



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
REGULAR VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE

Tuesday, September 16, 2025 at 6:30 PM
1666 Kennedy Causeway, #101, North Bay Village, FL 33141

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

Zoom

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: 891 2658 3746

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
REGULAR VILLAGE COMMISSION MEETING
1666 Kennedy Causeway, #101, North Bay Village, FL 33141
(In-person and virtual via Zoom. See below for details)
Zoom Meeting ID: 891 2658 3746
Tuesday, September 16, 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.

-
- 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. Open Forum

5. Approval of Commission Minutes

- 5.A. [Approval of the Following Meeting Minutes - Village Clerk, Alba L. Chang](#)
 - [06.17.2025 - Minutes Draft](#)
 - [07.15.2025 - Minutes Draft](#)
 - [07.24.2025 - Minutes Draft](#)
 - [08.20.2025 - Minutes Draft](#)

6. Village Commission's Report

7. Village Attorney's Report

8. Village Manager's Report

For detailed reporting of the prior month's expenditures, please visit the Finance Department webpage on the North Bay Village website at: [NBV Finance Department](#)

- 8.A. [Communications & Special Events Report \(August 2025\)](#)
[August2025CommunicationsReport.pdf](#)
- 8.B. [Code Enforcement Report \(July & August 2025\)](#)
 - [July 2025 CM-Code Report.pdf](#)
 - [August 2025 CM-Code Report.pdf](#)
- 8.C. [Traffic Enforcement Report \(August 2025\)](#)
[Monthly Traffic Report \(August 2025\).pdf](#)

9. Village Clerk's Report

- 9.A. [Village Clerk Report for July and August of 2025](#)
 - [PRR Log - July](#)
 - [PRR Log - August](#)
 - [Advisory Board Attendance - July](#)

10. Consent Agenda

A. Staff Items

B. Proclamation/Award/Village Key Requests

- 10.A. [A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING EXPENDITURES AND APPROVING AND AUTHORIZING PAYMENTS RELATED TO THE GROUNDBREAKING OF THE VILLAGE'S COMMUNITY CENTER IN THE AMOUNT OF \\$53,305.91; PROVIDING FOR IMPLEMENTATION; AMENDING THE BUDGET FOR FISCAL YEAR 2024-2025, TO APPROPRIATE FUNDS FOR COMMUNITY CENTER PROJECT RELATED EXPENDITURES; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON](#)

It is recommended that the Village Commission ratify the \$53,305.91 of expenditures associated with the Community Center Groundbreaking Event and approve and authorize payment of a pending invoice.

[Reso Ratifying Expend. Community Center Groundbreaking Reso Exhibit A - Groundbreaking Expenses.pdf](#)
[Budget Amendment - Capital Projects-Community Center.pdf](#)

- 10.B. [A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH MIAMI-DADE COUNTY FOR FIRE RESCUE STATION 27 AT THE NEW VILLAGE HALL/PUBLIC SAFETY COMPLEX; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON](#)

It is recommended that the Village Commission adopt the Resolution to Approve a First Amendment to the Development Agreement with Miami-Dade County for the Fire Station at Village Hall.

[Resolution - 1St Amendment to DA with MDC - VH.DOCX](#)
[Reso Exhibit A - 1 to DA with County for Fire Station.DOCX](#)

- 10.C. [A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE PURCHASE OF LAW ENFORCEMENT COMPUTER AIDED DISPATCH \(CAD\), RECORD MANAGEMENT \(RMS\), AND MOBILE PLATFORM SYSTEM SERVICES FROM ORACLE AMERICA, INC. IN AN AMOUNT NOT TO EXCEED \\$247,761.20 FOR THE FIRST YEAR OF THE SERVICES UTILIZING FEDERAL POLICE FORFEITURE FUNDS AND AN AMOUNT NOT TO EXCEED BUDGETED FUNDS FOR FUTURE FISCAL YEARS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AMENDING THE BUDGET FOR FISCAL YEAR 2024-2025, TO APPROPRIATE FEDERAL FORFEITURE FUNDS FOR POLICE DEPARTMENT EXPENDITURES; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON \(DEPUTY CHIEF OF POLICE, SAMUEL BEJAR\)](#)

It is recommended that the Village Commission adopt the resolution to ratify the purchase of a new CAD/RMS system and appropriate federal forfeiture funds for the same.

[Resolution Oracle CAD Police Software.DOCX](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)
[Reso Exhibit E - BA PD FEDERAL FORFEITURE.pdf](#)

- 10.D. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING THE PURCHASE OF THE REAL PROPERTY LOCATED AT 7501 NORTHEAST 3RD PLACE, MIAMI, FLORIDA 33138; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission authorize the Village Manager to purchase the real property located at 7501 Northeast 3rd Place, Miami, Florida 33138 for a purchase price of \$2,900,000.00.

Resolution - 7501 NE 3 PL - PW & SW Maintenance Site.DOCX
Exhibit A-PSA 7501 NE 3 PL Contract & Addendum 08-01-2025.PDF

- 10.E. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RESCINDING RESOLUTION NO. 2025-070; FINDING THAT ACQUISITION, THROUGH NEGOTIATED CONVEYANCE, OR THE USE OF EMINENT DOMAIN OF PRIVATE PROPERTY DESIGNATED AS PARCEL 1 (PERMANENT EASEMENT) DESCRIBED IN EXHIBIT "A" AND LOCATED AT 1356 BAY TERRACE, SERVES A PUBLIC PURPOSE AND IS NECESSARY FOR CONSTRUCTION OF STORMWATER PUMP STATION IMPROVEMENTS ON NORTH BAY ISLAND; AUTHORIZING THE VILLAGE ATTORNEY AND OTHERS ACTING ON THEIR BEHALF TO INITIATE EMINENT DOMAIN PROCEEDINGS, IF NEEDED; AUTHORIZING THE VILLAGE MANAGER, VILLAGE ATTORNEY, AND OFFICIALS ACTING ON THEIR BEHALF TO RETAIN EXPERT WITNESSES AND CONSULTANTS, AND TO TAKE ALL FURTHER ACTIONS THAT ARE REASONABLY REQUIRED TO ACQUIRE THE PRIVATE PROPERTY DESCRIBED IN EXHIBIT "A" AND IMPLEMENT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission authorize the Village Manager, in coordination with the Village Attorney, to either obtain a negotiated conveyance (i.e., an easement) or take legal action to obtain a drainage easement on private property, as part of the improvements for the proposed drainage pump on North Bay Island.

Resolution- Parcel for NBI Pump Station Improvements.DOCX
Exhibit A-Legal and Sketch.pdf

- 10.F. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT WITH 7922 EAST DR LLC FOR THE LEASE OF VACANT REAL PROPERTY GENERALLY LOCATED AT 7927-7931 EAST DRIVE FOR THE VILLAGE'S USE FOR CONSTRUCTION STAGING AND OPERATIONS DURING VILLAGE HALL CONSTRUCTION; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission approve the proposed Lease

Agreement with 7922 East Dr LLC to serve as a staging area for the construction of the new Village Hall and to accommodate Village offices during the project's duration.

[Resolution - Lease Agreement - Village Hall Const Staging.DOCX](#)
[Reso Ex A - Lease Agreement- 7922 East Drive GranVita](#)

- 10.G. [A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A WORK ORDER TO KIMLEY-HORN AND ASSOCIATES, INC. FOR SOIL MANAGEMENT PLAN SERVICES FOR THE 1851 GALLEON STREET COMMUNITY CENTER PROJECT IN AN AMOUNT NOT TO EXCEED \\$668,890.00 - VILLAGE MANAGER FRANK ROLLASON](#)

It is recommended that the Village Commission ratify the Village Manager's approval of the proposal from Kimley-Horn and Associates for \$668,890.00 for Soil Management Services at the Galleon Street Redevelopment Project.

[Resolution WO Kimley-Horn-Soil Management Plan Services.DOCX](#)
[Exhibit A-Kimley-Horn Work Order 5.pdf](#)

- 10.H. [A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING AND AUTHORIZING EXPENDITURES TO CHIN DIESEL, INC. FOR SOIL REMOVAL SERVICES IN AN AMOUNT NOT TO EXCEED \\$200,000; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON](#)

It is recommended that the Village Commission ratify of the Village Manager's approval for expenditures associated with contaminated soil disposal services with Chin Diesel at the Village Community Center site in an amount not to exceed \$120,000.00, and add an additional amount of \$80,000.00 as later deemed necessary by staff for a total amount not to exceed \$200,000.00.

[Resolution Ratifying Approving Chin Diesel Soil Services](#)
[Chin Diesel 25-0379.pdf](#)
[Chin Diesel 25-0348.pdf](#)
[Chin Diesel 25-0392.pdf](#)

- 10.I. [A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A WORK ORDER TO KIMLEY-HORN AND ASSOCIATES, INC. FOR POST DESIGN AND CONSTRUCTION BID ASSISTANCE SERVICES FOR THE BAYWALK NORTH PLAZA PROJECT IN AN AMOUNT NOT TO EXCEED \\$74,485.00; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON](#)

It is recommended that the Village Commission approve the issuance of a work order to Kimley-Horn and Associates, Inc. for post design and construction bid assistance services for the Baywalk North Plaza in an amount not to exceed

\$74,485.00.

Resolution - KHA Wo Baywalk Post Design Services.DOCX
Exhibit A-WO 005-A1- KHA-7-03-25.pdf
WO 005-A1- KHA-7-03-25 Fee breakdown.pdf

- 10.J. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE ISSUANCE OF A WORK ORDER FOR \$81,310.00 TO ARDURRA GROUP, INC. FOR PROFESSIONAL SERVICES RELATED TO THE 2024 & 2025 NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) ANNUAL REPORT AND PUBLIC INVOLVEMENT OUTREACH ACTIVITIES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission ratify a work order issued by Ardurra Group Inc. in the amount of \$81,310 for the preparation of the 2024 and 2025 annual NPDES Reports.

Resolution - Ratify Ardurra WO NPDES
Exhibit A-WO#7 Ardurra-s.pdf
NPDES Report 2024 Cycle 4 Year 7.pdf

- 10.K. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A WORK ORDER TO EXP US SERVICES, INC. FOR AS-NEEDED OWNER'S REPRESENTATIVE SERVICES FOR THE VILLAGE HALL AND PUBLIC SAFETY COMPLEX PROJECT IN AN AMOUNT NOT TO EXCEED \$250,000; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission approve the Work Order from US EXP Services for as-needed owner's representative services in an amount not-to-exceed \$250,000.00.

Resolution - WO-US EXP Services- VH Owners Rep Ser.DOCX
Exhibit A-EXP Work Order 2403-A2.pdf
EXP Rate Schedule WO#2403-A2 5.pdf

- 10.L. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING CHANGE ORDER NO. 3 IN THE AMOUNT OF \$15,956.84 AND CHANGE ORDER NO. 4 IN THE AMOUNT OF \$17,292.68 TO THE CONSTRUCTION AGREEMENT WITH FLORIDA ENGINEERING AND DEVELOPMENT CORP. FOR UNFORSEEN CONDITIONS RELATING TO THE TREASURE ISLAND ADA IMPROVEMENTS PROJECT PURSUANT TO INVITATION TO BID NO. 2022-006, FOR A TOTAL AMOUNT NOT TO EXCEED \$33,249.52; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission authorize the Issuance of Change Order No. 03 in the amount of \$15,956.84 and Change Order No. 04 \$17,292.68 to Florida Engineering & Development Corporation for the Signalization Changes for the total amount of \$33,249.52.

[Reso - Florida Engineering Dev Corp CO - Repair Broken Conduit CO 03 - Repair Conduit And Concrete Removal.pdf](#)
[Cost and Entitlement Analysis CO # 3.pdf](#)
[CO 4 Installation of directional bore.pdf](#)
[Cost and Entitlement Analysis - CO # 4.pdf](#)

11. 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.

11.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 - VILLAGE MANAGER, FRANK ROLLASON](#)

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](#)
[6 - Sunbeam SAP-Section Detail Illustration.pdf](#)
[7 Exhibit A - Appendix A_Sunbeam SAP_REDLINE.docx](#)
[5 - Sunbeam SAP Building Illustration-North-A.pdf](#)
[Ordinance Amending Sunbeam SAP - FR.docx](#)
[09.03.2025 PZB PH Notice - MDC Legals Ads.pdf](#)
[Notice of Public Hearing - MDC -legal ads 09.02.2025.pdf](#)

12. 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.

12.A. [A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, \[APPROVING/ APPROVING WITH CONDITIONS/DENYING\] A VARIANCE APPLICATION BY JULIO CESAR ALONSO CHOCHO FOR PROPERTY LOCATED AT 1540 N TREASURE DR \(FOLIO NO. 23-3209-009-0770\) TO ALLOW A POOL WITHIN THE REQUIRED REAR/EASEMENT AND SIDE SETBACKS, WHERE SECTION 8.17.M.2.B OF THE UNIFIED LAND DEVELOPMENT CODE \(ULDC\) REQUIRES A SETBACK OF AT LEAST 7.5 FEET FROM THE REAR EASEMENT AND 15 FEET FROM SIDE PROPERTY LINE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON](#)

The Planning and Zoning Board on September 3rd, 2025, voted to recommend approval of the variance request, as presented by Staff. Should the Commission find in favor of approving the variance, it is recommended that the approval be subject to the conditions presented by Staff.

[Attachment 1 - Complete variance application.pdf](#)
[Attachment 2 - Boundary survey.pdf](#)
[Attachment 3 -Site plan.pdf](#)
[Attachment 4 - Citation Notice and evidence photos.pdf](#)
[Attachment 5 - Current condition photographs.pdf](#)
[Attachment 6 - Letter from attorney about UE.pdf](#)

Attachment 7 - Letter Of Support From 1540 N Treasure Dr (adjacent East).pdf
Attachment 9-Resolution - 1540 N Treasure Driv.DOCX
Certified List of Mailers.pdf
09.03.2025 PZB Public Hearing Notice - MDC Legals Ads.pdf
List of Mailers with Addresses 08.25.25.pdf
Aerial image notified properties.pdf
Notice - 1540 N. Treasure Dr. Variance.pdf
Staff Report - 1540 N Treasure Drive Pool setbacks.pdf
Notice of Public Hearing - MDC -legal ads 09.02.2025.pdf

- 12.B. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE ZONING OF CERTAIN PARCELS LOCATED AT 8000 EAST DRIVE (FOLIO NO. 23-3209-001-0020 AND 23-3209- 001-0024) AND 7946 EAST DRIVE (FOLIO NO. 23-3209-001-0030), FROM RM-70 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "8000 EAST SPECIAL AREA PLAN"; AMENDING THE UNIFIED LAND DEVELOPMENT CODE TO CREATE "APPENDIX D, 8000 EAST SPECIAL AREA PLAN" TO PROVIDE SPECIFIC ZONING REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, BINDING EFFECT, AND AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLANSON

It is recommended that the proposed ordinance be approved on 2nd reading as presented.

Staff Report_8000 East Drive Special Area Plan 2025-02 (VC 20250916).pdf
Attachment 1_Survey and Plat.pdf
Attachment 2 " LOI and Appendix D - 8000 East Drive.pdf
Attachment 3 " Proposed Zoning Map change - 8000 East Drive.pdf
Attachment 4_Site Plan
Attachment 5 - Summary of Community Meeting for 8000 East Drive.pdf
Attachment 6 - Ordinance 8000_East_SAP_- SR.docx
07-15-2025-Notice of PH - MDC Legal-Ads.7-2-25.pdf
SAP - 7946-8000 E Drive - Mailers 6.20.25.pdf
Notice of PH-Postings onsite 8000 SAP 06.20.25.pdf
Notice of Public Hearing - MDC -legal ads.pdf
Mailers - Posting.pdf

- 12.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SITE PLAN APPLICATION BY HARBOR ISLAND DEVELOPMENT COMPANY LLC TO PERMIT A RESIDENTIAL DEVELOPMENT CONSISTING OF TWO MULTIFAMILY RESIDENTIAL TOWERS, A PARKING STRUCTURE, MARINA, AND CIVIC SPACE, LOCATED AT 8000 EAST DRIVE (FOLIO NO. 23-3209-001-0020 AND 23-3209-001-0024) AND 7946 EAST DRIVE (FOLIO NO. 23-3209-001-0030); PROVIDING FOR FINDINGS, CONDITIONS, LIMITATION OF APPROVAL, IMPLEMENTATION, AND AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the proposed site plan application be approved subject to conditions as recommended by Staff, based on the Planning and Zoning Board's vote from July 2, 2025.

[Site Plan Staff Report_8000 East Drive \(Commission 09.16.2025\).pdf](#)
[Attachment 1_Survey and Plat.pdf](#)
[Attachment 2_Letter of Intent.pdf](#)
[Attachment 3_Site Plan and Arch Plans.pdf](#)
[Attachment 4_Civil Plans.pdf](#)
[Attachment 5_Landscape Plans.pdf](#)
[Attachment 6_Marina Plan.pdf](#)
[Attachment 7_Seawall Plans.pdf](#)
[Attachment 8_NGBS Certification Proposal.pdf](#)
[Attachment 9_Infrastructure Summary.pdf](#)
[Attachment 10_Economic Impact Analysis.pdf](#)
[Attachment 11_Traffic Study_June 2025.pdf](#)
[Attachment 12_Maneuverability Analysis.pdf](#)
[Reso_8000 East_District_Site_Plan - Commission.docx](#)
[SAP - 7946-8000 E Drive - Mailers.pdf](#)
[Notice of Public Hearing -MDC Legals.pdf](#)
[Notice of Public Hearing - MDC -legal Ads.pdf](#)
[certification of mailers- Posting 9.4.2025 -F.pdf](#)

- 12.D. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT WITH HARBOR ISLAND DEVELOPMENT COMPANY LLC FOR THE PROPERTIES LOCATED AT 8000 EAST DRIVE (FOLIO NO. 23-3209-001-0020 AND 23-3209-001-0024) AND 7946 EAST DRIVE (FOLIO NO. 23-3209-001-0030) RELATING TO THE DEVELOPMENT OF A RESIDENTIAL DEVELOPMENT CONSISTING OF TWO MULTIFAMILY RESIDENTIAL TOWERS, A PARKING STRUCTURE, MARINA, AND CIVIC SPACE PURSUANT TO SECTION 8.15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR AUTHORIZATION, PROVIDING FOR IMPLEMENTATION, AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission consider the proposed Development Agreement with Harbor Island Development Company, LLC.

[Resolution - Development Agreement - 8000 East.docx](#)
[Development Agreement 9-9-25.docx](#)
[Notice of Public Hearing - MDC -legal Ads 09.02.2025.pdf](#)

- 12.E. 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 - VILLAGE MANAGER FRANK ROLLASON

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 - FR Commission.docx](#)
[Development Agreement 9-8-25- FR Version.pdf](#)
[Notice of Public Hearing - MDC -legal Ads 09.02.2025.pdf](#)
[Notice to Consider a DA - MH .pdf](#)

13. Discussion/Action Items

A. Unfinished Business

B. New Business

- 13.A. Discussion to Join an Amicus Brief Karenza Apartments v. City of Miami - Sponsored by Mayor Rachel Streitfeld
- 13.B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, ESTABLISHING THE VILLAGE'S 2025-2026 STATE LEGISLATIVE APPROPRIATION REQUESTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON
[Reso State Appropriation Requests - 2025-2026](#)
- 13.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA AUTHORIZING PARTICIPATION IN A LAWSUIT SEEKING, AMONG OTHER THINGS, TO DECLARE THAT SENATE BILL 180'S IMPOSITION OF A BLANKET STATEWIDE PROHIBITION ON THE EXERCISE OF HOME RULE AUTHORITY OVER LAND USE AND ZONING REGULATIONS, IS UNCONSTITUTIONAL AND SHOULD BE ENJOINED, AND RETAINING WEISS SEROTA HELFMAN COLE & BIERMAN, PL TO PROSECUTE THE LAWSUIT; AND PROVIDING FOR AN EFFECTIVE DATE.

Discuss the proposed resolution and, if in agreement, adopt the same
[Resolution-Participation in Lawsuit Relating to SB 180.DOCX](#)
[SB 180 \(Chapter Laws of Florida 2025-190\).pdf](#)

- 13.D. [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](#)

14. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 305-756-7171 EXT. 45 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

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

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).