



NORTH BAY VILLAGE
EST. 1945

**NORTH BAY VILLAGE
REGULAR VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE**

**Tuesday, July 15, 2025 at 6:00 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: 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) Meeting ID: 891 2658 3746

Tuesday, July 15, 2025

6:00 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. Open Forum**

5. Approval of Commission Minutes

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

* **June 24, 2025 - Budget Workshop**

* **July 1, 2025 - Special Commission Meeting**

[06.24.2025 -Budget Workshop Draft Minutes.pdf](#)

[07.01.2025 - Draft Minutes.pdf](#)

6. Advisory Board Minutes/Written Reports.

6.A. [Planning & Zoning Board Report - Chair Ryan Shaw](#)

7. Village Commission's Report

8. Village Attorney's Report

9. 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](#)

9.A. [Status Report of the Village's Grants](#)
[Grant Status Report -06-30-2025.pdf](#)

9.B. [Communications & Special Events Report \(April 2025\)](#)
[June2025CommsEvents.pdf](#)

9.C. [Code Enforcement Report \(June 2025\)](#)
[June 2025 CM-Code Report.pdf](#)

9.D. [Traffic Enforcement Report \(June 2025\)](#)
[Monthly Traffic Report \(June 2025\).pdf](#)

10. Village Clerk's Report

10.A. [Village Clerk Report for June of 2025](#)
[PRR - June.pdf](#)
[Advisory Board - June Attendance.pdf](#)

11. Consent Agenda

A. Staff Items

B. Proclamation/Award/Village Key Requests

- 11.A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH CALVIN, GIORDANO, & ASSOCIATES, INC. FOR GENERAL PLANNING SERVICES; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission extend the professional services agreement for an additional three-year term, with the option to renew for two subsequent one-year periods, to maintain ongoing planning services.

[Resolution Approving CGA Contract Extension.DOCX](#)
[Exhibit A - CGA -PSA Amendment-General Planning Services.pdf](#)
[Exhibit 1A - Fee Schedule Effective 20250101.pdf](#)
[Rates Comparison for prior years.pdf](#)
[Existing PSA CGA - Planning Services Agreement.pdf](#)

- 11.B. A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, DECLARING, AS REQUIRED BY SECTION 200.065, FLORIDA STATUTES, THE VILLAGE'S PROPOSED MILLAGE RATE, ROLLED-BACK RATE COMPUTED PURSUANT TO SECTION 200.065(1), FLORIDA STATUTES, AND THE DATE, TIME AND PLACE AT WHICH THE FIRST AND SECOND PUBLIC BUDGET HEARINGS WILL BE HELD TO CONSIDER THE PROPOSED MILLAGE RATE AND THE TENTATIVE BUDGET FOR FISCAL YEAR 2025-2026; DECLARING THE PROPOSED DEBT-SERVICE MILLAGE RATE; DIRECTING THE VILLAGE CLERK AND VILLAGE MANAGER TO FILE THIS RESOLUTION WITH THE MIAMI-DADE COUNTY PROPERTY APPRAISER; AUTHORIZING THE VILLAGE MANAGER TO CHANGE BUDGET HEARING DATES, IF NEEDED; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve the proposed millage rate and dates and times of the Budget Hearings.

[Reso - Millage Rate And Budget Hearing Dates 2025-2026.docx](#)
[Budget Calendar FY 2026.pdf](#)

- 11.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AMENDMENTS TO THE MANAGEMENT BENEFITS POLICY FOR EXECUTIVE LEVEL EMPLOYEES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (HUMAN RESOURCES DIRECTOR, JENICE ROSADO)

It is recommended that the Village adopt the proposed Management Benefit Policy for the Village Executive Level Employees.

[Resolution Approving -Senior Management Benefits Policy.DOCX](#)
[Exhibit A - Mgmt benefits-Final.pdf](#)
[Benefits Survey.pdf](#)

- 11.D. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT WITH THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA FOR IMPLEMENTATION AND FUNDING OF AN INTERNATIONAL BACCALAUREATE (IB) PROGRAM AT TREASURE ISLAND ELEMENTARY SCHOOL (TIES); PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve the Grant Agreement for the Baccalaureate Program at Treasure Island Elementary School (TIES).

Resolution - TIES IB Program 25-28.docx

NBV TIES IB Program Agreement 2025-2026 - 2027-2028.DOCX

- 11.E. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE A LIMITED REVOCABLE LICENSE AGREEMENT WITH SUNBEAM DEVELOPER CORPORATION FOR THE VILLAGE'S USE OF THE PROPERTY LOCATED AT 1601 NORTH TREASURE DRIVE FOR SOCCER PROGRAM ACTIVITIES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve the license agreement with Sunbeam Development Corporation for the use of the property located at 1601 North Treasure Drive.

Resolution - Sunbeam Lic. Soccer Program-TI Condo.DOCX

Exhibit A - Agreement (Treasure Island Condo) .DOCX

- 11.F. A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A FIRST AMENDMENT TO THE DEVELOPMENT AND CONSTRUCTION MANAGEMENT AGREEMENT AND A FIRST AMENDMENT TO THE OPERATIONS AND MANAGEMENT AGREEMENT WITH PROJECT FOOTBALL LLC (PFL) RELATING TO THE DEVELOPMENT AND OPERATION OF A COMMUNITY CENTER, SPORTS COURTS, AND OTHER IMPROVEMENTS AT THE PROPERTY LOCATED AT 1851 GALLEON STREET; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve the proposed amendment to the Agreements with Project Football, LLC (PFL) relating to the Development of the Community Center.

Resolution -1st Amendment To Galleon St Agreements.DOCX

Exhibit A- 1st Amendment - Develop. -Construction (Galleon).docx

Exhibit B-1st Amendment-Operations and Mng. (Galleon).docx

- 11.G. 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 LANDSCAPE ARCHITECTURAL DESIGN SERVICES FOR THE KENNEDY CAUSEWAY/PELICAN HARBOR MEDIAN BEAUTIFICATION PROJECT IN AN AMOUNT NOT TO EXCEED \$19,912.50; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission approve a work order issued by Exp US Services, Inc., for landscape architectural services in the amount of \$19,912.50.

Resolution - EXP WO - Kennedy Cswy Pelican Harbor Median.DOCX

EXP Work Order_JFK Causeway.pdf

- 11.H. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING ADDITIONAL SERVICES REQUEST NO. 14 WITH WANNEMACHER JENSEN ARCHITECTS, INC. RELATING TO ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE VILLAGE HALL AND PUBLIC SAFETY COMPLEX PROJECT IN AN AMOUNT NOT TO EXCEED \$59,626; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission approve the Work Order for Wannemacher Jensen Architects, Inc., for architectural and engineering design services related to the Village Hall Project.

Resolution - WJ FDOT Harmonization - Village Hall.DOCX

Exhibit A - Additional Services Request #14.pdf

- 11.I. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT WITH MIAMI ECONOMIC ASSOCIATES, INC. FOR VALUE ANALYSIS OF REAL ESTATE DEVELOPMENT INCENTIVES IN AN AMOUNT NOT TO EXCEED \$40,000; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - SPONSORED BY MAYOR RACHEL STREITFELD

It is recommended that the Village Commission approve the proposal from Miami Economic Associates, Inc. to conduct an independent study of the Village community contribution fees in an amount not to exceed \$40,000.

Resolution - Miami Economic for Development Incentive Analysis.DOCX

Agreement - Miami Economic Associates - Fee Review.DOCX

Exhibit A Miami Economic Associates- re.pdf

- 11.J. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AMENDMENT TO WORK ORDER NO. 10-A1 WITH STANTEC CONSULTING SERVICES, INC. FOR ADDITIONAL SERVICES RELATED TO THE EAST ENTRYWAY SIGN PROJECT; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AMENDED WORK ORDER IN AN AMOUNT NOT TO EXCEED \$48,967.50; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (CIP MANAGER ROGER HOGG, PE)

It is recommended that the Village Commission approve a resolution for funding WO# 010-A1 in the additional amount of \$48,967.50.

[Resolution-Amending Stantec WO For Entry Sign Project.DOCX](#)
[Exhibit A-NBV East Entry Sign Add Services Request.pdf](#)
[Resolution No. 2023-019 WO Stantec Entryway.pdf](#)
[STANTEC_- WO 10-A1-fully executed - f.pdf](#)
[Entrance-Way Sign East Option B--.pdf](#)

- 11.K. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, 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 - 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 - Acquisition of Parcel for NBI Pump Station.DOCX](#)
[Exhibit A - Proposed Control Panel Equipment Dimensions.pdf](#)
[Exhibit B - Stormwater pump station Area Survey.pdf](#)
[Exhibit C - Project Location Map.pdf](#)

- 11.L. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING THE ISSUANCE OF A PURCHASE ORDER TO BREEZELINE FOR RELOCATION AND UNDERGROUNDING OF OVERHEAD CABLES AND FIBER OPTIC LINES NEAR THE VILLAGE HALL AND PUBLIC SAFETY COMPLEX PROJECT IN AN AMOUNT NOT TO EXCEED \$31,371.00; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (PROJECT MANAGER, CARLOS LLAMAS)

It is recommended that the Village Commission approve a proposal from Breezeline for the undergrounding of utility lines in the amount of \$31,371.00

[Resolution - Breezeline Proposal For Cable Undergrounding .DOCX](#)
[Breezeline - 7900 West Dr - - New Safety Complex.pdf](#)
[Relocation sketch.pdf](#)

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.

- 12.A. 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 DRIVE 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 (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)

On July 2nd, 2025, the Planning and Zoning Board voted unanimously to forward to the Village Commission a recommendation of approval of the Special Area Plan, to create SAP regulations via the introduction of Appendix D to the ULDC, and rezoning of the subject property to 8000 East SAP, as recommended by Staff.

The SAP must be reviewed and adopted prior to the approval of the companion site plan and associated Development Agreement, which will be reviewed by the Village Commission in conjunction with the 2nd reading of the ordinance (scheduled for September 16, 2025).

Staff Report -8000 East Drive SAP .pdf
Attachment 1 â€œ Boundary Survey and Plat - 8000 East Drive (flat).pdf
Attachment 2 â€œ SAP application - 8000 East Drive.pdf
Attachment 3 â€œ LOI and Appendix D - 8000 East Drive.pdf
Attachment 4 â€œ Proposed Zoning Map change - 8000 East Drive.pdf
Attachment 5 â€œ Conceptual Site Plan - 8000 East Drive.pdf
Attachment 6 - Ordinance - 8000 East Drive SAP.docx
Attachment 7 - Summary for 8000 East Drive.pdf
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

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. A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH SHOMA NORTH BAY VILLAGE, LLC RELATING TO THE DEVELOPMENT OF A MIXED-USE DEVELOPMENT PROJECT AT THE PROPERTY LOCATED AT 1872 79TH STREET CAUSEWAY; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

It is requested that the Village Commission approve, approve with modifications, or reject the proposed First Amendment to the Amended and Restated Development Agreement.

1850-1872 Kennedy Causeway - Development Agreement.pdf
25.02.21. Notice of Default to - 1872 79th Street Causeway.PDF
25.03.11. Shoma Response to Default Notice.pdf
25.03.18. Reply to Shoma's Response.pdf
25.04.25. Shoma Offer.pdf
25.05.30. NBV Letter to Shoma.pdf
25.06.03. Shoma Ltr to H. Sera.pdf
Shoma ltr to H. Sera 4.4.25...pdf
07-15-2025-Notice of PH - MDC Legal-Ads.7-2-25.pdf
Resolution - Amendment to Development Agreement.DOCX
Exhibit A-Amendment to Development Agreement.DOCX

- 13.B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A FENCE HEIGHT OF NINE (9) FEET WITHIN THE REQUIRED REAR SETBACK, WHERE SECTION 8.17.F.2.A OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) LIMITS WALL AND FENCE HEIGHTS TO SIX (6) FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)

Suggested Action: The Planning and Zoning Board on July 2nd, 2025, voted unanimously 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.

[Staff Report - 7821 Beach View Dr. -Fence height variance.pdf](#)

[Attachment 1 - Variance Application.pdf](#)

[Attachment 2 - SURVEY 7821 BEACH VIEW DR .pdf](#)

[Attachment 3 - Proposed fence shop Drawings.pdf](#)

[Attachment 4 - Evidence of Conditions and recent incidents.pdf](#)

[Attachment 5 - Resolution - Fence Height Variance.docx](#)

[Proof of mailed notice.pdf](#)

[Notice of Public Hearing - MDC Legals.pdf](#)

[07-15-2025-Notice of PH - MDC Legal-Ads.7-2-25.pdf](#)

14. Discussion/Action Items

A. Unfinished Business

B. New Business

- 14.A. Discussion to Consider Amendments to the RM 40 High-Density Multifamily Residential Zoning District - Sponsored by Commissioner Daro
- 14.B. Discussion on the Village 80th Anniversary Event - Sponsored by Mayor Rachel Streitfeld
[80th Anniversary Celebration.pdf](#)
- 14.C. Discussion to Consider Amendments to the Unified Land Development Code relating to Color Palettes - Sponsored by Mayor Rachel Streitfeld
- 14.D. Discussion on a Potential Partnership with a Local Artist to Design an Interactive Art Installation for Civic Park - Sponsored by Commissioner Doris Acosta
[RW - Art Installation Project.pdf](#)

- 14.E. Discussion and Status Report on the Baywalk, Island Walk, and Entrance Sign - Village Manager Frank Rollason
- 14.F. Discussion on the Removal of the Flower Planters and a John F. Kennedy Bust that are currently on the FDOT Bridge - Village Manager Frank Rollason
Request for Relocation of Items- FDOT RW.pdf
Aerial.pdf
- 14.G. Advisory Board Appointments - Village Clerk, Alba L. Chang
Advisory Board - RSB Applicants - Track.pdf
Advisory Board - RSB Applicantss.pdf

15. 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).