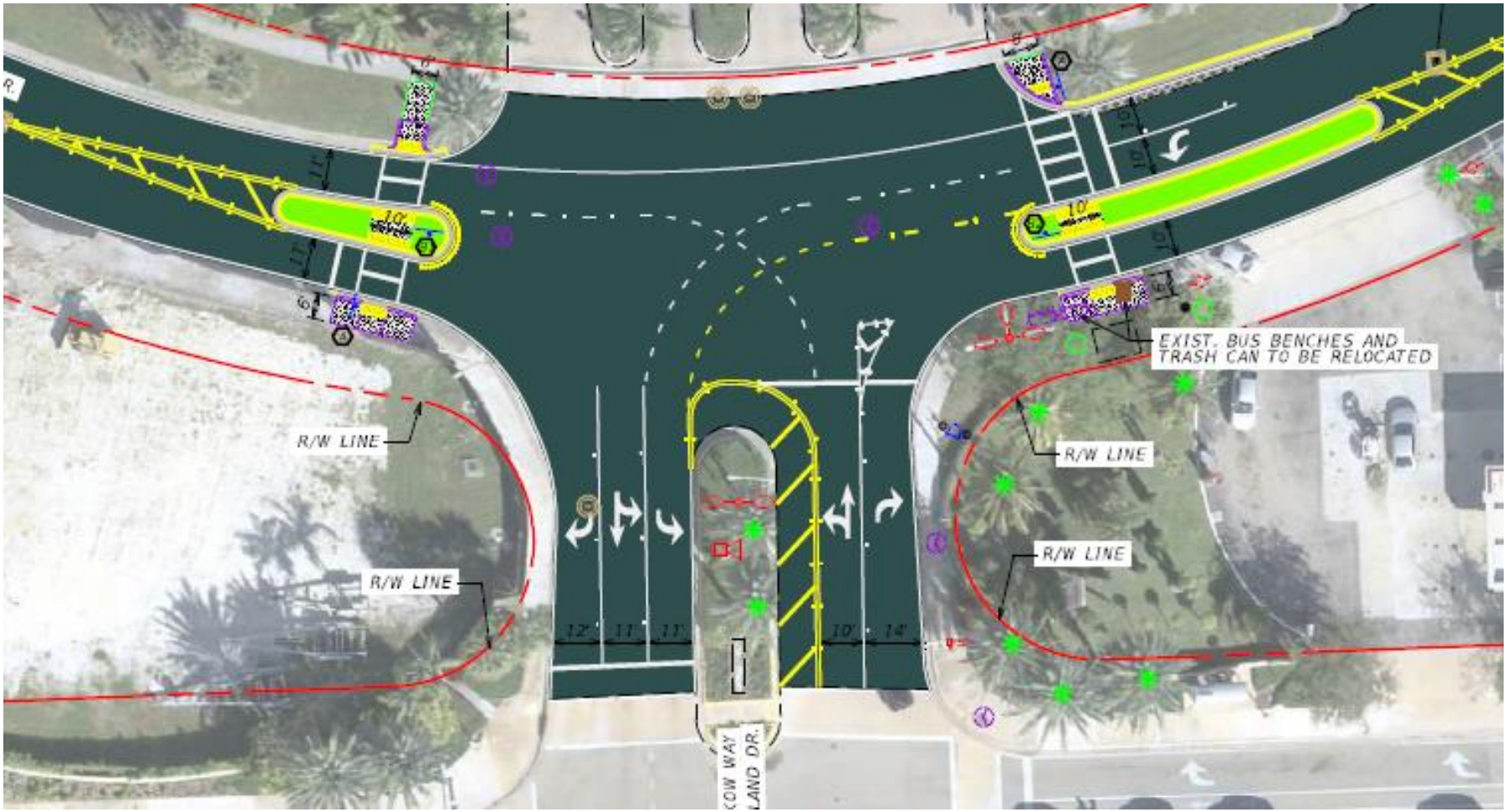
Traffic Methodology

- Traffic Data collection
- AM and PM peak hour analysis
- Existing and future traffic conditions
- Future traffic volume projections based on full build-out zoning analysis of the Harbor Island community (separate evaluation)

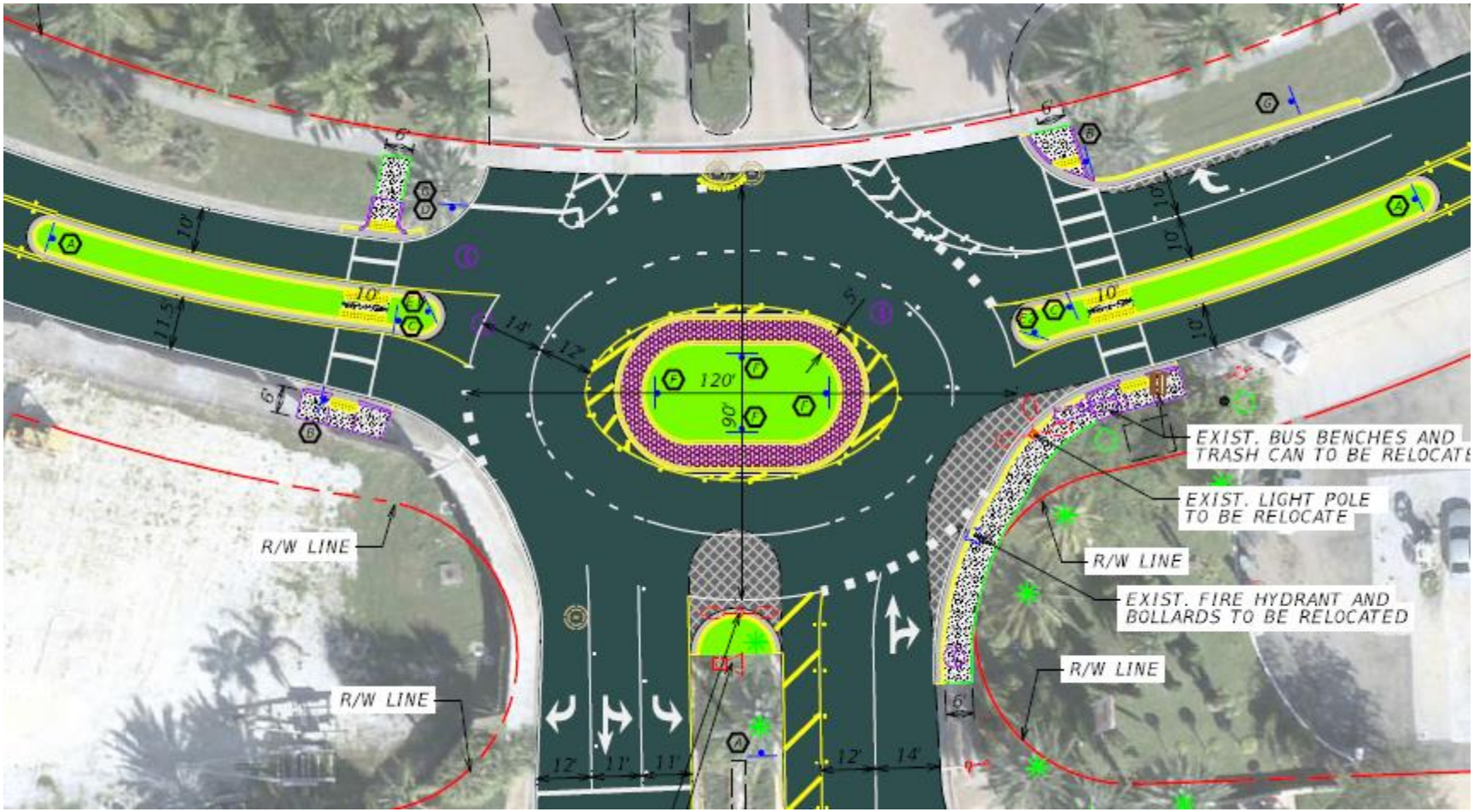
Alternatives

- Alternative 1 - maintain existing all-way stop traffic control with median modifications
- Alternative 2 - Two lane roundabout
- Alternative 3 - One lane roundabout

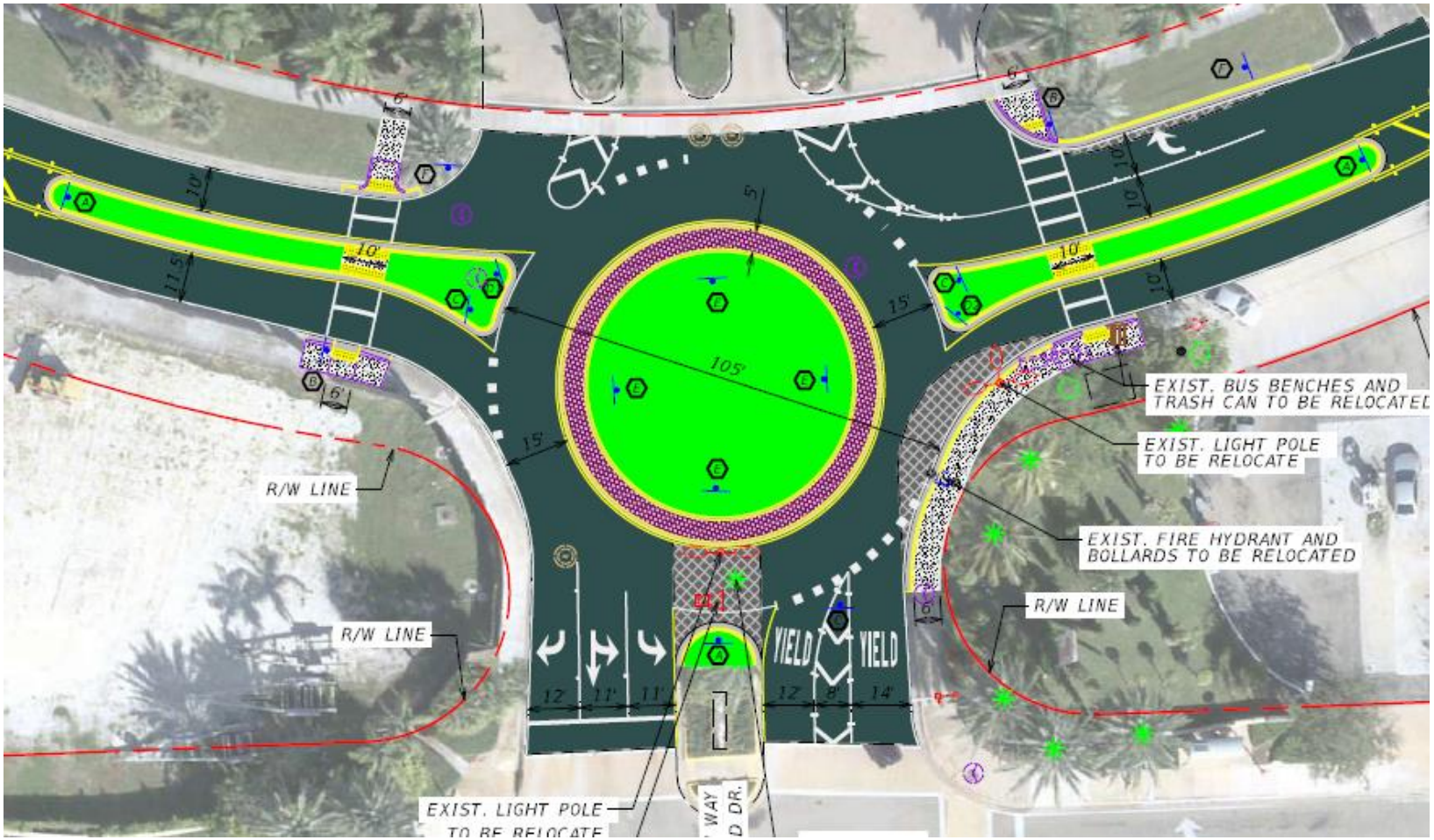
Alternative 1 - maintain existing traffic control



Alternative 2 - two lane roundabout



Alternative 3 - one lane roundabout



Existing Conditions
Traffic Analysis Results

Alternative 1 (maintain existing traffic control)

- Vehicle queueing at northbound approach of Harbor Island Drive and East Drive/West Drive is estimating approximately 65 feet which is nearing the available spacing of 70 feet

Alternative 2 (two lane roundabout) and Alternative 3 (one lane roundabout)

- Projected to improve operations and reduce vehicle delay by approximately 50%
- Shortest vehicle queuing projections

Southbound approach at SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island (exiting Harbor Island community)

- Over 300 ft vehicle queue length which is exceeding the available storage of approximately 70 ft.
- High potential for vehicle spillback into the Harbor Island community and through the intersection of Harbor Island Drive and East Drive/West Drive

Future Conditions
Traffic Analysis Results

Alternative 1 (maintain existing traffic control)

- Vehicle queueing at northbound approach of Harbor Island Drive and East Drive/West Drive is projected to exceed 150 ft. and spillback into SR 934/John F. Kennedy Causeway

Alternative 2 (two lane roundabout)

- Projected to result in the most improvements with an over 70% reduction in vehicle delay shortest vehicle queuing

Alternative 3 (one lane roundabout)

- Projected to result in the second most improvements with an over 50% reduction in vehicle delay and a shorter vehicle queuing compared to Alternative 1

Southbound approach at SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island (exiting Harbor Island community)

- Over 1,000 ft queue length which is exceeding the available storage of approximately 70 ft.
- Indicates significant vehicle spillback into the Harbor Island community and through the intersection of Harbor Island Drive and East Drive/West Drive

Summary of Results and Recommendations

Alternative 2 (two lane roundabout)

- Recommended option from a traffic operational perspective since it is the best performing alternative with the shortest estimated vehicle queuing
- Intersection improvements will minimize the potential vehicle queue spillback from the northbound approach of Harbor Island Drive and East Drive/West Drive onto SR 934/John F. Kennedy Causeway

SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island (exiting Harbor Island community)

- Southbound approach at SR 934/John F. Kennedy Causeway and Harbor Island Drive/North Bay Island will continue to experience vehicle queue spillback into the Harbor Island community
- Vehicle queue spillback will likely impact the operations at Harbor Island Drive and East Drive/West Drive
- Alternative 2 could potentially minimize these affects because the 2nd roundabout lane may act as a relief of the spillback (depending on driver behavior)

What is a roundabout?

A roundabout is a one-way, circular intersection without traffic signal equipment in which traffic flows around a center island.

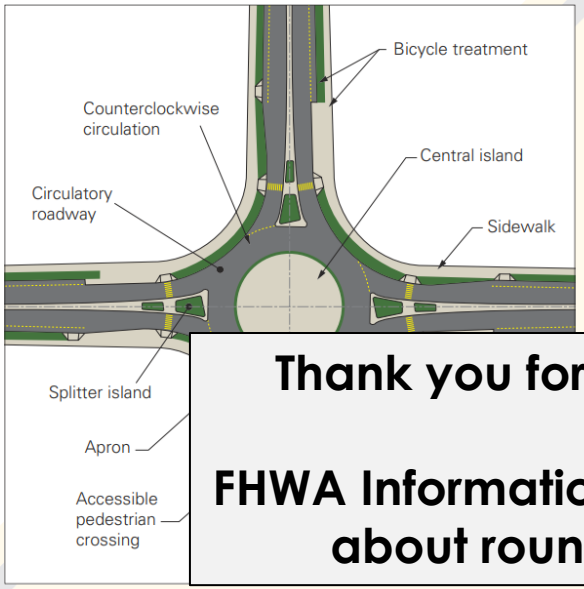
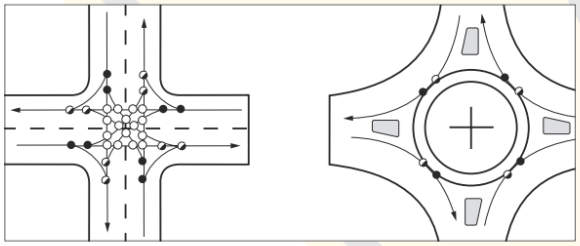


Illustration of potential conflict points in traffic intersections.

Thank you for your time!

FHWA Informational brochure about roundabouts:

Through proper design, roundabouts can easily accommodate emergency and large sized vehicles. Drivers should behave in the same manner as they would on any other road if an emergency vehicle approaches: carefully move your vehicle as far right as possible and, if necessary, stop until the emergency vehicle passes.



Signaled intersection:
32 conflict points

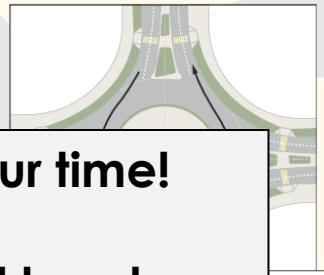
Roundabout:
8 conflict points

All roundabouts have these features:

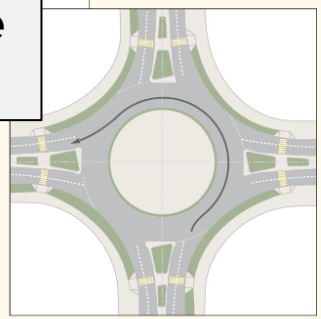
Yield-at-entry
- Traffic entering the circle yields to traffic already in the circle.

Traffic deflection
- Pavement markings and raised islands direct traffic into a one-way counterclockwise flow.

Geometric curvature
- The radius of the circular road and the angles of entry can be designed to slow the speed of vehicles.



Driving straight through a roundabout



Left-hand turn

Because the only movement allowed upon entry or exit from a roundabout is a right turn, the occurrence of crashes that result in injury is substantially reduced. Small-angle collisions, the type of collisions that can occur as a result of a right-hand turn, are typically less severe than other types of collisions.

Benefits of a roundabout:

Lives saved
- Up to a 90% reduction in fatalities
- 76% reduction in injury crashes
- 30-40% reduction in pedestrian crashes
- 75% fewer conflict points than four way intersections

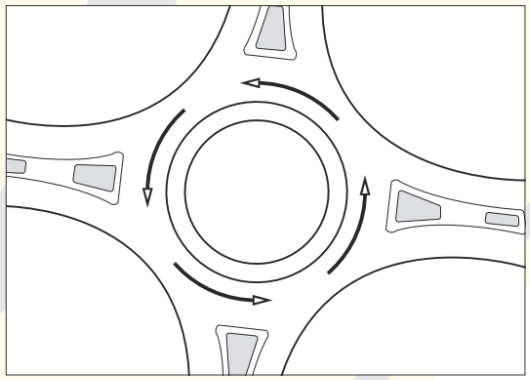
Slower vehicle speeds (under 30 mph)
- Drivers have more time to judge and react to other cars or pedestrians
- Advantageous to older and novice drivers
- Reduces the severity of crashes
- Keeps pedestrians safer

Efficient traffic flow
- 30-50% increase in traffic capacity

Reduction in pollution and fuel use
- Improved traffic flow for intersections that handle a high number of left turns
- Reduced need for storage lanes

Money saved
- No signal equipment to install and repair
- Savings estimated at an average of $5,000 per year in electricity and maintenance costs
- Service life of a roundabout is 25 years (vs. the 10-year service life of signal equipment)

Community benefits
- Traffic calming
- Aesthetic landscaping



Continuous counterclockwise traffic flow

Roundabouts save lives. . .

ITEM NO. 14.B

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Christian Molina, Legislative Aide

SPONSORED BY: Mayor Brent Latham

SUBJECT: Discussion Regarding the ARKHAUS Biscayne Bay Project in Waters Adjacent to the Village- ***Sponsored by Mayor Brent Latham***

RECOMMENDATION

BACKGROUND AND ANALYSIS

The purpose of the proposed agenda item is to discuss the ARKHAUS project, its building, and installation within waters adjacent to North Bay Village (NBV), and to explore potential actions for the Commission's consideration.

The following courses of action are being proposed for Village Commission consideration at Mayor Latham's request:

Official Letters to Authorities:
Consider sending official letters to pertinent authorities, including the Miami-Dade County Mayor and relevant Commissioners, outlining the concerns and impacts of the ARKHAUS project on the North Bay Village community.

Cease and Desist Letter to ARKHAUS:
Discuss the possibility of issuing a cease and desist letter to ARKHAUS, urging them to halt any further construction or installation activities

Press Release on City's Determination:
Deliberate on issuing a press release that communicates the Village's stance on the ARKHAUS project. This release would underscore the Village's commitment to safeguarding its environment, and community interests.

Photographs of the ARKHAUS project are attached for reference.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ATTACHMENTS
Arkhaus Photos.pdf





ITEM NO. 14.C

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Christian Molina, Legislative Aide

SPONSORED BY: Vice Mayor Dr. Richard Chervony and Commissioner Rachel Streitfeld

SUBJECT: Discussion Regarding the Sponsorship of a Booth at the 2023 Climate Leadership Summit - ***Sponsored by Vice Mayor Dr. Richard Chervony and Commissioner Rachel Streitfeld***

RECOMMENDATION

BACKGROUND AND ANALYSIS

Vice Mayor Dr. Chervony and Commissioner Streitfeld are requesting that the Village Commission consider allocating $1,500 from Commission funds to support the sponsorship of a booth at the 2023 Climate Leadership Summit. The booth will be staffed by members of the Sustainability and Resilience Task Force.

The 15th Annual Southeast Florida Regional Climate Leadership Summit is scheduled to take place November 16th and 17th. The Annual Climate Leadership Summit is a major regional event hosted by the Southeast Florida Regional Climate Change Compact to share knowledge, showcase climate action, engage leadership across sectors, and mobilize the collaboration needed to tackle this significant challenge at scale.

This year's theme *Transformative Climate Action* will inspire innovation in every field ranging from electrification and equity, to engagement, green infrastructure and more. The summit attracts innovative thinkers and leaders from the business, government, academic, and nonprofit community to exchange dialogue and ideas on expanding the region’s capacity to respond to climate challenges and build climate resilience.

The event is jointly hosted by Miami-Dade County and City of Miami Beach on behalf of the Southeast Florida Regional Climate Change Compact. The summit will explore "Transformative Climate Action" to secure regional prosperity, livability, and security.

Approval of this item will promote the pillar of Resilience of the NBV100 Plan.

Resilience

Adaptive, proactive measures on climate change are necessary for our water-privileged community. NBV100 initiatives prepare for further environmental changes through three stages:

- Created in water,
- Thriving with water, and
- Protected from water

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
$1,500

PERSONNEL IMPACT
None

ATTACHMENTS
Southeast Florida Climate Leadership Summit Sponsorship Deck.pdf
Sponsorship Form.pdf

Sponsorship Package

SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

15th Annual Southeast Florida Climate Leadership Summit

Transformative Climate Action

Miami Beach Convention Center November 16th & 17th, 2023

Co-Hosted by Miami-Dade County and City of Miami Beach

MIAMI-DADE COUNTY

MIAMIBEACH RISING ABOVE

The Beacon Council foundation

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SOUTHEAST FLORIDA
REGIONAL COMPACT
CLIMATE CHANGE

15th Annual Southeast Florida Climate Leadership Summit

Miami-Dade County and the City of Miami Beach will proudly host the 2023 Southeast Florida Regional Climate Leadership Summit at the Miami Beach Convention Center.

The Southeast Florida Regional Climate Change Compact was created in 2010 by Broward, Miami-Dade, Monroe, and Palm Beach Counties to coordinate and collaborate on climate change action across county lines and is internationally recognized as a leading example of regional-scale climate action. The Climate Leadership Summit is an annual major event focused on facilitating climate-related collaboration, typically bringing together over 700 thought leaders from business, government, higher education, and nonprofits at panel discussions and networking breaks.

Program

The 15th Annual Southeast Florida Regional Climate Leadership Summit will take place on **November 16 - 17, 2023** at the Miami Beach Convention Center.

- ***Thursday, November 16th: Registration, Full Day Program, Welcome Reception***
- ***Friday, November 17th: Half-Day Program***

SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

Advantages & Benefits

PROMOTION

Sponsors participating in the summit will have a strong local presence in a major showcase thanks to the media impact of the event.

NETWORKING

As a large climate conference with a local focus this event will attract climate action change makers and leaders from across the region.

BUSINESS GENERATION

Given the large number of participants from a wide range of fields, the summit is a unique occasion to generate new business opportunities.

KNOWLEDGE

Attendees will hear from experts in the field discussing emerging topics and regional initiatives, successes and challenges.

Marketing and Communication Strategies

We have designed a communication strategy to give the highest visibility to all event participants. Our mission is to help sponsors generate **high impact** before, during and after the event, promoting **maximum return on investment.**

Social media exposure, campaigns, engagement, promotions, email marketing

Networking events, interviews

Relationship building with partners and sponsors, community connections

Media relations, press release, media advisory, media partnerships, media exposure & more...

Branding and collaterals, cobranding opportunities, event app branding

Public Relations

SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

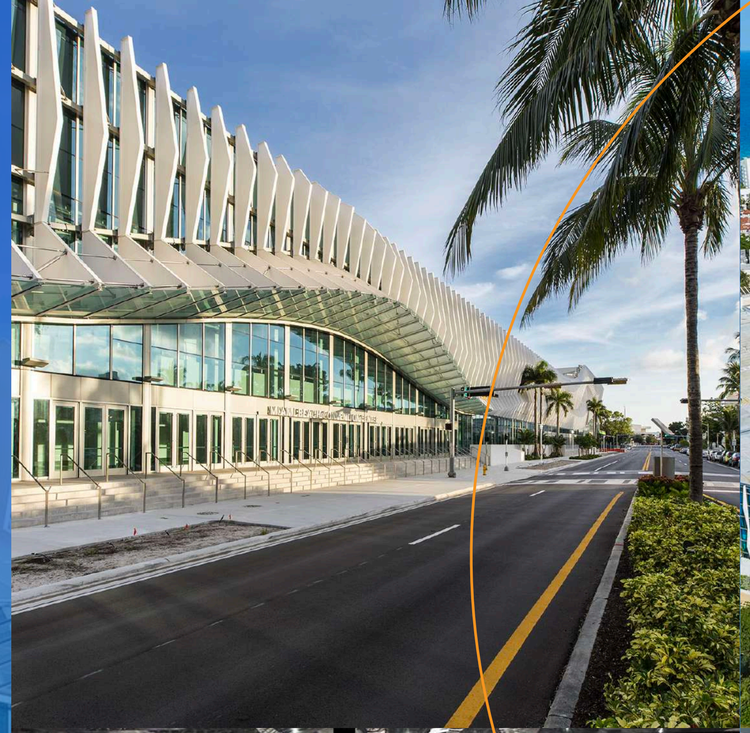
Venue

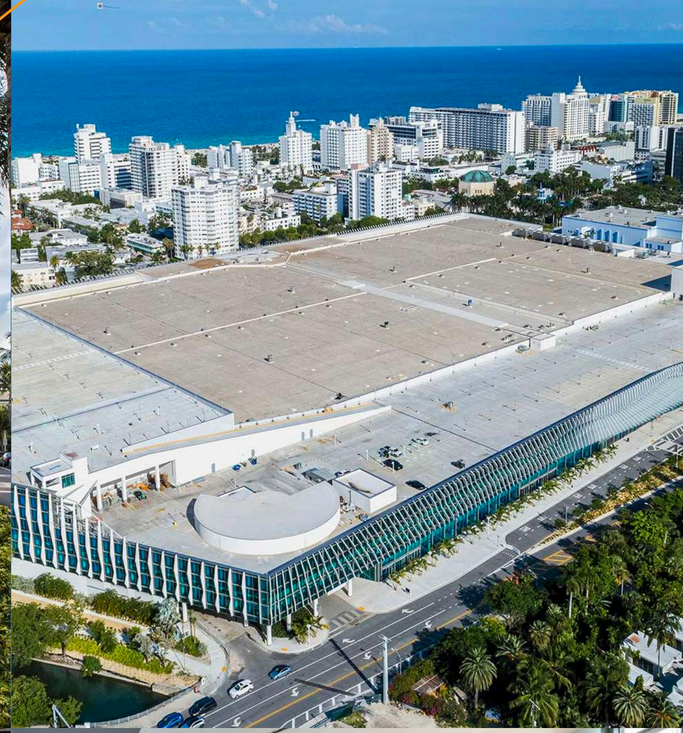
The 15th Annual Southeast Florida Regional Climate Leadership Summit will be held at the Miami Beach Convention Center.

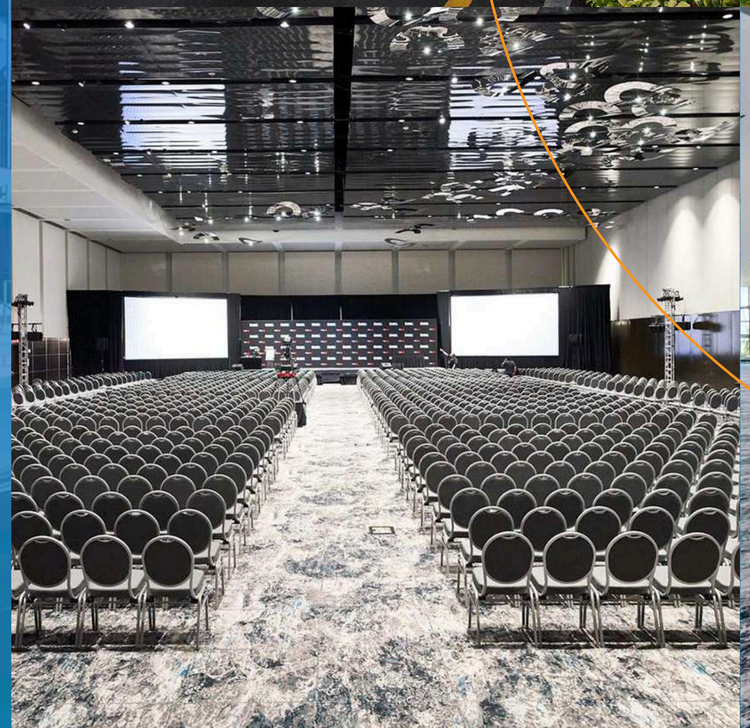
Situated in a prime geographic location, the convention center has a capacity for 3,000 people and a total of 1.4-million-square-feet of space.

Address:
1901 Convention Center Drive
Miami Beach, FL 33139

https://www.miamibeachconvention.com/









SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

Sponsorship Opportunities

	Live Oak $15,000	Cypress $10,000	Mangrove $5,000	Gumbo Limbo $3,000	Sea Grape $1,500	Cocoplum (Non-profit) $750	Welcome Reception Sponsor $20,000	Sable Palm Scholarship Sponsor
Materials distributed to each event participant	✓						✓	
Ad on event app	Enhanced	Enhanced	✓				Enhanced	✓
Logo/link on Summit website	✓	✓	✓	✓	Name Only		✓	✓
Logo/link in email promotions	✓	✓	✓	✓	Name Only		✓	
Registration list (post-Summit)	✓	✓	✓	✓			✓	
Inclusion on Summit poster and monitor ads	✓	✓	✓					
Exhibit booth	Preferred Placement	Preferred Placement	✓	✓	✓	✓	Preferred Placement	
Reserved seating at front tables	✓	✓					✓	
Number of full registrations	4	2	2	1	1	1	6	

SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

Live Oak
$15,000

- Materials distributed to each participant
- Enhanced ad on event app
- Logo/link on Summit website
- Logo/link in email promotions
- Logo on poster in VIP meeting room
- Registration list (post-Summit)
- Inclusion on Summit poster and monitor ads
- Exhibit booth – preferred placement
- Reserved seating at front tables
- 4 full registrations



SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

Cypress
$10,000

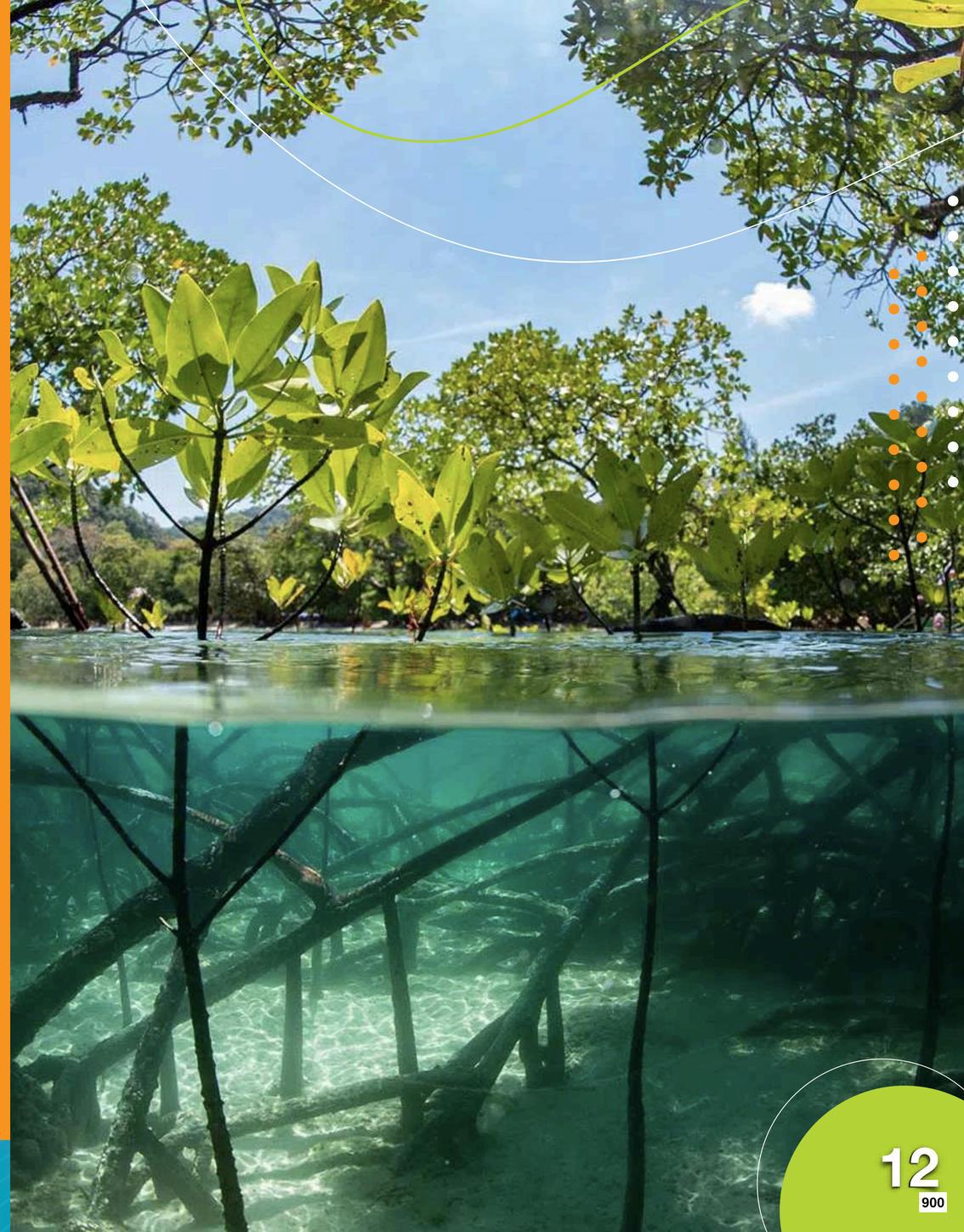
- Enhanced ad on event app
- Logo/link on Summit website
- Logo/link in email promotions
- Registration list (post-Summit)
- Inclusion on Summit poster and monitor ads
- Exhibit booth – preferred placement
- Reserved seating at front tables
- 2 full registrations



SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

Mangrove
$5,000

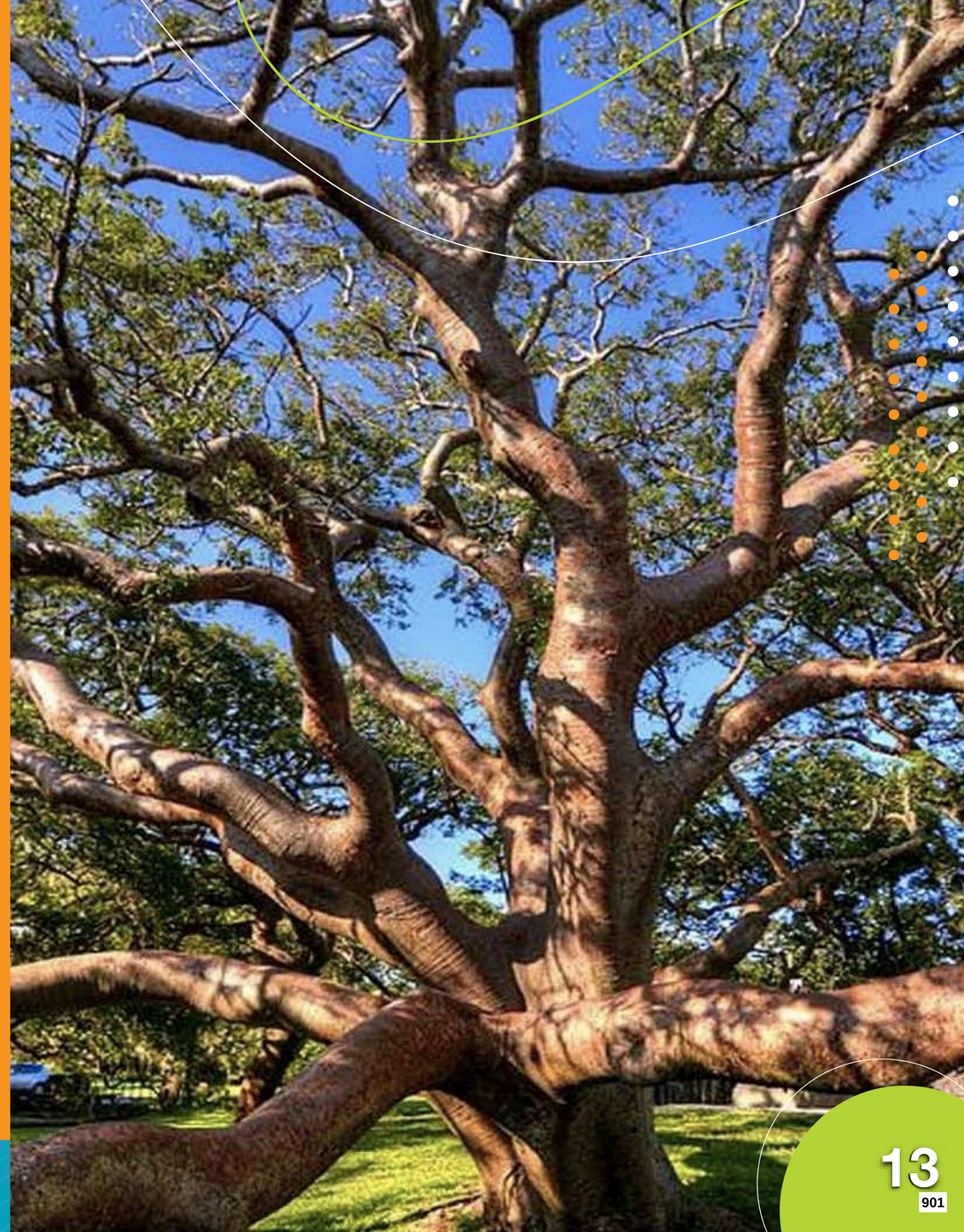
- Ad on event app
- Logo/link on Summit website
- Logo/link in email promotions
- Registration list (post-Summit)
- Inclusion on Summit poster and monitor ads
- Exhibit booth
- 2 full registrations



SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

Gumbo Limbo
$3,000

- Logo/link on Summit website
- Logo/link in email promotions
- Registration list (post-Summit)
- Exhibit booth
- 1 full registration



SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

Sea Grape
$1,500

- Name on Summit website
- Name in email promotions
- Exhibit booth
- 1 full registration



SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

Cocoplum Non-Profit Exhibitor $750

- Exhibit booth
- Exhibitor listing in Summit mobile app
- 1 full registration



SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

Sable Palm Scholarship Sponsor $5,000

- Sponsorship for 10 student, nonprofit, and community leaders to attend the full Summit
- Ad on event app
- Logo/link on Summit website
- Logo/link in email promotions



SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

Welcome Reception Sponsor $20,000

- Exclusive sponsor of Welcome Reception at the Miami Beach Convention Center for all attendees
- Display posters and other branding at reception
- All Live Oak-level benefits
- 6 full registrations



SOUTHEAST FLORIDA
REGIONAL COMPACT
CLIMATE CHANGE



Transformative Climate Action

SOUTHEAST FLORIDA REGIONAL COMPACT CLIMATE CHANGE

15th Annual Southeast Florida Climate Leadership Summit 2023

MIAMI BEACH CONVENTION CENTER • NOVEMBER 16th & 17th

Transformative Climate Action

SPONSORSHIP FORM

Instructions for Responses: Prospective sponsors are requested to provide the following information via email to **marta.marello@miamidade.gov**

COMPANY NAME _____

COMPANY ADDRESS _____

CONTACT NAME _____

CONTACT TITLE _____

CONTACT SIGNATURE _____

PHONE NUMBER _____

EMAIL ADDRESS _____

LEVEL OF SPONSORSHIP _____

NUMBER OF REPRESENTATIVES ATTENDING _____

WOULD YOU LIKE AN ADD-ON ON THE SUMMIT MOBILE APP _____

WOULD YOU LIKE EXHIBIT BOOTH RESERVED _____

To ensure all benefits are maximized all materials must be submitted by September 15th.

ITEM NO. 14.D

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Consideration and Appointment to Fulfill a Vacancy to the Resident Services and Community Enhancement Boards - ***Village Clerk, Alba L. Chang, CMC***

RECOMMENDATION

BACKGROUND AND ANALYSIS

The Village currently has two vacancies for which we are currently actively advertising through the Village's social media channels and on the weekly resident newsletter. The following Boards currently have one vacant seat:

Resident Services Board

On July 13, 2023, Board Member Sondra Schumaker of the Resident Services Board resigned from the advisory board, resulting in a vacant position on the advisory board.

Community Enhancement Board

More recently, David Collado a Board Member of the Community Enhancement Board resigned from the advisory board.

Pursuant to §32.15 of the Village Code, the members of each advisory board shall be individually appointed by a majority vote of the Village Commission at a regular Commission meeting. Commissioners may nominate individuals and/or may entertain applications submitted to the Village.

Attached hereto is an Advisory Board Application submitted by Mr. Farahim Alili, who is seeking appointment to the Community Enhancement Advisory or the Resident Services Board.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT
None

ATTACHMENTS
F. Alili_ Advisory Board Request.pdf
Alili, Farahim - Resident Service Board - 09.06.2023.pdf

From:	Farahim Alili
To:	Alba L. Chang, CMC
Subject:	[External] Advisory Board Application
Date:	Tuesday, September 5, 2023 6:06:23 PM
Attachments:	ADVISORY-BOARD-COMMITTEE-APPLICATION-rev-2023 -Fillable-02.23.2023-1.pdf

Dear North Bay Village Advisory Board,

I am writing to express my interest in serving on one of your advisory boards. I am a new resident of North Bay Village, having moved here from South Beach just a month ago, but I am already eager to get involved in my community.

I have a strong background in both business and civic service. In 2017, I worked for Tesla Motors in the Bay Area, California. Since then, I have been running my own e-commerce business. I also have experience working with non-profit organizations and the government in my home country of Azerbaijan.

I believe that my skills and experience would be a valuable asset to any of your advisory boards. I am a hard worker, I am passionate about making a difference, and I am eager to learn more about North Bay Village and how I can help to make it an even better place to live.

I am particularly interested in serving on the Community Enhancement Advisory Board or the Sustainability and Resilience Task Force. I am passionate about environmental issues and I believe that North Bay Village has a unique opportunity to be a leader in sustainability. I am also interested in working to improve the quality of life for all residents of North Bay Village.

I am available for an interview at your convenience. Thank you for your time and consideration.

Sincerely, FARAHIM ALILI

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

North Bay Village
ADVISORY BOARD APPLICATION FORM

Residents of North Bay Village are welcome to apply at any time, however applications are only considered when there is a vacancy on a board. Please be advised that all submitted board and committee applications are a public record and therefore subject to the disclosure of chapter 119 of the Florida statues.

Please note that a resume and/or cover letter must be submitted with your application.

Please return signed and completed application from to:

North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141 | Attn: Village Clerk's Office
Email: Villageclerk@nbvillage.com

APPLICANT'S INFORMATION

DATE 09/05/2023 NAME Farahim Alili

MAILING ADDRESS 1801 S Treasure Dr ZIP 529

EMAIL farahim.alili@gmail.com PHONE 6506868636

HOW DID YOUR HEAR ABOUT US? WEBSITE twitt FACEBOOK ____ OTHER_____

ARE YOU ARE A VILLAGE RESIDENT: YES ☑ NO ☐ IF YES, HOW MANY YEARS? 0

VERIFICATION OF RESIDENCY:
(The following are required with application)

Driver's License *(Required)*: ■ Voter's Registration Card *(Required)*: ☐

WHICH ISLAND DO YOU LIVE ON? NORTH BAY ISLAND ☑ TREASURE ISLAND ☐ HARBOR ISLAND ☐

ARE YOU A REGISTERED VOTER? YES ☐ NO ☑

ARE YOU A BUSINESS OWNER: YES ☐ NO ☑ IF YES, HOW MANY YEARS? 6

NAME OF BUSINESS: Pacroban

ADDRESS OF BUSINESS: 7931 NW 68th st, Miami, FL 33166

ADVISORY BOARD SELECTION

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES ☐ NO ☑

IF SO, WHICH BOARD: _____

Please choose your first, second, and third choices amongst the following Boards and Committees. If you are interested in only one, this should be indicated. (At any given time, board members may not serve on more than one board and one committee or on two boards or on two committees).

ANIMAL CONTROL ADVISORY BOARD	☐	**COMMUNITY ENHANCEMENT ADVISORY BOARD**	☑
RESIDENT SERVICES ADVISORY BOARD	☑	**PLANNING AND ZONING BOARD**	☐
FINANCIAL ADVISORY BOARD	☐	**SUSTAINABILITY & RESILIENCE TASK FORCE**	☐

(All Board Members are required to disclose their Financial Interest annually. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office.) Planning & Zoning Board Members Complete Form 1, Statement of Financial Interest and all other Boards Members complete "Source of Income Statement".

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE & HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE (YOU MAY ALSO SUBMIT THIS SEPARATELY):

I am writing to express my interest in serving on one of your advisory boards. I am a new resident
I have a strong background in both business and civic service. In 2017, I worked for Tesla Motors
I believe that my skills and experience would be a valuable asset to any of your advisory boards. I
I am particularly interested in serving on the Community Enhancement Advisory Board or the Sus

APPLICANT'S SIGNATURE: _____ **DATE:** 09/05/2023

SUBMIT

ADVISORY BOARDS/COMMITTEES

Community Enhancement Advisory Board

Recognizing the value of scenic surroundings to tourists, prospective residents, and commercial developments, as well as the citizens and taxpayers of the Village, and further to preserve the quality of the environment, the purpose of the Community Enhancement Board is to consider and advance improvements, programs, and services meant to enhance the aesthetic appeal of the Village.

Resident Services Advisory Board

The purpose of the Resident Services Board is to assist in the Village Mayor and Commission in developing programs, projects, and policies that improve the quality of life of the Village's residents, including, but not limited to, the youth of the community.

Financial Advisory Board

The purpose of the Financial Advisory Board is to consider and make recommendations on all issues affecting the fiscal policies and procedures of the units and departments within the Village and to assist the Village Manager, Commission, and Village Staff in establishment of priorities in the Village's yearly budget and to maintain supervision of the any bond dollars with the exception of items which could create potential legal liability, such as, but not limited to, cone of silence, active procurements, contract disputes and bid protests in which will be excluded.

Animal Control Advisory Board

The purpose of the Animal Control Advisory Board is to consider matters relating to animal control within the Village limits in order to improve the Village's ability to handle animal issues effectively.

Sustainability and Resiliency Task Force

The purpose of the Sustainability and Resiliency Task Force is to provide technical assistance and advice to the North Bay Village Commission as mitigation and adaption measures to respond to global warming climate change.

Planning and Zoning Advisory Board

The purpose of the Planning and Zoning Board is to recommend to the Village Commission on all matters within the general purview of planning, zoning and development.

ITEM NO. 14.E

North Bay Village
Recommendation Memorandum

DATE: September 12, 2023

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Discussion on the Safety and Process for Annexation of a Section West of the Causeway from Harbor Island / North Bay Island to Pelican Harbor Drive

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RECOMMENDATION

BACKGROUND AND ANALYSIS

The purpose of the item is to discuss the safety and potential annexation of the Causeway section west from Harbor Island & North Bay Islands to Pelican Harbor Drive.

The process for annexation of this area was discussed in 2016 when the Village and the City of Miami adopted resolutions in support of the annexation. It should be noted that neither of the said resolutions included a survey, legal description, or county-required background analysis that would trigger the County review, had they been transmitted to Miami Dade County. Since then Village has engaged the County's Office of Management and Budget (OMB), the department responsible for reviewing/processing annexation applications, among other responsibilities. Perhaps as the result of the four annexation applications submitted to them in recent years (one of which was in the pipeline over a decade, and all of which ultimately failed to be implemented), as well as several staffing changes, proceeding with OMB has been a slow process until recently.

Calvin Giordano & Associates was retained to prepare an analysis and complete the survey and legal description. The Village Planner is in the process of preparing a future agenda item that seeks the Village Commission's review to submit the annexation package to Miami-Dade County.

Furthermore, this year, in an attempt to minimize the number of applications, the county enacted an ordinance that mandates annexation applications to be sponsored by the district Commissioner, which, in our case, is the Honorable Keon Hardemon.

In addition, based on the recent discussion staff will provide a presentation on the policing strategies for this portion of the Causeway.

Financial Analysis

There are one-time costs and ongoing costs associated with the annexation for this stretch of the Causeway:

One-time

- Entryway sign(s) - $100,000 for a new Welcome sign at the new eastbound western terminus. A similar exit sign, across the street, would be the same amount.
- Median landscape improvements - $100,000 (assuming we receive a $200,000 grant that we'd match 1:1)

Ongoing

- Police - $152,000/year – this is the amount of the equivalent of one full-time officer being added to our Village Police Department so that we can patrol the area without diminishing coverage. This is important, as annexation by itself will not reduce speeding in that area; it must be accompanied by additional staffing.

- Landscape Maintenance - $6,572.00/year ($547.66/month). This cost would be defrayed by the Florida Department of Transportation (FDOT) by $2,700/year to assist us since this is a state road. The Village would take on the remaining maintenance and planting costs. (These amounts have been provided by SFM Landscaping and FDOT.)

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

See summary below

PERSONNEL IMPACT

None