



To: Honorable Mayor and Village Council

Date: March 17, 2015

From: Ron E. Williams, Village Manager

Re: Supplemental Report
Parking Waiver Procedure
Ordinance for 1st Reading

BACKGROUND:

On March 2, 2015, a proposed parking waiver procedure was read into the public record for consideration of a potential administrative process that would offer an avenue of relief from current parking Codes for businesses seeking to locate within the Village. No vote was taken on the item for first reading and instead it was deferred so that the Mayor and Village Council could review additional information regarding the nature of the proposal. This supplemental report is offered for that purpose.

This report describes the Certificate of Use process and provides a presentation on the challenges faced by a few commercial property owners and businesses seeking to locate within the Village. The final section will provide a discussion as to potential remedies. That portion of the report highlights some of the strengths and weaknesses of those approaches.

CERTIFICATES OF USE

The Certificate of Use program is a review process utilized by many jurisdictions to ensure that any given use, whether new, relocating or expanding, complies with those development standards appropriate thereto. It is the first application a prospective business makes when seeking to locate or expand within the Village. A certificate of use (CU) is the primary permitting tool utilized by the Village to ensure that the operational nature of any given business is appropriately suited to the zoning district within which it is located. Although a CU is principally a zoning instrument, its issuance is not rendered until conformance to the appropriate codes are properly reviewed and approved. The review process often involves the Village's Building Department as well as agencies from the Miami-Dade County such as the Department of Environmental and Resource Management (DERM), Water and Sewer Department (WASD), and the Fire Department.

Before any of the above reviews are performed and any application is accepted or fee paid, Village staff first checks to see if the requested use (ie. business) is permitted within the receiving zoning district. If it is determined that the use is permitted, the next step is to check if there is sufficient parking per code requirements to support the use at the requested location. The zoning code provides a matrix which delineates how many parking spaces a particular use must provide. Typically it is a function of the total floor of the business in question (ie. 1 space per 300 square feet). For multi-tenant centers, all leasable space, whether occupied or not must be included in the calculation. The principal reason for ensuring compliance is to prevent parking demand from

spilling out onto adjacent properties or the right-of-way. Another intent involves ensuring adequate and safe parking is available at any given property for the proper operation of the facility. If the proposed use requires more parking than is available for allocation at the site, the Village is prohibited by ordinance from approving the CU request. It is worth noting that it has been Village practice to perform a preliminary parking review prior to taking in a CU application and corresponding fee. This is done to save the customer from the expense of paying for an application that would likely result in a denial due to parking requirements.

THE PARKING CHALLENGE

The previous report spoke of older developments built under older parking standards as applied to new uses and new business models. Some businesses and their operation may change overtime and new businesses ideas and models may come into being. Changes in the market place may also affect the lease-ability of a commercial property. The essence of the issues addressed in this section were initially presented in the original staff report dated February 23, 2015. The following are excerpts of that report.

“Most of the new businesses that (re)locate [or expand] within the Village typically have business models that neatly comport to the Village’s parking standards and that of the parking facilities available at their new location. There are however times when the business model and the receiving locale do not sync well with the Village’s established parking standards.”

To understand why the above scenario exists, the following was offered.

“The Village’s parking code was modeled after Miami-Dade County which originally adopted theirs in 1957. Approximately 78% of the Village’s commercial development was constructed prior to 1970¹, and built to the standards of that Code. Since that time, new uses have come into being, others have adjusted their operational models, while others still have ceased to operate or even exist. Put into context, the occasion arises that 21st century uses and business models are trying to fit themselves into pre 1970’s development standards.”

As stated above, the majority of businesses that seek to locate within the Village are able to comply with the parking code. This is typically the case because the proposed business fits neatly into a parking category originally assigned to the building or property. Hence, parking functionality is presumed to exist per original code approvals, and the use thusly clears that portion of the CU review². This is of course not always the case. There are from time to time requests that do not

¹ This data was culled by CoStar, a real estate data service provider, and was provided to the Village as part of Lambert Advisory’s, Downtown Redevelopment Task Force market report.

² Compliance at this level of review should not be presumed to mean full conformance with the amount of parking as so identified within the current parking matrices. It is possible that a given property may enjoy a protected nonconforming status as it pertains to the permitted amount of parking as applied at the time of its original development. It is also

comply with the parking code. This report is not suggesting that every business which does not comply with the parking code be entitled to or should receive a waiver. Not all commercial properties have the facilities to support the parking demands of a business. Some uses have operational demands that may inevitable overwhelm the receiving site. The consequence of authorizing such a use could be parking spillage into the right-of-way or the adjacent neighborhood. Overall, the existing parking code does a good job of capturing and controlling for that issue. However, there are other uses, which despite the parking prescribed by code, may have operational demands that can be accommodated by the receiving property's parking facilities.

Hard data is not kept on those businesses which don't meet the parking requirement since as a courtesy to the requestor, no application or fee is collected if the first two review steps identified above are not met. Regardless, attached to this supplemental report are tables that reflect current vacancies at Village area shopping centers³. Some, but not all, have experienced difficulty from time to time locating business at their respective properties. What the tables do not reflect are those commercial properties that are smaller or may be single tenant facilities. Those properties are provided on a separate list with aerials to demonstrate their configurations. What should not be gleaned from this data is a vacancy rate driven solely by parking concerns, as there are many factors that may contribute to such a condition. What is of note, frontline zoning personnel have encountered on occasion a CU request for a business whose parking operational demands do not comport to that of the standard established by Code, and that some commercial properties tend to be prone to higher vacancies rates than the rest of the Village. The reasons for which those properties are challenged vary.

One example cited in the February 23, 2015 report described an MRI facility moving into a flex warehouse space. MRI facilities are classified as medical with a parking calculation of one space per 200 square feet. Yet, MRI facilities devote more space to equipment, the tests take longer, and thus fewer patients can be seen on any given day when compared with a traditional general practitioner's office. Another challenge presented to prospective businesses that don't comply with the parking code relates to the times of their operations. Not all businesses are open at the same time, yet the code requires their calculation as if they were. The prior report provided the example of a karate studio versus a breakfast/lunch diner establishment. The former operates primarily in the evening and weekend, the other in the morning and early afternoon. Another scenario involves buildings originally developed to one standard, say office or light warehouse, but are now more marketable to uses with different parking calculations, say yoga studio, or an MRI facility (respectively). Each of the two examples requires a parking calculation of greater intensity. The tables on the next page, offered by the Village's traffic engineering consultant, Marlin Engineering, reflects the peak hours of different uses within broad commercial categories.

possible that a given property may benefit from a prior variance approval which waived all or a portion of required parking.

³ The information provided in these tables and list are reflective of those businesses that have a business tax receipt or CU on file with the Village's Planning and Zoning Department.

Weekday Peaks	Evening Peaks	Weekend Peaks
Banks Schools Medical clinics Offices Professional services	Auditoriums Bars and dance halls Meeting halls Restaurants Theaters Personal Services	Religious institutions Parks Shops and malls Personal Services

Uses	M-F	M-F	M-F	Sat. & Sun.	Sat. & Sun.	Sat. & Sun.
	8am-5pm	6pm-12am	12am-6am	8am-5pm	6pm-12am	12am-6am
Office/ Warehouse /Industrial	100%	20%	5%	5%	5%	5%
Commercial	90%	80%	5%	100%	70%	5%
Hotel	70%	100%	100%	70%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Movie Theater	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Conference/Convention	100%	100%	5%	100%	100%	5%

These tables are offered as a guide and not a hard fast rule. One of the experiences that make frontline zoning work interesting is learning about the unique operational demands of the many businesses out there. So, while the above tables may serve as a guide, it, as well as the zoning code with its rigid structure of uses and culled parking rate averages, cannot anticipate every business operational model.

THE PARKING REMEDY

Current Code offers multiple paths for relief from the parking requirement. Presented here, they include shared parking agreements, on-street parking facilities, variances, or a modification of Code. Also presented is multi tenet parking option as well as additional discussion of the proposed option.

Shared Parking Agreements. One alternative available to remedy a technical (as opposed to actual) parking imbalance is through the use of shared parking. Our Code currently provides for this option. Shared parking provisions work by allowing required parking to be located on a separate property. For the program to work, the adjacent property must be within 300⁴ feet of the principal property where the use is located, and have surplus spaces available that are not already allocated to

⁴ Section 30-70.2(b)(2) only applies to governmental and commercial lots. The approval process is administrative and requires the property owners to record a covenant to reflect the shared parking agreement. That covenant, together with a long term lease would be submitted to the Village's Planning Department and include a review by the Village Attorney for legal sufficiency.

existing building square footage at that donating site. This option is not available to most properties as much of the existing development is at or near capacity for their respective parking requirements.

On-Street Parking. Another option provided by current code involves shifting a portion of the required parking to the curb. This remedy is currently only available in the Franjo Triangle and Island (FT&I) District. Although it is a preferred option (at least as it pertains to the Village's downtown area), the associated cost to construct the on-street parking areas may serve as a deterrent when the offsetting benefit is the capture of just a single business. This approach makes greater sense with redevelopment or new development.

A Multi-Tenant Parking Standard. An alternative akin to the shared parking concept above is an approach suggested in the tables above. The idea would be to adjust required parking for multi-tenant centers reflective of the averages of typical commercial mixes. Typically what would happen is again, an average or standard would be established. So instead of calculating each individual use, the center would be assigned one parking calculation which would be presumed to represent all the possible use combinations (or at least the likely average thereto). From a staff implementation side and business side, the solution is simple; uses no longer need to justify parking compliance. However, the challenge with this approach is that there is no certainty as to whether the available parking facilities may in fact be sufficient to manage the actual mix of uses at the center. The impact could likely be parking spillover into the neighborhoods, hence sending parking into swales and landscaped areas. This solution also does not address single use facilities which would still rely upon a specific parking standard as provided in the existing parking matrix.

Variances. A variance is a form of development order which if granted allows for a total or partial waiver from a zoning standard(s). The approvals run with land, but may be written in a manner specific to the nature of the request. They can be reviewed and authorized administratively or at a public hearing by the Mayor and Village Council. The Village's Code provides for both varieties.

Administrative Variance. Current Code does not permit administrative parking variances. This subsection is submitted for your consideration so that the other options presented may be put into context. The Villages' administrative variance procedure is drafted in a manner that largely relies upon the existence of certain conditions within a narrow purview. Requests of this nature are limited in scope and number as may be applied to any given property. Decisions are rendered based on the fulfillment of certain criteria, such as location of request, scope of request (size), non-objection of adjacent neighbors, preservation of trees, etc. Actual technical review is limited because such requests are considered de minimus. The strength of an administrative variance is that it can typically be completed in half the time of a public hearing variance and is less expensive to process.

Public Hearing Variance. Public hearing variance requests go to the Mayor and Village Council as the final decision making body. These requests can be without limitation⁵. Applicants are not limited in

⁵ With the exception of the FT&I District, Village Code does not permit variances that request unpermitted uses within a zoning district.

the number of requests or the nature of the requests. The request(s) could be for a partial waiver or the complete elimination of the rule as applied to the proposed development. The standard of review for the Village's public hearing variance is that of a "Strict Hardship". Strict hardships generally apply when there is a determination that development would be severely restricted or outright blocked unless a variance is granted. Strict hardship criteria are generally viewed through the prism that the rule is clearly delineated. An example of a property that may qualify for a strict hardship variance would be a pie shaped lot. As the lot narrows, compliance with required setbacks becomes increasingly prohibitive. When placed in the rubric of a business requesting a parking adjustment, it becomes difficult to justify a variance using such standards. Simply wanting a business at a particular location where parking becomes the challenge would not qualify as a strict hardship. Further, public hearing variances take more time than an administrative process and are more expensive to process do to the additional steps involved.

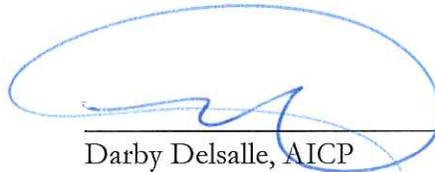
Text Amendment. Another solution to remedy a business model/parking incongruence is to amend provisions of the parking code which respond to the new reality. New uses could be added to the parking matrix to represent that unique operation. And there are times when such an approach may be necessary. For example, many early parking codes did not contemplate drive through facilities. As these became common, codes were amended to reflect the safe and efficient operation of this model. The same can be done for individual uses as their unique needs are identified. This approach has many challenges. First, how often must a particular type of business be turned down before a code change is initiated? The imposition upon a single business model may not be justification enough to amend a code provision. But without the amendment, the use cannot open for business. Second, is it just the nature of a particular use or is it the operator's unique way of managing a business model that does not sync well with code? As in the first question, it may not be appropriate to amend the code every time a business has a novel approach to their operations. Amendments to code should only be pursued when a clear pattern is established. Third, if an amendment is pursued, can the prospective business tolerate the wait needed to accommodate a change of law? Changes in code take time. Florida Statutes requires two hearings. This makes the process longer than a variance which only requires one hearing. Forth, does the cost to pursue such a change exceed the owner's tolerance as part of their start-up costs? The cost of an amendment is reflective of the time and effort involved to enact the legislation.

Administrative Parking Waiver. The information provided by this supplemental report may not reflect all considerations, but it does represent a fair range of issues that may arise and the options that are available to remedy. No parking code will ever be fully complete. New uses may be added from time to time, but at what point does the matrix of parking standards become overly long? It would be seemingly difficult to list every single conceivable business type within the zoning parking code. Amendments to code should not be reactive to a singular situation. They should only be done when a clear pattern is established. In this particular case a pattern has appeared, but not one reflective of any particular business model. The pattern that has evolved is broader. At times, there has come a new business and/or new business model, which may foreseeable be able to operate within acceptable parameters on a particular property. When applied to the existing parking matrix,

the use does not comply with the established parking standard. This is the matter staff is attempting to resolve with a methodology that is based on a technical review of parking operations. The analysis and peer review is performed by professionals in the field of parking. If the two reviews agree with each other, the waiver is granted to that business and its operation as identified within the CU. Where there is disagreement, the matter may be brought before the Mayor and Village Council for final resolution.

CONCLUSION

Any of the above solutions may be implemented to remedy what has become a challenge for a few commercial property owners and prospective businesses. None of them, including the amendment proposed by staff, are perfect in resolving all potential issues. It may very well be possible that a tool box of approaches is needed to ensure businesses which experience the challenges discussed in this report are able to open up shop within the Village in a manner that will allow for proper parking operation functionality.



Darby Delsalle, AICP
Planning & Zoning Director

1
2 (b) Exemptions.
3

4 * * *

5
6 (4) Parking Reduction Waiver Request. It is acknowledge that for parking
7 calculation purposes, parking requirements and demand may shift for
8 existing developments over time as the use or mix of uses change. In cases
9 where the required parking, as provided for in this Division, for a proposed
10 use exceeds the amount of spaces available on the receiving property, the
11 applicant may request a Parking Reduction Waiver in lieu of pursuing a
12 public hearing variance.

13
14 (1) Eligibility. These provisions shall only apply to existing
15 developments.

16 (2) Application. All Parking Reduction Waiver Requests shall conform
17 to the following:

18
19 a. The applicant shall file an application and pay a filing fee
20 equal to half the cost of a non-use variance modification,

21
22 b. The application shall include a parking study confirming
23 whether or not the existing facilities can accommodate the
24 proposed use. The parking study shall be prepared by a
25 certified engineer, licensed in the State of Florida with
26 expertise in parking, and shall be paid for by the applicant.
27 The Village may hire its own engineer, at the applicant's
28 expense, to evaluate applicant's parking study.

29 c. Other plans and documentation necessary to evaluate the
30 request.

31
32 (3) The Director of Planning and Zoning, or his/her designee, shall
33 either approve, approve with conditions, or deny the request. Any
34 approval shall be specific to the applicant's requested use and will be
35 deemed null should the operations cease for a period of six (6)
36 months or longer. Any expansion of the approved use shall require
37 full compliance with required parking or resubmission of a waiver
38 request as provided by this section. Denial of a waiver request may
39 be appealed to the Mayor and Village Council pursuant to public
40 hearing variance procedures as provided at Division 30-30 of the
41 Village's Land Development Code. All applicable public hearing fees
42 shall apply however the application fee shall be half the cost of a
43 non-use variance modification.

44
45 **Section 2. Conflicting Provisions.** The provisions of the Code of Ordinances of the
46 Village of Palmetto Bay, Florida and all ordinances or parts of ordinances in conflict with the
47 provisions of this ordinance are hereby repealed.
48

1 **Section 3. Severability.** The provisions of this Ordinance are declared to be severable,
2 and if any sentence, section, clause or phrase of this Ordinance shall, for any reason, be held to be
3 invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences,
4 sections, clauses or phrases of the Ordinance, but they shall remain in effect it being the legislative
5 intent that this Ordinance shall stand notwithstanding the invalidity of any part.
6

7 **Section 4. Codification.** It is the intention of the Village Council and it is hereby
8 ordained the provisions of this Ordinance shall become and be made part of the Code of
9 Ordinances of the Village of Palmetto Bay, Florida, that sections of this Ordinance may be
10 renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be
11 changed to "Section" or other appropriate word.
12

13 **Section 5. Effective Date.** This ordinance shall take effect immediately upon
14 enactment.
15

16 **PASSED and ENACTED** this ____ day of _____, 2015.
17

18 First Reading: _____

19 Second Reading: _____
20

21 Attest: _____

22 Meighan Alexander
23 Village Clerk
24

25 Eugene Flinn
26 Mayor
27

28 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
29 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:
30

31 Dexter W. Lehtinen
32 Village Attorney
33

34 FINAL VOTE AT ADOPTION:

35 Council Member Karyn Cunningham _____
36

37 Council Member Tim Schaffer _____
38

39 Council Member Larissa Siegel Lara _____
40

41 Vice-Mayor John DuBois _____
42

43 Mayor Eugene Flinn _____
44
45
46

Multi-Tenant Commercial Properties

- 1- 17005 South Dixie Hwy
- 2- 9002-9048 South Dixie Hwy
- 3- 9710 East Indigo Street
- 4- 14101 South Dixie Hwy
- 5- 14901 South Dixie Hwy
- 6- 13801 South Dixie Hwy
- 7- 9200-9228 South Dixie Hwy
- 8- 13615 South Dixie Hwy
- 9- 15315 South Dixie Hwy
- 10- 7290 SW 168 Street
- 11- 9821 SW 184 Street
- 12- 9841-9869 East Fern Street
- 13- 17622-17643 South Dixie Hwy
- 14- 14441 South Dixie Hwy
- 15- 17402-17414 SW 97 Avenue (Franjo Road)
- 16- 17801 South Dixie Hwy
- 17- 15715 South Dixie Hwy
- 18- 17225 South Dixie Hwy
- 19- 13981-13991 South Dixie Hwy
- 20- 9245 SW 157 Street
- 21- 17555 South Dixie Hwy
- 22- 7241 South Dixie Hwy
- 23- 18099 South Dixie Hwy

Spread Sheets Details:

- 1- 17005 South Dixie Hwy
- 2- 9002-9048 South Dixie Hwy
- 3- 9710 East Indigo Street
- 4- 14101 South Dixie Hwy
- 5- 14901 South Dixie Hwy
- 6- 13801 South Dixie Hwy
- 7- 9200-9228 South Dixie Hwy
- 8- 13615 South Dixie Hwy
- 9- 15315 South Dixie Hwy
- 10- 7290 SW 168 Street
- 11- 9821 SW 184 Street
- 12- 9841-9869 East Fern Street
- 13- 17622-17643 South Dixie Hwy
- 14- 14441 South Dixie Hwy
- 15- 17402-17414 SW 97 Avenue (Franjo Road)
- 16- 17801 South Dixie Hwy
- 17- 15715 South Dixie Hwy
- 18- 17225 South Dixie Hwy
- 19- 13981-13991 South Dixie Hwy
- 20- 9245 SW 157 Street
- 21- 17555 South Dixie Hwy
- 22- 7241 South Dixie Hwy
- 23- 18099 South Dixie Hwy

Additional properties with parking issues (aerials provided):

- 1- 15355 South Dixie Hwy
- 2- 15365 South Dixie Hwy
- 3- 16635 South Dixie Hwy
- 4- 9730 East Hibiscus Street
- 5- 18220 SW 97 Avenue
- 6- 18320 SW 97 Avenue
- 7- 9725 SW 184 Street
- 8- 9745 SW 184 Street
- 9- Properties located along US-1 between SW 141 St and SW 143 Street

Summary of Permitted Square Footage	
Permitted Square Footage by Use:	
Assembly	420
Restaurant	1164
Retail	12200
Office	13008
Medical	1500
School	208
Daycare	1800
Total Permitted Square Footage by Use:	30300

Disclaimer: This matrix is based on the square footage information per use provided by the Applicant to Building Department at the time of permitting. The matrix does not take under consideration future square footage committed by use allotted by either the landlord or leasing company. The parking allocation approval for this project will be made by the Village of Palmetto Bay Building Department based on the total available parking spaces.

Parking Calculation for Current Tenant Roster
Name of Facility: 9710 East Indigo Street
Location: 9710 East Indigo Street
Contact Person:
Contact Information:

Suite #	Floor Plan Unit Location	Tenant (2010)	Address	Square Feet per Tenant (2010)	General Description	Business Use	Parking Spaces Ratio	VPB - Land Deve.Code	Parking Spaces Required	Parking Spaces Required (Round-off)
First Floor										
101		VACANT	9710 EAST INDIGO ST	1,042.00	KARATE	STUDIO	1 space per 100 square feet	30-70.8(b)	10.42	10
201		REAL ESTATE OFFICE	9710 EAST INDIGO ST	1,230.00	Office	Adm Office	1 space per 300 square feet	30-70.8(b)	4.10	4
202		ATTORNEY'S OFFICE	9710 EAST INDIGO ST	1,069.00	Office	Adm OFFICE	1 space per 300 square feet	30-70.8(b)	3.56	4
203		LEASING COMPANY	9710 EAST INDIGO ST	1,571.00	Office	Adm Office	1 space per 300 square feet	30-70.8(b)	5.24	5
301		VACANT	9710 EAST INDIGO ST	1,358.00	Office		1 space per 300 square feet	30-70.8(b)	4.53	5
302		DR FRANCO	9710 EAST INDIGO ST	478.53	Medical Office	Medical Office	1 space per 200 square feet	30-70.8(b)	2.39	2
303		DR FRANCO	9710 EAST INDIGO ST	1,533.00	Office	Adm Office	1 space per 300 square feet	30-70.8(b)	5.11	5
Total Square Feet				8,281.53						
Total Required Space									35.35	35

Stoker Building	Actual Spaces	Number of Parking Spaces
Regular Parking Spaces		28
Handicap Spaces		2
Total Parking Spaces		30
Expectant Mothers		0
Required Parking		35
Total Spaces 20% discount		6
Total Parking Spaces after deduction		29
Total Available Spaces		1

Karate Studio B-2568 moved out suite # 101 5/13/2014. Currently a proposed office will come in.

14101 South Dixie Hwy

Address	Suite	Company	Use	SQ FT	New # on 9/23/2013	Parking Ratio	Required Parking	Lease Agreement
14101		Mattress Firm	Showroom	4954	4478	1 per the first 2500 additional 500 for the rest	4	30-70 (Darby)
14107		CHRISTINE NAILS & FACIAL LLC	Salon	1400		1/300	4.666666667	1998
14109		GYMBOREE PLAY & MUSIC	Retail	890		1/250	3.56	2014
		GYMBOREE PLAY & MUSIC	Office	420		1/300	1.4	2014
		GYMBOREE PLAY & MUSIC	HEALTH/MAT AREA	1515		1/100	15.15	2014
		GYMBOREE PLAY & MUSIC	HEALTH/MAT AREA	441		1/100	4.41	2014
14115		Dr. Agry Rosen	Medical	1650	1370	1/400	3.425	1982
14101		DANCE MOVES	Dance School	500	475	1/300	1.583333333	2011
14115		Choi Tae Kwon Do Judo	Martial Art schools	1650	841	1/300	2.803333333	1983
14115	F	Vacant	Photography Studio	850	725	1/300	2.416666667	2003
14115	G	Vacant	Tailor	825	597	1/300	1.99	
14115	H	NEXUS INSURANCE SOLUTIONS	Insurance Office	825	372	1/300	1.24	
14115	I	THERAPEUTIC TOUCH MASSAGE CENTER	Massage Studio	850	594	1/300	1.98	2005
14115		TAMMIES CONTEMPORARY IMAGES SA	Hair Salon	850	536	1/300	1.786666667	1984
14101		Vacant	Art Studio	850	659	1/300	2.196666667	2007
14115	L	I & E Investments	Office	850	148	1/300	0.493333333	2011
Total							53.10166667	
Regular Parking	56							
Handicap Parking	3							
Available Parking	59							
Required Parking	53.10167							
Total Parking	5.898333							

5

Parking Calculations for 14901 South Dixie Hwy						
Suite #	Tenant	Approved Use	Square Footage	Ratio	Calculation	Total
14851	Seasonal Tenant(Halloween)	Retail	6000	1/250	24	24
			0			
14857	Vacant	Storage	1200	1/800	1.5	2
14861-14863	Proposed Mommy GYM	Health Studio	600	1/100	6	6
	Reception area/ storage		600	1/300	2	2
14865-14867	KARI KREATES, INC	Retail	1200	1/250	4.8	5
14869-14871	Vacant	Office	1000	1/300	3.33333333	3
14873-14875	JOSEPH'S SALON	Hair Salon	1200	1/250	4.8	5
Total			11800		41.63333333	47
Regular Parking Provided			50			
Handicap Parking Provided			2			
Total Parking Provided			52			
Required Parking			47			
Available Parking			5			

Restripping Permit BLD-2015-6901 3/6-2015

Apollon Plaza
13801 South Dixie Hwy

Address	Company	Use	SQ FT	Parking Ratio	Required Parking	Round up Required Parking
13801	MATTRESS FIRM	RETAIL	5990	3 parkings for the first 2500 sq ft	7	7
13811	THE CUT AND COLOR SPOT INC	SALON	690	1/300	2.3	2
13813	RICHARD ALEXANDER DC PA	MEDICAL	1345	1/300	4.483333333	5
13817	HAPPY FEET MIAMI SPA	MEDICAL	650	1/200	3.25	3
13821	DANZART	DANCE SCHOOL	645	1/100	6.45	6
	DANZART	OFFICE	645	1/300	2.15	2
13825	IBEYOND, INC.	HEALTH FITNESS	360	1/100	3.6	4
	IBEYOND, INC.	OFFICE	480	1/400	1.2	1
13827	VACANT	OFFICE	840	1/400	2.1	2
13829	VACANT	OFFICE	925	1/400	2.3125	2
13831	VACANT	OFFICE	1035	1/400	2.5875	3
13833	METRO TRAFFIC	SCHOOL	935	1/400	2.3375	2
13835	EXITO BEEPERS/ VERIZON WIRELESS	RETAIL	350	1/250	1.4	1
	EXITO BEEPERS/ VERIZON WIRELESS	STORAGE	350	1/1000	0.35	1
13837	VACANT	OFFICE	690	1/400	1.725	2
13839	TRAVEL VENTURES	OFFICE	700	1/400	1.75	2
13841	LUCY'S	RETAIL/ TAILOR	790	1/300	2.633333333	3
13843	VACANT	RETAIL	825	1/300	2.75	3
13845	MIMOSA NAILS	SALON	790	1/300	2.633333333	3
13847-49	PALMETTO BAY YOGA , LLC	HEALTH FITNESS	1149	1/100	11.49	11
	YOGA STUDIO	RETAIL	450	1/250	1.8	2
13851	YOGA STUDIO	RETAIL	924	1/250	3.696	4
13853	GOODWILL	OFFICE	730	1/400	1.825	2
13855-57	WEIGHT WATCHERS	OFFICE	1595	1/400	3.9875	4
13859	DERM BAR	OFFICE	810	1/400	2.025	2

13861	ART DISPLAYS	STORAGE	830	1/800	1.0375	1
13863	LEARNING TREE	ART SCHOOL	1030	1/250	4.12	4
13867	YOGA STUDIO	OFFICE	699	1/300	2.33	2
	YOGA STUDIO	RETAIL	600	1/250	2.4	2
13869	VACANT	OFFICE	1100	1/300	3.666666667	4
13789	MIAMI COINS	RETAIL	864	1/300	2.88	3
13793	SPACE COAST	OFFICE	2863	1/300	9.543333333	10
13797	MIRA JEWELERS	RETAIL	1328	1/300	4.426666667	4
13799	CYCLE	RETAIL	2797	1/300	9.323333333	9
13799	STORAGE	WAREHOUSE	2122	1/1000	2.122	2
		WAREHOUSE	1558	1/1000	1.558	2
		WAREHOUSE	247	1/1000	0.247	1
3rd Floor *		OFFICE	4275	1/400	10.6875	11
Total			45006		132.178	134

Total Regular Parking spaces	129
Total Handicap Spaces	4
Total Parking Spaces	133
Parking Required	134
Available Parking	-1

7

Parking Calculation for Current Tenant Roster

Location: 9200-9228 SW 156 STREET

Suite #	Tenant (2010)	Address	Square Feet per Tenant (2014)	General Description	Business Use	Parking Spaces Ratio	MDC CODE	VPB - Land Deve.Code	Parking Spaces Required	Parking Spaces Required (Round-off)
First Floor										
1	PET SPAW	9200 SW 156 ST	1204		RETAIL	1 space per 250 square feet		30-70.8(b)	4.82	5
1	PET SPAW	9204 SW 156 ST	600		OFFICE	1 space per 300 square feet		30-7.8(b)	2.00	2
1	SOUTH FLORIDA FITNESS CENTER	9208 SW 156 ST	894		FITNESS	1 space per 100 square feet		30-70.8(b)	8.94	9
1	SOUTH FLORIDA FITNESS CENTER	9208 SW 156 ST	132		OFFICE	1 space per 300 square feet		30-70.8(b)	0.44	0
1	(VACANT)	9212 SW 156 ST	1019		SHOWROOM	1 space per 600 square feet		30-70.8(b)	1.70	2
1	(VACANT)	9216 SW 156 ST	992		SHOWROOM	1 space per 600 square feet		30-70.8(b)	1.65	2
1	SIGNS R US	9220 SW 156 ST	1019		RETAIL	1 space per 300 square feet	OLD CODE	30-70.8(b)	3.40	3
1	MASSAGE ESSENTIALS	9224-9228 SW 156 ST	790		MEDICAL	1 space per 200 square feet		30-70.8(b)	3.95	4
1	MASSAGE ESSENTIALS	9224-9228 SW 156 ST	959		RETAIL	1 space per 250 square feet		30-70.8(b)	3.84	4
1	MASSAGE ESSENTIALS	9224-9228 SW 156 ST	1780	NET SF	OFFICE	1 space per 300 square feet		30-70.8(b)	5.93	6
Total Square Feet			9389							
Total Required Space									36.66	37

Stoker Building	Actual	Number of Parking Spaces
Regular Parking Spaces	35	
Handicap Spaces	2	
Expectant Mothers	0	
Total Spaces	37	
Total Required Spaces	37	
Total Available Spaces	0	

*PARKING 1/300 DEFINED UNDER OLD MIAMI DADE COUNTY PARKING CALCULATIONS

*IF SPACE IS CHANGING USE, NEW PALMETTO BAY CODE SECTION 30-70 MUST BE APPLICABLE TO REFLECT NEW CHANGES OF THE PROPERTY.

8

Parking Calculation for Current Tenant Roster
 Name of Facility: Colonial Palms Plaza
 Location: 13615 S. Dixie Highway
 Contact Person: Bruce Arthur
 Contact Information: 305-442-3100 Ext. 101

Suite #	Tenant	Address	Square Feet per Tenant	Business Use	VPB-Land Deve. Code	Certificate of Use		Parking Spaces Ratio	Parking Spaces Required	Parking Spaces Required (Revision)
						Number	Last Update			
10	Marshalls	13615 S. Dixie Highway	48475	Retail	30-70.8(b)			1 per 300 sf	161.6	161.6
20	Pets Mart	13615 S. Dixie Highway	27000	Retail	30-70.8(b)			1 per 300 sf	90.0	90.0
30	Rack Room Shoes	13615 S. Dixie Highway	5000	Retail	30-70.8(b)			1 per 300 sf	16.7	16.7
40	Checkers	13615 S. Dixie Highway	3000	Restaurant (Take out)				1 per 50 sf patron area; 1 per 250 sf	12.0	12.0
50	Visionworks	13615 S. Dixie Highway	7500	Retail	30-70.8(b)			1 per 300 sf	25.0	25.0
60	Ale House	13615 S. Dixie Highway	5210	Restaurant				1 per 50 sf patron area	104.2	104.2
60(a)	Ale House	13615 S. Dixie Highway	2538	Back of the House				1 per 300 sf back of house	8.5	8.5
101-106	Dress Barn	13615 S. Dixie Highway	6825	Retail	30-70.8(b)			1 per 300 sf	22.8	22.8
107	Picture Perfect Art & Frame	13615 S. Dixie Highway	1200	Retail	30-70.8(b)			1 per 300 sf	4.0	4.0
108	Vacant	13615 S. Dixie Highway	1200	Retail/Salon	30-70.8(b)			1 per 300 sf	4.0	4.0
109	UPS Store	13615 S. Dixie Highway	1150	Retail	30-70.8(b)			1 per 300 sf	3.8	3.8
110	French Bakery	13615 S. Dixie Highway	1045	Restaurant				1 per 50 sf patron area	20.9	20.9
110(a)	French Bakery	13615 S. Dixie Highway	695	Restaurant				1 per 300 sf back of house	2.3	2.3
111	Field of Flowers	13615 S. Dixie Highway	3950	Retail	30-70.8(b)			1 per 300 sf	13.2	13.2
113-114	Carter's	13615 S. Dixie Highway	3884	Retail	30-70.8(b)			1 per 300 sf	12.9	12.9
115	Mr. Cleaners	13615 S. Dixie Highway	700	Retail	30-70.8(b)			1 per 300 sf	2.3	2.3
116	Perfect Touch	13615 S. Dixie Highway	1500	Retail	30-70.8(b)			1 per 300 sf	5.0	5.0
117	Café Portofino	13615 S. Dixie Highway	1035	Restaurant				1 per 50 sf patron area	20.7	20.7
117(a)	Café Portofino	13615 S. Dixie Highway	690	Restaurant				1 per 300 sf	2.3	2.3
119	Party City	13615 S. Dixie Highway	11208	Retail	30-70.8(b)			1 per 300 sf	37.4	37.4
121	Allstate	13615 S. Dixie Highway	2250	Office	30-70.8(b)			1 per 300 sf	7.5	7.5
123	Hair Cuttery	13615 S. Dixie Highway	1125	Retail	30-70.8(b)			1 per 300 sf	3.8	3.8
124	Merle Norman	13615 S. Dixie Highway	1125	Retail	30-70.8(b)			1 per 300 sf	3.8	3.8
125	Dentist	13615 S. Dixie Highway	2250	Retail	30-70.8(b)			1 per 200 sf	11.3	11.3
125 rev.	Dentist	13615 S. Dixie Highway	2250	Retail	30-70.8(b)			1 per 300 sf; 1 per 200 sf	11.3	11.3
127	Panera Bread	13615 S. Dixie Highway	3625	Restaurant				1 per 50 sf patron area	72.5	72.5
127(a)	Panera Bread	13615 S. Dixie Highway	1625	Restaurant				1 per 300 sf	5.4	5.4
128	Busy Body Fitness Equipment	13615 S. Dixie Highway	3336	Retail	30-70.8(b)			1 per 300 sf	11.1	11.1
129	Relax the Back	13615 S. Dixie Highway	3336	Retail	30-70.8(b)			1 per 300 sf	11.1	11.1
130	Old Navy	13615 S. Dixie Highway	14633	Retail	30-70.8(b)			1 per 300 sf	48.8	48.8
139	Massage Envy	13615 S. Dixie Highway	2917	Retail	30-70.8(b)			1 per 300 sf	9.7	9.7
141	Venetian Nails	13615 S. Dixie Highway	3708	Retail				1 per 250 sf	14.8	14.8
143	Martial Arts System	13615 S. Dixie Highway	2916	Retail	30-70.8(b)			1 per 300 sf	9.7	9.7
143 rev.	Martial Arts System	13615 S. Dixie Highway	2916	Retail	30-70.8(b)			1 per 300 sf; 1 per 100 sf	29.2	29.2
144	Vacant (proposed Dominos)	13623 S. Dixie Highway	60	Restaurant	30-70.8(b)			1 per 50 sf patron area	1.2	1.0
		13623 S. Dixie Highway	1268	Take out				1 per 250 sf	5.1	5.0

145	Mattress Express	13623 S. Dixie Highway	2894	Retail	30-70.8(b)			1 per 300 sf	9.6	9.6
146	Jos A Banks	13623 S. Dixie Highway	4063	Retail	30-70.8(b)			1 per 300 sf	13.5	13.5
147	Vacant (proposed Retail)	13623 S. Dixie Highway	2997	Retail	30-70.8(b)			1 per 300 sf	10.0	10.0
Total Square Feet			193099							
Total Required Space									858.8	858.6

"Colonial Palms Plaza" Actual Spaces	Number of Parking Spaces	Number of Parking Spaces (Revised)
Regular Parking Spaces	938	938
Handicap Spaces	21	21
Expectant Mothers	3	3
Total Spaces	962	962
Total Required Spaces	859	859
Total Available Spaces	103	103

Parking Calculation for Current Tenant Roster

Name of Facility: Coral Reef Plaza

Location: 15315 South Dixie Hwy

Contact Person:

Contact Information:

Suite #	Tenant	Square Feet per Tenant	Business Use	Parking Spaces Ratio	Parking Spaces Required	Round up Required
15295	Taco Bell	740	Sitting Area	1 per 50 sq ft	14.8	15
15295	Taco Bell	1380	Back of the House	1 per 300 sq ft	4.6	5
15301	CR Animal Clinic	1097	Veterinarian	1 per 250 sq ft	4.388	4
15303	Romi Dry Cleaner	1100	Dry Cleaner	1 per 250 sq ft	4.4	4
15305	South Florida Mixed Martial Arts	500	Mat Space	1 per 100 sq ft	5	5
		600	Retail	1 per 250 sq ft	2.4	2
		4436	Office/ Storage	1 per 300 sq ft	14.78666667	15
15315	Vacant	1040	Retail	1 per 250 sq ft	4.16	4
15317	K-K NAILS INC	1100	Nail Salon	1 per 250 sq ft	4.4	4
15319	Le Rose	1084	Hair Salon	1 per 250 sq ft	4.336	4
15323	Barstools	1084	Furniture	1 per 250 sq ft	4.336	4
15325	J Craig	1147	Weight Loss	1 per 250 sq ft	4.588	5
15327	Att	900	Retail	1 per 250 sq ft	3.6	4
201	CHILD PROTECTION TEAM	1365	Office	1 per 300 sq ft	4.55	5
202	MINDWORKS INTERNATIONAL INC	780	Office	1 per 300 sq ft	2.6	3
203	INVEST GROUP REALTY LLC	251	Office	1 per 300 sq ft	0.836666667	1
204	PINCREST TRAVEL	546	Office	1 per 300 sq ft	1.82	2
205	TRGS FOUNDATION INC	546	Office	1 per 300 sq ft	1.82	2
206	SUNSHINE HEALTH NETWORK, INC	405	Office	1 per 300 sq ft	1.35	1
207	PAUL N CONTESSA, LLC	520	Office	1 per 300 sq ft	1.733333333	2
208	PAUL N CONTESSA, LLC	512	Office	1 per 300 sq ft	1.706666667	2
209	M. RAYMOND	546	Office	1 per 300 sq ft	1.82	2
210	KRISTI HOUSE INC.	605	Office	1 per 300 sq ft	2.016666667	2
300	PRIMERICA FINANCIAL SERVICES	634	Office	1 per 300 sq ft	2.113333333	2
301	JDH FINANCIAL GROUP, INC.	530	Office	1 per 300 sq ft	1.766666667	2
302	AMERICAN EDUCATION AND TRANSLATION SERVICES, LLC	540	Office	1 per 300 sq ft	1.8	2
303A	GROUNDWATER ENVIROMENTAL GRP I	230	Office	1 per 300 sq ft	0.766666667	1
303B	KELLEY & ROWAN INC II	220	Office	1 per 300 sq ft	0.733333333	1
304	CORNERSTONE SOLUTIONS, INC	512	Office	1 per 300 sq ft	1.706666667	2
305	STATIONARY PLUS, LLC	480	Office	1 per 300 sq ft	1.6	2
306	VACANT	520	Office	1 per 300 sq ft	1.733333333	2
307	VACANT	510	Office	1 per 300 sq ft	1.7	2
308	THE CONNOLLY LAW GROUP , P.A	208	Office	1 per 300 sq ft	0.693333333	1
309	DATABAZAAR MEDIA VENTURES, LLC	568	Office	1 per 300 sq ft	1.893333333	2
310	CORAL REEF PLAZA , INC	500	Office	1 per 300 sq ft	1.666666667	2
311	DTT COACHING SERVICES, LLC	516	Office	1 per 300 sq ft	1.72	2
312	FINGERPRINT TECHNOLOGIES, INC	510	Office	1 per 300 sq ft	1.7	2
Total Required Spaces		28762			117.6	122

Regular Parking Spaces	111
Handicap Spaces	7
Expectant Mothers	0
Total Parking Spaces	118
Total Parking Required Spaces	122
Total Parking Spaces Available	-4

Parking Calculation for Current Tenant Roster
Name of Facility: Deering Properties
Location: 7290 SW 168 Street
Contact Person: Mr. Louis Fraizer
Contact Information: 305-969-8818

Suite #	Floor Plan Unit Location	Tenant (2010)	Address	Square Feet per Tenant (2010)	General Description	Business Use	Parking Spaces Ratio	VPB - Land Deve.Code	Parking Spaces Required	Parking Spaces Required (Round-off)
First Floor										
1	A	SIR GALLOWAY CLEANERS	7290 SW 168 STREET	662.00	Retail	Dry Cleaner	1 space per 250 square feet	30-70.8(b)	2.65	3
1	B	WELLBEING YOGA,LLC (Office Area)	7290 SW 168 STREET	113.00	Office	Yoga Studio/Spa	1 space per 300 square feet	30-70.8(b)	0.38	1
1	B.1	WELLBEING YOGA,LLC (Retail Area)	7290 SW 168 STREET	333.00	Retail	Yoga Studio/Spa	1 space per 250 square feet	30-70.8(b)	1.33	1
1	B.2	WELLBEING YOGA,LLC (Fitness Area)	7290 SW 168 STREET	592.00	Fitness	Yoga Studio/Spa	1 space per 50 square feet	30-70.8(b)	5.92	12
1	D	BISTRO FOLY	7290 SW 168 STREET	989.00	Restaurant	Back of the house	1 space per 300 square feet	30-70.8(b)	19.78	20
	D	BISTRO FOLY	7290 SW 168 STREET	400.00	Restaurant	Seating area	1 space per 5 square feet	30-70.8 (b)	8.00	8
1	E	Sir Pizza	7290 SW 168 STREET	150.00	Restaurant	Restaurant	1 space per 50 square feet	30-70.8(b)	3.00	3
1	E	Sir Pizza	7290 SW 168 STREET	1,292.00	Restaurant	Back of the house	1 space per 250 square feet	30-70.8(b)	5.17	5
1	F	STARBUCKS	7290 SW 168 STREET	2,006.00	Restaurant	Restaurant	1 space per 50 square feet of patronage area	30-70.8(b)	24.00	24
1	G	DEERING PROPERTIES	7290 SW 168 STREET	235.00	Office	Office	1 space per 300 square feet	30-70.8(b)	0.78	1
Total Square Feet				6,772.00						
Total Required Space									71.01	78

Stoker Building	Actual Spaces	Number of Parking Spaces
Regular Parking Spaces		49
Handicap Spaces		2
Expectant Mothers		0
Total Spaces (Approved under Resolution 08-93)		51
Total Required Spaces		78
Total Available Spaces		-27

Disclaimer: This matrix is based on the square footage information per use provided by the Applicant to Building Department at the time of permitting.
The matrix does not take under consideration future square footage committed by use allotted by either the landlord or leasing company.
The parking allocation approval for this project will be made by the Village of Palmetto Bay Building Department based on the total available parking spaces.

Updated September 2nd 2014

Unit	Tenant	Address	Square Feet per Tenant	Business Use	Parking Spaces Ratio	Parking Spaces Required	30-70.8(b) 20%	Adjusted Parking Spaces	Parking Spaces Required (Revision)
1	MY TOBACCONIST	9869 East Fern Street	1938.75	Retail	1 per 250 sf	7.76	1.55	6.20	6.20
1	MY TOBACCONIST(Seating Area)	9869 East Fern Street	61.25	Seating Area	1 per 50 sf	1.23	0.25	0.98	0.98
2	WILL PHARMACY	9867 East Fern Street	250	Retail	1 per 250 sf	1.00	0.20	0.80	0.80
2	WILL PHARMACY	9867 East Fern Street	1400	Storage/office	1 per 300 sf	4.67	0.93	3.73	3.73
3	WILL PHARMACY	9865 East Fern Street	250	Retail	1 per 250 sf	1.00	0.20	0.80	0.80
3	WILL PHARMACY	9865 East Fern Street	600	Storage/office	1 per 300 sf	2.00	0.40	1.60	1.60
4	CLINIC	9863 East Fern Street	1015.44	Clinic	1 per 200 sf	5.08	0.68	4.40	4.40
5	CLINIC	9861 East Fern Street	666.4	Clinic	1 per 200 sf	3.33	0.44	2.89	2.89
6	CLINIC	9855 East Fern Street	875.07	Office	1 per 300 sf	2.92	0.88	2.04	2.04
7	MIAMI ANTIQUE BOUTIQUE	9853 East Fern Street	1400	Retail	1 per 250 sf	5.60	1.12	4.48	4.48
8	SCRUB STATION USA	9851 East Fern Street	1350	Retail	1 per 250 sf	5.40	1.08	4.32	4.32
9	CUT STOP BARBER	9849 East Fern Street	850	Retail	1 per 250 sf	3.40	0.68	2.72	2.72
10	NEATFUL THINGS	9847 East Fern Street	850	Retail	1 per 250 sf	3.40	0.68	2.72	2.72
11	ADULT DAY CARE	9845 East Fern Street	1450	Day Care	1 per Employee	5.00	1.00	4.00	4.00
12	VACANT	9843 East Fern Street	1500	Office	1 per 300 sf	5.00	1.00	4.00	4.00
13	DRESSES FOR PARTIES	9841 East Fern Street	850	Retail	1 per 250 sf	3.40	0.68	2.72	2.72
13	DRESSES FOR PARTIES	9841 East Fern Street	850	Storage/office	1 per 300 sf	2.83	0.57	2.27	2.27
Total Square Feet			16156.91						
Total Required Space						63.01	12.33	50.67	50.67

"Fern Street Plaza" Actual Spaces	Number of Parking Spaces	**Number of Parking Spaces (Revised)
Regular Parking Spaces	69	69
Handicap Spaces	3	3
Expectant Mothers	0	0
Total Spaces	72	72
Total Required Spaces	63	51
Total Available Spaces	9	21

** Based on VPB - land Deve.Code (20% reduction in parking code requirement)

** Facility has 72 parking spaces and only requires 57 spaces

Updated September 2nd 2014

Unit	Tenant	Address	Square Feet per Tenant	Business Use	Parking Spaces Ratio	Parking Spaces Required	30-70.8(b) 20%	Adjusted Parking Spaces	Parking Spaces Required (Revision)
1	TAX SERVICE	17622 SOUTH DIXIE HWY	540	OFFICE	1/300	1.80	0.43	1.37	1.37
1	TOM SANDER	17626 SOUTH DIXIE HWY	600	OFFICE	1/300	2.00	0.40	1.60	1.60
2	RONLO CONTRACTING	17632 SOUTH DIXIE HWY	880	OFFICE	1/300	2.93	0.59	2.35	2.35
2	TRIANGLE CLUB	17634-17636 SOUTH DIXIE HWY	693	PRIVATE CLUB	1/100	6.93	1.39	5.54	5.54
		17634-17636 SOUTH DIXIE HWY	1458	OFFICE	1/300	4.86	0.97	3.89	3.89
3	DEMAND CROSSFIT	17638 SOUTH DIXIE HWY	1200	FITNESS	1/100	12.00	2.40	9.60	9.60
3	DEMAND CROSSFIT	17640 SOUTH DIXIE HWY	1900	FITNESS	1/100	19.00	3.80	15.20	15.20
4	VIDEO COPY	17625 SOUTH DIXIE HWY	638	RETAIL	1/250	2.55	0.51	2.04	2.04
5	VIDEO COPY	17629 SOUTH DIXIE HWY	638	RETAIL	1/250	2.55	0.51	2.04	2.04
6	4B'S FITNESS	17633 SOUTH DIXIE HWY	860	OFFICE	1/300	2.87	0.57	2.29	2.29
7	TOMAS SANDER LAW OFFICE	17635 SOUTH DIXIE HWY	860	OFFICE	1/300	2.87	0.57	2.29	2.29
8	HAGAN PROPERTIES LLC	17637 SOUTH DIXIE HWY	860	OFFICE	1/300	2.87	0.57	2.29	2.29
9	MORNINGSTAR THERAPEUTIC CLINIC	17639 SOUTH DIXIE HWY	860	MEDICAL	1/200	4.30	0.86	3.44	3.44
10	NATHAN CLARK	17641 SOUTH DIXIE HWY	713	OFFICE	1/300	2.38	0.48	1.90	1.90
11	CORAL REEF LAW OFFICE PA	17643 SOUTH DIXIE HWY	713	OFFICE	1/300	2.38	0.57	1.81	1.81
12	VACANT BUILDING		272	RETAIL	1/250	1.09	0.22	0.87	0.87
13	VACANT BUILDING		1598	STORAGE	1/1000	1.60	0.32	1.28	1.28
Total Square Feet			15283						
Total Required Space						74.97	15.16	59.81	59.81

Actual Spaces	Number of Parking Spaces	**Number of Parking Spaces (Revised)
Regular Parking Spaces		0
Handicap Spaces		0
Expectant Mothers	0	0
Total Spaces	68	68
Total Required Spaces	60	60
Total Available Spaces	8	8

** Based on VPB - land Deve.Code (20% reduction in parking code requirement)

Parking Calculation for Current Tenant Roster
Name of Facility: Kings Bay Shopping Center
Location: 14441 South Dixie Hwy
Contact Person: May Munoz
Contact Information: 305-667-6461 ext 22

Suite #	Floor Plan Unit Location	Tenant (2015)	Square Feet per Tenant (2010)	Business Use	Parking Spaces Ratio	VPB - Land Deve.Code	Parking Spaces Required	Parking Spaces Required (Round-off)
First Floor								
1	14401	MC DONALDS	1,800.00	Restaurant	Back of the house	30-70.8(b)		
			700.00	Seating Area	1 space per 50 square feet		14.00	14
1	14405	PINCH A PENNY	3,000.00	Retail	1 space per 250 square feet	30-70.8(b)	12.00	12
1	14413	CURVES OF PALMETTO BAY	1,200.00	Retail	1 space per 250 square feet	30-70.8(b)	4.80	5
1	14415	PAPA RICCOS	800.00	Restaurant	Back of the house	30-70.8(b)		0
			400.00	Seating Area	1 space per 50 square feet		8.00	8
1	14417	KIA KIDZ, INC	1,200.00	Health Center	1 space per 100 square feet	30-70.8(b)	12.00	12
1	14419	DELICES DE FRANCE INC	1,200.00	Restaurant Take-Out	1 space per 250 square feet	30-70.8(b)	4.80	5
1	14421	HOLE IN THE WALL PUB	1,100.00	Restaurant	Back of the house	30-70.8(b)		
			100.00	Seating Area	1 space per 50 square feet of patronage area		2.00	2
1	14425	COMMUNITY BLOOD CENTER	1,200.00	Retail	1 space per 250 square feet	30-70.8(b)	4.80	5
	14429	CLARIN EYE CARE CENTER, P.A.	1,200.00	Office	1 space per 300 square feet	30-70.8(b)	4.000	4
	14433	SANCHEZ RIVERA JAVIER I PA	1,200.00	Office	1 space per 300 square feet	30-70.8(b)	4.000	4
	14437	PROGRESSIVE HEALTH SERVICES IN	1,200.00	Office	1 space per 300 square feet	30-70.8(b)	4.000	4
	14441	ROHO BEAUTY SALON	1,200.00	Retail	1 space per 250 square feet	30-70.8(b)	4.800	5
	14445	BLUSH PALMETTO BAY, INC	1,150.00	Retail	1 space per 250 square feet	30-70.8(b)	4.600	5
	14449	HOUSE OF BAGELS & BIALYS	1,025.00	Restaurant	Back of the house	30-70.8(b)		
			150.00	Seating Area	1 space per 50 square feet	30-70.8(b)	3.000	3
	14453	DELICES DE FRANCE INC	1,050.00	Restaurant	Back of the house	30-70.8(b)		
			150.00	Seating Area	1 space per 50 square feet	30-70.8(b)	3.000	3
	14455	GIARDINO GOURMET SALADS	1,050.00	Restaurant	Back of the house	30-70.8(b)		
			150.00	Seating Area	1 space per 50 square feet	30-70.8(b)	3.000	3
	14461	MATHNASIUM OF PALMETTO BAY	1,200.00	Retail/Tutoring	1 space per 250 square feet	30-70.8(b)	4.800	5
	14463	KINGS BAY INSURANCE AGENCY	650.00	Office	1 space per 300 square feet	30-70.8(b)	2.167	3
	14465	KINGS BAY ATHELETICS	2,640.00	Retail	1 space per 250 square feet	30-70.8(b)	10.560	11
	14471		1,100.00	Medical Office	1 space per 200 square feet	30-70.8(b)	5.500	6
	14473	MEDICINE MAN MEDICAL CENTER OF SOUTH FLORIDA, INC	730.00	Restaurant	Back of the house	30-70.8(b)		
			150.00	Seating Area	1 space per 50 square feet	30-70.8(b)	3.000	3

	14475	VAPOR SHARK	2,640.00	Retail	1 space per 250 square feet	30-70.8(b)	10.560	11
	14483	KING'S BAY NAIL & SPA, INC	880.00	Retail	1 space per 250 square feet	30-70.8(b)	3.520	4
	14487	CANTON OF KINGS BAY CHINESE RE	1,320.00	Restaurant	Back of the house	30-70.8(b)		
			600.00	Seating Area	1 space per 50 square feet	30-70.8(b)	12.000	12
	14491	SUSHI MAKI	920.00	Restaurant	Back of the house	30-70.8(b)		
			1,000.00	Seating Area	1 space per 50 square feet	30-70.8(b)	20.000	20
						30-70.8(b)		
2	201	DELICES DE FRANCE	600.00	Office	1 space per 300 square feet	30-70.8(b)	2.000	2
	204	VACANT	576.00	Office	1 space per 300 square feet	30-70.8(b)	1.920	2
	205	ARCHITRONICS OF SOUTH FLORIDA INC	600.00	Office	1 space per 300 square feet	30-70.8(b)	2.000	2
	206	VACANT	480.00	Office	1 space per 300 square feet	30-70.8(b)	1.600	2
	209	VACANT	600.00	Office	1 space per 300 square feet	30-70.8(b)	2.000	2
	210	VACANT	480.00	Office	1 space per 300 square feet	30-70.8(b)	1.600	2
	213-215	VACANT	600.00	Office	1 space per 300 square feet	30-70.8(b)	2.000	2
	214-216	VACANT	516.00	Office	1 space per 300 square feet	30-70.8(b)	1.720	2
	217	VACANT	600.00	Office	1 space per 300 square feet	30-70.8(b)	2.000	2
	220	PROGRESSIVE HEALTH SERVICES	1,113.00	Office	1 space per 300 square feet	30-70.8(b)	3.710	4
	223	FLORIDA CENTER FOR ALLERGY & ASTHMA CARE	2,130.00	Medical Office	1 space per 200 square feet	30-70.8(b)	10.650	11
	227	LUXURY LIFESTYLE MANAGEMENT, INC.	620.00	Office	1 space per 300 square feet	30-70.8(b)	2.067	2
	228	VACANT	1,064.00	Office	1 space per 300 square feet	30-70.8(b)	3.547	4
	Total Square Feet		46,034.00					
	Total Required Space						201.72	208

Kings Bay Shopping Center	
Regular Parking Spaces	201
Handicap Spaces	8
Expectant Mothers	2
Total Spaces	211
Total Required Spaces	208
Total Available Spaces	3

17402-17414 SW 97 Avenue (Franjo Road)

Suite #	License #	Certificate of Use	Full Name	Full Primary Address	SQ FT		RATIO	REQUIRED PARKING
17402			PATRICIA EVANS	17402 SW 97 AVE	220	OFFICE	1/300	0.733333333
101	B-002382	C-000312	BANYAN STREET COMMUNITY CENTER		590	OFFICE	1/300	1.966666667
101A	B-1893	C-000172	ECLECTIC LADY, INC	17400 SW 97 AVE 101A PALMETTO BAY FL 33157	240	OFFICE	1/300	0.8
101B			DR. AQUINO (3)		110	MEDICAL	1/200	0.55
102			LISSET VILLARINO		110	OFFICE	1/300	0.366666667
103	B-1142	CUC-2010-0242	DEMOSTHENES HOME HEALTH AGENCY	17400 SW 97 AVE #103 PALMETTO BAY FL 33176	260	OFFICE	1/300	0.866666667
103A			KESTER FUNG A FAT		150	OFFICE	1/300	0.5
104			FUNG A FAT (2)		150	OFFICE	1/300	0.5
105			JOHN R FELDER		110	OFFICE	1/300	0.366666667
106			DR AQUINO'S FOUNDATION		110	MEDICAL	1/200	0.55
107			VACANT		110	OFFICE	1/300	0.366666667
108					110	OFFICE	1/300	0.366666667
109			BUILT TOPS BUILDING SVCS INC		150	OFFICE	1/300	0.5
110	B-2382	C-000312	BANYAN STREET COMMUNITY CENTER	17400 SW 97 AVE # 110 & # 125 PALMETTO BAY FL 33157	110	OFFICE	1/300	0.366666667
111					150	OFFICE	1/300	0.5
112			MARK PASCIAK		110	STORAGE	1/300	0.366666667
113			VACANT		110	OFFICE	1/300	0.366666667
114			LENDING A GOOD HAND		82	OFFICE	1/300	0.273333333
115	B-2380	C-000311	JULIE LYNN DOBSON LMHC INC	17400 SW 97 AVE # 115 PALMETTO BAY FL 33157	110	OFFICE	1/300	0.366666667
116			VACANT		110	OFFICE	1/300	0.366666667
117			LISET VILLARINO (2)		110	OFFICE	1/300	0.366666667
118			JOHN R FELDER		40	OFFICE	1/300	0.133333333
119			AMY DICKMAN		90	OFFICE	1/300	0.3
120			LONDON CHARLES (2)		110	OFFICE	1/300	0.366666667
121			LONDON CHARLES CORP		110	OFFICE	1/300	0.366666667

17406-8, SUITE 123		PENDING	ACCESS YOUR EYES		400	OFFICE	1/300	1.333333333
125			VACANT		150	OFFICE	1/300	0.5
127			YIMAGE SERVICE INC		110	OFFICE	1/300	0.366666667
128			VACANT		110	OFFICE	1/300	0.366666667
129			VACANT		110	OFFICE	1/300	0.366666667
130			DR AQUINO		90	MEDICAL	1/200	0.45
136	B-002373	C-000308	MIAMI OFFICE		110	OFFICE	1/300	0.366666667
17430	B-1144	C-2004-120	ANTIQUE MALL Y'ALL OF PERRINE		7657	RETAIL	1/250	30.628
17408	B-2298	2003088773	KONPA F PLUS VARIETY PLUS		1015	RETAIL	1/250	4.06
17414	B-379	2001084012	OUR CHILDRENS PLANET LEARNING		1906	DAY CARE	1 parking required per employee	2
TOTAL								53.01133333

PROVIDED PARKING	96
PROVIDED HC PARKING	7
TOTAL PROVIDED	103
REQUIRED PARKING	53.01133333
FINAL PROVIDED AFTER 20% F	49.98866667
AVAILABLE PARKING	53.01133333

MULLIGAN CENTER 17801 South Dixie Hwy												
ADDRESS	SUITE #	BUSINESS NAME	USE	Parking Calculations	SQUARE FEET	SPECIAL	1/100	1/250	1/300	STORAGE	CALCULATION	TOTAL
17801		CAR MART.COM, INC	DELAERSHIP	4	1200				4			4
				0	1000	3 PARKING PER THE FIRST 2500 SQ FT (SECTION 33-124(h)(2))	0	0	0	0		0
17891	A(101)	MAHA	RETAIL	1.772	800			1.772				2
17891	B(102)	ALASKA KENDALL INC	OFFICE	1.476666667	450				1.477			2
17891	C(103)	INCOME REALTY CORP	OFFICE	0.536666667	250				0.537			1
17891	D(104)	ELITE TAX SERVICE OF SOUTH FLORIDA, LLC	OFFICE	2.03	800				2.03			2
17891	E (105(A))	ALL ABOUT INSURANCE INC	OFFICE	2.69	900				2.69			3
17891	F(105B)	SOUTH FLORIDA ORTHOTICS AND PROSTHETICS NETWORK, INC	RETAIL	2.256	660				2.256			2
17891	G(106)	HAIR LOURDES CORP	SALON	3.876	875				3.876			4
17891	H (200A)	STUDIO 33, LLC	DANCE STUDIO	11.68	2300		11.68					12
			STORAGE	1.245	996					1.245		1
			OFFICE	0.773333333	232				0.773			1

**15715 South Dixie Hwy
Palmetto Bay Centre**

Suite #	License Confirmed 3/13/2015	UPDATE ON 3-12-15	SQ FT	USE	REQUIRED PARKING	Total Required
101	OK	PALMETTO BAY INS	560	OFFICE	1.866666667	2
201		VACANT	192	OFFICE	0.64	1
202		VACANT	192	OFFICE	0.64	1
203-206		PALMETTO BAY CENTRE				
205	OK	NOEMI I PARAVISINI PSY. D.	192	OFFICE	0.64	1
207		VACANT	192		0.64	1
208		SUITSME INC	196		0.653333333	1
209		VACANT	192	OFFICE	0.64	1
210	ok	BALLET AT YOUR SCHOOL, INC	192	OFFICE	0.64	1
211		VACANT	536	OFFICE	1.786666667	2
212		VACANT	300		1	1
213	OK	JOSEPH LIGMAN PA	300		1	1
214	OK	ALSI HOME CARE LLC	250		0.833333333	1
215	OK	KROLLS INTERNATIONAL INC	905	OFFICE	3.016666667	3
216		VACANT	176		0.586666667	1
217		VACANT	176	OFFICE	0.586666667	1
218-220-222		CINTRA HEALTH CARE INC	650		2.166666667	1
219-223	OK		1350		4.5	
224		VACANT	200		0.666666667	1
225	OK	KURT R KLAUS ATTORNEY AT LAW	430		1.433333333	1
226	OK	ROBERT S. STEINBERG P.A.	384		1.28	1

227	OK	NATIONAL SENTINEL INC	192	OFFICE	0.64	1
228		VACANT	200		0.666666667	
229		VACANT	290		0.966666667	1
230		VACANT	196		0.653333333	1
231	OK	AUTOMATED ACCOUNTING	176		0.586666667	1
232	OK	PAI SOLUTIONS	198	OFFICE	0.66	1
233		VACANT	192		0.64	1
234		VACANT	116		0.386666667	1
235		VACANT	192		0.64	1
301		VACANT	192		0.64	1
302		VACANT	192		0.64	1
303	OK	MENTAL HEALTH SOLUTIONS	192		0.64	1
304		LIGMAN MARTIN PL	290		0.966666667	1
305		VACANT	192		0.64	1
306		VACANT	224		0.746666667	1
307	OK	TRANSITIONS IN LIFE COUNSELING INC	196		0.653333333	
308		VACANT	240		0.8	1
309		VACANT	192		0.64	1
310		VACANT	200		0.666666667	
311	OK	CARIBBEAN INSURANCE GROUP INC	513	OFFICE	1.71	1

312	OK	DANIEL V. LIGMAN, P.A.	2599	OFFICE	8.663333333	8
313		VACANT	200		0.666666667	1
314		VACANT	540		1.8	2
315		VACANT	448		1.493333333	2
316		VACANT	176		0.586666667	1
317		VACANT	176		0.586666667	1
318		VACANT	139		0.463333333	1
319	OK	JOSEPH LIGMAN PA	448		1.493333333	2
322		VACANT	196		0.653333333	1
323	OK	JAMES C. LIGMAN, ESQ	330		1.1	1
324		VACANT	624		2.08	2
325		VACANT	192		0.64	1
326	OK	NORTHSTAR REALTY GROUP, INC	192		0.64	1
327	OK	DR. DWIGHT REYNOLDS	120	OFFICE	0.4	1
328	OK	FLORIDA GABLES CONSULTING INC.	192	OFFICE	0.64	1
329		VACANT	290		0.966666667	1
330		VACANT	196		0.653333333	1
331		VACANT	176		0.586666667	1
332		VACANT	198		0.66	1
333		VACANT	192		0.64	1
334	OK	HEALTHCARE STARZ, INC	116		0.386666667	1
335	OK	GAIA CENTER INC	192	OFFICE	0.64	1
401		BASS2BILL FISH , LLC	192		0.64	1
402	OK	TURBO TEST TAKING LLC	192	OFFICE	0.64	1

403		VACANT	176		0.586666667	1
404		VACANT	200		0.666666667	1
405		VACANT	400	OFFICE	1.333333333	1
406	OK	A1 SUPERIOR CLEANING SYSTEM, INC	480	OFFICE	1.6	2
407		VACANT	1350	Medical office	6.75	7
408	OK	PROFESSIONAL BODYWORKS OF SOUTH FLORIDA	148		0.493333333	1
409	ok	GUSTAVO A VIERA	900		3	3
410		VACANT	140		0.466666667	1
411	OK	ASAMI KAYE	1120		3.733333333	4
411	OK	LAW OFFICES OF RODRIGUEZ CARME			0	
411	OK	PAUL GIBBS, ESQ.			0	
411	OK	PHOENIX IMPORT & EXPORT INC			0	
411	OK	RODRIGUEZ CARMEN			0	
412		VACANT	200		0.666666667	1
413		VACANT	900	OFFICE	3	3
414		VACANT	480		1.6	2
415	OK	Dr. MURRUY	410	OFFICE	1.366666667	1
416		VACANT	224		0.746666667	1
417		VACANT	176		0.586666667	1
418	OK	KETAT INSURANCE	120	OFFICE	0.4	1

419	ok	DOLPHIN PROPERTIES	192	OFFICE	0.64	1
420		VACANT	200		0.666666667	1
421	OK	SANFORD ROCKWITZ ATTORNEY	192		0.64	1
TOTAL			1104		96.46333333	109

Regular Parkings Spaces		118
Handicap Parking Spaces		5
Total Parking Spaces		123
Required Parking Spaces		109
Available Parking Spaces		14

**Village of Palmetto Bay
Palmetto Bay Point Building
17225 South Dixie Highway
Parking Requirement Calculations**

Suite No.	Tenants	Use	Square Footage (1 per 50 SF)	Gross Parking Required	Square Footage (1 per 100 SF)	Gross Parking Required	Square Footage (1 per 250 SF)	Gross Parking Required	Square Footage (1 per 300 SF)	Gross Parking Required	Total Gross Required Parking without FT&I Incentive (20% Reduction)	FT&I Parking Incentive (20% Reduction)	Total Net Required Parking with FT&I Incentive (20% Reduction)	Total Net Parking Spaces Allocated Per Tenant (Rounding-off)
1-Floor														
100	Sgt Peppers	Restaurant	404	8.08					1078	3.59	11.67	2.33	9.34	9.00
101	Sgt Peppers	Office							585	1.95	1.95	0.39	1.56	2.00
102a	VACANT (proposed nail salon)	salon					400	1.60		0.00	1.60	0.32	1.28	3.00
102b	NATURE'S BEAUTY SPA & NAILS CORP	Office							200	0.67				
102c	VACANT	office							247	0.82				
103	Shotokan Karate	School			500	5	64	0.26	1278	4.26	9.52	1.90	7.61	8.00
104	Fare to Remember	Catering							2200	7.33				
	Subtotal		404	8.08		5	400	1.60	5588	18.63	24.74	4.95	19.79	22.00
										0.00				
2-Floor														
200	Issac Roofing and Installation Corp	Office							1868	6.23	6.23	1.25	4.98	5.00
201&02	ISP	Office							1606	5.35	5.35	1.07	4.28	4.00
203	Fare to Remember	Office							800	2.67				
204	J & S HOME & ACCESSORIES LLC	Office							2306	7.69	7.69	1.54	6.15	6.00
205	SUPER INSURANCE OF EL MANA INC	Office							1143	3.81	3.81	0.76	3.05	3.00
	Subtotal								7723	25.74	25.74333333	5.148666667	20.59466667	18.00
	Total Allocated Parking Spaces		404	8.08		5	400	1.6	13311	44.37	50.48266667	10.09653333	40.38613333	40.00
	Total Parking Spaces													42.00
	Total Available Parking Spaces													2.00

Disclaimer: This matrix is based on the square footage information per use provided by the Applicant to Building Department at the time of permitting. The matrix does not take under consideration future square footage committed by use allotted by either the landlord or leasing company. The parking allocation approval for this project will be made by the Village of Palmetto Bay Building Department based on the total available parking spaces.

Parking Calculation for Current Tenant Roster

Name of Facility: Shops at Palmetto Bay

Location: 13981 South Dixie Hwy

Contact Person:

Contact Information:

Suite #	BTR	Tenant	Address	Square Feet per Tenant	General Description	Business Use	Parking Spaces Ratio	VPB - Land Deve.Code	Parking Spaces Required	Parking Spaces Required (Round-off)	
First Floor											
13981	B-1979	SECURITY ARMS INTERNATIONAL	13981 South Dixie Hwy	500.00	Gun Shop	Retail	1 space per 250 square feet	30-70.8(b)	2.00	2	
				600.00		Storage	1 space per 800 square feet		0.75	1	
13983	B-1980	US-1 CLEANERS	13983 South Dixie Hwy	500.00	Pick Up Dry Cleaner	Retail	1 space per 250 square feet	30-70.8(b)	2.00	2	
				600.00		Storage	1 space per 800 square feet		0.75	1	
13985	B-2523	LIL' JUNGLE LLC	13985 South Dixie Hwy	960.00		Barber Shop	1 space per 250 square feet	30-70.8(b)	3.84	4	
				215.00		workroom	1 space per 250 square feet		0.72	1	
13987	pending	HOUSE OF FINS	13987 South Dixie Hwy	1,305.00		Retail	1 space per 250 square feet	30-70.8(b)	5.22	6	
				195.00		Storage	1 space per 800 square feet		0.24	1	
13989	B-274	VILAR CIGAR INC	13989 South Dixie Hwy	750.00	Cigar store	Retail	1 space per 250 square feet	30-70.8(b)	3.00	3	
				300.00		Storage	1 space per 800 square feet		0.38	1	
13991	B-2594	NEW ASIAN MASSAGE INC	13991 South Dixie Hwy	960.00	Massage	Retail	1 space per 250 square feet	30-70.8(b)	3.84	4	
				250.00		Storage	1 space per 800 square feet		0.31	1	
Second Floor											
Total Square Feet				7,135.00							
Total Required Space									23.05	26	

Stoker Building	Actual Spaces	Number of Parking Spaces
Regular Parking Spaces		29
Handicap Spaces		1
Expectant Mothers		0
Total Spaces		30
Total Required Spaces		26
Total Available Spaces		4

Parking Calculation for Current Tenant Roster
Name of Facility: Stoker Building , LLP
Location: 9245 SW 157 Street
Contact Person: Jeremy S. Larkin
Contact Information: 305-938-4000 Ext. 102

Suite #	Floor Plan Unit Location	Tenant	Address	Square Feet per Tenant	General Description	Business Use	Parking Spaces Ratio	VPB - Land Deve.Code	Parking Spaces Required	Parking Spaces Required (Round-off)
First Floor										
101	E	C.T. BERNDT & E. MARCELLINI	9245 SW 157 STREET	445.38	Office	Insurance Agency	1 space per 300 square feet	30-70.8(b)	1.48	1
102	C	VACANT	9245 SW 157 STREET	509.24	Office		1 space per 300 square feet	30-70.8(b)	1.70	2
103	B	EXCELL ELECTRIC SYSTEMS, LLC	9245 SW 157 STREET	1,133.70	Office	Insurance Agency	1 space per 300 square feet	30-70.8(b)	3.78	4
105	A	BEAUTY BAR SERVICE INC	9245 SW 157 STREET	1,122.21	Office	Administrative Office	1 space per 300 square feet	30-70.8(b)	3.74	4
106	D	BALLENT REHABILITATION PA	9245 SW 157 STREET	1,583.00	Medical	Chiropractor	1 space per 200 square feet	30-70.8(b)	7.92	8
Second Floor										
202	H	PRUDENTIAL INSURANCE AGENCY	9245 SW 157 STREET	386.46	Office	Insurance Agency	1 space per 300 square feet	30-70.8(b)	1.29	1
203	A	V & G CONSULTING GROUP, LLC	9245 SW 157 STREET	588.71	Office		1 space per 300 square feet	30-70.8(b)	1.96	2
204		CROSS MEYER REALTY, INC	9245 SW 157 STREET	300.00	Office	Real estate	1 space per 300 square feet	30-70.8(b)	1.00	1
205	B	INSURE-IT GROUP CORP	9245 SW 157 STREET	500.00	Office	Media Buying - Adminstrative Office	1 space per 300 square feet	30-70.8(b)	1.67	2
206	E	GERALD J SILVERMAN INSURANCE, INC	9245 SW 157 STREET	697.37	Office	Administrative Office	1 space per 300 square feet	30-70.8(b)	2.32	2
207	F	WORLDTRUST ADVISORS CORP	9245 SW 157 STREET	205.84	Office	Attorney	1 space per 300 square feet	30-70.8(b)	0.69	1
208	D	VACANT	9245 SW 157 STREET	779.00	Office	Private Investigator	1 space per 300 square feet	30-70.8(b)	2.60	3
209	C	VACANT	9245 SW 157 STREET	1,364.32	Office	vacant	1 space per 300 square feet	30-70.8(b)	4.55	5
210	G	FLORIDA TAX & ACCOUNTING	9245 SW 157 STREET	203.13	Office	CPA	1 space per 300 square feet	30-70.8(b)	0.68	1
CL1		FLORIDA TAX & ACCOUNTING	9245 SW 157 STREET	0.00	Storage	Storage	0		0.00	0
CL2		VACANT	9245 SW 157 STREET	0.00	Storage	Storage	0		0.00	0
CL3		VACANT	9245 SW 157 STREET	0.00	Storage	Storage	0		0.00	0
Total Square Feet				9,818.36						
Total Required Space									35.37	36
Regular Parking Spaces 36										
Handicap Spaces 2										
Expectant Mothers 0										
Total Spaces 38										
Total Required Spaces 36										
Total Available Spaces 2										

Parking Calculation for Current Tenant Roster
Name of Facility: Terrace park Shopping Center
Location: 17555 South Dixie Hwy
Contact Person:
Contact Information:

Suite #	Tenant	Address	Square Feet per Tenant	General Description	Business Use	Parking Spaces Ratio	VPB - Land Deve.Code	Parking Spaces Required	Parking Spaces Required (Round-off)	
First Floor										
17555	WINHOLD MONTESSORI SCHOOLS INC	17555 South Dixie Hwy	12.00	Daycare	Daycare	1 space per staff member	30-70.8(b)	12.00	12	
17567	Vacant	17567 South Dixie Hwy	2,020.00	Retail	Retail	1 space per 250 square feet	30-70.8(b)	8.08	8	
17571	Vacant	17571 South Dixie Hwy	1,008.00	Computer Repair	Retail	1 space per 250 square feet	30-70.8(b)	4.03	4	
17575	GREEN STREET SMOKE SHOP LLC	17575 South Dixie Hwy	1,008.00	Cigar store	Retail	1 space per 250 square feet	30-70.8(b)	4.03	4	
17579	CIPRIANO'S DELI	17579 South Dixie Hwy	352.00	restaurant	Seating	1 space per 50 square feet	30-70.8(b)	7.04	7	
			1,067.00	back of the house	office/ storage	1 space per 300 square feet		3.56	4	
17587	Vacant (proposed Hair Salon)	17587 South Dixie Hwy	620.00	Barber Shop	Retail	1 space per 250 square feet	30-70.8(b)	2.48	2	
17591	NAILS & MORE	17591 South Dixie Hwy	620.00	Nail Salon	Retail	1 space per 250 square feet	30-70.8(b)	2.48	2	
17595	Vacant	17595 South Dixie Hwy	580.00	Retail	Retail	1 space per 250 square feet	30-70.8(b)	2.32	2	
Second Floor										
Total Square Feet			7,287.00							
Total Required Space								46.02	46	

Stoker Building	Actual	Number of Parking Spaces
Regular Parking Spaces		45
Handicap Spaces		3
Expectant Mothers		0
Total Spaces		48
Total Required Spaces		46
Total Available Spaces		2

Parking Calculations for 7241 SW 148 Street (Mr. Foster)					
Suite #	Approved Use	Square Footage	Ratio	Calculation	Total
A	Office	603	1/300	2.01	2
	Storage	0			
B	Office	770	1/300	2.56666667	3
	Storage	52			
C	Office	913	1/300	3.04333333	3
	Storage	24			
D	Office	790	1/300	2.63333333	3
	Storage	38			
E	Office	1778	1/300	5.92666667	6
	Storage	39			
Total		5007		16.18	17
Regular Parking Provided	16				
Handicap Parking Provided	1				
Total Parking Provided	17				
Required Parking	17				

Parking Calculation for Current Tenant Roster

Location: 18099 South Dixie Hwy

Suite #	Tenant (2010)	Address	Square Feet per Tenant (2010)	General Description	Business Use	Parking Spaces Ratio	VPB - Land Deve.Code	Parking Spaces Required	Parking Spaces Required (Round-off)	
First Floor										
18055	Vacant	18055 S. DIXIE HWY	890.00	Retail		1 space per 300 square feet	County	2.97	3	
18055A	Vacant	18055 A S DIXIE HWY	911.00	Retail		1 space per 300 square feet	County	3.04	3	
18057	Dade Medical Associates INC	18057 S. DIXIE HWY	1,000.00	Office		1 space per 400 square feet	County	2.50	3	
18059	Leslie Wigs Accessories	18059 S DIXIE HWY	1,250.00	Retail		1 space per 300 square feet	County	4.17	4	
18063	Steve's Pizza	18063 S. DIXIE HWY	1,350.00	Restaurant	Seating area	1 space per 50 square feet	30-70.8(b)	27.00	27	
		18063 S Dixie Hwy	900.00		Back of the house	1 space per 300 square feet	30-70.8(b)	3.00	3	
18069	Vacant	18069 S. DIXIE HWY	750.00	Retail		1 space per 300 square feet	30-70.8 (b)	2.50	3	
18071	All Motors Assurance Agency	18071 S. DIXIE HWY	616.00	Office		1 space per 400 square feet	30-70.8(b)	1.54	2	
18073	Me Kong Chinese Restaurant	18073 S. DIXIE HWY	900.00	Restaurant	Back of the house	1 space per 300 square feet	30-70.8(b)	3.00	3	
		18073 S. Dixie Hwy	1,350.00	Restaurant	Seating area	1 space per 50 square feet	30-70.8(b)	27.00	27	
18079	Vacant	18079 S. DIXIE HWY	750.00	Retail	Barber Shop	1 space per 300 square feet	30-70.8(b)	2.50	3	
18083	Vacant	18083 S. DIXIE HWY	1,000.00	Retail		1 space per 300 square feet	30-70.8(b)	3.33	3	
18085	All Accounting Services	18085 S. DIXIE HWY	2,000.00	Office		1 space per 400 square feet	County	5.000	5	
18087	Vacant	18087 S. DIXIE HWY	750.00	Retail	Hair Salon	1 space per 300 square feet	County	2.500	3	
18093	Perrine Book and Video	18093 S. DIXIE HWY	2,250.00	Retail		1 space per 300 square feet	County	7.500	8	
18099	Dunkin Donuts	18099 S. DIXIE HWY	1,200.00	Restaurant	Seating area	1 space per 50 square feet	30-70.8(b)	24.000	24	
		18099 S. DIXIE HWY	800.00	Restaurant	Back of the house	1 space per 300 square feet	30-70.8(b)	2.667	3	
Total Square Feet			18,667.00							
Total Required Space									124.21	127

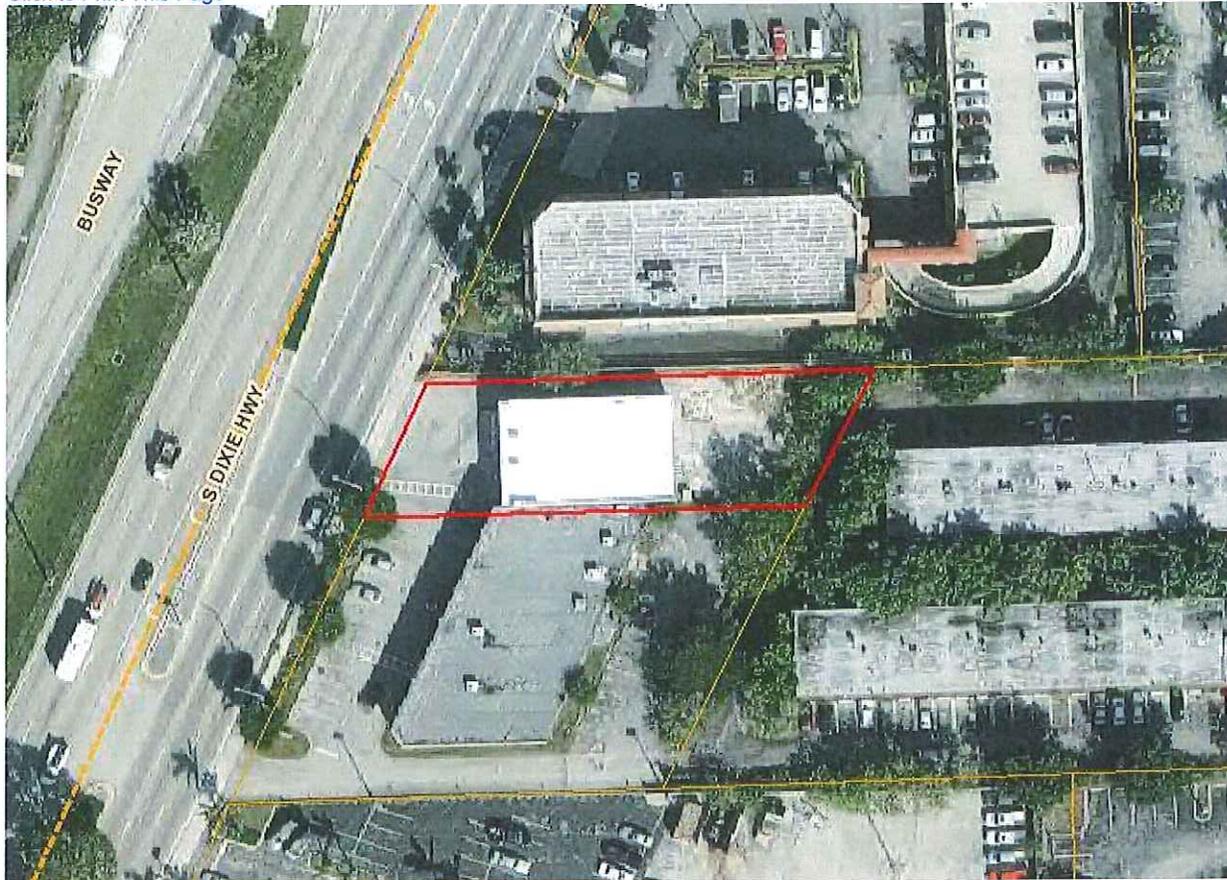
Stoker Building	Actual Spaces	Number of Parking Spaces
Regular Parking Spaces		64
Handicap Spaces		0
Expectant Mothers		0
Total Spaces		64
Total Required Spaces		127
Total Available Spaces		-63

Smaller Commercial Properties

- 1- 15355 South Dixie Hwy
- 2- 15365 South Dixie Hwy
- 3- 16635 South Dixie Hwy
- 4- 9730 East Hibiscus Street
- 5- 18220 SW 97 Avenue
- 6- 18320 SW 97 Avenue
- 7- 9725 SW 184 Street
- 8- 9745 SW 184 Street
- 9- Properties located along US-1 between SW 141 St and SW 143 Street

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Summary Details:	
Folio:	3350280000320
Site Address:	15355 S DIXIE HWY Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	W B H CORP% J & B IMPORTERS PO BOX 161859 MIAMI, FL 33116

Property Information:	
Beds/Baths:	0/2
Floors:	1
Living Units:	1
Adj Sq Footage:	4391
Lot Size:	13650 SQ FT
Year Built:	1969
Legal Description:	28-55-40 .31 ACBEGIN AT X OF N LINE OF S215.14FTOF NW1/4 OF NW1/4 OF NE1/4 & ELYR/W/L SR #5 TH E200FT SWLY75FTW200FT NELY75FT TO POBLOT SIZE 68.270 X 200

Sale Information:			
Sale Date:	0/0	0/0	0/0
Sale Amount:	0	0	0
Sale O/R:			

Assessment Information:		
Year:	2015	2014
Land Value:	0	409500
Building Value:	0	178911
Market Value:	0	588411
Assessed Value:	0	495495
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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Summary Details:	
Folio:	3350280550010
Site Address:	15365 S DIXIE HWY Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	TRK AP LLC PO BOX 2727 ORLEANS, MA 02653

Property Information:	
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	8243
Lot Size:	29185 SQ FT
Year Built:	1981
Legal Description:	AMD PLAT OF JOY-ANNPB 117-44TR BLOT SIZE .67AC M/LF/A/U 30-5028-055-0010COC 24190-1212 01 2006 6 VIEW PLAT 117-44

Sale Information:			
Sale Date:	0/0	0/0	0/0
Sale Amount:	0	0	0
Sale O/R:			

Assessment Information:		
Year:	2015	2014
Land Value:	0	817180
Building Value:	0	521403
Market Value:	0	1338583
Assessed Value:	0	1338583
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0



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Summary Details:	
Folio:	3350280040100
Site Address:	16635 S DIXIE HWY Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	STAR PROP III LLC 3750 WEST FLAGER ST MIAMI, FL 331341602

Property Information:	
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1555
Lot Size:	6191 SQ FT
Year Built:	1947
Legal Description:	REPLAT OF TALBOTT ESTS PB 60-49TRACT B LESS E202FT & LESS N5/8OF A INCH M/L BLK 1LOT SIZE 66.570 X 93F/A/U 30-5028-004-0100COC 22985-1821 12 2004 5 VIEW PLAT 60-49

Sale Information:			
Sale Date:	10/1994	12/1992	4/1985
Sale Amount:	200000	53200	160000
Sale O/R:	16550-2576	15740-4194	12493-0397

Assessment Information:		
Year:	2015	2014
Land Value:	0	185730
Building Value:	0	60098
Market Value:	0	245828
Assessed Value:	0	245828
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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Summary Details:	
Folio:	3350320043090
Site Address:	9730 HIBISCUS ST Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	DANDER LLC 10925 SW 129 TER MIAMI, FL 33176

Property Information:	
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	4561
Lot Size:	14500 SQ FT
Year Built:	1956
Legal Description:	32 55 40MAP OF PERRINE PB B-79LOT 6 BLK 40LOT SIZE 100.000 X 145OR 14919-471 0291 5F/A/U 30- 5032-004-3090 VIEW PLAT B-79 Deed: 14919-471

Sale Information:			
Sale Date:	7/2014	3/2007	0/0
Sale Amount:	460000	500000	0
Sale O/R:	29257-2742	25451-2848	

Assessment Information:		
Year:	2015	2014
Land Value:	0	203000
Building Value:	0	204715
Market Value:	0	407715
Assessed Value:	0	407715
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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Summary Details:	
Folio:	3350320070500
Site Address:	18220 SW 97 AVE Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	JAMES V & ANGELICA ATKINSON (TRS) 14350 SW 232 ST MIAMI, FL 331707107

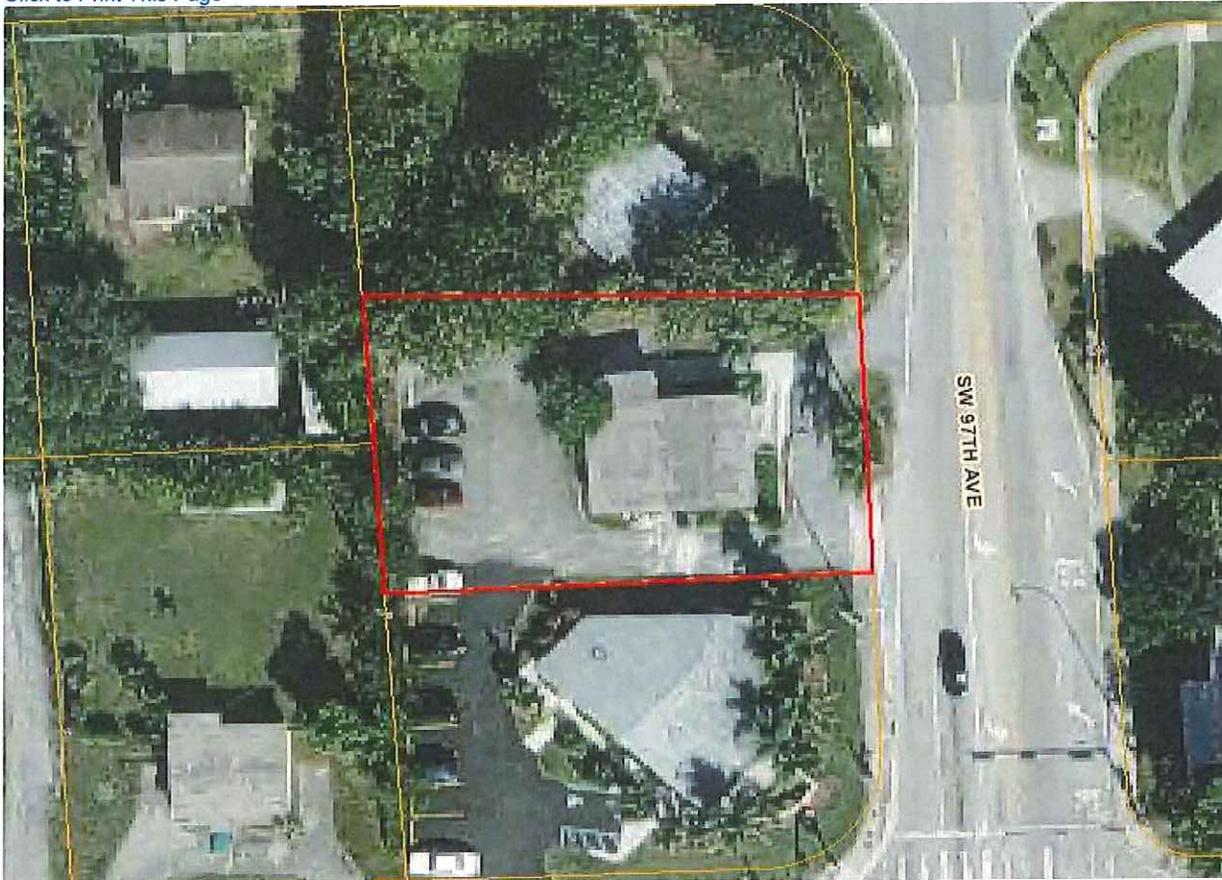
Property Information:	
Beds/Baths:	3/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1039
Lot Size:	10175 SQ FT
Year Built:	1953
Legal Description:	MORNINGSIDE ACRES PB 46-7 LOT 7 & N41.7FT OF E22FT LOT 5& S41.7FT OF E22FT LOT 9 BLK 5 LOT SIZE 83.400 X 122OR 19894-4071 0801 5F/A/U 30 -5032-007-0500 VIEW PLAT 46-7 Deed: NINGS-7 Deed: 19894-4071

Sale Information:			
Sale Date:	5/1990	12/1983	0/0
Sale Amount:	132500	60000	0
Sale O/R:	14535-3836	12030-1062	

Assessment Information:		
Year:	2015	2014
Land Value:	0	142450
Building Value:	0	46641
Market Value:	0	189091
Assessed Value:	0	189091
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0



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Summary Details:	
Folio:	3350320070630
Site Address:	18320 SW 97 AVE Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	EDWARD P MACDOUGALL 18320 SW 97 AVE MIAMI, FL 331575503

Property Information:	
Beds/Baths:	0/3
Floors:	1
Living Units:	1
Adj Sq Footage:	1372
Lot Size:	10175 SQ FT
Year Built:	1958
Legal Description:	MORNINGSIDE ACRES PB 46-7E22FT OF N41.7FT LOT 5 & ALLLOT 7 & E22FT OF S41.7FT LOT 9BLK 6LOT SIZE 83.400 X 122OR 18048-3905 0398 1 VIEW PLAT 46-7 Deed: NINGS-7 Deed: 18048-3905

Sale Information:			
Sale Date:	3/1998	5/1995	0/0
Sale Amount:	130000	130000	0
Sale O/R:	18048-3905	16783-1039	

Assessment Information:		
Year:	2015	2014
Land Value:	0	152625
Building Value:	0	70577
Market Value:	0	223202
Assessed Value:	0	223202
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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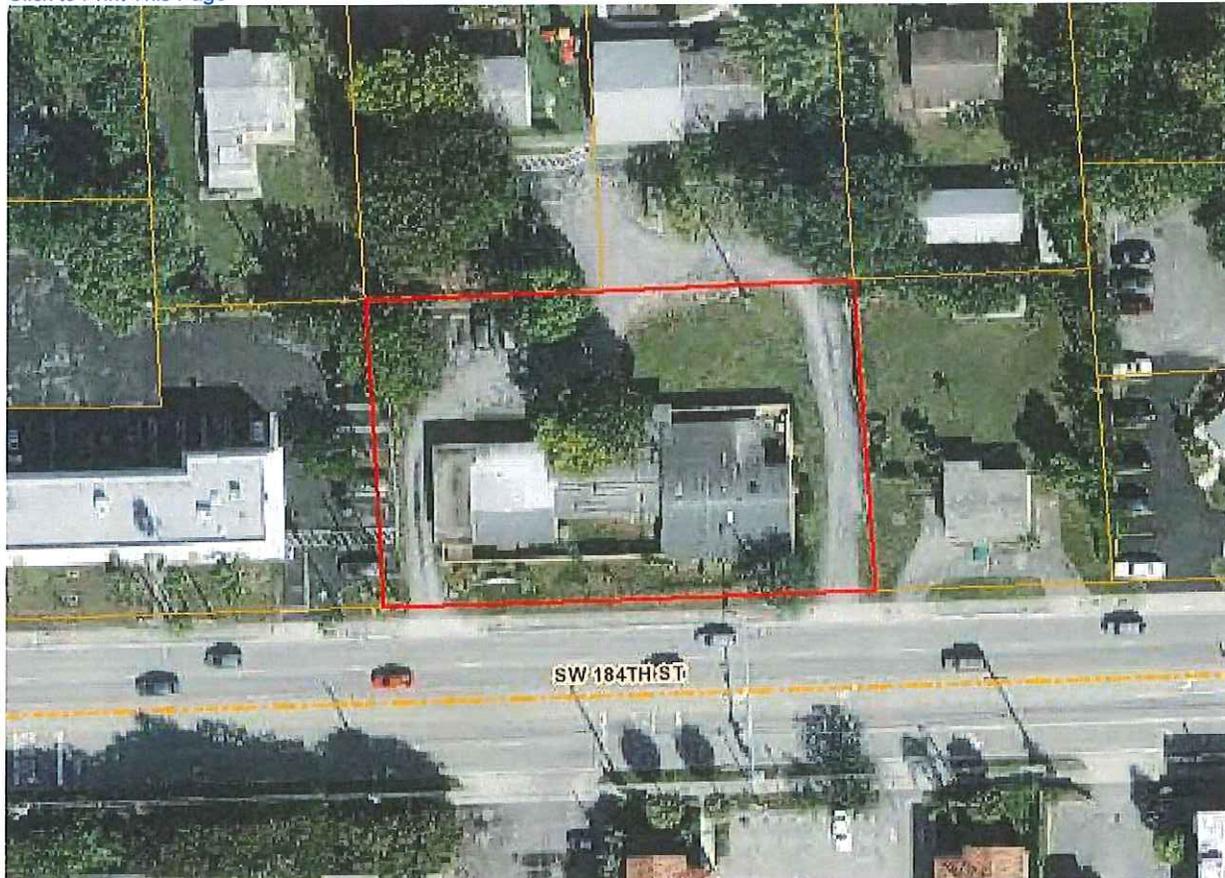
Summary Details:	
Folio:	3350320070610
Site Address:	9725 SW 184 ST Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	CLAIRE MESSAM WEBB 11900 SW 199 ST MIAMI, FL 331774308

Property Information:	
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	799
Lot Size:	10775 SQ FT
Year Built:	1954
Legal Description:	32 55 40MORNINGSIDE ACRES PB 46-7E11FT LOT 4 & LOT 5 LESS E22FT BLK 6LOT SIZE 86.100 X 125OR 17622-4905 0497 1 VIEW PLAT 46-7 Deed: NINGS-7 Deed: 17622-4905

Sale Information:			
Sale Date:	4/1997	5/1986	3/1973
Sale Amount:	75000	70000	22250
Sale O/R:	17622-4905	13008-2826	00000-0000

Assessment Information:		
Year:	2015	2014
Land Value:	0	150850
Building Value:	0	34996
Market Value:	0	185846
Assessed Value:	0	184109
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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Summary Details:	
Folio:	3350320070590
Site Address:	9745 SW 184 ST Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	EUREKA DRIVE HOLDINGS INC 14150 SW 119 AVE MIAMI, FL 331866012

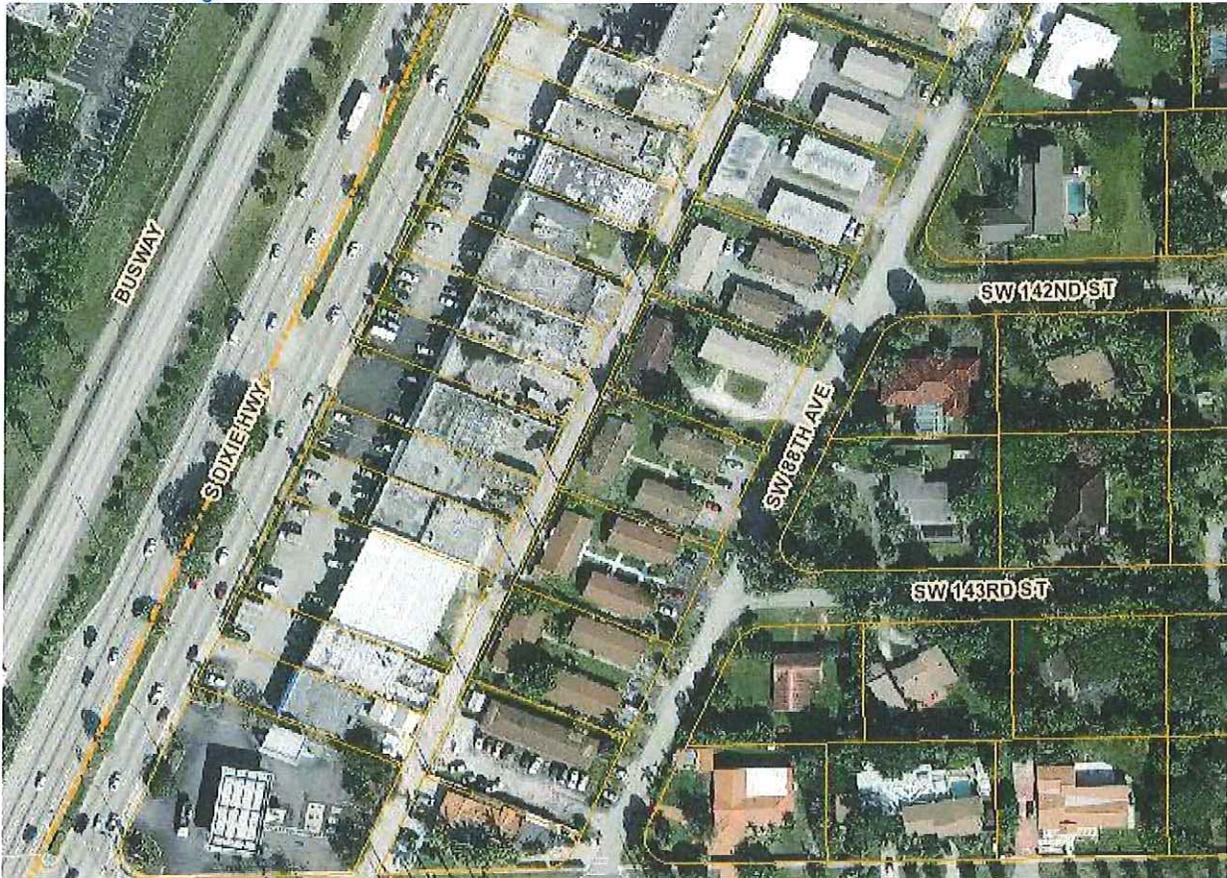
Property Information:	
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	4187
Lot Size:	21529 SQ FT
Year Built:	1956
Legal Description:	32 55 40MORNINGSIDE ACRES PB 46-7LOT 3 LESS W11FT &LOT 4 LESS E11FT BLK 6PR ADD 9745 EUREKA DRLOT SIZE 172.300 X 125 VIEW PLAT 46-7 Deed: NINGS-7

Sale Information:			
Sale Date:	8/2002	0/0	0/0
Sale Amount:	350000	0	0
Sale O/R:	20719-2487		

Assessment Information:		
Year:	2015	2014
Land Value:	0	301406
Building Value:	0	169730
Market Value:	0	471136
Assessed Value:	0	471136
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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Summary Details:	
Folio:	3350210170040
Site Address:	13981 S DIXIE HWY Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	SHOPS AT PALMETTO BAY LLC 3503 MAIN LODGE DR MIAMI, FL 33133

Property Information:	
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	7993
Lot Size:	20000 SQ FT
Year Built:	1969
Legal Description:	MITCHELL CENTER 1ST ADDN PB 82-71 LOTS 4 & 5 BLK 5 LOT SIZE 100.000 X 200OR 19220-0229 0700 4F/A/U 30-5021-017-0040COC 26531-4568 08 2008 6 VIEW PLAT 82-71 Deed: 19220-0229

Sale Information:			
Sale Date:	0/0	0/0	0/0
Sale Amount:	0	0	0
Sale O/R:			

Assessment Information:		
Year:	2015	2014
Land Value:	0	900000
Building Value:	0	405475
Market Value:	0	1305475
Assessed Value:	0	1117759
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0



To: Honorable Mayor and Village Council

Date: February 23, 2015

From: Ron E. Williams, Village Manager

Re: Parking Waiver Procedure
Ordinance for 1st Reading

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; CREATING SECTION 30-70.2(b)(4) OF THE LAND DEVELOPMENT CODE RELATING TO REQUIRED PARKING EXEMPTIONS; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. (Administration)

BACKGROUND:

The Village of Palmetto Bay has approximately 1,000 active businesses within its jurisdictional boundaries. The turnover rate averages approximately 10% of that total every year. Most of the new businesses that (re)locate within the Village typically have business models that neatly comport to the Village's parking standards, and that of the parking facilities available, at their new location. There are however times when the business model and the receiving locale do not sync well with the Village's established parking standards. Under current Code the available remedy is a variance; a process that may prove to be both timely and expensive. The proposed ordinance offers an alternative path which relies upon the actual demands of the proposed business relative to the facilities available at the site. To understand the nature of the proposal, the following is offered for your consideration:

On October 20, 2008, the Mayor and Village Council adopted Ordinance 08-20, which established Division 30-70, Required Parking, of the Village's Land Development Code, which provided parking standards for uses within the Village. The Village's parking code was modeled after Miami-Dade County which originally adopted theirs in 1957. Approximately 78% of the Village's commercial development was constructed prior to 1970¹, and built to the standards of that Code. Since that time, new uses have come into being, others have adjusted their operational models, while others still have ceased to operate or even exist. Put into context, the occasion arises that 21st century uses and business models are trying to fit themselves into pre-1970's development standards.

Parking categories are broken down into categories such as retail, office, medical, assembly, etc. As stated above, the majority of new business requests do in fact conform to current Code, but not all do. The challenge presented to Village staff and to a prospective business looking to set up shop in

¹ This data was culled by CoStar, a real estate data service provided, and was provided to the Village as part of Lambert Advisory's, Downtown Redevelopment Task Force market report.

the Village is when the operational demands of the use relative to the receiving property does not comply with the parking code.

One solution would be to completely rewrite that portion of Code that sets the parking amount standard. However, this exercise is not without its own problem. First, changing the parking standards *cart blanc* runs the risk of creating parking nonconformities across the vast majority of existing development within the Village. This could result in greater challenges in located new business than exists today. Further, given most requests for new businesses do comply with Code, such an amendment could be deemed unnecessary.

A second alternative would be to create a unique parking standard for new or altered uses not fully contemplated by current Code. Such an example would be an MRI facility. Classified as diagnostic, its parking standard is significantly higher than its actual operational demand. MRI facilities need more space due to equipment, yet see fewer patients than say a facility that merely draws blood. Current parking standards would prevent such a facility from locating in an industrial flex space that is typically built with fewer parking stalls. This despite the fact that it may be demonstrated, by way of a parking study, that the property is capable of managing the demands of the use. The deficiency with the individualized parking standards approach is first, it makes the Code reactive and adds unnecessary delay to the prospective business as they await an ordinance change. Second, should such an approach be followed, the Village could end up with an endless list of uses with unique parking standards.

Another potential challenge presented to a prospective business occurs when locating within a multi-tenant center. The Code requires all parking to be calculated as if the center were fully leased with all businesses operating at the same time. However, not all businesses share the same operational hours. Some close by mid-day, others only open in the evening. Some may be open all day but have customer volumes that occur at predictable times (i.e. karate studio or breakfast/lunch diner). There are jurisdictions that remedy this conflict with provisions that contemplate the hours of operation of a particular business. The Village could pursue such a Code; however the attached proposed ordinance is capable of achieving the same result while addressing a broader issue discussed above.

The proposed ordinance recognizes that not all businesses share the identical operational demands. It offers a remedy that is more nimble than a variance request or change of law, and one that would be considerably less timely or expensive to pursue. Where it is determined that a parking deficiency exists, the prospective business owner may complete a parking study to determine if the operational demands of the use does not over burden the property where it is to be located. The review and approval, denial or approval with conditions, of that plan would be completed administratively. If the applicant and staff do not agree, the owner may elect to pursue the variance option. The fee for parking analysis review shall be half of that for a non-use variance. Appeal of the administrative final decision shall be by way of non-use variance upon which the application shall pay other half of the variance fee plus any other costs associated with the application and hearing as provided by ordinance. The relief procedure shall only be available to existing development. Parking facilities for

new developments shall be built according to the standards provided by each use category as applicable.

ANALYSIS:

The proposed ordinance was reviewed for consistency with the criteria established in Section 30-30.7(b). The Background section provided above shall be considered supplemental information to this analysis and thusly shall be incorporated into each criterion delineated below. The following is a review of those criteria:

Criteria (1): Whether the proposal is consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the Village's Concurrency Management Program.

Analysis: The Village's Comprehensive Plan or Concurrency Management Plan do not address parking requirement.

Finding: Not applicable.

Criteria (2): Whether the proposal is in conformance with all applicable requirements of Chapter 30.

Analysis: Please see Background section of this report. The proposed ordinance is internally consistent with the remaining portions of Section 30-70 in that it that is seeks the (unstated) intent to ensure adequate parking is provided on site for those uses approved thereon. No parking study shall be approved that fails to demonstrate adequate parking exists to accommodate a use(s) at a particular property.

Findings: Consistent.

Criteria (3) Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether the changes support or work against the proposed change in land use policy.

Analysis: Please see Background section of this report. As reflected in the Background Section of this report, considerable time has passed since the adoption of the first parking code and the development commercial portions of the Village. The proposed amendment offers an avenue for relief when such standards fall out of sync with the proposed use; and it does so in a manner that does not compromise the legal conforming status of the receiving property.

Findings: Consistent.

Criteria (4) Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and locations of uses involved, the impact on the adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land uses.

Analysis: Please see Background section of this report. The proposed ordinance does not change permitted uses. It merely provides a level of flexibility when siting business within the Village. The intent of the parking study is to determine if approving the new use would create such an impact. If one exists, the application is denied, if it does not, then it is approved.

Finding: Consistent.

Criteria (5) Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and service; would exceed the capacity of the facilities and services, existing or programmed, including: transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services.

Analysis: The proposed ordinance does not alter permitted use, intensities or densities. As such, it does not impact the above systems.

Finding: Consistent.

Criteria (6) Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of groundwater aquifer wildlife habitats, and vegetative communities.

Analysis: The proposed ordinance may only affect existing parking facilities and does not impact the above systems.

Finding: Consistent.

Criteria (7) Whether, and to the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.

Analysis: It is anticipated, though not quantified, that the ordinance will likely have a positive effect on property values. The logic is as follows; a fully rented commercial facility is worth more than one partially or fully unleased.

Findings: Consistent.

Criteria (8) Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on land use pattern shall be identified.

Analysis The proposed ordinance does not change permitted uses or change any provisions which affect the development of land. It only applies to existing developments.

Findings: Consistent.

Criteria (9) Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose of Chapter 30.

Analysis: See Analysis under Criteria 2, 3 4 and 7.

Finding: Consistent.

Criteria (10) Other matters which the local planning agency or Village Council in its legislative discretion may deem appropriate.

Analysis: As per the direction of the Village Council.

Finding: As determined by the Village Council.

FISCAL/BUDGETARY IMPACT:

It is anticipated that the cost to process requests contemplated by the proposed ordinance, be fiscally neutral.

RECOMMENDATION:

Decision for the Village Council.



Darby Delsalle, AICP
Planning & Zoning Director

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; CREATING SECTION 30-70.2(b)(4) OF THE LAND DEVELOPMENT CODE RELATING TO REQUIRED PARKING EXEMPTIONS; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. (Administration)

WHEREAS, on October 20, 2008, the Mayor and Village Council adopted Ordinance 08-20, which established Division 30-70, Required Parking, of the Village's Land Development Code, which included Section 30-70.2(b), establishing the conditions under which a property may be exempt from parking requirements; and

WHEREAS, it is in the public interest for the Village to provide regulations for parking consistent with industry standards and practices, available technologies, available land resources, and traffic engineering in an effort to protect public security, privacy, and welfare, and

WHEREAS, it is further in the public interest for the Village to provide under proper circumstances for a waiver of the applicable requirements for parking facilities for existing developments, so that the issuance of a parking reduction waiver is in the public interest under such circumstances; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes the Village Council has been designated as the Local Planning Agency for the Village; and

WHEREAS, on April 6, 2015, the Local Planning Agency approved the proposed amendment; and

WHEREAS, the Mayor and Village Council, now desire to establish a procedure through which the citizens and/or property owner of the Village may request a parking reduction waiver, and through which the Village may approve, deny or approve with conditions such requests.

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Section 30-70.2(b)(4) of the Village's Code of Ordinances shall be created to read as follows:

DIVISION 30-70. - PARKING AND LOADING STANDARDS

* * *

Sec. 30-70.2. - Location of required parking; exceptions.

* * *

(b) Exemptions.

1
2 * * *
3

4 (4) Parking Reduction Waiver Request. It is acknowledge that for parking
5 calculation purposes, parking requirements and demand may shift for
6 existing developments over time as the use or mix of uses change. In cases
7 where the required parking, as provided for in this Division, for a proposed
8 use exceeds the amount of spaces available on the receiving property, the
9 applicant may request a Parking Reduction Waiver in lieu of pursuing a
10 public hearing variance.

11
12 (1) Eligibility. These provisions shall only apply to existing
13 developments.

14 (2) Application. All Parking Reduction Waiver Requests shall conform
15 to the following:

16
17 a. The applicant shall file an application and pay a filing fee
18 equal to half the cost of a non-use variance modification,

19
20 b. The application shall include a parking study confirming
21 whether or not the existing facilities can accommodate the
22 proposed use. The parking study shall be prepared by a
23 certified engineer, licensed in the State of Florida with
24 expertise in parking, and shall be paid for by the applicant.
25 The Village may hire its own engineer, at the applicant's
26 expense, to evaluate applicant's parking study.

27 c. Other plans and documentation necessary to evaluate the
28 request.

29
30 (3) The Director of Planning and Zoning, or his/her designee, shall
31 either approve, approve with conditions, or deny the request. Any
32 approval shall be specific to the applicant's requested use and will be
33 deemed null should the operations cease for a period of six (6)
34 months or longer. Any expansion of the approved use shall require
35 full compliance with required parking or resubmission of a waiver
36 request as provided by this section. Denial of a waiver request may
37 be appealed to the Mayor and Village Council pursuant to public
38 hearing variance procedures as provided at Division 30-30 of the
39 Village's Land Development Code. All applicable public hearing fees
40 shall apply however the application fee shall be half the cost of a
41 non-use variance modification.

42
43 **Section 2. Conflicting Provisions.** The provisions of the Code of Ordinances of the
44 Village of Palmetto Bay, Florida and all ordinances or parts of ordinances in conflict with the
45 provisions of this ordinance are hereby repealed.

46
47 **Section 3. Severability.** The provisions of this Ordinance are declared to be severable,
48 and if any sentence, section, clause or phrase of this Ordinance shall, for any reason, be held to be

1 invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences,
2 sections, clauses or phrases of the Ordinance, but they shall remain in effect it being the legislative
3 intent that this Ordinance shall stand notwithstanding the invalidity of any part.
4

5 **Section 4. Codification.** It is the intention of the Village Council and it is hereby
6 ordained the provisions of this Ordinance shall become and be made part of the Code of
7 Ordinances of the Village of Palmetto Bay, Florida, that sections of this Ordinance may be
8 renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be
9 changed to "Section" or other appropriate word.

10
11 **Section 5. Effective Date.** This ordinance shall take effect immediately upon
12 enactment.
13

14 **PASSED and ENACTED** this ____ day of _____, 2015.

15
16 First Reading: _____

17 Second Reading: _____
18

19 Attest: _____

20 Meighan Alexander
21 Village Clerk

Eugene Flinn
Mayor

22
23
24 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
25 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:
26

27
28 _____
29 Dexter W. Lehtinen
30 Village Attorney

31
32 FINAL VOTE AT ADOPTION:

33
34 Council Member Karyn Cunningham _____

35
36 Council Member Tim Schaffer _____

37
38 Council Member Larissa Siegel Lara _____

39
40 Vice-Mayor John DuBois _____

41
42 Mayor Eugene Flinn _____
43
44

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE VILLAGE COUNCIL; CREATING STANDARDS FOR ESTABLISHMENT AND REVIEW OF VILLAGE COMMITTEES TO BE INCLUDED IN THE VILLAGE CODE OF ORDINANCES AS CHAPTER 2, ARTICLE II, DIVISION 3, ENTITLED "BOARDS OR COMMITTEES"; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. (Sponsored by Councilwoman Larissa Siegel Lara.)

WHEREAS, Chapter 2, Article II, Division 2, Section 2-46 of the Village Code contains general information concerning Boards or Committees within the Village; and

WHEREAS, Village Code provides that the Council, "may create advisory committees for any purpose it deems advisable; and further, "The Council shall determine the number, composition and method for designating advisory committee members, and the duration of the committee"¹; and

WHEREAS, standards for creation and review of the Advisory Boards or Committees of the Council is appropriate, as a clear standard for implementation and management is necessary.

BE IT ENACTED BY THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Chapter 2 Article II, Division 3, is hereby created, as follows:

Division 3. Boards or Committees

Sec. 2-52. Statement of Policy.

It is the intent of the Village Council of the Palmetto Bay, Florida, to enact a comprehensive policy to promote economy, efficiency, and improved service in the transaction of public business by Village Boards or Committees; therefore, the Village is hereby creating uniform policies and procedures for their creation, operation, and review.

All rules and procedures provided in this division shall apply uniformly to all advisory boards or committees, including all subcommittees, which shall include, but not be limited to, non-statutory committees, task forces, and advisory boards established by the Village council pursuant to this article.

Nothing in this Ordinance shall be construed or considered to be a delegation of any legislative power or other governmental authority by the municipal government or by any local official.

¹ Village Code of Ordinances, Section 2-46(c)

1 **Sec. 2-53. Definition**

2
3 For the purpose of this Division, the "Boards" or "Committees" shall include all non-
4 statutory committees and advisory boards established by the Village Council to make
5 recommendations, advise the Council, and initiate programs in the Village. The following
6 definitions are provided:

- 7
8 (a) Internal Committees: Committees that focus upon the levels of service provided by the
9 Village government in order to meet the Village's residents, businesses, and institutions'
10 needs.
11
12 (b) External Boards: Boards that focus upon shared cooperative efforts with stake-holders
13 and engage participation.
14

15 **Sec. 2-54. General purpose.**

16 The general purpose of advisory boards and committees, as created herein or as may be created
17 from time to time, is to engage all residents and stakeholders of the Village and receive input,
18 feedback, and recommendations concerning various Village objectives. In addition to specific
19 missions and scopes of various advisory boards and committees, it shall be the general purpose of all
20 advisory bodies in the Village to:

- 21 (a) Provide recommendations to the Village Council regarding public policies and programs;
22 (b) Serve as a venue for increased public engagement and discussion on any public policies
23 and programs;
24 (c) Conduct analysis and discussion on any public policies and programs; and
25 (d) Offer input that has been benchmarked and verified as technically and financial
26 feasible.
27

28 The input, feedback, and recommendations of each Board or Committee shall be non-binding upon
29 the Village Council.

30 **Sec. 2-55. Boards and Committees and missions and scopes identified.**

31
32 The following boards and committees are hereby created, with the corresponding objectives:

- 33 (a) Parks and Recreation Committee:
34 a. Mission: to provide recommendations to the Village Council in matters of Village
35 parks and recreation levels of service.
36 b. Advisory scope: to review the following:
37 i. State of the Parks' structures
38 ii. State of the Parks' recreational facilities
39 iii. Recreational programming and fees
40 iv. Parks accessibility

1 v. Parks safety
2

3 (b) Community Outreach Committee:

- 4 a. Mission: to provide recommendations to the Village Council in matters of
5 community engagement and public awareness
6 b. Advisory scope: to review the following:
7 i. Communication strategies
8 ii. Communication execution
9 iii. Intergration of community calendars
10 iv. Village hosted events
11 v. Sponsorship opportunities
12 vi. Stakeholder engagement practices
13

14 (c) Village Services Committee:

- 15 a. Mission: to provide recommendations to the Village Council in matters of Village
16 services
17 b. Advisory scope: to review the following:
18 i. Level of infrastructure
19 ii. Infrastructure maintenance
20 iii. Safety initiatives
21 iv. Transportation initiatives
22 v. Service management practices
23 vi. Effectiveness of current laws and procedures
24 vii. Fee structures
25 viii. Capital outlay and management
26

27 (d) Administrative Advisory Committee:

- 28 a. Mission: to provide recommendations to the Village Council in matters of Village
29 administrative process that impact all Village Departments
30 b. Advisory scope: to review the following:
31 i. Financial performance
32 ii. Budget development process
33 iii. Budget review process
34 iv. Inter-governmental engagement process
35 v. Organizational structure effectiveness
36 vi. Procurement practices
37 vii. Customer service performance and practices
38

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Sec. 2-56. Creation of new boards and committees

- (a) All new Village boards that do not fall under one of the objectives listed in Section 2-54 shall be created only by modification to this ordinance. All members, liaison, and any subsequently created or existing Subcommittees, shall be accomplished via resolution.
- (b) After passage on first reading of an ordinance creating a new board and prior to the public hearing held on said ordinance, the Councilmember sponsoring said Board and Committee shall submit to the Village Clerk, a memorandum setting forth the following information concerning the proposed new board, which shall be distributed to the Village Council:
 - (1) Whether the establishment of the board will create sufficient betterment to the community to justify the Village investment in the creation of a Board or Committee.
 - (2) Whether another board or agency, either public or private, which is already in existence could serve the same purpose.
 - (3) The costs, both direct and indirect, of establishing and maintaining the board.
 - (4) Whether the board is necessary to enable the Village to obtain State, County, or federal grants or other financing.
 - (5) Whether the creation of a new board is the best method of achieving the benefit desired.
- (c) The public hearing shall be held no earlier than six (6) weeks after passage on first reading of the ordinance creating said board.

Sec. 2-57. Membership Appointment.

Advisory Board or Committees shall be made up of at least five members; regardless of the number of members, all Boards or Committee shall be odd-numbered. The Mayor, Vice Mayor and member of the Council shall each have at least one appointment to each Board or Committee without approval of the Council. Boards or Committees beyond five members shall be appointed by the Council at large. Members of Advisory Boards or Committees under this Section shall either:

- (a) Be a resident of the Village; or
- (b) Be employed within the Village; or
- (c) Own a business located in the Village.

The Village Council shall appoint a non-voting Council Liaison to each Board or Committee. Administration shall appoint a non-voting staff representative to each Board or Committee. The Mayor shall be a non-voting Honorary Liaison to each Board or Committee.

Sec 2-58. Membership Limitations.

- Members of the Advisory Boards or Committee shall not:
- (a) Serve on more than one (1) Committee created by this Section at the same time.
 - (b) Receive compensation and shall not otherwise obtain direct or indirect financial gain from their service in the Committee.

- 1 (c) Be related to the Village Council members. Related shall mean: spouse, child, sister,
2 brother, parent or in-laws.
3 (d) Be a registered candidate for elective political office, unless the Village Council, by majority
4 vote, waives this prohibition.
5 (e) Be eligible to serve if, at any time during their term, the person has filed a lawsuit against the
6 Village that is pending, unless the Village Council, by majority vote, waives this prohibition.
7

8 Advisory board or Committee members may be removed by affirmative majority of the Village
9 council. The Village Council need not state grounds for the removal of a Board or Committee
10 member.

11 **Sec 2-59. Term of Office.**

- 12 (a) The terms of office of the members of each Board or Committee shall serve a two-year term
13 once appointed.
14 (b) No Board member shall serve more than six consecutive years on any one board.
15 (c) Notwithstanding any other provision of this Code or any resolution, the term of every board
16 member nominated by a Council member shall automatically expire when:
17 a. The nominating Council member leaves office; or
18 b. The nominating Council member's term of office expires.
19 An incoming Council member may re-appoint the individual member, if they so desire, for
20 an additional term or any period of time they chose.
21 (d) Should a vacancy on a Board or Committee remain unfilled for thirty (30) days, which is
22 subject to individual Councilmember appointment, it may be filled by nomination of the
23 Village Council. However, that member's appointment shall be subject to the provisions of
24 subsection 2-58(d), listed above, as if they were nominated by a Council member.
25 (e) If at any time, a member of the Village Council desires the removal of a member of the
26 Committee, said removal shall occur via resolution with majority vote.
27

28 **Sec. 2-60. Oath Requirement.**

29
30 All Committee members shall be required to subscribe to an oath or affirmation to be filed by the
31 Village Clerk, swearing to support, protect and defend the Constitution and laws of the United
32 States, and of the State, the Charter and all ordinances of the Village of Palmetto Bay and in all
33 respects to faithfully discharge their duties.
34

35 **Sec. 2-61. Applicability and Explanation of Laws.**

36
37 All Committee members shall be subject to the State of Florida, Miami-Dade County Code of
38 Ethics and all rules, resolutions and regulations present and future of Palmetto Bay regarding
39 committees including decorum, ban on political activity and advocacy in committees and public
40 comment. Upon appointment, a Village representative shall provide Committee members with a
41 copy of the applicable ethics laws and provide an explanation of the State of Florida and Miami-
42 Dade County Code of Ethics (sunshine law, public records law, conflict of interest policy), and a
43 copy of this Division to the Committee member.
44

1 **Sec. 2-62. Public Meetings.**
2

3 All meetings and business of the Committees shall comply with the requirements of Chapters 119
4 (Public Records) and 286 (Sunshine), Florida Statutes. All meetings of the Boards and Committees
5 shall be open to the public at all times. Meetings shall be conducted in accordance with Robert's
6 Rules of Order.
7

8 Approval of the minutes of the previous meeting shall be included in each agenda of a regular
9 committee meeting and the draft minutes shall be presented to the Village Clerk's Office for
10 dissemination to each committee member no later than three (3) business days prior to the meeting.
11

12 Regular committee meetings will be canceled by the Village Clerk if the meeting minutes of the prior
13 regular committee meeting (or any other previously pending minutes at the time of approval of these
14 rules, regulations & procedures) are not submitted for committee approval by the established
15 deadline.
16

17 Rescheduling of canceled regular committee meetings shall take place upon the submission of
18 minutes of the prior meeting for approval.
19

20 **Sec. 2-63. Regular Meetings.**
21

22 Each Committee shall hold at least one regular publicly noticed meeting each quarter at a location
23 open to the public within the Village.
24

25 During the initial (organizational) meeting of a committee and during the first meeting of a
26 committee of each calendar year, the committees shall, by a majority vote, set a meeting schedule for
27 regular meetings throughout the year. The committee meeting schedule shall include the date, time,
28 and location of the meetings and must receive approval from the Village Clerk to avoid scheduling
29 conflicts. Changes in the schedule may be made and will be properly published in accordance with
30 the Sunshine Law.
31

32 Advisory board meetings shall not conflict the regular Village council meetings. Advisory board
33 meeting schedules that conflict with any previously established advisory board meeting schedules are
34 discouraged, and the clerk will advise the corresponding advisory board(s) of any such conflict(s).
35 Advisory boards shall make every attempt to resolve any possible conflict with other advisory board
36 schedules when approving their regular meetings for the fiscal year. While all parties involved will
37 make every effort to avoid the scheduling of more than one public meeting at the same time, it is
38 recognized that it may be necessary, from time to time, to arrange more than one advisory board
39 meeting at the same time in order to ensure that each advisory board is able to duly meet and
40 conduct business.
41

42 **Sec 2-64. Special Meetings.**
43

44 Special meetings may be held upon the call of the Chairperson or a majority of the advisory board or
45 committee. Notice of special meetings shall be by sent via e-mail to the Committee member's e-mail
46 address on file with the Village Clerk's Office and shall be received by the committee member with a

1 minimum of 24 hours' notice before the meeting. Special meetings shall be publicly noticed in
2 compliance with Ch. 286 F.S. and held at a public location within the Village, as set by the
3 Chairperson with coordination by the Village Clerk.
4

5 **Section 2-65. Agenda.**
6

7 The agenda for all meetings of the Committee shall be prepared by the Chairperson or in the
8 absence of the Chairperson, the Vice Chairperson. Additional agenda items may be proposed at any
9 time by any member of the Committee either during a committee meeting or by request to the
10 Village Clerk's Office. If requested through the Village Clerk's office, the Village Clerk's office will
11 notify the Chairperson and other committee members of the request to add an agenda item and the
12 item will be added. Upon receipt of the Committee's Agenda, the Clerk will post said Agenda
13 posted at Village Hall and on the Village's website.
14

15 Items proposed after the agenda is distributed may only be heard under "New Business" and upon
16 an affirmative vote of the majority of the Committee members present at the meeting. Public
17 comment shall be allowed at all meetings.
18

19 All agenda materials including back-up material and minutes shall be provided to the Village Clerk's
20 Office no later than three (3) business days prior to a regularly scheduled committee meeting.
21

22 **Sec 2-66. Quorum.**
23

24 Fifty percent (50%) of the Committee members appointed to the Committee shall constitute a
25 quorum. Provided there is a quorum, a majority of those present and voting shall be required to
26 adopt any motion or take any action. No actions may be taken without a quorum present although
27 those in attendance may still have discussion.
28

29 **Sec 2-67. Voting.**
30

31 Each Committee member shall be entitled to one (1) vote on matters coming before the Committee.
32 The Committee shall act as a body in making its decisions. No member present at a meeting may
33 abstain from voting except in cases of a conflict of interest, as provided in Florida Statutes and the
34 Miami-Dade County Code of Ethics. A member must be present to vote. Proxy votes shall not be
35 permitted.
36

37 **Sec. 2-68. Attendance.**
38

39 In the event a Committee member fails to attend three (3) regularly scheduled meetings in one
40 calendar year, without excuse and without prior notice to the chairperson, the Committee member
41 will automatically be removed from the Committee and the Council will be notified of the vacancy.
42

1
2 **Sec 2-69. Officers and Elections.**
3

4 Every Committee shall elect a Chairperson and Secretary annually, or as vacancies occur, at the first
5 meeting conducted to serve for a term of one (1) year. The Board or Committee may not meet in
6 the absence of a Secretary or his/her designee.
7

8 **Sec 2-70. Records.**
9

10 Minutes of all Committee meetings shall be recorded by the Secretary and shall be available for
11 public inspection. The Secretary shall forward all approved minutes to the Village Clerk's Office
12 within five (5) days following the meeting. Once approved, the Village Clerk shall archive all meeting
13 minutes and post same on the Village's website until at least three months post sunseting of the
14 committee.
15

16 **Sec 2-71. Board and Committee Reports.**
17

18 The Chairperson or his/her designee shall present a quarterly written report to the Village Council,
19 which shall be submitted in writing to the Village Clerk's Office. All reports shall be approved by the
20 Committee prior to submission to the Village Clerk's Office or presentation to the Village Council.
21

22 The quarterly report shall be part of the Village Council official Agenda, under Item 8, Board and
23 Committee Reports. The report shall, minimally, answer the following four questions:

- 24 1. How many meetings were held.
25 2. What were the main topics of discussion.
26 3. What are the Board/Committee's recommendations.
27 4. What does the Board/Committee need from the Council.
28

29 In any event, no committee shall be permitted to meet or otherwise conduct business during any
30 period that the committee is not in compliance with all document requirements and is up to date on
31 its minutes and/or quarterly reports to the Village Council. The only exception to this is any action
32 required to bring minutes and/or quarterly reports up to date and to have such documents properly
33 transmitted to the Village Clerk and Village Council.
34

35 Upon the request of the Village council, the advisory boards shall submit an annual written report to
36 the Village. The advisory boards may submit such other single and/or multiple issue reports and/or
37 other correspondence to the Village council as deemed appropriate by a majority of the
38 corresponding advisory board. All reports shall be approved by the advisory board prior to
39 submission to the Village clerk's office or presentation to the Village council.

40 **Sec. 2-72 "Sunset" review of boards.**
41

42 Each year, the Village Council shall review each Board or Committee in the following manner:

43 (a) By February of each year, each board's chairperson shall submit a written report, through the
44 Village Clerk's office, setting forth the following information concerning the board:

- 45 (1) Whether the board is serving the purpose for which it was created.

- 1 (2) Whether the board is serving current community needs.
- 2 (3) A list of the board's major accomplishments.
- 3 (4) Whether there is any other board, either public or private, which would better serve the
- 4 function of the board.
- 5 (5) Whether the ordinance creating the board should be amended to better enable the board
- 6 to serve the purpose for which it was created.
- 7 (6) Whether the board's membership requirements should be modified.
- 8 (7) The cost, both direct and indirect, of maintaining the board.
- 9 (8) Whether the County board is meeting performance measures developed to determine
- 10 their effectiveness in achieving stated goals.

11 (b) At the March Regular Council Meeting, the Village Clerk shall place discussion concerning the
 12 Board or Commission on the Village Council Agenda, together with any recommendation that the
 13 Village Manager wishes to provide. At this meeting, the Chairperson shall make an oral presentation
 14 to the Village Council.

15 (c) The Village Council, by majority vote, shall determine whether to abolish, continue, consolidate,
 16 or modify the Board or Committee. Absent any action by the Village Council, the Board or
 17 Committee shall continue in existence.

18
 19 **Section 4. Conflicting Provisions.** The provisions of the Code of Ordinances of the
 20 Village of Palmetto Bay, Florida and all ordinances or parts of ordinances in conflict with the
 21 provisions of this ordinance are hereby repealed.

22
 23 **Section 5. Severability.** The provisions of this Ordinance are declared to be severable,
 24 and if any sentence, section, clause or phrase of this Ordinance shall, for any reason, be held to be
 25 invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences,
 26 sections, clauses or phrases of the Ordinance, but they shall remain in effect it being the legislative
 27 intent that this Ordinance shall stand notwithstanding the invalidity of any part.

28
 29 **Section 6. Codification.** It is the intention of the Village Council and it is hereby
 30 ordained the provisions of this Ordinance shall become and be made part of the Code of
 31 Ordinances of the Village of Palmetto Bay, Florida, that sections of this Ordinance may be
 32 renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be
 33 changed to "Section" or other appropriate word.

34
 35 **Section 7. Effective Date.** This ordinance shall take effect immediately upon
 36 enactment.

37
 38 First reading: _____

39
 40 Second reading: _____

1 PASSED AND ENACTED this _____ day of _____, 2015.

2
3
4 Attest: _____
5 Meighan Alexander
6 Village Clerk

Eugene Flinn
Mayor

7
8
9 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE
10 AND RELIANCE OF THE VILLAGE OF PALMETTO BAY, FLORIDA ONLY:

11
12
13 _____
14 Dexter W. Lehtinen
15 Village Attorney

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17
18 FINAL VOTE AT ADOPTION:

19
20 Council Member Karyn Cunningham _____

21
22 Council Member Tim Schaffer _____

23
24 Council Member Larissa Siegel Lara _____

25
26 Vice-Mayor John DuBois _____

27
28 Mayor Eugene Flinn _____

29
30
31



To: Honorable Mayor and Village Council

Date: March 30, 2015

From: Ron E. Williams, Village Manager

Re: AG to R-1 Sliver
1ST Reading

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP; CHANGING .27 ACRES (+/-), FROM AG AGRICULTURAL TO R-1 SINGLE FAMILY DISTRICT; FOR A PORTION OF THE PROPERTY LOCATED AT 15840 SW 89 AVENUE BEARING FOLIO 33-5028-000-0191, IN PALMETTO BAY, FLORIDA; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

BACKGROUND:

The property in question is a remnant parcel located at approximately 15840 SW 89th Avenue, consists of approximately .27 acres¹, and is landlocked by adjoining properties. In 2005, as part of broader zoning application request, the property in question was rezoned from AU, Agricultural to RU-1, Single Family Residential² (Resolution No. 05-108). That application included contiguous land to the east that was later subdivided via waiver of plat pursuant to the Mayor and Village Council's approved final order. The remnant portion that remained, although part of the rezoning request, was not required to be part of the plat waiver.

At the time of the 2005 application, the lands within the Village of Palmetto Bay were still zoned according to Miami-Dade County's Official Zoning. This changed in 2009, when as part of ordinance number 09-17, the Village adopted its own Official Zoning Map, thus replacing the Miami-Dade Zoning Map. The overall net affect, with few exceptions, was the re-labeling of zoning designations throughout the Village in a manner consistent with the Village's newly adopted Land Development Code provisions. During that zoning mapping/adoption process, this small section was inadvertently rezoned back to AG, Agricultural. As such the Village is now seeking to realign the zoning of this remnant parcel to reflect the original intent of the Mayor and Village Council's action in 2005.

¹ The .27 acre property in question is part of a larger 1.76 acre parcel. The balance of the larger parcel is zoned R-1.

² RU-1, Single Family Residential is Miami-Dade County's version of the Village's R-1 Single Family Zoning designation. AG, Agricultural, is the Village's equivalent to Miami-Dade County's AU, Agricultural.

The remnant parcel in question is described as follows:

A portion of 28 55 40 1.76 acres specifically E 219ft of W 444ft of S 55ft of N 205ft of SE ¼ of SW ¼ of NE ¼. Said lands situate, lying and being in Miami-Dade County, Florida, and containing 11,760 square feet or .27 acres, more or less.

ZONING HEARING HISTORY:

On January 11, 1967, the Dade County Board of County Commissioners pursuant to Resolution No. 3-ZAB-23-67 approved a rezoning from AU (agricultural) to RU-1 (single family residential) for a portion of the larger parcel.

On December 15, 2005, the Mayor and Village Council of The Village of Palmetto bay pursuant to Resolution No. 05-108 rezoned the remainder of the parcel from AG (agriculture/residential) to R-1 (single family residential).

In October 2009, the Village created its Land Development Code and Comprehensive Zoning Map, and re-designated the subject property as AG (agriculture/residential). (Documentation not provided in this back-up as it is voluminous and is existing Code).

NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE DESIGNATION
Subject Property:	
R-1; Single Family Residential	Low-Medium Density Residential
AG; Agricultural/Residential	
Surrounding Properties:	
NORTH:	
R-1; Single Family Residential District	Low-Medium Density Residential
EAST:	
R-1; Single Family Residential District	Low-Medium Density Residential
SOUTH:	
R-1; Single Family Residential District	Low-Medium Density Residential
WEST:	
R-1; Single Family Residential District	Low-Medium Density Residential

ANALYSIS:

The following is a review of the request pursuant to the Village's rezoning criteria found at Section 30-30.7(b), of the Land Development Code. The Background Section and the Analysis is hereby incorporated by reference.

Criteria (1) Whether the proposal is consistent with the Comprehensive Plan, including the adopted infrastructure minimum levels of service standards and the Village's concurrency management program.

Analysis: The underlying land use designation is Low-Medium Residential which permits up to 13 units per acre. The R-1 zoning fits within that land use density category. The property is a remnant parcel surrounded by lands of similar zoning.

Finding: Consistent.

Criteria (2) Whether the proposal is in conformance with all applicable requirements of Chapter 30.

Analysis: Please see Background Section of this report. The parcel in question is currently zoned differently from all of the properties that surround it. In this case, the parcel was inadvertently rezoned back to AG in 2009 contrary to Mayor and Village Council's original action in 2005. Changing of the remnant parcel's zoning would make it consistent with the surrounding properties and thus, consistent with all requirements of Chapter 30.

Finding: Consistent.

Criteria (3) Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether the changes support or work against the proposed change in land use policy.

Analysis: Not applicable. There were no changes to land use policy, the rezoning that occurred in 2009 was the result of a mapping over-site. This rezoning resets the land to the zoning adopted by the Mayor and Village Council in 2005.

Finding: Consistent.

Criteria (4) Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land uses.

Analysis: See Background and Neighborhood Characteristics Sections of this report. The rezoning is consistent with the surrounding uses and will mirror the zoning on all sides if approved.

Findings: Consistent.

Criteria (5) Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services; would exceed the capacity of the facilities and services, existing or programmed, including: transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services.

Analysis: Please see Criteria 1. The proposed rezoning is a small sliver of land consisting of approximately .27 acres. Any impact on infrastructure and services would be de minimis. Any impact would be measured at the time of development application.

Finding: Consistent.

Criteria (6) Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.

Analysis: The proposed rezoning is a small sliver of land consisting of .27 acres. The site is an in area populated with single and multifamily homes. There does not appear to be any significant natural resources at the site.

Finding: Consistent.

Criteria (7) Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.

Analysis: The rezoning is consistent with the surrounding zoning on all four sides.

Finding: Consistent.

Criteria (8) Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on land use pattern shall be identified.

Analysis: The rezoning is consistent with the surrounding zoning on all four sides.

Finding: Consistent.

Criteria (9) Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of Chapter 30.

Analysis: The rezoning is consistent with the surrounding uses and will mirror the zoning on all four sides.

Finding: Consistent.

Criteria (10) Other matters which the Local Planning Agency or the Village Council in its legislative discretion may deem appropriate.

Finding: Decision for the Village Council.

RECOMMENDATION:
Approval is recommended.

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ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP; CHANGING .27 ACRES (+/-), FROM AG AGRICULTURAL TO R-1 SINGLE FAMILY DISTRICT; FOR A PORTION OF THE PROPERTY LOCATED AT 15840 SW 89 AVENUE BEARING FOLIO 33-5028-000-0191, IN PALMETTO BAY, FLORIDA; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the property in question is a remnant parcel located at approximately 15840 SW 89 Avenue, consists of approximately .27 acres, and is landlocked by adjoining properties; and

WHEREAS, in 2005 as part of broader zoning application request, the property in question was rezoned from AU, Agricultural to RU-1, Single Family Residential¹ (Resolution No. 05-108); and

WHEREAS, in 2009, the Mayor and Village Council adopted Ordinance No. 09-17, which created the Village's Official Zoning Map, thus replacing the Miami-Dade County Zoning Map; and

WHEREAS, in creating the Official Zoning Map, this small section was inadvertently rezoned back to AG, Agricultural; and

WHEREAS, the surrounding properties are all zoned R-1; and

WHEREAS, pursuant to Chapter 166, Florida Statutes, a change of zoning, otherwise known as a district boundary change, of less than 10 acres, requires a public hearing on second reading, and a Land Planning Agency public hearing prior to approval of the rezoning by ordinance; and

WHEREAS, pursuant to Section 163.3174, *Florida Statutes* the Village Council has been designated as the Local Planning Agency for the Village; and

WHEREAS, on May 4, 2015, the Local Planning Agency approved the proposed amendment; and

WHEREAS, to approve a rezoning, the request must be consistent with the Village's Comprehensive Plan and a basic finding of compatibility to Code Section 30-30.7(b) must be rendered by the Mayor and Village Council; and

¹ RU-1, Single Family Residential is Miami-Dade County's version of the Village's R-1 Single Family Zoning designation. AG, Agricultural, is the Village's equivalent to Miami-Dade County's AU, Agricultural.

1 **WHEREAS**, the Mayor and Village Council, now desire to rezone the property described in
2 Attachment A from AG, Agricultural District, to R-1, Residential Single Family District.

3
4 **BE IT ENACTED BY THE MAYOR AND VILLAGE COUNCIL OF THE**
5 **VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:**

6
7 **Section 1.** In evaluating an application for a rezoning, from AU Agricultural to, R-1,
8 Single Family Residential for .27 acres (+/-), for a portion of the property located at 15840 SW 89
9 Avenue bearing folio 33-5028-000-0190, the Palmetto Bay Village Council applied the criteria under
10 30-30.7(b) of the Village's Code and found the request to be consistent. The map amendment is
11 attached and incorporated by reference herein as Exhibit 1.

12
13 **Section 2.** The property that is the subject of the rezoning bears the following legal
14 description:

15
16 A portion of 28 55 40 1.76 acres specifically E 219ft of W 444ft of S 55ft of N 205ft
17 of SE ¼ of SW ¼ of NE ¼. Said lands situate, lying and being in Miami-Dade
18 County, Florida, and containing 11,760 square feet or .27 acres, more or less.

19
20 **Section 3.** The Village Council in compliance with Chapter 166, Florida Statutes, after
21 the first reading approved the request to rezone.

22
23 **Section 4.** All ordinances or parts of ordinances in conflict with the provisions of this
24 ordinance are repealed.

25
26 **Section 5.** If any section, clause, sentence, or phrase of this ordinance is for any reason
27 held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the
28 validity of the remaining portions of this ordinance.

29
30 **Section 6.** **Effective Date.** This ordinance shall take effect immediately upon
31 enactment.

32
33 **PASSED and ENACTED** this ____ day of _____, 2015.

34
35 First Reading: _____
36 Second Reading: _____

37
38 Attest: _____
39 Meighan Alexander Eugene Flinn
40 Village Clerk Mayor

41
42
43 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
44 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

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Dexter W. Lehtinen
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Karyn Cunningham _____

Council Member Tim Schaffer _____

Council Member Larissa Siegel Lara _____

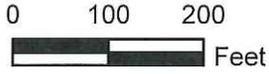
Vice-Mayor John DuBois _____

Mayor Eugene Flinn _____

**PROPOSED
ZONING MAP
EXHIBIT 1**

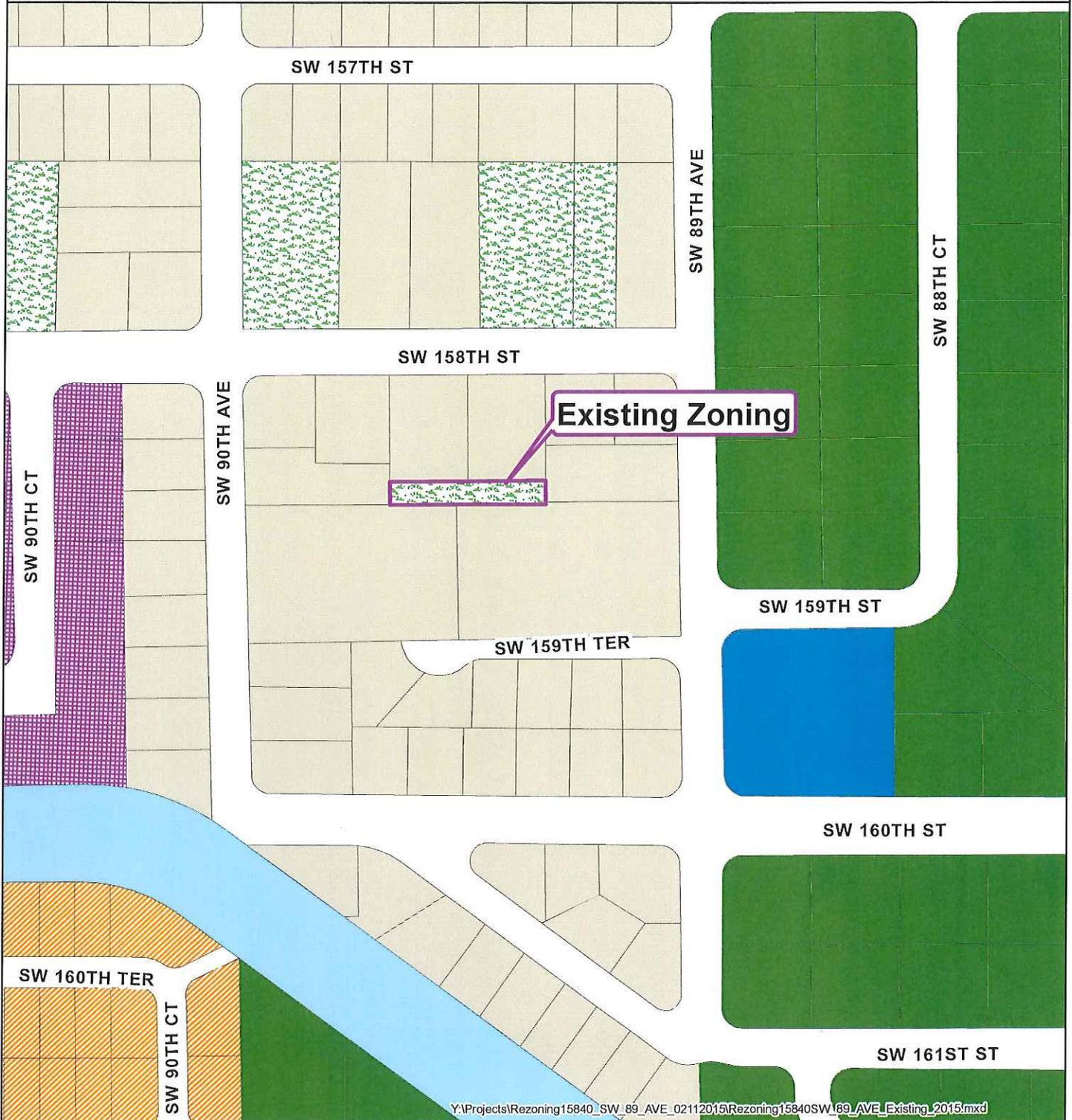
VILLAGE OF PALMETTO BAY
VPB-15-001

Existing Zoning for 15840 SW 89 AVE



Created: 3/6/2015

- | | | | |
|--|-----|--|-------|
| | AG | | R-1M |
| | E-M | | R-3 |
| | I | | Water |
| | R-1 | | |



Proposed Zoning for 15840 SW 89 AVE



0 100 200
Feet

Created: 03/06/2015



AG



E-M



I



R-1



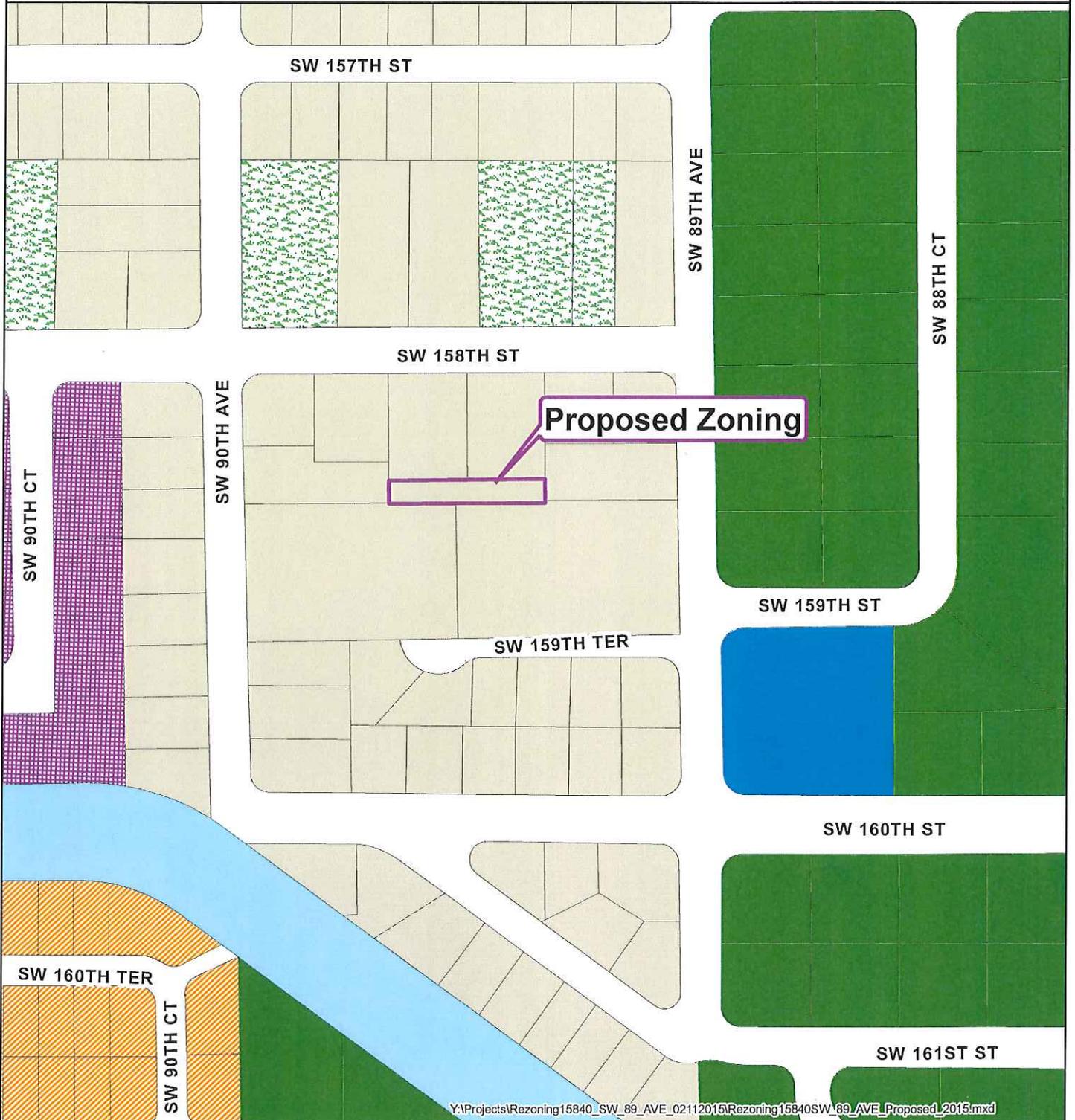
R-1M



R-3



Water



ZONING HISTORY

VILLAGE OF PALMETTO BAY

VPB-15-001

RESOLUTION NO. 05-108

ZONING APPLICATION 05-3-VPB-1/04-293 (28-55-40)

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; APPROVING THE APPLICATION OF MARVIN JEROME JOHNSON FOR RE-ZONING FROM AU TO RU-1 (SW CORNER OF SW 158 STREET AND SW 89 AVENUE); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant made application for re-zoning, as described in the Miami-Dade Department of Planning and Zoning Recommendation to the Village of Palmetto Bay, which is attached to this resolution; and,

WHEREAS, the village council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Southwood Middle School on December 12, 2005; and,

WHEREAS, the mayor and village council finds, based on substantial competent evidence in the record, that the application for re-zoning is consistent with the Miami-Dade County comprehensive plan and the applicable land development regulations; and,

WHEREAS, based on the foregoing finding, the mayor and village council determined to grant the application, as provided in this resolution.

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

Section 1. A hearing on the present application was held on December 12, 2005 in accordance with ordinance. no. 02-03, entitled "Quasi-judicial hearing procedures." Pursuant to the hearing, the village council makes the following findings of fact, conclusions of law and order.

Section 2. Findings of fact.

1. The applicant is Marvin Jerome Johnson. The property is vacant land located at SW 158 Street and SW 89 Avenue.
2. The applicant requests to change the zoning on the subject property from AU, agricultural district, to RU-1, single family residential district.
3. The village council adopts the portions of the cover sheet to, and the County recommendation, entitled Zoning Hearings History, Comprehensive Development Master Plan (CDMP), Neighborhood Characteristics, Site and Buildings and Neighborhood Services as its findings of fact.

Section 3. Conclusions of law.

1. The Village Council adopts the portions of the county recommendation, entitled Pertinent Requirements/Standards and Analysis as its conclusions of law.
2. The Village Council further concludes that the application for re-zoning is consistent with the Land Use Plan (LUP) map's Estate Density designation of the CDMP and compatible with the surrounding area.

Section 4. Order.

1. The village council accepts the county and staff recommendation at page 5. The application for alternative non-use variance is granted, subject to the applicant entering into a covenant that will tie the development to the site plan, as submitted and attached hereto.

Section 5. Record.

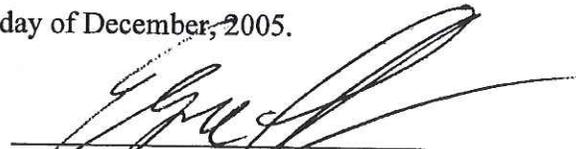
The record shall consist of the notice of hearing, the applications, documents submitted by the applicant and the applicant's representatives to the Miami-Dade County Department of Planning and Zoning in connection with the applications, the county recommendation and attached cover sheet and documents, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the village clerk.

Section 6. This resolution shall take effect immediately upon approval.

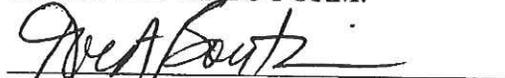
PASSED and ADOPTED this 15th day of December, 2005.

Attest:


Meighan Pier
Village Clerk


Eugene P. Plinn, Jr.
Mayor

APPROVED AS TO FORM:


Eve A. Boutsis
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Ed Feller Yes

Council Member Paul Neidhart Yes

Council Member John Breder Yes

Vice-Mayor Linda Robinson Yes

Mayor Eugene P. Flinn, Jr. Yes

K:\Users\mpier\Resolutions\Zoning Res-Johnson.doc

Chairman Lee: We have two abstentions on this; Mrs. Salley abstaining, Mr. Flinn abstaining. Motion carried, then, by a vote of 5-0, for denial. Let's see--we have 4 votes on the motion for denial, Mr. Adams voting against the motion, Mrs. Salley abstaining, Mr. Flinn abstaining. So the motion carries, then for denial of the application.

Whereupon the motion was carried by a vote of 4-1; Mr. Adams voting against the motion; Mrs. Salley and Mr. Flinn abstaining.

✓ Marina Henry

Hrg. 67-1-29 Resolution 3-ZAB-23-67

Mr. Adams: I move approval of the application.

Mr. Reynolds: Seconded.

Chairman Lee: Motion by Mr. Adams for approval of the application, seconded by Mr. Reynolds. Any discussion on the motion? Those opposed, signify by raising their right hands. All right. Motion carried 7-0 for approval for Patrick.

Mr. Henry: Thank you very much.

Whereupon the motion was carried by a vote of 7-0.

Director, Dade
County Building
& Zoning Dept.

Hrg. 67-1-30 Resolution 3-ZAB-24-67

Mr. Wood: I'm going to move that this entire application be denied with prejudice. I feel that the project itself deserves consideration, but I don't feel that this is the proper location.

Mrs. Salley: I second that motion.

Chairman Lee: Motion by Mr. Wood, seconded by Mrs. Salley, that the application be denied. Now, is there any discussion on the motion?

Mr. Flinn: I would just like to add that I think probably that you may be in the right church for public housing--we have no opposition to that idea--but I concur that you may be in the wrong pew.

Chairman Lee: Any further discussion on the motion now? The people will get a chance to speak on the next application that didn't get a chance to speak on this one.

Mr. Fleeman: Mr. Chairman, who is going to be here? My rights are being affected.

Chairman Lee: We are on a motion here.

Mr. Fleeman: But the motion was with prejudice. I didn't make the application, but it is my land. I may want to come back to this in a year or so.

January 13, 1967

Marina Henry
15925 S. W. 90 Ave.
Miami, Florida

Re: Marina Henry; request for district boundary change
from AU (7500 c.f.) to RU-1 (10,500 c.f.); Sec. 28,
Twp. 55S, Rge. 40E; 15925 SW 90 Ave., Dade County,
Florida. Hrg. 67-1-29

Enclosed herewith is a copy of Resolution No. 3-ZAB-23-67,
adopted by the Metropolitan Dade County Zoning Appeals Board, recommending
approval of the requested district boundary change on the subject property.

You are hereby advised that said Zoning Appeals Board recommendation has
already been scheduled for final action by the Board of County Commissioners,
as was noted in the courtesy notice.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

Chester C. Czebrinski
Assistant Director

CCC/ew

Enclosure

cc: Hrg. File ✓
J. Dayton

RESOLUTION NO. 3-ZAB-23-67

The following resolution was offered by Mr. Neal Adams,
seconded by Mr. Frank P. Reynolds, and upon poll of members
present, the vote was as follows:

Neal Adams	aye	Virginia Salley	aye
Gene Flinn	aye	H. H. Wood	aye
John R. Harlow	aye	Andrew Lee	aye
Frank P. Reynolds	aye		

WHEREAS, Marina Henry has applied for a district boundary
change from AU (Agricultural) 7500 cubic feet to RU-1 (Single
Family Residential) 10,500 cubic feet ON the S. 206' of N. 411' of
SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ in Section 28, Township 55 South, Range 40 East, less
W. 25' and E. 25' right of way. 15925 SW 90 Ave., Dade County,
Florida; and

WHEREAS, an inspection of the subject property was made and a
public hearing of the Metropolitan Dade County Zoning Appeals Board
was advertised and held, as required by law, and all interested
parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given
to the matter, it is the opinion of this Board that the requested
district boundary change would be compatible with the neighborhood
and area concerned and would not be in conflict with the principles
and intent of the plan for the development of Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County
Zoning Appeals Board that the requested district boundary change
to RU-1 be and the same is hereby recommended for approval by the
Board of County Commissioners of Dade County, Florida.

The Zoning Director is hereby directed to make the necessary
notations upon the records of the Dade County Building and Zoning
Department.

PASSED AND ADOPTED this 11th day of January, 1967.

Heard 1/11/67
No. 67-1-29
1/13/67
ew

POSTING & MAILING

VILLAGE OF PALMETTO BAY
VPB-15-001



VILLAGE OF PALMETTO BAY NOTICE OF PUBLIC HEARINGS FOR A PROPOSED ZONING DISTRICT BOUNDARY CHANGE

The Village of Palmetto Bay shall conduct a public hearing on Monday, April 6, 2015, at 7:00 p.m. The hearing shall be held at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, FL. Discussion and public input will be welcome concerning the following item which may be of interest to your immediate neighborhood. The following item is being considered pursuant to Division, 30-30.7 of the Village's Land Development Code. The item to be read on first reading is as follows:

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP TO REFLECT A DISTRICT BOUNDARY ZONE; CHANGING A PORTION OF 15840 SW 89TH AVENUE, BEARING FOLIO NUMBER 33-5028-000-0191, CHANGING .27 ACRES (+/-) OF THE TOTAL 1.76 ACREAGE FROM AGRICULTURAL TO SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. (First public hearing)



THE APPLICATION MAY BE AMENDED BASED UPON THE REQUEST OF THE APPLICANT PRIOR TO THE PUBLIC HEARINGS OR MAY BE AMENDED AT THE PUBLIC HEARINGS PRIOR TO FINAL DECISION OF THE VILLAGE COUNCIL. ALL SUBMITTED PLANS ARE AVAILABLE FOR REVIEW AT THE VILLAGE'S PLANNING AND ZONING DEPARTMENT.

All persons are invited to appear and be heard. The documents pertaining to this public hearing may be inspected during regular working hours at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, FL. Inquiries may be directed to the Village Clerk at (305) 259-1234. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

Meighan Alexander, Village Clerk

**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-15-001
APPLICANT NAME: THE VILLAGE OF PALMETTO BAY
FOLIO: 33-5028-000-0191
PROJECT LOCATION: 15840 SW 89TH AVENUE
PALMETTO BAY, FL 33157

REQUEST: Changing .27 acres (+/-) of the total 1.76 acreage, from AG, Agricultural/Residential to R-1, Single-Family District.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED BEFORE AND DURING THE PUBLIC HEARING.

A PUBLIC HEARING WILL BE HELD MONDAY, APRIL 6, 2015, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

**VILLAGE OF PALMETTO BAY
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**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-15-001
APPLICANT NAME: THE VILLAGE OF PALMETTO BAY
FOLIO: 33-5028-000-0191
PROJECT LOCATION: 15840 SW 89TH AVENUE
PALMETTO BAY, FL 33157

REQUEST: Changing .27 acres (+/-) of the total 1.76 acreage, from AG, Agricultural/Residential to R-1, Single-Family District.

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ZONING HEARING
 PERTAINING TO THIS PROPERTY TO BE
 HELD AT
 ADDRESS

DATE: _____ TIME: _____
 REGISTERED, INC.


 FOR MORE INFORMATION CALL
305-259-1271
VILLAGE OF PALMETTO BAY
 DEPARTMENT OF PLANNING AND ZONING

03/05/2015

Results

Number of Records Found: 2209
Viewing 1 through 10

3/5/2015



Title:

Category: Hearings
Adnumber: 2414133

VILLAGE OF PALMETTO BAY NOTICE OF PUBLIC HEARINGS FOR A PROPOSED ZONING DISTRICT BOUNDARY CHANGE The Village of Palmetto Bay shall conduct a public hearing on Monday, April 6, 2015, at 7:00 p.m. The hearing shall be held at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, FL. Discussion and public input will be welcome concerning the following item which may be of interest to your immediate neighborhood. The following item is being considered pursuant to Division, 30-30.7 of the Village's Land Development Code. The item to be read on first reading is as follows: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP TO REFLECT A DISTRICT BOUNDARY ZONE; CHANGING A PORTION OF 15840 SW 89TH AVENUE, BEARING FOLIO NUMBER 33-5028-000-0191, CHANGING .27 ACRES (+/-) OF THE TOTAL 1.76 ACREAGE FROM AGRICULTURAL TO SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. (First public hearing)



THE APPLICATION MAY BE AMENDED BASED UPON THE REQUEST OF THE APPLICANT PRIOR TO THE PUBLIC HEARINGS OR MAY BE AMENDED AT THE PUBLIC HEARINGS PRIOR TO FINAL DECISION OF THE VILLAGE COUNCIL. ALL SUBMITTED PLANS ARE AVAILABLE FOR REVIEW AT THE VILLAGE'S PLANNING AND ZONING DEPARTMENT. All persons are invited to appear and be heard. The documents pertaining to this public hearing may be inspected during regular working hours at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, FL. Inquiries may be directed to the Village Clerk at (305) 259-1234. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information. Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings. Meighan Alexander, Village Clerk 3/5 15-3-126/2414133M

3/5/2015

Title: NOTICE OF JUDICIAL SALE BY THE CLERK



VILLAGE OF PALMETTO BAY

March 5, 2015

Marvin Johnson
8950 SW 159 Terrace
Palmetto Bay, FL 33157

VPB-15-001

STR: 28-55-40

Folio #: 33-5028-000-0191

Re: Letter pursuant to 166.041, Florida Statutes - 30 day notice

Dear Mr. Johnson:

The Village of Palmetto Bay issues this letter in compliance with Section 166.041, Florida Statutes, to advise you, Mr. Marvin Johnson of the following proposed changes to the zoning map. The Village of Palmetto Bay intends to rezone a portion of 15840 SW 89th Avenue, Palmetto Bay, Florida, bearing folio 33-5028-000-0191, changing .27 acres (+/-) of the total 1.76 acreage, from AG, Agricultural/Residential to R-1, Single-Family District. The first reading and public hearing of this item will be heard on Monday April 6th at Village Hall, Chambers, starting at 7:00 p.m.

Sincerely,

Darby P. Delsalle, AICP
Planning and Zoning Director
Department of Planning and Zoning