



TONGANOXIE PLANNING COMMISSION

Agenda

July 6, 2017

7:00 p.m.

**City Council Chambers
321 S. Delaware St.**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PC MINUTES – May 4, 2017**
- 3. NEW BUSINESS**
 - a) Review Planning Commission Bylaws
- 4. OLD BUSINESS**
- 5. OPEN AGENDA**
- 6. GENERAL INFORMATION**
 - a.) May Home Builders Association Permit Statistics
 - b.) May Market Research Statistics
- 7. ADJOURN**

TONGANOXIE
PLANNING COMMISSION
MEETING MINUTES
MAY 4, 2017

Call to Order – The Planning Commission met on May 4, 2017. Jacob Dale called the meeting to order at 7:00 pm. Commissioners present were Zach Stoltenberg, Jacob Dale, Steve Gumm, Monica Gee, and Patti Gabel. John Morgan and Steve Ashley were absent. A quorum was met. Also present were George Brajkovic, City Manager, Graham Smith, City Planner, and Jamie Shockley, Assistant City Manager.

Approval of Planning Commission Minutes–Monica Gee moved to approve the Planning Commission minutes from April 6, 2017. Zach Stoltenberg seconded the motion. All Ayes. Motion carried (5-0).

Old Business

Timber Hills Phase B – Final PLat

- The Commissioners considered the Final Plat for Timber Hills Phase 4B. Fire Chief Jack Holcom presented the results of the water pressure testing for the neighborhood and reported that all tests provided satisfactory results of water pressure. Jacob Dale asked if there were any additional questions or comments from the members of the commission.
- Mr. Gumm moved to approve the Final Plat for Timber Hills Phase 4B. Mr. Stoltenberg seconded. All ayes. Motion carried 5-0.

New Business

Rezone Tonganoxie Business Park from BP-Business Park District to BP – Business Park District with a Development Plan

- Graham Smith, City Planner with Gould Evans, provided the staff report to the Planning Commission. He also provided a report regarding the preliminary plat and plan for the business park, final plat for the business park, the final plat and development plan for the Unilock site.
- Mr. Smith recommended that the Planning Commission approve the Rezoning request with all conditions outlined in the staff report.
- Mr. Dale opened the public hearing and asked if there was anyone present to speak in favor of the rezoning. Nobody spoke in favor.
- Mr. Dale then asked if there was anyone present to speak against the rezoning. Mary Gergick, 21272 Kansas Avenue, spoke against the rezoning. She stated that she had concerns about noise, travel, environmental pollution, and light pollution.
- With nobody else wishing to speak in favor or against the rezoning request, Mr. Dale closed the public comment portion of the public hearing and entertained a motion from the commission.
- Ms. Gee moved to rezone from BP District to BP District with a development plan. Mr. Gumm seconded. Ms. Gabel – yes. Ms. Gee – yes. Mr. Gumm – yes. Mr. Dale – yes. Mr. Stoltenberg – yes. All ayes. Motion carried. Mr. Dale stated that the request would now be heard by the City Council at the June 5, 2017 city council meeting.

Preliminary Plat and Development Plan for Tonganoxie Business Park

- Mr. Gumm moved to approve the preliminary plat and development plant with the conditions stated in Planning Staff report dated April 27, 2017, as follows:
 - Changes to the “Floor Area Ratio (FAR) Calculations” table
 - Change the Title of the 3rd column to “Use”
 - Identify on which lots manufacturing is allowed to occur.
 - Identify on which lots outdoor storage is allowed to occur as a supplemental use.
 - Provide a total for the square footage of lot area for the entire park.
 - Change the Floor Area Ratio calculations to decimals (i.e. .34, .24, etc.) and provide an average FAR for the entire business park, .285 average.
 - Include Tract A in the project data table and identify use and tract statistics.
 - Dedication of 50’ of right-of-way, from the centerline along the property length of Kansas Avenue and 222nd Street.
 - The maximum length of a cul-de-sac allowed by the Tonganoxie Subdivision Regulations is 800’. This is a generally connectivity standard that is important to transportation networks. However in relation to this context, the constraints of the site, and this specific development plan the Planning Commission can grant a waiver for the proposed 1,600-foot cul-de-sac.
 - Sheet L.2, change name of #5 in Landscape Zone legend to “Native Prairie” and remove “Pasture” from the name.
 - Preliminary Development Plan and Design Guidelines document changes:
 - Add language that regulates the consistency of design between the Business Park signage and Building Design, specifically the consistency of materials and colors.
 - Provide typical elevations for the Business Park Architectural standards that delineate the building materials palette for the park.
 - Site Planning – identify a Park Perimeter Setback of 30 feet, along all property boundaries and street frontages.

- Land uses – Restrict “Manufacturing” uses within the Business Park to “Industrial Uses typically allowed in the standard I-LT Light Industrial and I-MD Medium Industrial zoning categories per the Tonganoxie Zoning Ordinance”.
 - Land Uses – Identify “outdoor storage” as an allowed supplemental use to the primary use and restrict its height to 10 feet and require the area dedicated to be paved.
 - Loading – Add Business Park Drive to item c., as a restriction for loading docks to front upon.
 - Outdoor Storage – Item c., remove “aggregate material” from the definition.
 - Architectural Building Standards – Item #1 should read “Building Standards and Materials should seek to work in harmony with the overall natural environment design theme of the Business Park.”
 - Architectural Building Standards – Change item 4 to start with “Structure heights...” instead of “Building Heights...”.
 - Architectural Building Standards – add item that requires 15% of all facades shall include a masonry product that is consistent with the design theme and colors of the Business Park.”
 - Landscaping – Add item to require the 30 foot landscape buffer to be implemented as part of the Park Perimeter Setback of 30 feet, along all property boundaries and street frontages, as development of adjacent sites occurs.
 - Landscaping – Add language to restrict site lighting to prohibit light spillover to adjacent properties, within the park and adjacent properties to the park.
- Ms. Gabel seconded. All ayes. 5-0. Motion carried.

Final Plat for Tonganoxie Business Park

- Ms. Gabel moved to accept the final plat with all staff recommendations included in the city engineer report dated May 1, 2017 as follows:
 - A property owners association should be created to own and maintain the tract of land including wetlands and detention. The general note referring to the responsibility of maintenance on the final plat should be revised accordingly
 - Construction plans for street/storm and sanitary sewer should be submitted for review and approval. Approval of the final plat should be contingent upon verifying easements and r/w with construction plans.
- Ms. Gee seconded. All ayes. 5-0. Motion carried.

Final Development Plan – Lot 5, Unilock Site

- Mr. Stoltenberg expressed concerns with the landscaping plan outlined in the development plan. He stated that he would like to see all perimeter landscaping be completed as part of Phase I, which would provide some sort of visual barrier as part of the landscape package. He also had concerns with sign lighting and would like to see more lighting than just wall packs. Mr. Stoltenberg added that he thinks the city can do better than the design guidelines that were submitted.
- Ms. Gee moved to approve the final development plan of Lot 5, Unilock Site, in the Tonganoxie Business Park to include the city planner staff report dated April 27, 2017 as follows:
 - The outdoor storage area identified be paved.
 - OR, at a minimum the aggregate only be allowed for a limited time, tied to the construction of the first manufacturing facility on the site, and that pavement of the outdoor stage area be paved within one-year of completion of the first manufacturing building.
 - If aggregate is allowable, either permanently or temporarily, a design detail of the edging used to contain the aggregate should be provided as a design element of the plan documents.
 - Identify the location of site lighting and demonstrate that it will not adversely affect adjacent properties.
 - Provide dimensions of the initial building to be built prior to the issuance of a building permit.
- Ms. Gabel seconded. 4 ayes. 1 nay. Motion carried.

With no further business to discuss Monica Gee moved to adjourn. Mr. Stoltenberg seconded.. All ayes. Meeting adjourned at 8:48 p.m.

Minutes Approved: _____

Submitted by: Jamie Shockley, Assistant City Manager

TONGANOXIE PLANNING COMMISSION

BY-LAWS RULES AND REGULATIONS

AUGUST 2006

REGULAR MEETINGS

1. Annual Business Meeting for the election of Planning Commission officers shall be held in the Tonganoxie City Council Chambers on the first Thursday in the month of June each year. Elected officers shall take office at that same time.
1. Regular Meetings. The regular monthly meetings of the Commission shall be held on the 1st Thursday of each month in the Tonganoxie City Council Chambers unless that Thursday is a holiday, under which circumstance the monthly meeting shall be held on the first Wednesday.
2. Workshop Meetings. The Commission will hold a Workshop on the third Tuesday of the month as necessary for discussion and training purposes or any other business deemed appropriate by the Chairperson of the Commission. Said meetings will be held in the City Council Chambers.
3. Adjourned Meeting. An adjourned meeting of the Commission may be held at such time and place as may be fixed in the resolution of adjournment or notice of special meeting. If no other place is fixed in the notice, the meeting shall be held in the Tonganoxie City Council Chambers.

AGENDA ITEMS

1. Any concerned citizen, City Council member or Planning Commission member shall follow the procedure as outlined here:
 - A. The annually updated Application & Review schedule of submissions shall be followed for items to be heard by the Planning Commission.
 - B. When calling a special meeting, the item to be discussed will be a part of the meeting's call.
 - C. At each regular meeting there shall be an item on the agenda worded "Open Agenda and any person present may ask to have a particular subject discussed. The Chairperson will call for a motion and a second; if the motion passes the item shall be discussed. Should the motion fail the item will be put on the agenda for the next regular meeting. NOTE: No item shall be discussed at this time which should be legally published, or which necessitates notification of adjoining property owners.

SPECIAL MEETINGS

1. A special meeting of the Commission may be called by the Chairperson and held at any time or place fixed in the notice.
2. The Chairperson shall call a special meeting of the Commission at the request of any three or more commission members submitted in writing. If the Chairperson fails to comply with such a request, the meeting shall be called by the said requesting members, all of whom sign the notice.
3. An adjourned special meeting of the Commission may be held at such time and place as is fixed in the notice of adjournment. If no other place is fixed in the notice, the meeting shall be held in the Tonganoxie City Council Chambers.

NOTICE OF MEETINGS

1. It shall be necessary to give notice of all annual or regular monthly meetings. Failure to give notice for any meeting or to receive the same shall not affect the validity of any election held or acts done at such meeting.
2. Notice of regular and special meetings shall name the time, place and the business to be transacted. Notices shall be mailed to each member not less than three (3) days prior to the meeting.
4. All meetings, both regular and special shall be open to the public.

EXECUTIVE SESSIONS

1. The Planning Commission and its sub-committees have the right to meet in executive session as set out in the state statutes, KSA 75-4319; Closed or Executive Meetings; Conditions; Authorized Subjects for Discussion; Binding Action Prohibited.
 - A. Upon formal motion made, seconded and carried, all bodies and agencies subject to this act may recess, but not adjourn, and then re-open as a closed or executive meeting. Any motion to recess for a closed or executive meeting shall include a statement of (1) The justification for closing the meeting, (2) the subjects to be discussed during the closed or executive meeting, and (3) the time and place at which the open meeting will resume. Such motion, including the required statement, shall be recorded in the minutes of the meeting and shall be maintained as a part of the permanent records of the body or agency. Discussion during the closed or executive meeting shall be limited to those subjects stated in the motion.
 - B. No subjects shall be discussed at any closed or executive meeting, except the following;

1. Specific personnel matters of non-elected personnel, not general personnel policies;
2. Consultation with an attorney for the body or agency which would be deemed privileged in the attorney-client relationships;
3. Matters relating to employer-employee relations or negotiations whether or not an employee representative is present;
4. Confidential data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships;
5. Matters affecting a student, a patient or a resident of a public institution, except that any such person shall have the right to a public hearing if requested by the person;
6. Preliminary discussions relating to the acquisition of real property only, not the sale thereof.

C. No binding action shall be taken during the closed or executive recesses, and such recesses shall not be used as a subterfuge to defeat the purpose of this act.

QUORUM

1. At least the majority of the members of this commission shall be necessary to constitute a quorum for the transaction of business.
2. The affirmative vote of a majority of those members present shall be required for the exercise of powers or functions conferred or imposed upon this commission, but less than the majority of the members may meet and adjourn from time to time until a quorum is present.

MEMBERS' ABSENCE

1. Should any member of the Planning Commission fail to attend three (3) consecutive meetings, the recording secretary of the commission shall notify the Mayor in writing, giving the name of the individual and the dates of the meetings missed.
2. The Mayor shall cause the matter to be placed on the agenda for consideration by the governing body at its next regular meeting or shortly thereafter.
3. The recording secretary of the governing body shall notify the individual of the date and time of the meeting at which said matter shall be considered by the governing body.
4. At the time of consideration, the Mayor, with the consent of the governing body, will declare a vacancy existing and proceed to appoint a successor for the remaining term of the vacant position by majority vote. The governing body may continue the consideration of the vacancy or the appointment of a successor.

OFFICERS

1. Chairperson

- A. The Chairperson shall preside at all meetings of the Commission.
- B. The Chairperson shall, when authorized by the Commission, execute in his/her name all contracts, bonds, and other obligations.
- C. The Chairperson shall appoint the committees.
- D. The Chairperson shall perform such other duties as are usually exercised by the chairperson of a commission or the president or the chief officer of such commission.

2. Vice-Chairperson

- A. The position of Vice-Chairperson is hereby established.
- B. The Vice-Chairperson's duties shall be to perform the duties of the Chairperson during the absence or disability of the Chairperson.

3. Secretary

- A. The Secretary shall be the City Planner, other qualified staff person or a member of the Planning Commission and shall attend all regular and special meetings of the Planning Commission. The secretary will be responsible for signing approved plats and perform the duties of the Chairperson during the absence or disability of the Chairperson and Vice-Chairperson.

4. Recording Secretary

- B. The Recording Secretary shall be recommended by the Planning Commission Chairperson and appointed by the Mayor with the consent of the city council and shall be responsible for keeping a record of and transcribing all meeting minutes into the official minute book of the Commission. Minutes of the meetings shall be prepared within seven (7) days after the meeting. Copies of the minutes shall be furnished to each member of the governing body and each member of the Planning Commission. In order to assist the recording secretary in preparing the minutes of scheduled public Planning Commission meetings, a recording device may be used. Any recording will be kept on file for two (2) years before being destroyed unless litigation requires a permanent copy to be kept. Any recording will be kept in Tonganoxie City Hall for anyone to listen to concerning Planning Commission activities.
- C. The Recording Secretary shall cause notices to be sent on all regular and special meetings required under these by-laws or as directed by the Chairperson.

- D. The Recording Secretary, when required, shall attend meetings of the committees and shall be responsible for the minutes thereof, furnishing each member of the committee with a copy.
- E. The Recording Secretary shall have charge of the office of the commission and all books, papers and records thereof and shall attend to all correspondence of the commission.

COMMITTEES

1. Whenever necessary, the Chairperson of the commission shall appoint special committees for such purposes as he or she sees fit, or as may be authorized by the commission.
2. The Chairperson shall appoint, upon a motion, second and vote from any commission member, two (2) members to a committee. This appointment shall be made at regular or special meetings and any interested persons are invited to provide input or accompany committee members on any inspections.
3. The Chairperson shall appoint one (1) member of each committee as the Chairperson thereof, and the committee shall meet at such times and places as directed by the Chairperson of said committee. A committee constitutes a miniature assembly and may act only when a quorum is present.
4. When a committee originates a report, it must be complete when presented. All committee reports should close with definite recommendation(s) and will be written in the third person. A committee report is to be presented by the Chairperson of the committee.

ELECTIONS AND APPOINTMENTS

Appointments - The Planning Commission shall consist of seven (7) members, of which five members shall be residents of the city and two members shall reside outside the city, but within the designated planning area of the city which is within at least three miles of the corporate limits of the city. K.S.A 12-744(a). The members of the Planning Commission shall be appointed by the Mayor with approval of the Governing Body for the City of Tonganoxie. Members of the Commission shall serve without compensation.

1. The Chairperson of the commission shall be elected at the annual meeting thereof and shall hold office for one year or until a successor is appointed and qualified.
2. The Vice-Chairperson shall be elected at the annual meeting of the commission immediately after the election of the Chairperson and shall hold his or her office for one year or until a successor is appointed and qualified.

3. The Secretary shall be elected at the annual meeting of the commission immediately after the election of the Vice-Chairperson and shall hold his or her office for one year or until a successor is appointed and qualified.
4. Any vacancy in the office of Chairperson, Vice-Chairperson or Secretary of the commission may be filled at any regular or special meeting after such a vacancy.
5. The Recording Secretary shall be recommended by the Chairperson of the Planning Commission to the Mayor for appointment with the consent of the City Council.
6. In the event that the Chairperson and the Vice-Chairperson or the Secretary of the commission should be absent or unable for any reason to attend to the duties of their office, the members of the commission may, at any regular meeting or at any special meeting called for that purpose, appoint a Chairperson pro term, as the case may be, who shall attend to all the duties of such officer until such officer shall return or be able to attend to his duties.

ORDER OF BUSINESS

1. Roll Call
2. Approval of the minutes of the previous meeting.
3. Unfinished business
4. New business (public hearings)
5. Open agenda
6. Adjourn

MOTION AND VOTING

1. Motions must be seconded and require a majority vote by voice. On a roll call vote an entry must be made in the minutes of the names of all those voting affirmative and negative.
2. No member can vote who is not present when the question is put forth and no vote by proxy is permitted.
3. No member can vote on a question in which he has a direct personal or pecuniary interest.
4. A member has the right to change his or her vote until the time that the vote is announced.

5. In announcing a vote the chairperson should state first whether the motion is carried or lost.
6. The chairperson should restate every motion before it is put to vote.
7. Motion to dispense with the reading of the minutes and to approve them as mailed to the members is in order.

AMENDMENT OF BY-LAWS

1. The foregoing by-laws, or any part thereof, may be amended at any regular meeting of the Planning Commission, or at any special meeting of the Planning Commission where not less than three (3) days notice has been given to all members of the Planning Commission and a copy of the proposed amendment sent with the notice, providing, however, that it shall require the vote of not less than two-thirds (2/3) of the members to make any amendment or change in these by-laws. The amendment will then go to the City Council for approval.

Approved by the City Council 08/14/2006
Approved by the Planning Commission 09/07/2006



MAY 2017

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
CASS COUNTY						
Archie	0	0	0	0	0	0
Belton	3	0	3	52	0	52
Cass County	4	0	4	30	0	30
Cleveland	0	0	0	2	0	2
Drexel	0	0	0	0	0	0
Garden City	0	0	0	2	0	2
Harrisonville	0	0	0	0	0	0
Lake Winnebago	0	0	0	5	0	5
Lee's Summit	2	0	2	13	0	13
Peculiar	4	0	4	52	0	52
Pleasant Hill	7	0	7	22	0	22
Raymore	15	0	15	89	0	89
Village of Loch Lloyd	1	0	1	6	0	6
	36	0	36	273	0	273
CLAY COUNTY						
Clay County	6	0	6	30	0	30
Excelsior Springs	6	0	6	12	0	12
Gladstone	0	0	0	2	0	2
Kansas City	53	0	53	345	0	345
Kearney	11	0	11	49	0	49
Lawson	0	0	0	0	0	0
Liberty	9	0	9	30	0	30
North Kansas City	1	0	1	1	0	1
Pleasant Valley	0	0	0	0	0	0
Smithville	46	0	46	79	0	79
	132	0	132	548	0	548
JACKSON COUNTY						
Blue Springs	11	0	11	67	0	67
Buckner	0	0	0	0	0	0
Grain Valley	2	0	2	30	0	30
Grandview	2	0	2	2	0	2
Greenwood	2	0	2	8	0	8
Independence	14	0	14	42	0	42
Jackson County	6	0	6	24	0	24
Kansas City	16	361	377	35	361	396
Lake Lotawana	0	0	0	0	0	0
Lee's Summit	25	89	114	215	178	393
Oak Grove	3	0	3	22	0	22
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
	81	450	531	445	539	984
PLATTE COUNTY						
Edgerton	0	0	0	0	0	0
Kansas City	19	0	19	78	0	78
Parkville	9	0	9	24	0	24
Platte City	0	0	0	0	0	0
Platte County	21	0	21	100	0	100
Riverside	4	0	4	21	0	21
Weatherby Lake	0	0	0	7	0	7
Weston	0	0	0	0	0	0
	53	0	53	230	0	230
JOHNSON COUNTY						
De Soto	3	120	123	9	120	129
Edgerton	0	0	0	0	0	0
Fairway	0	0	0	2	0	2
Gardner	3	0	3	28	0	28
Johnson County	7	0	7	27	0	27
Leawood	4	0	4	21	0	21
Lenexa	23	0	23	107	67	174
Merriam	1	0	1	1	0	1
Mission Hills	0	0	0	4	0	4
Olathe	57	8	65	216	30	246
Overland Park	32	0	32	175	287	462
Prairie Village	3	0	3	13	0	13
Shawnee	13	0	13	60	0	60
Spring Hill	4	0	4	38	0	38
Westwood	0	0	0	0	0	0
	150	128	278	701	504	1205

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
Basehor	6	0	6	33	0	33
Lansing	0	0	0	5	0	5
Leavenworth County	6	0	6	36	0	36
Leavenworth	2	0	2	7	0	7
Tonganoxie	3	0	3	25	0	25
	17	0	17	106	0	106
WYANDOTTE COUNTY						
Bonner Springs	2	0	2	4	0	4
Edwardsville	0	0	0	0	0	0
KCKS/Wyandotte Co	21	0	21	208	0	208
	23	0	23	212	0	212
MIAMI COUNTY						
Louisburg	1	0	1	13	0	13
Miami County	6	0	6	20	0	20
Osawatomie	0	0	0	0	0	0
Paola	0	0	0	5	0	5
Spring Hill	6	0	6	11	0	11
	13	0	13	49	0	49
Totals	505	578	1083	2564	1043	3607

Comparison of Single Family Building Units for Greater Kansas City
(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)

Month/Year	2010	2011	2012	2013	2014	2015	2016	2017
January	137	90	188	273	287	240	274	454
February	145	121	182	224	216	260	408	476
March	252	180	270	335	362	393	542	567
April	228	210	277	444	439	437	523	562
May	213	230	294	337	385	395	503	505
June	239	262	268	333	364	438	578	
July	180	204	288	409	375	399	494	
August	243	205	260	354	352	425	530	
September	173	202	379	384	383	462	418	
October	279	205	331	369	468	459	462	
November	173	185	283	340	312	360	412	
December	209	207	279	288	328	432	345	
Annual Total	2,471	2,301	3,299	4,090	4,271	4,700	5,489	2564

Comparison of Permits By Units Issued Year to Date

	S-F Units	M-F Units	Total Units
2010	975	55	1030
2011	831	272	1103
2012	1211	121	1332
2013	1613	1450	3063
2014	1689	1604	3293
2015	1724	1269	2993
2016	2250	1555	3805
2017	2564	1043	3607

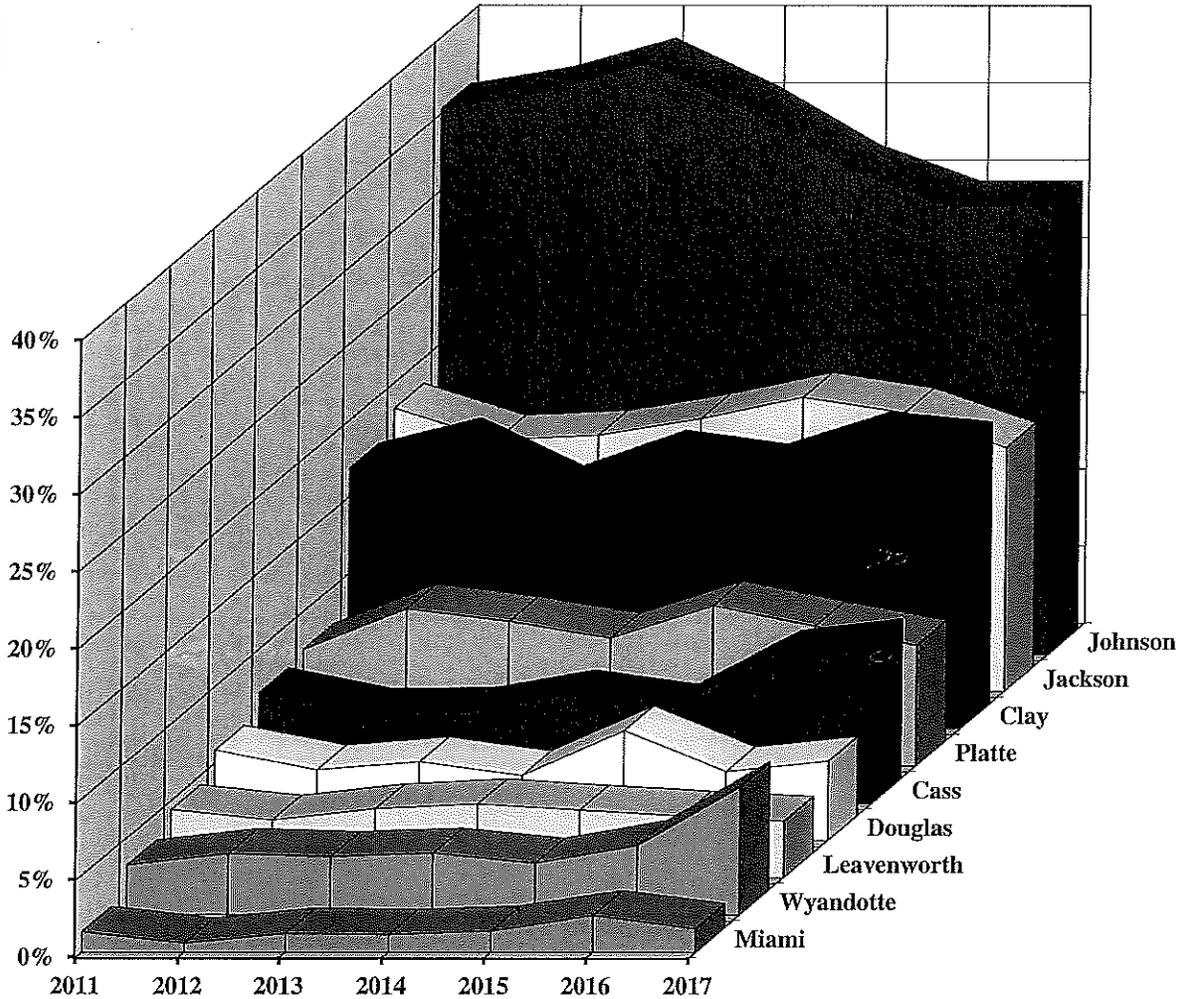
^AThe Single Family number is units and includes both attached and detached units.
[%]Multi-Family units are in buildings with 5 or more units.
 # Not available at time of report

Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2017 Home Builders Assoc of Greater Kansas City. All rights reserved.

Kansas City Metro, KS & MO (9 Counties)

Market Share by County

(Based on Building Permits Issued)



County	2011	2012	2013	2014	2015	2016	2017
Johnson	35.32%	36.43%	38.29%	35.23%	31.43%	29.04%	29.05%
Jackson	18.33%	16.28%	16.58%	17.66%	19.06%	18.06%	15.81%
Clay	16.88%	18.51%	15.40%	17.73%	16.84%	18.92%	18.29%
Platte	7.55%	10.15%	9.34%	8.27%	10.37%	9.05%	7.84%
Cass	7.15%	5.81%	5.85%	7.02%	6.09%	9.57%	10.32%
Douglas	5.81%	4.55%	5.07%	4.18%	7.10%	4.45%	5.14%
Leavenworth	4.40%	3.73%	4.46%	4.77%	4.38%	4.01%	3.68%
Wyandotte	3.23%	3.96%	3.77%	4.00%	3.35%	4.52%	8.33%
Miami	1.33%	0.59%	1.23%	1.14%	1.39%	2.38%	1.55%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

May 2017