

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: September 26, 2017

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: **PB 17-0115. 7128 Indian Creek Drive – Hotel.**

The applicant, IC Property Capital Corp, is requesting Conditional Use approval for the operation of a new hotel in the TC-3 zoning district, pursuant to Chapter 118, Article IV and Chapter 142, Article II of the City Code.

#### **RECOMMENDATION**

Approval with conditions

#### **BACKGROUND/HISTORY**

*September 5, 2017* The Design Review Board (DRB) reviewed and approved a four-story hotel with artistic super graphics to replace an existing two-story building, including variances to reduce the minimum required front, and both side setbacks for the building, to reduce the required width for a drive aisle, and to exceed the maximum elevation allowed within required yards. (DRB17-0149.)

#### **ZONING/SITE DATA**

##### **Legal Description:**

Lot 10 of Block 2 of "Normandy Beach South", according to the plat thereof filed for record and recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

##### **Zoning District:**

TC-3 Town Center Residential Office

##### **Future Land Use Designation:**

TC-3 Town Center Residential Office

##### **Surrounding Uses:**

North:	Residential use
West:	Residential use
South:	Residential use
East:	Religious Institution

(See Zoning/Site map at the end of the report)

#### **THE PROJECT**

The applicant has submitted plans entitled "7128 Indian Creek Drive", as prepared by Laure Tirouflet Architecture dated, signed and sealed June 20, 2017. The applicant is requesting approval for a sixteen (16) room, four-story hotel which will replace an existing two-story residential building.

**COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:**

Conditional Uses may be approved in accordance with the procedures and standards set forth in the City Code Art. 4, Sec. 118-191 and Sec. 118-192:

1. **The Use is consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.**

**Consistent**—The request is consistent with the Comprehensive Plan.

2. **The intended Use or construction would not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.**

**Consistent**—The proposed use is not anticipated to degrade the Levels of Service (LOS) for the surrounding area below the thresholds that have been established.

3. **Structures and uses associated with the request are consistent with this Ordinance.**

**Partially Consistent**—Hotels are permitted as conditional uses in the TC-3 Town Center Residential Office zoning district. Several variances were granted by the DRB for the structure. This comment shall not be considered final zoning review or approval. This and all zoning matters shall require final review and verification prior to the issuance of a Business Tax Receipt (BTR).

4. **Public health, safety, morals and general welfare would not be adversely affected.**

**Partially Consistent**—The proposed establishment may adversely affect the general welfare of nearby residents if noise and other issues are not controlled. Staff is recommending measures so that any resulting adverse impact is mitigated. The facility would have to comply with all applicable laws and regulations prior to the issuance of a Business Tax Receipt.

5. **Adequate off-street parking facilities would be provided.**

**Consistent**—The project has eight (8) required off-street parking spaces and provides them onsite. See the trip generation study provided in the board packages for a detailed description.

6. **Necessary safeguards would be provided for the protection of surrounding property, persons, and neighborhood values.**

**Consistent**—Staff is recommending conditions to mitigate any adverse impacts from noise and other issues on the surrounding neighbors.

7. **The concentration of similar types of uses would not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.**

**Not applicable**—There are not any hotels in the surrounding neighborhood.

**COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 133-50(a) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.  
**Not Satisfied**  
**A recycling plan will be provided as part of the submittal for a demolition permit to the building department.**
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Satisfied**  
**All windows will be replaced with hurricane proof impact windows.**
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Not Satisfied**  
**A plan identifying passive cooling systems has not been provided.**
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.  
**Satisfied**  
**All new landscaping will consist of Florida friendly plants.**
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.  
**Satisfied**  
**Sea Level Rise projections were taken into account. The site is not in an area that will be significantly impacted by Sea Level Rise within the adopted projection timeframes.**
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.  
**Not Satisfied**  
**The project contains below grade parking.**
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.  
**Satisfied**  
**All critical mechanical and electrical systems will be located on the roof of the structure, including the air-conditioning units.**
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.  
**Satisfied**
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

**Satisfied**

**The building will not contain any habitable space located below the base flood elevation.**

(10) Where feasible and appropriate, water retention systems shall be provided.

**Not Satisfied**

**STAFF ANALYSIS**

The applicant is proposing the construction of a new sixteen (16) unit four-story hotel with parking on a semi-underground floor that will replace an existing two-story eight unit apartment building. The subject property is a 6,500 SF parallelogram-shaped lot with angled front and rear property lines along the terminus of Indian Creek Drive, two properties south of the canal. It is located in the Town Center Residential Office District, or TC-3, of North Beach, two blocks east of Normandy Isle.

The TC-3 district is intended as a transition district between high-intensity town center core and low-intensity residential multi-family districts. While the main permitted uses in this district are single-family detached dwellings, townhomes, apartments and offices, the district allows for hotels as a conditional use.

The four story hotel is comprised of an open below grade ground floor dedicated to parking and accessed by a drive located in the north portion of the front property line, three levels of rooms, and an amenity roof deck with a swim spa and lounge area. The main entrance to the hotel is accessed by a terraced walkway along the south side of the property, as well as by an elevator within the level 1 garage.

**Operation**

There are not any food and beverage areas on the subject property. The roof deck has a pool and is intended for passive use for relaxation and recreation. The plans label the area as "open to hotel guests only." The applicant has not proffered any operation hours.

**Sound**

The applicant has not proposed any entertainment, nor have they provided any plans that indicate outdoor speakers.

**Sanitation and Deliveries**

Due to the size of the project, off-street loading spaces were not required. But operationally, an active hotel will have waste and recycling collection and deliveries. The applicant maintains that they will be able to load in the parking garage. Since there is angled parking directly across the street, staff has concerns about the maneuverability of waste and delivery trucks.

**Parking**

The project has eight (8) required off-street parking spaces, and provides them onsite. See the plans and the trip generation study provided in the board packages for a detailed description.

**Traffic**

At the time of this writing, the Transportation Department is analyzing the plans and the study submitted with this application and will provide a separate memorandum.

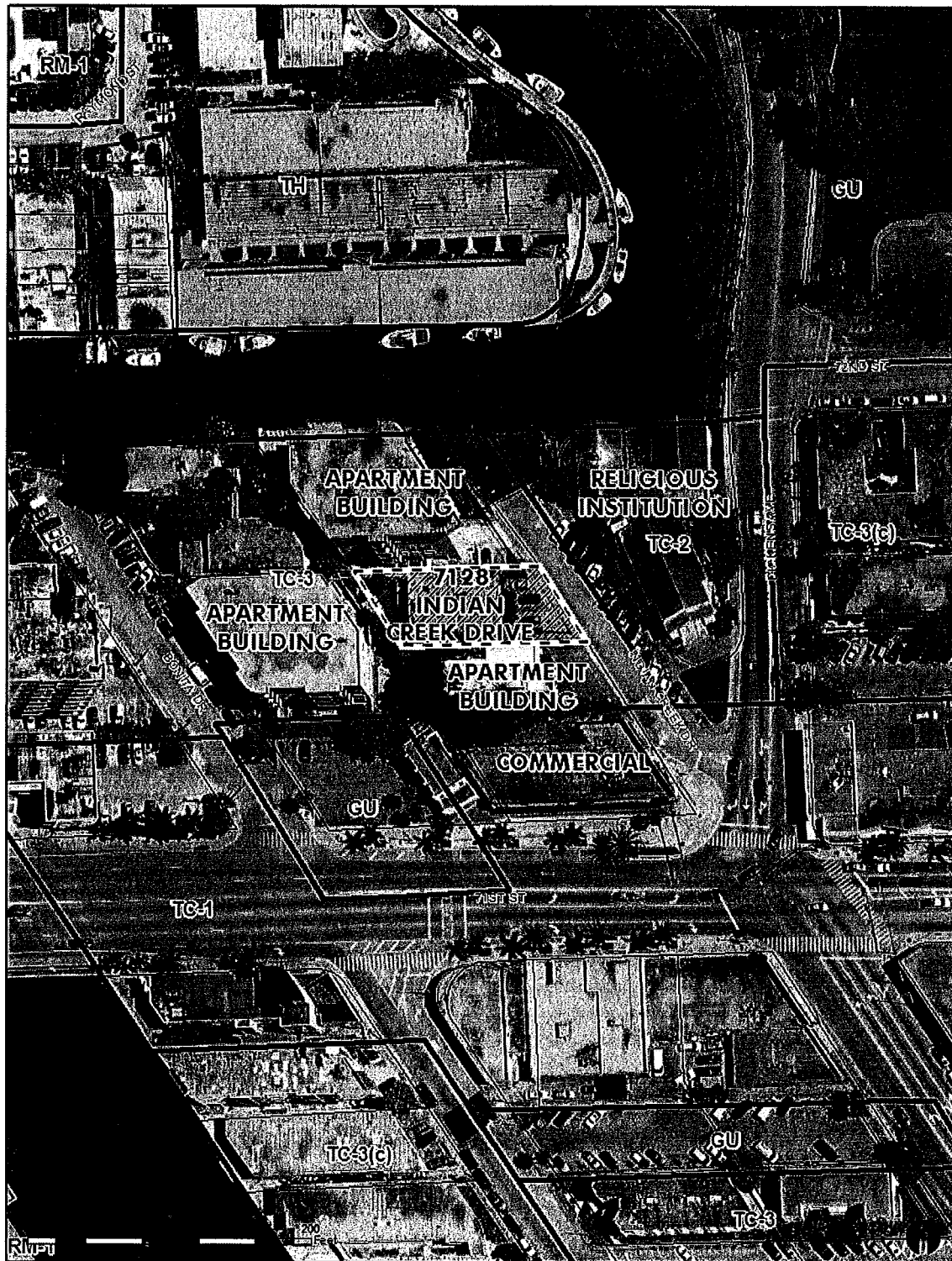
**STAFF RECOMMENDATION**

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Order.

TRM/MAB/TUI

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ZONING/SITE MAP



**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 7128 Indian Creek Drive

**FILE NO.** PB 17-01185

**IN RE:** The applicant, IC Property Capital Corp, requested Conditional Use approval for the operation of a new hotel in the TC-3 zoning district, pursuant to Chapter 118, Article IV and Chapter 142, Article II of the City Code.

**LEGAL DESCRIPTION:** Lot 10 of Block 2 of "Normandy Beach South", according to the plat thereof filed for record and recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** September 26, 2017

**CONDITIONAL USE PERMIT**

The applicant, IC Property Capital Corp, filed an application with the Planning Director requesting a Conditional Use approval for a hotel in a TC-3 Town Center Residential Office zoning district pursuant to Chapter 118, Article IV, and Chapter 142, Article II of the City Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the TC-3 Town Center Residential Office Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter,

and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Conditional Use Permit be GRANTED, as provided below:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to IC Property Capital Corp, as owner of the hotel. Any new operator, change of operator or 50% (fifty percent) or more stock ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
5. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
6. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
  - A. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of 16 unit hotel project with the criteria listed below:
    - i. There shall not be any food and beverage areas of the hotel covered in the CUP.
    - ii. Entertainment of any kind shall be prohibited on the entire property, except in conjunction with a Special Event permit (see "L" below.)
    - iii. On the pool deck, only ambient level as background music may be played at a volume that will not interfere with normal conversation. The ambient level music may only be played between 10:00 AM and shall not operate past 10:00 PM, seven days per week.



- B. Delivery trucks shall only be permitted to make deliveries from city authorized and designated commercial loading zones.
  - C. Delivery trucks shall not be allowed to idle in the loading zone.
  - D. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
  - E. Deliveries and waste collections may occur Monday thru Saturday between 7:00 AM and 5:00 PM.
  - F. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
  - G. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
  - I. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
  - J. Garbage dumpster covers shall be closed at all times except when in active use.
  - K. The owner/operator shall be responsible for maintaining the areas adjacent to the facility, including the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day
  - L. Special Events may occur on the premises, subject to City ordinances, rules or regulations existing at the time, and may exceed the hours of operation and occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff.
7. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to obtaining a Certificate of Occupancy or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing. Without exception, all concurrency fees, mitigation fees and concurrency administrative costs shall be paid prior to the issuance of a Certificate of Occupancy or Business Tax Receipt.
8. A bicycle parking plan shall be submitted for staff review and approval prior to the issuance of a Business Tax Receipt.

9. A Traffic Demand Management (TDM) plan shall be submitted, reviewed and approved by the Transportation Department prior to the issuance of a Business Tax Receipt.
10. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
11. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
12. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
13. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
14. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
15. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
16. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
17. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

## 5 of 5

# MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

**LAST UPDATED: 7/27/2017**  
**(SUBJECT TO CHANGE)**

## 2017 SCHEDULE OF LAND USE BOARD MEETINGS

All meetings are held in the Commission Chambers, third floor, Miami Beach City Hall unless otherwise noticed. The Design Review Board meets on the **First Tuesday** of each month, The Board of Adjustment meets on the **First Friday** of each month, the Historic Preservation Board meets on the **Second Tuesday** of each month, and the Planning Board meets on the **Fourth Tuesday** of each month.

\* Some deviations from this schedule may be necessary at times due to holidays or other conflicts, please check the schedule carefully.

DESIGN REVIEW BOARD (8:30 AM)							
PRE-APPLICATION MEETING NO LATER THAN	APPLICATION FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	CAP FINAL SUBMITTAL	NOTICE TO PROCEED WITH PAPER SUBMITTAL ISSUED	PAPER SUBMITTAL	BOARD MEETING
10/13/2016	10/17/2016	10/18/2016	10/27/2016	11/3/2016	11/10/2016	11/14/2016	1/3/2017
11/17/2016	11/21/2016	11/22/2016	12/1/2016	12/8/2016	12/15/2016	12/19/2016	02/06*
12/15/2016	12/19/2016	12/20/2016	12/29/2016	1/5/2017	1/12/2017	1/17/2017	3/7/2017
1/19/2017	1/23/2017	1/24/2017	2/2/2017	2/9/2017	2/16/2017	2/21/2017	4/4/2017
2/16/2017	2/20/2017	2/21/2017	3/2/2017	3/9/2017	3/16/2017	3/20/2017	5/2/2017
3/16/2017	3/20/2017	3/21/2017	3/30/2017	4/6/2017	4/13/2017	4/17/2017	6/6/2017
4/13/2017	4/17/2017	4/18/2017	4/27/2017	5/4/2017	5/11/2017	5/15/2017	07/07*
5/18/2017	5/22/2017	5/23/2017	6/1/2017	6/8/2017	6/15/2017	6/19/2017	08/01-Canceled
6/15/2017	6/19/2017	6/20/2017	6/29/2017	7/6/2017	7/13/2017	7/17/2017	9/5/2017
7/14/2017	7/18/2017	7/19/2017	7/27/2017	8/3/2017	8/10/2017	8/14/2017	10/3/2017
8/17/2017	8/21/2017	8/22/2017	8/31/2017	9/7/2017	9/14/2017	9/18/2017	11/7/2017
9/14/2017	9/18/2017	9/19/2017	9/28/2017	10/5/2017	10/12/2017	10/16/2017	12/5/2017
10/19/2017	10/23/2017	10/24/2017	11/2/2017	11/9/2017	11/16/2017	11/20/2017	1/2/2018
BOARD OF ADJUSTMENT (9:00 AM)							
PRE-APPLICATION MEETING NO LATER THAN	APPLICATION FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	CAP FINAL SUBMITTAL	NOTICE TO PROCEED WITH PAPER SUBMITTAL ISSUED	PAPER SUBMITTAL	BOARD MEETING
11/3/2016	11/7/2016	11/8/2016	11/10/2016	11/15/2016	11/18/2016	11/21/2016	1/6/2017
11/24/2016	11/28/2016	11/29/2016	12/7/2016	12/14/2016	12/19/2016	12/21/2016	02/03-Canceled
12/22/2016	12/26/2016	12/27/2016	1/4/2017	1/10/2017	1/16/2017	1/19/2017	3/3/2017
1/26/2017	1/30/2017	1/31/2017	2/8/2017	2/14/2017	2/20/2017	2/23/2017	4/7/2017
2/23/2017	2/27/2017	2/28/2017	3/8/2017	3/14/2017	3/20/2017	3/23/2017	5/5/2017
3/23/2017	3/27/2017	3/28/2017	4/5/2017	4/10/2017	4/17/2017	4/20/2017	6/2/2017
5/4/2017	5/8/2017	5/9/2017	5/16/2017	5/23/2017	5/30/2017	6/1/2017	07/14*
5/25/2017	5/29/2017	5/30/2017	6/7/2017	6/14/2017	6/19/2017	6/22/2017	08/04-Canceled
6/30/2017	7/4/2017	7/5/2017	7/12/2017	7/18/2017	7/24/2017	7/27/2017	9/8/2017
7/27/2017	7/31/2017	8/1/2017	8/9/2017	8/15/2017	8/21/2017	8/24/2017	10/6/2017
8/24/2017	8/28/2017	8/29/2017	9/6/2017	9/12/2017	9/18/2017	9/21/2017	11/3/2017
9/21/2017	9/25/2017	9/26/2017	10/4/2017	10/11/2017	10/16/2017	10/19/2017	12/1/2017
10/19/2017	10/23/2017	10/24/2017	11/1/2017	11/7/2017	11/13/2017	11/16/2017	1/5/2018

## 2017 SCHEDULE OF LAND USE BOARD MEETINGS

HISTORIC PRESERVATION BOARD (9:00 AM)							
PRE-APPLICATION MEETING NO LATER THAN	APPLICATION FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	CAP FINAL SUBMITTAL	NOTICE TO PROCEED WITH PAPER SUBMITTAL ISSUED	PAPER SUBMITTAL	BOARD MEETING
10/20/2016	10/24/2016	10/25/2016	11/3/2016	11/10/2016	11/17/2016	11/21/2016	1/10/2017
11/24/2016	11/28/2016	11/29/2016	12/8/2016	12/15/2016	12/22/2016	12/27/2016	2/14/2017
12/22/2016	12/26/2016	12/27/2016	1/5/2017	1/12/2017	1/19/2017	1/23/2017	03/13*
1/26/2017	1/30/2017	1/31/2017	2/9/2017	2/16/2017	2/23/2017	2/27/2017	04/10*
2/23/2017	2/27/2017	2/28/2017	3/9/2017	3/16/2017	3/23/2017	3/27/2017	5/9/2017
3/23/2017	3/27/2017	3/28/2017	4/6/2017	4/13/2017	4/20/2017	4/24/2017	06/19*
4/20/2017	4/24/2017	4/25/2017	5/4/2017	5/11/2017	5/18/2017	5/22/2017	7/11/2017
5/25/2017	5/29/2017	5/30/2017	6/8/2017	6/15/2017	6/22/2017	6/26/2017	08/08-Canceled
6/22/2017	6/26/2017	6/27/2017	7/6/2017	7/13/2017	7/20/2017	7/24/2017	9/12/2017
7/20/2017	7/24/2017	7/25/2017	8/3/2017	8/10/2017	8/17/2017	8/21/2017	10/10/2017
8/24/2017	8/28/2017	8/29/2017	9/7/2017	9/14/2017	9/21/2017	9/25/2017	11/14*
9/21/2017	9/25/2017	9/26/2017	10/5/2017	10/12/2017	10/19/2017	10/23/2017	12/18/2017
10/20/2017	10/26/2017	10/27/2017	11/6/2017	11/13/2017	11/20/2017	11/27/2017	1/9/2018

PLANNING BOARD (1:00 PM)							
PRE-APPLICATION MEETING NO LATER THAN	APPLICATION FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	CAP FINAL SUBMITTAL	NOTICE TO PROCEED WITH PAPER SUBMITTAL ISSUED	PAPER SUBMITTAL	BOARD MEETING
11/11/2016	11/15/2016	11/16/2016	11/21/2016	11/28/2016	11/30/2016	12/1/2016	1/24/2017
12/15/2016	12/19/2016	12/20/2016	12/29/2016	1/5/2017	1/12/2017	1/16/2017	2/28/2017
1/12/2017	1/16/2017	1/17/2017	1/26/2017	2/2/2017	2/9/2017	2/13/2017	3/28/2017
2/9/2017	2/13/2017	2/14/2017	2/23/2017	3/2/2017	3/9/2017	3/13/2017	4/25/2017
3/9/2017	3/13/2017	3/14/2017	3/23/2017	3/30/2017	4/6/2017	4/10/2017	5/23/2017
4/13/2017	4/17/2017	4/18/2017	4/27/2017	5/4/2017	5/11/2017	5/15/2017	6/27/2017
5/11/2017	5/15/2017	5/16/2017	5/25/2017	6/1/2017	6/8/2017	6/12/2017	7/25/2017
6/8/2017	6/12/2017	6/13/2017	6/22/2017	6/29/2017	7/6/2017	7/10/2017	08/22-Canceled
7/13/2017	7/17/2017	7/18/2017	7/27/2017	8/3/2017	8/10/2017	8/14/2017	9/26/2017* Starts at 10 AM
8/10/2017	8/14/2017	8/15/2017	8/24/2017	8/31/2017	9/7/2017	9/11/2017	10/24/2017
9/7/2017	9/8/2017	9/12/2017	9/19/2017	9/28/2017	10/5/2017	10/9/2017	11/21/2017
10/5/2017	10/9/2017	10/10/2017	10/19/2017	10/26/2017	11/2/2017	11/6/2017	12/19/2017
11/9/2017	11/13/2017	11/14/2017	11/23/2017	11/30/2017	12/7/2017	12/11/2017	1/23/2018

Please note that only **complete** applications are scheduled for consideration by Land Use Boards and

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