



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
2ND REGULAR VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE

Monday, September 29, 2025 at 6:30 PM
1666 Kennedy Causeway, #101, North Bay Village, FL 33141

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

The meeting agenda is available online at:

<https://northbayvillage-fl.gov/agendas-minutes>

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

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:

The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited.

Doors will open 30 minutes prior to the meeting start time.

The Village highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.

Watch the Public Meeting:

<https://northbayvillage-fl.gov/videos>

TV Channel 661

Facebook Live

Participate in the meeting via Zoom:

Meeting ID: 899 0803 8805

Listen via telephone to the Virtual Public Meeting:

1-305-224-1968 or 1-929-205-6099

For technical support during the meeting, please contact:

(786) 309-4991

PUBLIC COMMENTS

Public comments will be accepted by the following means:

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

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

VIA E-MAIL TO: publiccomment@nbvillage.com

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

PUBLIC RECORDS

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

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

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 786-224-8070 NO LATER THAN FIVE DAYS PRIOR TO SUCH PROCEEDING. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT 786-224- 8070 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

LOBBYING ACTIVITIES

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

Have questions or need additional information?

E-mail: villageclerk@nbvillage.com

Call: 305-756-7171



NORTH BAY VILLAGE
EST. 1945

North Bay Village

OFFICIAL AGENDA

2ND REGULAR VILLAGE COMMISSION MEETING

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

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

Meeting ID: 899 0803 8805

Monday, September 29, 2025

6:30 PM

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

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

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- 1. Opening Items**
 - A. Call to Order**
 - B. Roll Call**
 - C. Pledge of Allegiance**
 - D. Invocation**
 - 2. Order of Business**
 - 3. Presentations**
 - A. Proclamations and Awards**
 - B. Special Presentations to Commission**
 - 4. Approval of Commission Minutes**

5. **Open Forum**
6. **Advisory Board Minutes/Written Reports**
7. **Village Commission's Report**
8. **Village Attorney's Report**
9. **Village Manager's Report**
10. **Village Clerk's Report**
11. **Consent Agenda A. Staff Items**
B. Proclamations/Award/Village Key Requests
12. **First Reading of Ordinances** *Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse to be cross-examined or sworn-in, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Commission ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further, details of the quasi-judicial procedures may be obtained from the Village Clerk.*
13. **Public Hearings** *Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse to be cross-examined or sworn-in, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Commission ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further, details of the quasi-judicial procedures may be obtained from the Village Clerk.*
- 13.A. **AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING "APPENDIX A, SUNBEAM NBV SPECIAL AREA PLAN" OF THE UNIFIED LAND DEVELOPMENT CODE TO ADDRESS WORKFORCE HOUSING REQUIREMENTS AMONG OTHER PROVISIONS, APPLICABLE TO PROPERTIES ZONED "SUNBEAM SPECIAL AREA PLAN"; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, BINDING EFFECT, AND AN EFFECTIVE DATE. SPONSORED BY VICE MAYOR GORAN CUK**

Staff finds that the proposed text amendments to "Appendix A – Sunbeam NBV Special Area Plan" comply with the applicable criteria outlined in Section 4.19 of the ULDC, as amended by Ordinance 2025-003. Staff has no technical objection to the proposed amendments and recommends **approval** of the application request.

The Planning and Zoning Board on September 3rd, 2025, voted to recommend approval of the request to amend "Appendix A, Sunbeam NBV Special Area Plan" of the Unified Land Development Code as presented with the following recommended modification:

- Recommendation of construction hours to be amended to 7:30 a.m. - 6:00 p.m. during the summer.

The Planning and Zoning Board also made a separate motion and voted to recommend that Sunbeam engage with the Village to explore options to activate the north lots on the causeway for public use.

[Staff Report - Sunbeam SAP Text Amendment .pdf](#)

[1 - Application- Sunbeam pdf](#)

[2 - Letter of Intent - Sunbeam pdf](#)

[3 - Location Map of Impacted Properties.pdf](#)

[4 - Survey Sketch with Legal Descriptions.pdf](#)

[5 - Sunbeam SAP Building Illustration-North-A.pdf](#)

[6 - Sunbeam SAP-Section Detail Illustration.pdf](#)

[Ordinance - Amending Sunbeam SAP - SR.docx](#)

[Exhibit A - Appendix A Sunbeam SAP REDLINE - SR.pdf](#)

[09.03.2025 PZB PH Notice - MDC Legals Ads.pdf](#)

[Notice of Public Hearing - MDC -legal ads 09.02.2025.pdf](#)

[Notice of Public Hearing - MDC Legal Ads 09.19.2025 pdf](#)

- 13.B. [A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT, PURSUANT TO SECTIONS 163.3221 THROUGH 163.3243, FLORIDA STATUTES, AND SECTION 8.15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE, TO REPLACE THE PREVIOUSLY APPROVED SUNBEAM DEVELOPMENT AGREEMENT GOVERNING THE DEVELOPMENT OF A MIXED-USE PROJECT CONSISTING OF RESIDENTIAL, OFFICE, COMMERCIAL, HOTEL/LODGING, AND CIVIC USES ON CERTAIN PARCELS IDENTIFIED BY FOLIO NUMBERS 23-3209-000-0010, 23-3209-000-0200, 23-3209-000-0201, 23-3209-000-0020, 23-3209-000-0030, 23-3209-000-0031, 23-3209-000-0040, 23-3209-000-0161, 23-3209-010-0240, AND 23-3209-010-0270, LEGALLY DESCRIBED IN EXHIBIT "A" TO THE PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT; PROVIDING FOR AUTHORIZATION, PROVIDING FOR IMPLEMENTATION, AND PROVIDING FOR AN EFFECTIVE DATE. - SPONSORED BY VICE MAYOR GORAN CUK](#)

It is recommended that the Village Commission consider the proposed Development Agreement with Sunbeam Television Corp., Sunbeam 1601 1601

79th St. LLC, Sunbeam Properties, Inc., and Sunbeam 1600-1624 79th St. LLC, collectively referred to as "Sunbeam NBV"

[Resolution- DA - Sunbeam Amendment - SR.docx](#)
[Exhibit A - Dev. Agreement 9-19-25- SR Version.pdf](#)
[Notice of Public Hearing - MDC -legal Ads 09.02.2025.pdf](#)
[Notice to Consider a DA - MH .pdf](#)
[Notice of Public Hearing - MDC Legal Ads 09.19.2025.pdf](#)

14. Discussion/Action Items A. Unfinished Business
B. New Business

- 14.A. [Advisory Board Appointment - Village Clerk, Alba L. Chang](#)
 - [FAB Applicants - Condensed List](#)
 - [FAB Application - Lars Schoett](#)
 - [FAB Application - Liz Avalos](#)
 - [FAB Application - Mr. Sidharth Mehta](#)

15. Adjournment

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