NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
PLANNING AND ZONING BOARD MEETING
PUBLIC MEETING NOTICE

Wednesday, December 2, 2026 at 6:00 PM
1666 Kennedy Causeway, #101
North Bay Village, FL 33141
Zoom Meeting ID: 883 1470 9308

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 join 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-served basis and space is limited. Doors will open 30 minutes before the meeting start time.
To Watch the Public Meeting: https://northbayvillage-fl.gov/videos TV Channel 661 Facebook Live
Participate in the Meeting via Zoom: Zoom Meeting ID: 883 1470 9308
Listen via Telephone to the 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.

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.

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled, who need special accommodations to participate in this meeting because of that disability, should contact the office of the Village Clerk at 786-756-7171 no later than five days prior to such proceeding. To request this material in an accessible format, sign language interpreters, information on access for persons 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).

In accordance with the provisions of Section 286.0105, Florida Statutes, anyone wishing to appeal any decision made by the 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. A complete agenda packet is also available on the village website at www.northbayvillage-fl.gov

Have questions or need additional information? E-mail: villageclerk@nbvillage.com or call: 305-756-7171

North Bay Village

OFFICIAL AGENDA
PLANNING AND ZONING BOARD MEETING
1666 Kennedy Causeway, #101
North Bay Village, FL 33141
Zoom Meeting ID: 883 1470 9308
Wednesday, December 2, 2026
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.

---

1. Call to Order/Roll Call

1.A. Oath of Office to the Newly Appointed Board Members

1.B. Selection of a Chair by the Planning & Zoning Board

1.C. Selection of a Vice Chair by the Planning & Zoning Board

2. Approval of Meeting Minutes

2.A. Approval of the October 7, 2026 Meeting Minutes
10.07.2026 Draft Minutes.pdf

3. Public Hearings (Quasi-Judicial) *Please be advised that the following items are quasi-judicial in nature. If you wish to object or comment upon any of these items, please inform the Chair when he requests 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 either to be cross-examined or to be sworn, 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 Board to 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.*

3.A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] AN APPLICATION BY JULIE'S REALTY, LLC, FOR PROPERTY LOCATED AT 1700 79TH STREET CAUSEWAY (FOLIO NO. 23-3209-051-1650), TO PERMIT ONE (1) ADDITIONAL BAND/WALL SIGN PER FRONTAGE, WHERE THE UNIFIED LAND DEVELOPMENT CODE (ULDC) PERMITS A MAXIMUM OF ONE (1) BAND/WALL SIGN PER FRONTAGE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

Staff recommends approval of the requested variance, subject to the conditions outlined in Section 10 of the staff report.

Staff Report
1. - Letter of Intent.pdf
2. - Existing and Proposed Signs.pdf
3. - Proof of Notice.pdf
Notice of Public Hearing - MDC Legal Ads 11.17.2026.pdf
Notice of Public Hearing - Variance Request 1700 79th St-.pdf
Resolution 1700 79th Street Causeway Sign Variance

4. Applications

5. Ordinances

6. Discussion Items

6.A. Approval of the 2027 Meeting Calendar
2027 PZB Meeting Calendar.pdf

7. Public Comments

8. 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).

ITEM NO. 1.A

North Bay Village
Recommendation Memorandum

DATE: December 2, 2026

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Oath of Office to the Newly Appointed Board Members

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

PERSONNEL IMPACT

ITEM NO. 1.B

North Bay Village
Recommendation Memorandum

DATE: December 2, 2026

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Selection of a Chair by the Planning & Zoning Board

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

PERSONNEL IMPACT

ITEM NO. 1.C

North Bay Village
Recommendation Memorandum

DATE: December 2, 2026

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Selection of a Vice Chair by the Planning & Zoning Board

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

PERSONNEL IMPACT

ITEM NO. 2.A

North Bay Village
Recommendation Memorandum

DATE: December 2, 2026

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Approval of the October 7, 2026 Meeting Minutes

RECOMMENDATION

BACKGROUND AND ANALYSIS

A Meeting was held on October 7, 2026, and Minutes have been provided for the Planning & Zoning Board's consideration and approval.

It is recommended that the Board approve the meeting minutes, as presented.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

PERSONNEL IMPACT

ATTACHMENT(S):

10.07.2026 Draft Minutes.pdf

NORTH BAY VILLAGE
PLANNING AND ZONING BOARD MEETING MINUTES
OCTOBER 7, 2026 | 6:00 PM
1666 KENNEDY CAUSEWAY, #101 NORTH BAY VILLAGE, FL 33141
ZOOM MEETING ID: 883 1470 9308

---

1. Call to Order/Roll Call

Vice Chair Shaw called the Planning & Zoning Board Meeting to order at 6:01 p.m.

The following Board Members were present:

- Board Member Paul Murphy
- Board Member Maximo Turbides
- Vice Chair Jorge Gonzalez
- Chair Ryan Shaw

Absent

• Board Member Sherry Abramson
• Board Member Joelyn Losada

2. Approval of Meeting Minutes

2.A Approval of the July 1, 2026 Meeting Minutes

ACTION: Vice Chair Gonzalez made a motion to approve the meeting minutes. Board Member Turbides seconded the motion.

Upon roll call vote, the motion passed 4-0, with Vice Chair Gonzalez, Board Member Turbides, Board Member Murphy and Chair Shaw voting for.

3. Public Hearings (Quasi-Judicial)

Please be advised that the following items are quasi-judicial in nature. If you wish to object or comment upon any of these items, please inform the Chair when he requests 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 either to be cross-examined or to be sworn, 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 Board to 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.

4. Applications – None

5. Ordinances

5.A AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 "SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

The Village Clerk read the proposed ordinance into the record.

Village Planner Craig Pinder provided a comprehensive overview of the proposed amendments to Sections 8.11 and 15.3, pertaining to use exceptions. He explained that the amendments are intended to provide greater flexibility for temporary sales centers and marketing offices associated with active development projects. The proposed changes include the following:

- Allowing temporary sales centers and marketing offices to receive approval for 12-month periods, with subsequent 12-month extensions, provided the development remains active and the property owner demonstrates good-faith efforts to move the project forward.
- Clarifying that the temporary approvals would remain in effect until issuance of a Temporary Certificate of Occupancy (TCO).
- Clarifying that kiosks are not included in the proposed provisions, as they are already permitted under the existing regulations.

Village Planner Pinder further explained that, under Chapter 8, similar approvals within the Kennedy Causeway District are currently handled administratively. He noted that the Village Commission had previously approved the administrative processing of such requests within the Kennedy Causeway District.

Chair Shaw suggested amending the Code to authorize staff to administratively approve temporary structures. He also requested clarification regarding kiosks, noting that those requests are currently presented to the Commission before being processed administratively.

Char Shaw commented that RM-70 properties should be treated consistently with the Causeway District and suggested that the Village Manager be authorized to approve these requests administratively, with approvals granted in 12-month increments.

Vice Chair Gonzalez questioned the need to establish a specific approval timeline.

DRAFT

In response, it was suggested that the additional recommendations could be incorporated during the ordinance's cleanup process. The proposed amendment would establish an initial 12-month approval period, with subsequent 12-month extensions, as applicable, until issuance of a TCO. The discussion also included eliminating the existing limitation of renewals up to 36 months, allowing the approval to remain in effect until issuance of a Certificate of Occupancy (CO).

ACTION: Board Member Murphy made a motion to recommend approval of the proposed ordinance. Vice Chair Gonzalez seconded the motion.

Upon roll call, the motion passed 4-0, with Board Member Murphy, Vice Chair Gonzalez, Board Member Turbides voting for. Chair Shaw voted against.

5.B AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.17.M, "SWIMMING POOLS, SPAS, AND HOT TUBS" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MEASURE THE REAR SETBACK FOR SWIMMING POOLS, SPAS, AND HOT TUBS FROM THE REAR PROPERTY LINE ONLY, RATHER THAN FROM THE EASEMENT OR REAR PROPERTY LINE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

Village Planner Craig Pinder presented the proposed ordinance and explained the purpose of the amendment, which is to eliminate the requirement for a swimming pool to be located outside of an easement, provided the pool does not encroach into the easement.

He noted that the current setback requirement is 7½ feet from the property line, measured from the easement. A suggestion was made to reduce the required setback for swimming pools to 2½ feet.

Ryan Gonzalez recommended maintaining the existing 7½-foot setback from the property line.

There was a brief discussion on how measure if there tie downs.

ACTION: Board Member Murphy made a motion to the proposed ordinance. Vice Chair Gonzalez seconded the motion.

Upon roll call vote, the motion passed 4-0, with Board Member Murphy, Vice Chair Gonzalez, Board Member Turbides, and Chair Shaw voted for.

6. Discussion Items - None

DRAFT

7. Public Comments - None

8. Adjournment

There being no further business to discuss meeting was adjourned at 6:45 p.m.

Accepted this 2nd day of November 2026.

Respectfully Submitted,

_____
Alba L. Chang, CMC
Village Clerk

_____
Ryan Shaw
Chair

DRAFT

ITEM NO. 3.A

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: December 2, 2026

TO: Planning and Zoning Board

FROM: Craig Pinder, Village Planner

SPONSORED BY:

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] AN APPLICATION BY JULIE'S REALTY, LLC, FOR PROPERTY LOCATED AT 1700 79TH STREET CAUSEWAY (FOLIO NO. 23-3209-051-1650), TO PERMIT ONE (1) ADDITIONAL BAND/WALL SIGN PER FRONTAGE, WHERE THE UNIFIED LAND DEVELOPMENT CODE (ULDC) PERMITS A MAXIMUM OF ONE (1) BAND/WALL SIGN PER FRONTAGE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON**

RECOMMENDATION

Staff recommends approval of the requested variance, subject to the conditions outlined in Section 10 of the staff report.

BACKGROUND AND ANALYSIS

See the attached staff report

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ATTACHMENT(S):

Staff Report
1. - Letter of Intent.pdf
2. - Existing and Proposed Signs.pdf

3. - Proof of Notice.pdf
Notice of Public Hearing - MDC Legal Ads 11.17.2026.pdf
Notice of Public Hearing - Variance Request 1700 79th St-.pdf
Resolution 1700 79th Street Causeway Sign Variance

NORTH BAY VILLAGE
EST. 1945

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **December 2, 2026**

To: **Planning and Zoning Board**

From: **Craig Pinder, AICP, Village Planner and Kathryn Marinace, Planner**

Case: **VAR2026-006**

Subject: **Request for Variance to allow one additional band/wall business identification sign on the north and west elevations**

---

1. General Information

Owner:	Mallorca Investments Group LLC / Julie's Realty, LLC
Applicant Address:	1700 79 Street (John F. Kennedy) Causeway, Suite 160, North Bay Village, FL
Site Address:	1700 79 Street (John F. Kennedy) Causeway, Suite 160, North Bay Village, FL (Situated within The Lexi Condo Parcel 1)
Site Acreage	The Lexi Condo Parcel 1: 2.496 ac or 117,101 sf
Folio Number	23-3209-051-1650
Contact Person/Owner Representative:	Julie's Realty, LLC

2. Legal Description of Subject Property

Parcel 1 (The Lexi Condo):

A portion of Section 9, Township 53 South, Range 42 East, more particularly described as follows:

Commencing at the one half mile post on the West line of Section 9, Township 53 South, Range 42 East, as shown on map of highway right-of-way of proposed N.E. 79 Street Causeway, which is the same as recorded in Plat Book 25, Page 70, of the Public Records of Miami-Dade County, Florida; thence run North 87°53'38" East, along the center line of above right-of-way 1560.00 feet; thence South 02°24'54" East 50.00 feet to a point of intersection with the South line of said right-of-way; thence North 87°53'38" East, along the South line of said right-of-way 1672.76 feet to a Point of Beginning; thence from the above established Point of Beginning, continue North 87°53'38" East along the South line of said right-of-way 270.55 feet to the point of a curvature of a curve having a radius of 557.82 feet and a central angle of 01°56'04" for an arc distance of 18.83 feet; thence South 02°25'41" East parallel with the East right-of-way line of Hispanola Avenue for 340.28 feet; thence North 84°38'17" West 193.40 feet; thence South 87°53'38" West 8.39 feet; thence North 02°25'41" West 2.00 feet; thence South 87°53'38" West 139.65 feet to the Easterly right-of-way line of Hispanola Avenue; thence North 02°25'41" West along the Easterly right-of-way line of Hispanola Avenue a distance of 263.18 feet to a point of a curvature; thence run Northeasterly along a curve to the right having a radius of 50.00 feet, a central angle of 90°19'19" and an arc distance of 78.82 feet to the Point of Beginning.

3. Property Future Land Use Map and Zoning Designations

Future Land Use	Commercial
Zoning District	T6-24 – Urban Core Zone
Existing Land Use	Condominium - Commercial

4. Adjacent Land Use Map Classifications and Zoning District

North	Future Land Use	Commercial
	Zoning District	T6-30 – Urban Core Zone
	Existing Land Use	Vacant Land and Multistory Office Building
East	Future Land Use	Commercial
	Zoning District	T6-30 – Urban Core Zone, and RM-40 – Multiple Family Residential
	Existing Land Use	Multifamily Condominiums, and Health Care (Assisted Living)
South	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-40 – Multiple Family Residential
	Existing Land Use	Health Care (Assisted Living), and Townhomes
West	Future Land Use	Commercial
	Zoning District	T6-24 – Urban Core Zone
	Existing Land Use	Multistory Office Building

5. Background

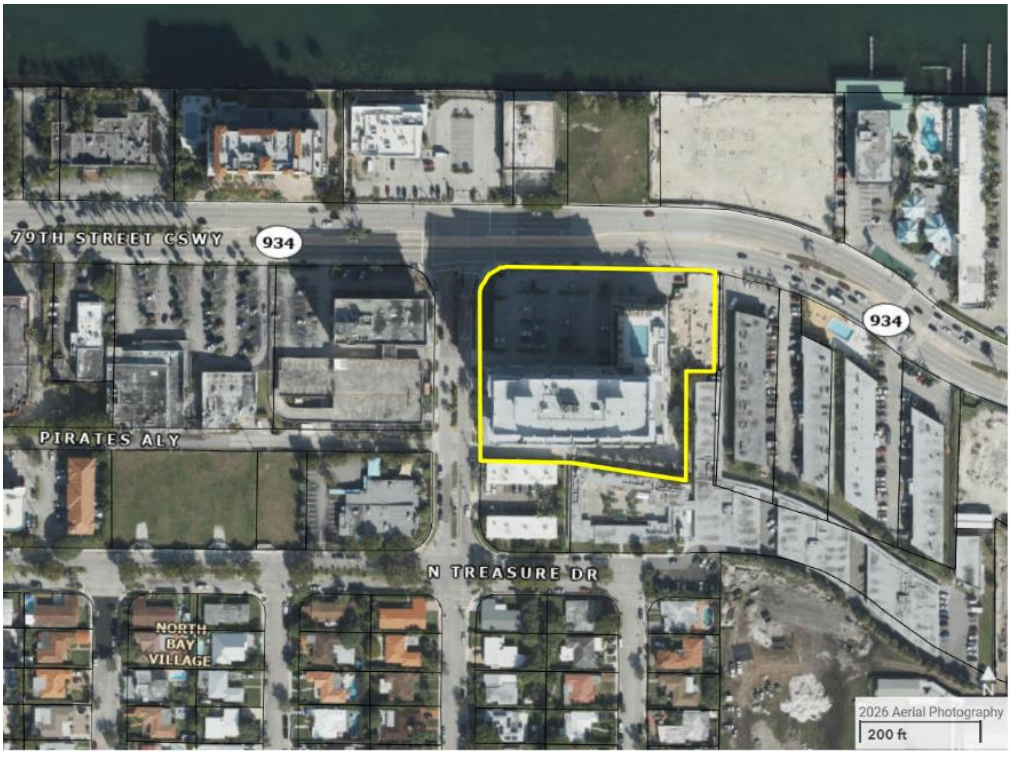
The subject property is located at 1700 79th Street (John F. Kennedy) Causeway, within the T6-24 – Urban Core Zone, and contains commercial suites and residential dwelling units with frontage along Kennedy Causeway and Hispanola Avenue. Suite 160 is a corner commercial suite with two street-facing frontages: one along the north elevation (Kennedy Causeway) and one along the west elevation (Hispanola Avenue).

Julie's Realty, LLC, currently occupies Suite 160 and serves as the leaseholder of the premises (see attached lease agreement). The suite is also occupied by True Blue Lending Corporation, which currently operates without separate exterior business identification signage. Julie's Realty, LLC, maintains one existing wall/band business identification sign along each of the suite's two frontages.

Nu World Title South, LLC, currently operates from the neighboring commercial Suite 140 at the same address and maintains an existing wall/band business identification sign at that location.

Julie's Realty, LLC, proposes expanding Suite 160. As part of the proposed expansion, Nu World Title South, LLC, is expected to relocate from Suite 140 and occupy space within the expanded Suite 160. Upon completion of the relocation, the suite will accommodate three (3) separate businesses: Julie's Realty, LLC, Nu World Title South, LLC, and True Blue Lending Corporation. The proposed arrangement will consolidate the three businesses within one expanded commercial suite, creating the need for individual exterior business identification signage for each tenant.

Figure 1 – Aerial Photo



Source: Miami-Dade County Property Appraiser.

6. Description of Applicant's Request

The Applicant, Julie's Realty, LLC, is requesting approval of a sign variance pursuant to Section 11.9, Variances to Sign Regulations, of the North Bay Village Unified Land Development Code (ULDC), to permit two (2) additional wall/band business identification signs, resulting in a total of four (4) wall/band signs, with two (2) signs along each of the suite's two frontages.

Pursuant to Section 11.4.C.4.i.c., Sign Restrictions Table, of the ULDC, a maximum of one (1) wall/band sign is permitted per frontage, subject to a maximum sign area of three (3) square feet per linear foot of frontage. Accordingly, the Applicant is requesting relief from the maximum number of permitted wall/band signs to allow two (2) signs per frontage, rather than the one (1) sign per frontage currently permitted.

As described in the Letter of Intent dated September 30, 2026, the Applicant proposes to retain the two (2) existing wall/band business identification signs for Julie's Realty, LLC, relocate the existing Nu World Title South, LLC, from its existing location at Suite 140 to the west frontage of the expanded Suite 160, as depicted in the submitted photo illustration, and install one (1) new sign for True Blue Lending Corporation along the north frontage. This configuration would provide individual exterior business identification for each of the three businesses operating within the commercial suite.

The requested variance is limited to relief from the maximum number of wall/band signs permitted per frontage under Section 11.4.C.4.i.c. of the ULDC. The Applicant has not requested deviations from other applicable sign regulations, including requirements governing sign area, dimensions, placement, illumination, or construction. Accordingly, the request is subject to evaluation based on the five (5) variance criteria established in Section 11.9 of the ULDC.

7. Consistency with NBV100 Comprehensive Plan and NBV100 Master Plan

The variance request is consistent with the following Future Land Use Goal of the NBV100 Comprehensive Plan:

"Secure the maximum physical, economic, and social welfare for the Village and its residents through the thoughtful use and development of land, buildings, streets, and public facilities, while maintaining, its existing character as an attractive waterfront residential environment."

The Comprehensive Plan establishes the following policies addressing commercial activity, the appearance of the built environment, and the development of Kennedy Causeway. Specifically:

- **Policy 2.2.3** addresses the implementation of the NBV100 Master Plan's vision to transform Kennedy Causeway into a complete street that prioritizes walkability, transportation options, and the success of local businesses.
- **Policy 2.2.10** addresses strategies to support the expansion of existing businesses and encourage new businesses to locate within the Village.

In addition, the request relates to the "Prosperity" pillar of the NBV100 Master Plan Vision. The Prosperity pillar focuses on attracting businesses and services and establishing Kennedy Causeway as a pedestrian-oriented and business-friendly mixed-use corridor.

The variance request seeks relief from the limitations on the number of band/wall signs permitted along the applicable building frontage to accommodate the proposed signage arrangement for Suite 160. As stated previously, a total of three (3) businesses are operating within the corner commercial suite.

The Comprehensive Plan's objectives concerning local business activity, aesthetic quality, and the character of Kennedy Causeway provide a framework for evaluating the request. Consideration of the proposed signage includes its placement, design, relationship to the existing building façade, and potential visual impacts. The request is also subject to the applicable sign regulations and variance criteria established in the ULDC.

8. Compliance with Variance Criteria

The Applicant is requesting a sign variance under Section 11.9 of the ULDC to allow two (2) additional wall/band business identification signs at 1700 79th Street Causeway, Suite 160, for a total of four (4) signs to accommodate two signs per frontage of Suite 160. Section 11.4.C.4.i.c. permits a maximum of one (1) wall/band sign per frontage for a commercial space.

Section 11.9 of the ULDC identifies five (5) review criteria that must be satisfied for approval. The following summarizes the Applicant's justification and Staff's evaluation of each criterion.

1. The sign variance must relate to a particular piece of land.

Applicant's Remark: The requested variance relates specifically and exclusively to the commercial premises located at 1700 79th Street Causeway, Suite 160, North Bay Village, Florida 33141. The need for the variance arises from the particular configuration and occupancy of this commercial space, including its visible frontages and the operation of three separate businesses from the same premises.

The requested variance would apply solely to the signage serving these businesses at this Property and does not seek to modify the Village's sign regulations generally or establish any entitlement applicable to other properties. Accordingly, the requested variance directly relates to this particular property and its existing commercial use.

Staff Evaluation:

The variance request pertains specifically to the commercial suite located at 1700 79th Street Causeway, Suite 160, within the T6-24 – Urban Core Zone. As indicated in the Applicant's Letter of Intent, the request is necessitated by the occupancy of three (3) separate businesses within the suite: Julie's Realty, LLC, Nu World Title South, LLC, and True Blue Lending Corporation.

Julie's Realty, LLC, currently maintains two (2) existing wall/band business identification signs, with one (1) sign located along each of the suite's two frontages. The Applicant proposes to retain the existing signage and install two (2) additional signs to provide individual exterior identification for the other two (2) businesses operating within the commercial suite. Specifically, the Applicant proposes to install one (1) new sign for True Blue Lending Corporation along the north façade, facing John F. Kennedy Causeway, and relocate the existing Nu World Title South, LLC, sign from its current location at Suite 140 to the west façade of Suite 160, facing Hispanola Avenue. **Complies.**

2. The sign variance can be granted provided there is no substantial detriment to the public good.

Applicant's Remark:

Granting the requested variance will not result in a substantial detriment to the public good.

The proposed signage consists exclusively of professionally designed, wall-mounted identification signs for businesses actually operating from the Property. The signs will not be located within the public right-of-way, obstruct pedestrian movement, interfere with vehicular sight lines, or create a traffic or public-safety hazard.

The submitted Nu World Title South rendering further demonstrates that the additional signage can be incorporated into the existing facade in a proportionate and orderly manner without overwhelming the building frontage or creating excessive visual clutter.

The proposed signage will also provide a public benefit by making it easier for clients, visitors, delivery personnel, and members of the public to identify the individual businesses operating from the premises.

All proposed signage will remain subject to applicable permitting, building, electrical, and safety requirements.

Accordingly, the requested variance may be granted without substantial detriment to the public good.

Staff Evaluation:

The requested variance would authorize additional wall/band business identification signage along both frontages of Suite 160, exceeding the maximum number of signs permitted pursuant to Section 11.4.C.4.i.c. of the ULDC.

As previously noted, Nu World Title South, LLC, will be relocating to the expanded Suite 160, which currently contains two (2) wall/band signs identifying Julie's Realty, LLC, with one (1) sign along each frontage. The Applicant proposes to retain the existing Julie's Realty, LLC, signage and accommodate the two additional businesses through the installation of one (1) new wall/band sign for True Blue Lending Corporation along the north elevation and the relocation of the existing Nu World Title South, LLC, sign to the west elevation.

The proposed signs will be mounted directly to the building façade and are not anticipated to obstruct pedestrian or vehicular access, interfere with surrounding properties, or otherwise adversely affect the surrounding area. Accordingly, based on the information provided, the requested variance is not anticipated to result in a substantial detriment to the public good. **Complies.**

3. The benefits of the deviation outweigh any detriment.

Applicant's Remark:

The benefits of the requested deviation outweigh any potential detriment associated with allowing additional signs.

The premises are occupied by **three distinct businesses,** each providing a separate professional service. The current limitation of one wall/band sign per frontage prevents all three businesses from receiving reasonable identification despite each physically operating from the same premises.

The requested variance would allow each business to be clearly and accurately identified while maintaining a coordinated and professionally designed appearance.

The additional signage will improve customer wayfinding, provide clearer identification of businesses operating within North Bay Village, and enhance the visibility of active commercial establishments along the Kennedy Causeway commercial corridor.

Importantly, the Applicant is not requesting oversized signage or signage unrelated to the premises. The request concerns only additional identification signs for businesses operating at this specific location.

Any potential aesthetic impact is minimized by the proposed placement, scale, design, and coordinated appearance of the signs, as demonstrated by the submitted rendering.

Therefore, the functional and commercial benefits of the requested deviation substantially outweigh any minimal impact resulting from the additional signage.

Staff Evaluation:

The proposed signage would provide individual exterior identification for all three businesses operating within Suite 160, facilitating the ability of customers and visitors to identify and locate each establishment. Although the installation of two (2) additional wall/band signs would exceed the maximum number of signs permitted per frontage pursuant to Section 11.4.C.4.i.c. of the ULDC, the additional signage would serve a practical purpose by ensuring that each business has appropriate exterior identification. Furthermore, the proposed signs would remain subject to all other applicable sign regulations, including requirements governing sign area, dimensions, placement, illumination, and construction. Accordingly, the benefits associated with providing individual business identification are not anticipated to result in adverse impacts that would outweigh the intended benefits of the request. **Complies.**

4. The variance would not substantially impair the intent or purpose of the Village's Comprehensive Plan and/or Zoning Ordinance.

Applicant's Remark:

The requested variance is narrow in scope and will not substantially impair the intent or purpose of the Village's Comprehensive Plan or Zoning Ordinance.

The Applicant is not seeking to change the permitted use of the Property, increase the intensity or density of development, expand the physical footprint of the premises, or introduce an incompatible use.

The request relates solely to the number of wall-mounted identification signs permitted on the applicable frontages of an existing commercial premises.

The proposed signage will continue to serve the fundamental purpose of commercial signage: identifying businesses lawfully operating at the Property. Except for the specific limitation on the number of signs for which relief is requested, the Applicant intends for the signage to comply with all applicable Village requirements.

The proposed signage will also be professionally designed and coordinated with the building facade and existing signage so that the overall presentation remains orderly and compatible with the commercial character of the Kennedy Causeway corridor.

Accordingly, approval of this limited variance will not substantially impair the intent or purpose of the Village's Comprehensive Plan or Zoning Ordinance.

Staff Evaluation:

The subject property is located within the T6-24 – Urban Core Zone and is subject to the applicable sign regulations established in Chapter 11 of the ULDC. The requested variance would permit two (2) additional wall/band business identification signs beyond the maximum of one (1) sign per frontage, in order to accommodate the identification needs of the additional businesses operating within Suite 160.

The NBV100 Comprehensive Plan includes Policies 2.2.3 and 2.2.10, which emphasize the revitalization of Kennedy Causeway, the promotion of commercial activity, and support for the expansion and continued operation of businesses within the Village. Staff finds that the requested variance is consistent with the intent of these policies, as the proposed signage would provide individual exterior identification for the businesses operating within Suite 160 while supporting the continued commercial activity along Kennedy Causeway. Furthermore, the proposed signs would remain subject to all other applicable sign regulations, including requirements governing sign area, dimensions, placement, illumination, and construction.

Accordingly, Staff finds that the requested variance would not substantially impair the intent or purpose of the Village's Comprehensive Plan or Zoning Ordinance. **Complies.**

5. The variance does not authorize an Outdoor Advertising Sign.

Applicant's Remark:

The requested variance does **not** authorize an Outdoor Advertising Sign.

Every sign proposed as part of this application will identify a business that is physically located and operating from the subject premises.

The proposed signage will identify Julie's Realty, Nu World Title South, and True Blue Lending, all of which operate from Suite 160.

No billboard, off-premises advertising, third-party advertising, or other Outdoor Advertising Sign is proposed or requested.

The requested signs are strictly on-premises business identification signage associated with businesses occupying the Property.

Staff Evaluation:

The proposed wall/band signs would identify Julie's Realty, LLC, Nu World Title South, LLC, and True Blue Lending Corporation, all of which will operate within suite 160. The requested variance concerns the number of signs permitted along the building frontage and does not involve outdoor advertising. **Complies**

9. Recommendation

Pursuant to Sec. 7.3.C of the ULDC, the Planning and Zoning Board and the Village Commission must make affirmative findings for the variance criteria set forth in Sec. 11.9 in order to recommend or grant approval. Staff finds that the variance request is intended to provide individual business identification for three businesses operating from Suite 160 at 1700 79th Street Causeway. The Applicant proposes to retain the existing signs for Julie's Realty, LLC and install two (2) additional wall/band signs, one for Nu World Title South, LLC, which will be relocating to Suite 160, and one for True Blue Lending, for a total of four (4) signs along the applicable building frontages.

The proposed signage would assist customers and visitors in identifying the individual businesses without substantially affecting the surrounding commercial area. Based on the information submitted, Staff finds that the request satisfies the variance criteria and would not substantially impair the intent or purpose of the Village's Comprehensive Plan or Zoning Ordinance.

Therefore, **Staff recommends approval of the requested variance**, subject to the conditions outlined in Section 10 of this report.

10. Conditions

Staff advises incorporating the following conditions into any final action by the Village Commission:

1. The granting of this variance shall be limited to a maximum of three (3) wall-mounted business identification signs associated with Suite 160 at 1700 79th Street Causeway, consisting of one (1) existing sign for Julie's Realty, LLC and two (2) additional band signs, one for Nu World Title South, LLC and one for True Blue Lending Corporation. The variance shall apply only to the maximum number of signs permitted per frontage under the applicable provisions of Chapter 11 of the Unified Land Development Code (ULDC).

2. The applicant shall obtain all necessary building permits prior to installation of the proposed signage. Approval of this variance request shall not constitute approval of construction drawings or plans required for sign permit issuance.

3. All signage shall comply with applicable provisions of the ULDC and other applicable permitting, building, electrical, and safety requirements, except for the specific deviation in the number of signs authorized by this variance.

4. All cost recovery charges pertaining to this variance request shall be paid pursuant to Section 5.12 of the ULDC prior to the issuance of a sign permit.

5. Pursuant to Section 7.5 of the ULDC, the variance shall expire two (2) years from the date of final action by the Village Commission if no substantial construction has occurred in accordance with the approved plans.

List of Attachments to Staff Report

Attachment 1 – Variance application
Attachment 2 – Letter of Intent
Attachment 3 – Existing and Proposed Signs
Attachment 4 – Lease Agreement and Addendum
Attachment 5 – Proof of mailed notice
Attachment 6 – Resolution

September 30, 2026

Village of North Bay Village
Planning & Zoning Department
1666 Kennedy Causeway
North Bay Village, Florida 33141

RE: LETTER OF INTENT – SIGN VARIANCE APPLICATION
Property: 1700 79th Street Causeway / Kennedy Causeway, Suite 160, North Bay Village, FL 33141
Applicant/Tenant: Julie's Realty, LLC
Businesses: Julie's Realty, LLC; Nu World Title South, LLC; and True Blue Lending

To the Planning & Zoning Board and Village Commission:

Julie's Realty, LLC ("Applicant"), as the tenant and operator of the commercial premises located at **1700 79th Street Causeway, Suite 160, North Bay Village, Florida 33141** (the "Property"), respectfully submits this Letter of Intent in support of its application for a variance from the Village's limitation of one wall/band sign per frontage.

Nature and Purpose of Request

The Applicant currently operates **Julie's Realty** from the Property. The premises also serve as the North Bay Village business location for **Nu World Title South** and **True Blue Lending**. These are three distinct businesses providing complementary real estate, title/settlement, and mortgage lending services from the same commercial premises.

The Property has more than one visible frontage. Julie's Realty currently maintains identification signage on the premises. The Applicant seeks a limited variance allowing additional wall-mounted business identification signage so that **Nu World Title South and True Blue Lending may also be individually identified on the applicable frontages of the premises**.

The requested variance is limited to the number of permitted signs. The proposed signage will remain subject to the Village's applicable requirements concerning permitting, construction, placement, size, illumination, electrical work, life safety, and other requirements not specifically modified by the variance.

The proposed Nu World Title South signage has been professionally designed to complement the existing Julie's Realty signage and the architecture of the building. As demonstrated by the submitted rendering, the proposed sign occupies a relatively small portion of the approximately 63-foot-wide commercial façade and is positioned in an orderly manner alongside the existing Julie's Realty signage rather than above it or in a manner that dominates the façade. The proposed signage is intended to create a cohesive business identity while allowing the public to clearly identify each business operating from the premises.

The Applicant respectfully submits that the requested variance satisfies each of the five criteria established by the Village as follows:

1. The sign variance must relate to a particular piece of land.

The requested variance relates specifically and exclusively to the commercial premises located at **1700 79th Street Causeway, Suite 160, North Bay Village, Florida 33141**.

The need for the variance arises from the particular configuration and occupancy of this commercial space, including its visible frontages and the operation of three separate businesses from the same premises.

The requested variance would apply solely to the signage serving these businesses at this Property and does not seek to modify the Village's sign regulations generally or establish any entitlement applicable to other properties.

Accordingly, the requested variance directly relates to this particular property and its existing commercial use.

2. The sign variance can be granted provided there is no substantial detriment to the public good.

Granting the requested variance will not result in a substantial detriment to the public good.

The proposed signage consists exclusively of professionally designed, wall-mounted identification signs for businesses actually operating from the Property. The signs will not be located within the public right-of-way, obstruct pedestrian movement, interfere with vehicular sight lines, or create a traffic or public-safety hazard.

The submitted Nu World Title South rendering further demonstrates that the additional signage can be incorporated into the existing façade in a proportionate and orderly manner without overwhelming the building frontage or creating excessive visual clutter.

The proposed signage will also provide a public benefit by making it easier for clients, visitors, delivery personnel, and members of the public to identify the individual businesses operating from the premises.

All proposed signage will remain subject to applicable permitting, building, electrical, and safety requirements.

Accordingly, the requested variance may be granted without substantial detriment to the public good.

3. The benefits of the deviation outweigh any detriment.

The benefits of the requested deviation outweigh any potential detriment associated with allowing additional signs.

The premises are occupied by **three distinct businesses**, each providing a separate professional service. The current limitation of one wall/band sign per frontage prevents all three businesses from receiving reasonable identification despite each physically operating from the same premises.

The requested variance would allow each business to be clearly and accurately identified while maintaining a coordinated and professionally designed appearance.

The additional signage will improve customer wayfinding, provide clearer identification of businesses operating within North Bay Village, and enhance the visibility of active commercial establishments along the Kennedy Causeway commercial corridor.

Importantly, the Applicant is not requesting oversized signage or signage unrelated to the premises. The request concerns only additional identification signs for businesses operating at this specific location.

Any potential aesthetic impact is minimized by the proposed placement, scale, design, and coordinated appearance of the signs, as demonstrated by the submitted rendering.

Therefore, the functional and commercial benefits of the requested deviation substantially outweigh any minimal impact resulting from the additional signage.

4. The variance would not substantially impair the intent or purpose of the Village's Comprehensive Plan and/or Zoning Ordinance.

The requested variance is narrow in scope and will not substantially impair the intent or purpose of the Village's Comprehensive Plan or Zoning Ordinance.

The Applicant is not seeking to change the permitted use of the Property, increase the intensity or density of development, expand the physical footprint of the premises, or introduce an incompatible use.

The request relates solely to the number of wall-mounted identification signs permitted on the applicable frontages of an existing commercial premises.

The proposed signage will continue to serve the fundamental purpose of commercial signage: identifying businesses lawfully operating at the Property. Except for the specific limitation on the number of signs for which relief is requested, the Applicant intends for the signage to comply with all applicable Village requirements.

The proposed signage will also be professionally designed and coordinated with the building façade and existing signage so that the overall presentation remains orderly and compatible with the commercial character of the Kennedy Causeway corridor.

Accordingly, approval of this limited variance will not substantially impair the intent or purpose of the Village's Comprehensive Plan or Zoning Ordinance.

5. The variance does not authorize an Outdoor Advertising Sign.

The requested variance does **not** authorize an Outdoor Advertising Sign.

Every sign proposed as part of this application will identify a business that is physically located and operating from the subject premises.

The proposed signage will identify **Julie's Realty, Nu World Title South, and True Blue Lending**, all of which operate from Suite 160.

No billboard, off-premises advertising, third-party advertising, or other Outdoor Advertising Sign is proposed or requested.

The requested signs are strictly **on-premises business identification signage** associated with businesses occupying the Property.

Conclusion

The Applicant respectfully submits that the requested sign variance satisfies each of the five required criteria for approval.

The request is narrowly tailored to allow reasonable identification of **Julie's Realty, Nu World Title South, and True Blue Lending**, three distinct businesses operating from the same commercial premises.

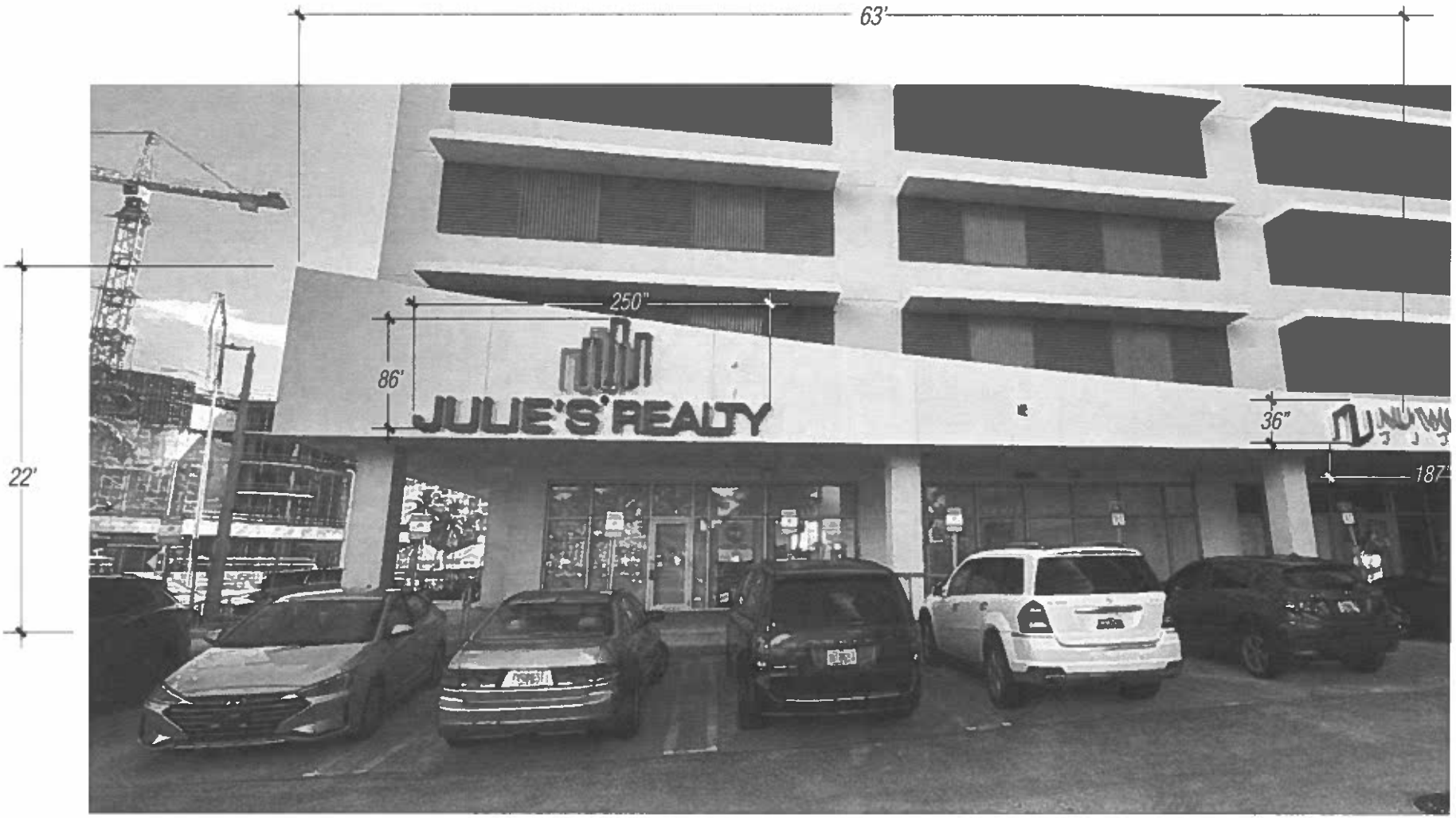
The proposed additional signage will improve identification and wayfinding while maintaining an orderly, professionally designed, and cohesive appearance. As demonstrated by the submitted rendering, the additional signage can be incorporated into the existing façade without overwhelming the building or creating a substantial adverse visual impact.

For these reasons, the Applicant respectfully requests that the **Planning & Zoning Board recommend approval** of the requested sign variance and that the **Village Commission grant the variance**, subject to any reasonable conditions deemed appropriate by the Village.

Respectfully submitted,

Yuliya "Julie" Sidorevskaya
Broker/Owner & CEO
Julie's Realty, LLC
1700 79th Street Causeway, Suite 160
North Bay Village, Florida 33141

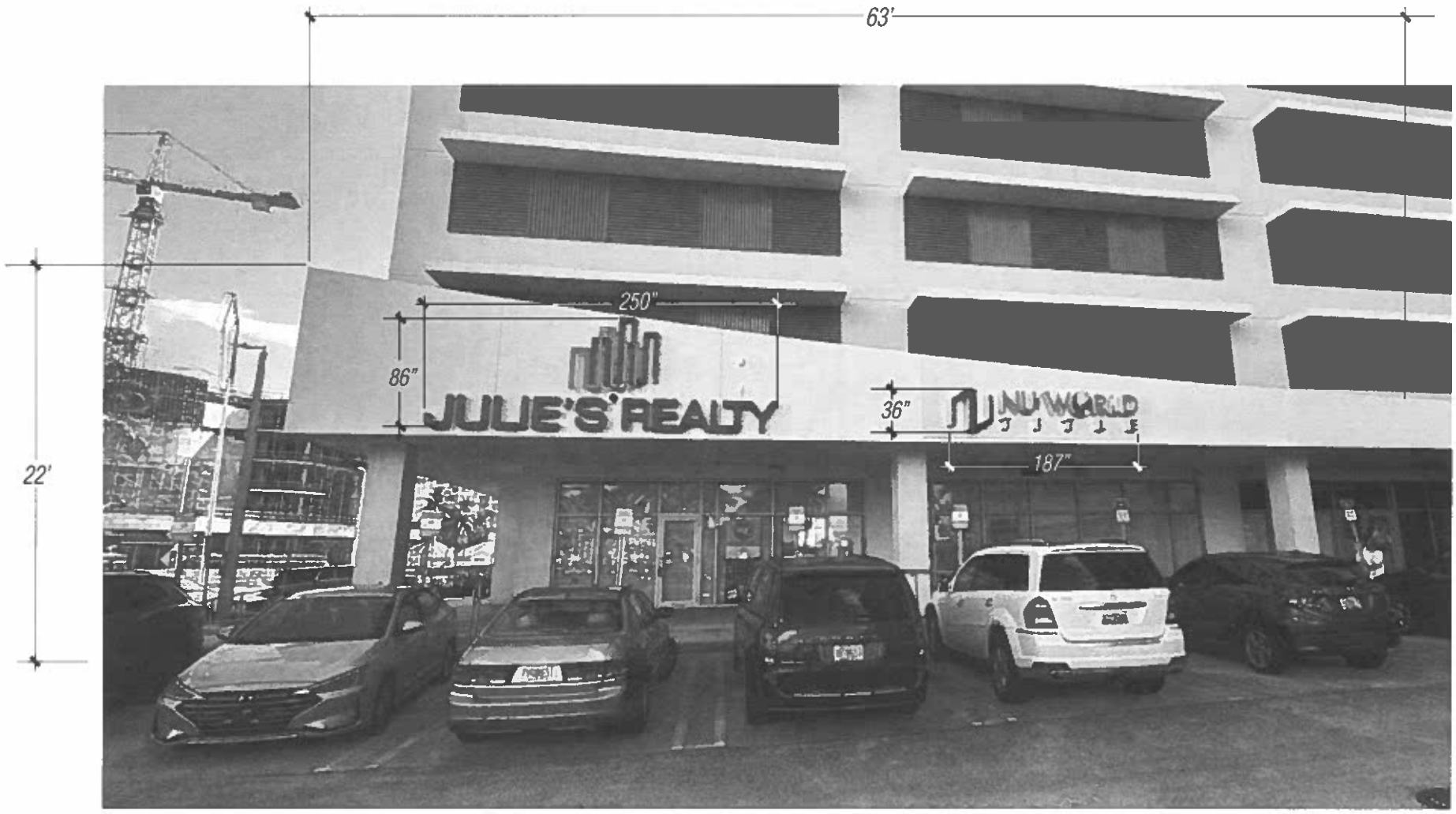
EXISTING SIGN



NOTES:

DATE: 09/22/2026
Design: TRUE BLUE LENDING

PROPOSED SIGN

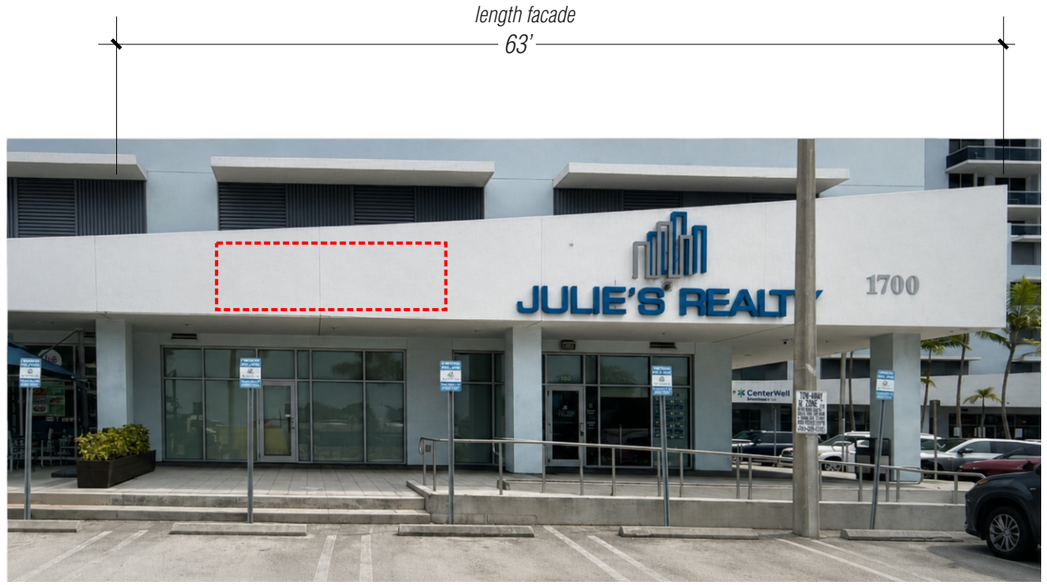


NOTES:

DATE: 09/22/2026
Design: TRUE BLUE LENDING

FRONT AND BACK LIT CHANNEL LETTERS

ELEVATION



EXISTING



NIGHT VIEW



PROPOSED

NOTES:

ELEVATION	NORTH		
FRONT. SQFT	63'L x 22'H =	1386 SQFT	☐ DEDICATED LINE #
SIGN SQFT	185"L x 38"H =	48.8 SQFT	☐ REMOVE EXISTING

UNDERWRITERS LABORATORIES, INC. LISTED

Advanced multi sign
(305) 805-3636
www.advancedmultisign.com

DATE: 08/28/2026
Design: TRUE BLUE LENDING
Address: 1700 KENNEDY CSWY #160 N. BAY VILLAGE, FL 33141

Designer: MS Rev: 01 Scale: NTS

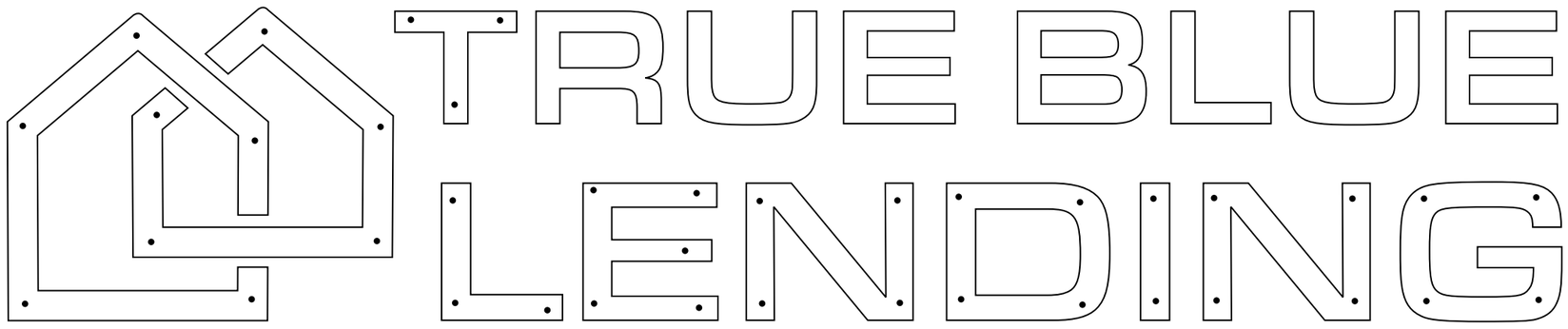
Electrical Contractor License ES-12000622 Work Compensation#76 WEG NQ8710 Insurance Policy # 01798534-2

2600985

© Copyright 2020. This design (and any associated document) is subject to copyright and is the property of Advanced Multi Sign and its affiliates and it will remain exclusive property until approved and acceptance thru purchase by the client on this layout. No duplicates without Advanced Multi Sign authorization.

FRONT AND BACK LIT CHANNEL LETTERS
MEASURES





ANCHORS TO WALL

NOTES:

UNDERWRITERS LABORATORIES, INC. LISTED

Advanced multi sign
(305) 805-3636
www.advancedmultisign.com

DATE: 08/28/2026
Design: TRUE BLUE LENDING
Address: 1700 KENNEDY CSWY #160 N. BAY VILLAGE, FL 33141

Designer: MS Rev: 01 Scale: NTS

Electrical Contractor License ES-12000622 Work Compensation#76 WEG NQ8710 Insurance Policy # 01798534-2

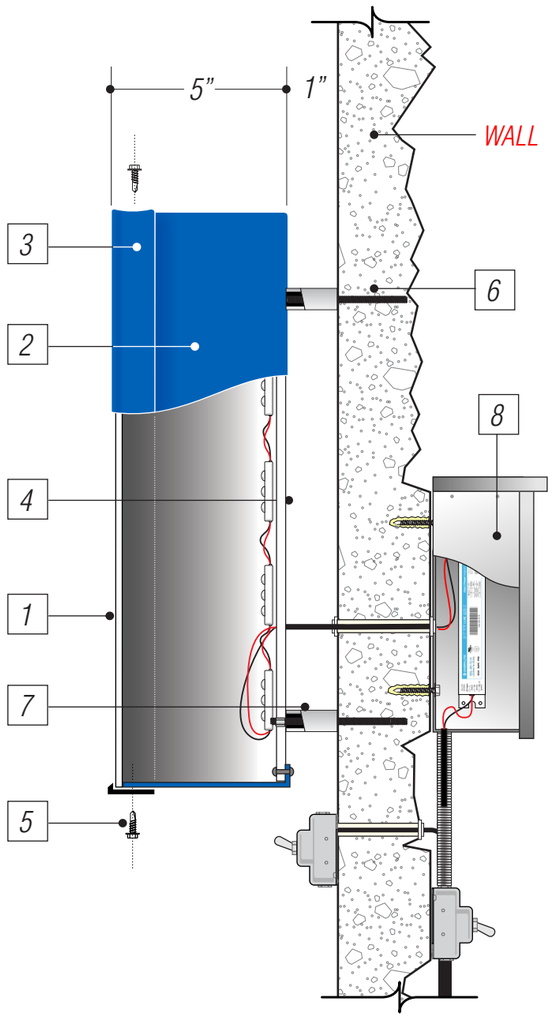
2600985

2 of 3

© Copyright 2020. This design (and any associated document) is subject to copyright and is the property of Advanced Multi Sign and its affiliates and it will remain exclusive property until approved and acceptance thru purchase by the client on this layout. No duplicates without Advanced Multi Sign authorization.

FRONT AND BACK LIT CHANNEL LETTERS

MEASURES



COLOR

FACE	RETURN	TRIM
WHITE (FACTORY COLOR)	CHEVRON BLUE (FACTORY COLOR) / PEPSI BLUE (FACTORY COLOR)	BLUE (FACTORY COLOR) / INTENSE BLUE (FACTORY COLOR)

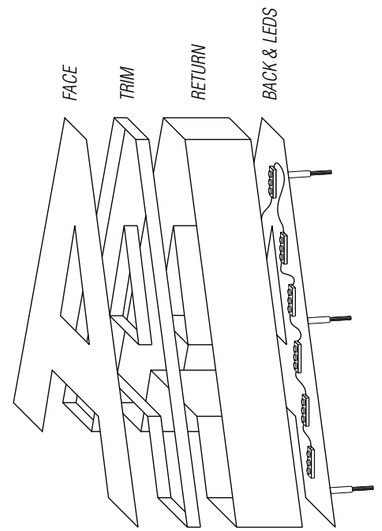
ORAFOL® 8500 Series

053 Light Blue

051 Gentian Blue

LETTER SHELL

1. FACE: 1/8” TRANSLUCENT WHITE ACRYLIC 7328
2. RETURN: ALUMINUM .040”
3. TRIM: 1” ATTACHED TO FACE W/ METHALIN
4. BACK: 3/16” TRANSLUCENT WHITE POLYCARBONATE JOINED TO RETURN W ALUM. RIVETS
5. HEX # 8 X 3/4” SELF SCREW FULL THREAD
6. ANCHORS BY SCHEDULE
7. ALUMINUM SPACERS, PAINTED MATCH TO THE WALL COLOR
8. METAL TRANSFORMER BOX 12”L X 9”H X 3,5”D (GALVANIZED)



INSIDE LETTER

LED:

DRAIN HOLE YES NO

ANCHOR SCHEDULE

WALL MATERIAL	ANCHOR TYPE
CONCRETE (3ksi) OR HOLLOW MASORY	1/4” THREADED RODS WITH 2” EMBED IN ADHESIVE
	1/4” TAPCONS (OR EQUIV) WITH 3.75” EMBED
	1/4” EXPANSION ANCHORS WITH 3.75” EMBED
1/2” PLYWOOD (NO ACCESS BEHIND)	1/4” TOGGLE BOLTS
	1/4” WOOD SCREWS OR TAPCONS, FULL EMBED
	#14 METAL SCREWS TO MIN 18 ga STEEL OR 0.090” ALUM
METAL STUDS OR METAL PANELS	1/4” THRU BOLTS OR LAGS TO SOLID BLOCKING BEHIND

NOTES:

UNDERWRITERS LABORATORIES, INC. LISTED

Advanced multi sign
(305) 805-3636
www.advancedmultisign.com

DATE: 08/28/2026
Design: TRUE BLUE LENDING
Address: 1700 KENNEDY CSWY #160 N. BAY VILLAGE, FL 33141

Designer: MS Rev: 01 Scale: NTS

Electrical Contractor License ES-12000622 Work Compensation#76 WEG NQ8710 Insurance Policy # 01798534-2

2600985

© Copyright 2020. This design (and any associated document) is subject to copyright and is the property of Advanced Multi Sign and its affiliates and it will remain exclusive property until approved and acceptance thru purchase by the client on this layout. No duplicates without Advanced Multi Sign authorization.

JULIE'S REALTY

November 19, 2026

North Bay Village
Planning & Zoning Department
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141

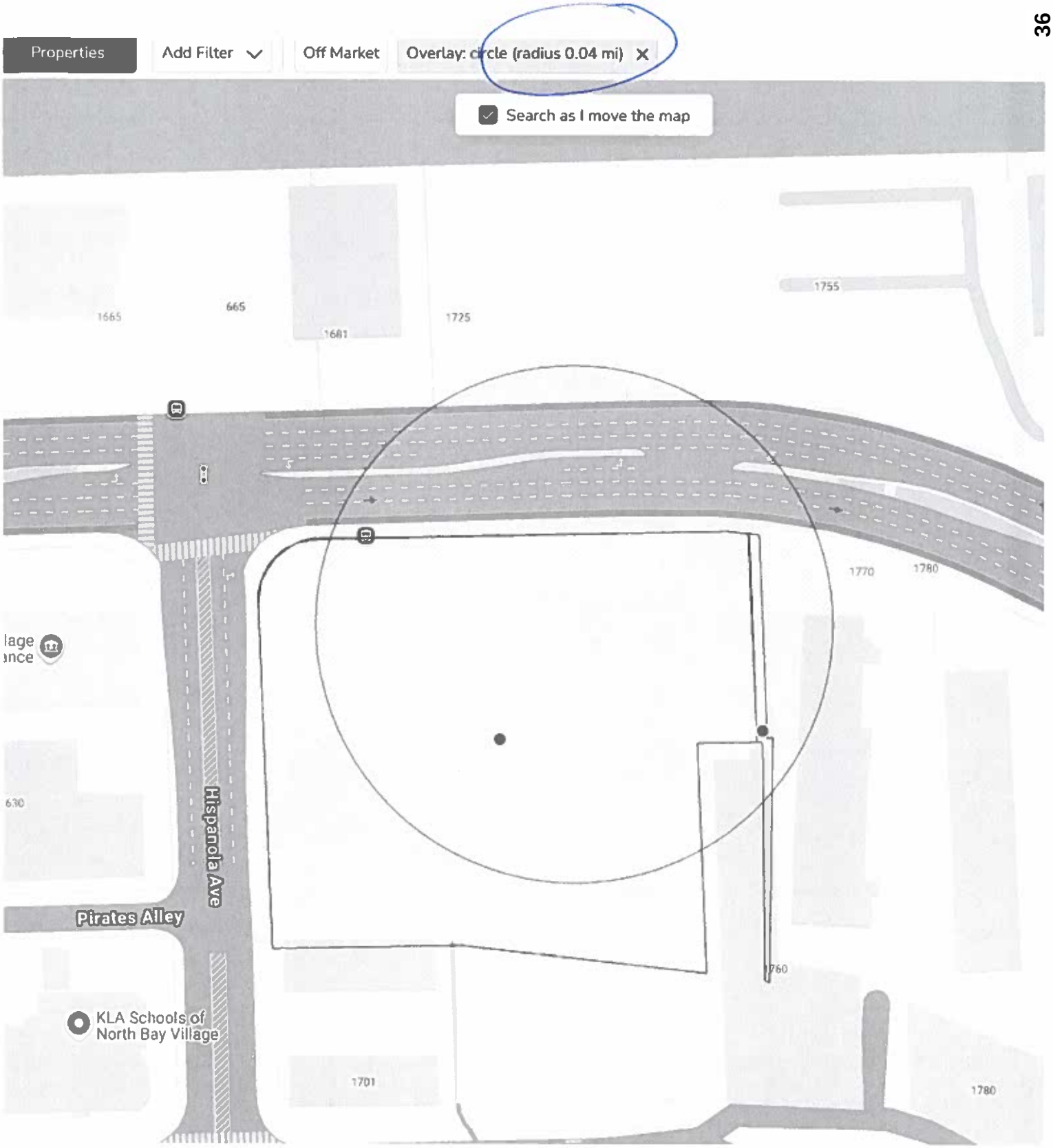
Re: Property owners within 200 feet of:
1700 79th Street Cswy #160
North Bay Village, FL 33141

I affirm the required notices were sent via Certified mail on November 19, 2026.

Sincerely,

Yuliya "Julie" Sidorevskaya
Real Estate Broker / Owner

Total Number of Mailings: 219


Properties
Add Filter
Off Market
Overlay: circle (radius 0.04 mi)
Search as I move the map
1665
665
1681
1725
1755
1770
1780
Hispanola Ave
Pirates Alley
KLA Schools of North Bay Village
1701
1760
1780

Name	Address	City	State	Zip
Pizza D'Light	1700 79th Street Cswy #170	North Bay Village	FL	33141
Nu World Title South, LLC	1700 79th Street Cswy #140	North Bay Village	FL	33141
Continuum Club & Residences	1700 79th Street Cswy #136	North Bay Village	FL	33141
Conviva Senior Primary Care	1700 79th Street Cswy #120	North Bay Village	FL	33141
CenterWell Pharmacy	1700 79th Street Cswy #120A	North Bay Village	FL	33141
Lynx Adisory	1700 79th Street Cswy #120	North Bay Village	FL	33141
CAO Bakery & Cafe	1700 79th Street Cswy #110	North Bay Village	FL	33141
Sushi Erika	1700 79th Street Cswy #100	North Bay Village	FL	33141
Treasure Isle Care Center	1735 N. Treasure Drive	North Bay Village	FL	33141

SAMUEL ZAMACONA
1700 KENNEDY CSWY # 1003
MIAMI BEACH FL 33141

PAOLA TORO &
LUIS TORO
7411 BEACHVIEW DR
NORTH BAY VILLAGE FL 33141

ERNEST GAMBARO &
MONICA GAMBARO
5550 LAGORCE DR
MIAMI BEACH FL 33140

MANUEL ANTUNA &
SUZANNE ANTUNA
7901 HISPANOLA AVE APT 1006
NORTH BAY VILLAGE FL 33141

JOHN PARDI &
GLADYS PARDI
1700 KENNEDY CSWY # 1711
MIAMI BEACH FL 33141

TODD NARSON &
COREY NARSON
7901 HISPANOLA AVE APT 602
NORTH BAY VILLAGE FL 33141

THOMAS HOLMENGREN
1700 KENNEDY CSWY # 910
MIAMI BEACH FL 33141

KELLIE PETERSON
7901 HISPANOLA AVE APT 2005
NORTH BAY VILLAGE FL 33141

PATRICIO BOYLE
7901 HISPANOLA AVE APT 911
NORTH BAY VILLAGE FL 33141

GONZALEZ &
3G FAMILY REVOCABLE LIVING TRUST
7901 HISPANOLA AVE APT 605
NORTH BAY VILLAGE FL 33141

ROBIN BUCKNER &
DEANNA SHIFRIN
7901 HISPANOLA AVE APT 1704
NORTH BAY VILLAGE FL 33141

GUSTAVO LE &
REM AVELEDO
7901 HISPANOLA AVE APT 709
NORTH BAY VILLAGE FL 33141

LORENA GUARDAMAGNA
1700 KENNEDY CSWY # 701
MIAMI BEACH FL 33141

EDWARD OBRIEN
7901 HISPANOLA AVE APT 1106
NORTH BAY VILLAGE FL 33141

CAUE FERREIRA
1700 KENNEDY CSWY # 1209
MIAMI BEACH FL 33141

MARIA ROSA &
JUAN APONTE
7901 HISPANOLA AVE APT 2004
NORTH BAY VILLAGE FL 33141

NJF VENTURES LLC
401 69TH ST APT 407
MIAMI BEACH FL 33141

ERNEST GAMBARO
1700 KENNEDY CSWY # 1908
MIAMI BEACH FL 33141

VICTORIA MONTERO
7901 HISPANOLA AVE APT 1206
NORTH BAY VILLAGE FL 33141

CHECK C ENG TRS &
CHECK C & ONEIDA B ENG FAMILY
8704 RAYBURN RD
BETHESDA MD 20817

NAOSHY FAMILY TRUST &
NABIL NAHID NAOSHY TRS
7901 HISPANOLA AVE APT 1203
NORTH BAY VILLAGE FL 33141

JAMES GLANTZ
7901 HISPANOLA AVE APT 2011
NORTH BAY VILLAGE FL 33141

ALICE BRAZAO
1700 KENNEDY CSWY # 1811
MIAMI BEACH FL 33141

KIAN WONG
7901 HISPANOLA AVE APT 603
NORTH BAY VILLAGE FL 33141

LUCIANO COTTINO &
JENNIFER DAVIDSON
8620 NE 2ND AVE
EL PORTAL FL 33138

BATRAVIL HARCHER
7901 HISPANOLA AVE APT 706
NORTH BAY VILLAGE FL 33141

ANDROMACHI KAMVYSELLI &
PETROS PYROVOLAKIS
7901 HISPANOLA AVE APT 1802
NORTH BAY VILLAGE FL 33141

JOEL LUBIN
7901 HISPANOLA AVE APT 1705
NORTH BAY VILLAGE FL 33141

JUDITH L DRESDEN LOFT FAM TR &
JUDITH LOIS DRESDEN LOFT TRS
7901 HISPANOLA AVE APT 802
NORTH BAY VILLAGE FL 33141

TARIK HUSAIN
1700 KENNEDY CSWY # 1103
MIAMI BEACH FL 33141

1700 C2 PURCHASER LLC
1700 79TH STREET CSWY STE 136
NORTH BAY VILLAGE FL 33141

LOLITA MARTINEZ
7517 W TREASURE DR
NORTH BAY VILLAGE FL 33141

CURRENT RESIDENT
7901 HISPANOLA AVE APT 1105
NORTH BAY VILLAGE FL 33141

AMBER HELM
20 TORTUGA CAY
ALISO VIEJO CA 92656

GREY HOLDINGS INC
2775 NE 187TH ST APT 124
MIAMI FL 33180

DANIEL GONZALEZ
7901 HISPANOLA AVE APT 811
NORTH BAY VILLAGE FL 33141

BLED LLC
500 S POINTE DR STE 230
MIAMI BEACH FL 33139

REFERENCE ONLY

GORAN CUK
7901 HISPANOLA AVE APT 1401
NORTH BAY VILLAGE FL 33141

SHERYL BORG &
ALICE KERR
7901 HISPANOLA AVE APT 1906
NORTH BAY VILLAGE FL 33141

JEFFREY MOORE &
AMY RUDDY
7901 HISPANOLA AVE APT 807
NORTH BAY VILLAGE FL 33141

VIVIANE SANCHEZ
7901 HISPANOLA AVE APT 1110
NORTH BAY VILLAGE FL 33141

CURRENT RESIDENT
5151 COLLINS AVE APT 1625
MIAMI BEACH FL 33140

EZEBEL LLC
304 INDIAN TRCE
WESTON FL 33326

LEXIPAPI LLC
3641 N 55TH AVE
HOLLYWOOD FL 33021

B & B JACK LLC
413 NE 191ST ST APT 205
MIAMI FL 33179

VERSO HOLDINGS LLC
7901 HISPANOLA AVE APT 1608
NORTH BAY VILLAGE FL 33141

JOHN SAKAL
7901 HISPANOLA AVE APT 1112
NORTH BAY VILLAGE FL 33141

HERNAN GREVE
7901 HISPANOLA AVE APT 912
NORTH BAY VILLAGE FL 33141

KRASNOVANE LLC
7135 COLLINS AVE APT 636
MIAMI BEACH FL 33141

JUDITH ROHATINER &
STUART ROHATINER
1700 KENNEDY CSWY # 705
MIAMI BEACH FL 33141

KERRY ALLEN
1700 KENNEDY CSWY # 1010
MIAMI BEACH FL 33141

ANDREW LEVY &
SANDRA LEVY
7901 HISPANOLA AVE APT 1604
NORTH BAY VILLAGE FL 33141

ANGELA PARRA &
JOHN FLICKINGER
7901 HISPANOLA AVE APT 1405
NORTH BAY VILLAGE FL 33141

GREGORY HOFFMAN
16395 BISCAYNE BLVD APT 1805
AVENTURA FL 33160

JUAN CASAIS
1700 KENNEDY CSWY # 1701
MIAMI BEACH FL 33141

CESAR IZTURIS
7901 HISPANOLA AVE APT 607
NORTH BAY VILLAGE FL 33141

TINMAR COMPANY LLC
1700 KENNEDY CSWY # 702
MIAMI BEACH FL 33141

YULIYA SIDOREVSKAYA
7901 HISPANOLA AVE APT 1812
NORTH BAY VILLAGE FL 33141

7901 HISPANOLA 2003 LIVING TRUST
& LATORTUE
7901 HISPANOLA AVE APT 2003
NORTH BAY VILLAGE FL 33141

MICHAEL SABBAH &
CHRISTIANE SABBAH
7901 HISPANOLA AVE APT 1602
NORTH BAY VILLAGE FL 33141

HIDRO CIVIL INDUSTRIAS LLC
1700 KENNEDY CSWY # 1611
MIAMI BEACH FL 33141

MICHEL GOURVENNEC
1700 KENNEDY CSWY # 1202
MIAMI BEACH FL 33141

DIMITRI HAACKE
7901 HISPANOLA AVE APT 1002
NORTH BAY VILLAGE FL 33141

SUNSET OCEAN LLC
7901 HISPANOLA AVE APT 1602
NORTH BAY VILLAGE FL 33141

ROBERT JOHN AKRAS TRS &
ROBERT J AKRAS TRUST
7901 HISPANOLA AVE APT 1911
NORTH BAY VILLAGE FL 33141

GREGORY DANENBERG
555 1ST ST APT 352
HARRISON NJ 07029

JAMIE ARDEN
7901 HISPANOLA AVE APT 1410
NORTH BAY VILLAGE FL 33141

THIERRY RIAHI
7901 HISPANOLA AVE APT 1510
NORTH BAY VILLAGE FL 33141

THAISME DIAZ &
FREDY DIAZ
4200 MARYLAND CT
MIDDLETOWN MD 21769

CURRENT RESIDENT
1700 79 ST # 136
NORTH BAY VILLAGE FL 33141

ANNEYD PENA &
KAREL REYES
7901 HISPANOLA AVE APT 1803
NORTH BAY VILLAGE FL 33141

BLEKHEROV OLEKSANDR
7901 HISPANOLA AVE APT 1607
NORTH BAY VILLAGE FL 33141

ALEXANDRA WELCH
1700 KENNEDY CSWY # 1708
MIAMI BEACH FL 33141

JUAN PINTO &
VANESSA JACCOUD
7901 HISPANOLA AVE APT 1709
NORTH BAY VILLAGE FL 33141

MARIA CAMACHO &
LEONEL CAMACHO
1700 KENNEDY CSWY # 1105
MIAMI BEACH FL 33141

FREIRE ARNOBIO &
MARCOS ARNOBIO
1700 KENNEDY CSWY # 907
MIAMI BEACH FL 33141

ANA CAIRNS
7901 HISPANOLA AVE APT 2002
NORTH BAY VILLAGE FL 33141

LIDIA COLOMBO &
ANTONIO LONARDO
7901 HISPANOLA AVE APT 1011
NORTH BAY VILLAGE FL 33141

GUSTAVO BALMACEDA
7901 HISPANOLA AVE APT 1009
NORTH BAY VILLAGE FL 33141

HELEN DANIEL &
MAX DANIEL
541 E PARK AVE
LONG BEACH NY 11561

LINDA TARR &
DAVID TARR
7901 HISPANOLA AVE APT 1102
NORTH BAY VILLAGE FL 33141

PATRICIA ROMANO &
JAVIER ROMANO
7929 WEST DR APT 401
NORTH BAY VILLAGE FL 33141

GARPENA LLC
401 69TH ST APT 901
MIAMI BEACH FL 33141

DOJOKUN LLC
7901 HISPANOLA AVE APT 1810
NORTH BAY VILLAGE FL 33141

JENNIFER LONGA &
PABLO LONGA
1700 KENNEDY CSWY # 1612
MIAMI BEACH FL 33141

JULIAN FANNIN
7901 HISPANOLA AVE APT 902
NORTH BAY VILLAGE FL 33141

TETYANA SHVETS
1700 KENNEDY CSWY # 1409
MIAMI BEACH FL 33141

AJIT BAINS
102 ASPEN DR
PRINCETON JUNCTION NJ 08550

REGIS VILLETTAZ
1700 KENNEDY CSWY # 1008
MIAMI BEACH FL 33141

DAISLYN NAPP &
MITCHELL NAPP
7901 HISPANOLA AVE APT 1609
NORTH BAY VILLAGE FL 33141

CHRISTOPHER SMITH
7901 HISPANOLA AVE APT 1107
NORTH BAY VILLAGE FL 33141

BARBARA DEVAZQUEZ
7901 HISPANOLA AVE APT 1501
NORTH BAY VILLAGE FL 33141

LEXI 2009 LLC
304 INDIAN TRCE
WESTON FL 33326

SHOPPES OF NO BAY VILLAGE II LLC
1320 S DIXIE HWY STE 781
CORAL GABLES FL 33146

PHYLLIS BLANARU &
DANIEL BLANARU
7901 HISPANOLA AVE APT 601
NORTH BAY VILLAGE FL 33141

CURRENT RESIDENT
7901 HISPANOLA AVE APT 808
NORTH BAY VILLAGE FL 33141

ROCHELLE MEDEARIS TRS &
THE ROCHELLE MEDEARIS REV TR
100 MAIN ST APT 501
VISTA CA 92084

JEAN WUETHRICH &
REM JEAN M DAVID WUETHRICH TRS
7901 HISPANOLA AVE APT 2008
NORTH BAY VILLAGE FL 33141

SANTIAGO GATTO &
ANASTASIA TKAL
7901 HISPANOLA AVE APT 1411
NORTH BAY VILLAGE FL 33141

DAVIDE PACELLA
7901 HISPANOLA AVE APT 1211
NORTH BAY VILLAGE FL 33141

FIMAR INVEST INC
21125 NE 3RD CT
MIAMI FL 33179

GIOVANNI TUMMOLILLO &
BERTHA TUMMOLILLO
7901 HISPANOLA AVE APT 711
NORTH BAY VILLAGE FL 33141

BELISA MORILLO
4610 70TH ST APT 1003E
WOODSIDE NY 11377

1800 BAY DRIVE PARTNERS LLC
1800 BAY DR
MIAMI BEACH FL 33141

LEXI 708 LLC
7901 HISPANOLA AVE APT 2008
NORTH BAY VILLAGE FL 33141

PEPI1503 LLC
7901 HISPANOLA AVE APT 1701
NORTH BAY VILLAGE FL 33141

IVETTE WEDDLE &
ROY WEDDLE
7901 HISPANOLA AVE APT 1807
NORTH BAY VILLAGE FL 33141

HENRY SPRING
7901 HISPANOLA AVE APT 1507
NORTH BAY VILLAGE FL 33141

BRENDA LAMBETH &
LARRY THORSON
7901 HISPANOLA AVE APT 1706
NORTH BAY VILLAGE FL 33141

GINA HICKEY
1700 KENNEDY CSWY # 1207
MIAMI BEACH FL 33141

SOFIA CHATZIKONSTANTI
5597 SEMINARY RD APT 2005
FALLS CHURCH VA 22041

CLAUDIA YUNIS &
PEDRO YUNIS
7901 HISPANOLA AVE APT 1806
NORTH BAY VILLAGE FL 33141

SANTECH INTERNATIONAL INC
1436 MANTUA AVE
CORAL GABLES FL 33146

MIKEY FALAH &
MOHAMMAD FALAH
7901 HISPANOLA AVE APT 1702
NORTH BAY VILLAGE FL 33141

SANDRA NASSAR &
JOHN NASSAR
2428 HENSALL ST
ONTARIO

PIERO VITALE &
SULMA TORRES
7901 HISPANOLA AVE APT 805
NORTH BAY VILLAGE FL 33141

ARBEE HOLDINGS ASSET INC
7901 HISPANOLA AVE APT 1805
NORTH BAY VILLAGE FL 33141

LAMBROS REAL ESTATE LLC
7901 HISPANOLA AVE APT 1905
NORTH BAY VILLAGE FL 33141

LUIS SOSA &
MARISA MARCHETTI
7901 HISPANOLA AVE APT 908
NORTH BAY VILLAGE FL 33141

ANITA SAU FUN NG
7901 HISPANOLA AVE APT 1909
NORTH BAY VILLAGE FL 33141

CAMRON MURPHY
7901 HISPANOLA AVE APT 704
NORTH BAY VILLAGE FL 33141

JOSEPH PILERI &
MARCOS DEALBUQUERQUE
7901 HISPANOLA AVE APT 712
NORTH BAY VILLAGE FL 33141

YAYBEK ANDREA &
ANTONIO FESTA
ALMIRANTE HARWOOD # 6149
MONTEVIDEO UY 11500

HOPE MEYERS &
ROBERT MEYERS
7901 HISPANOLA AVE APT 1601
NORTH BAY VILLAGE FL 33141

EISENBERGER &
MARC JAY EISENBERGER LIVING TRUS
365 OCEAN BLVD UNIT 204
LONG BRANCH NJ 07740

RAUL GARCIA
7901 HISPANOLA AVE APT 903
NORTH BAY VILLAGE FL 33141

ILIYA KHRAMOV &
ANTON KHRAMOV
7901 HISPANOLA AVE APT 1412
NORTH BAY VILLAGE FL 33141

FREDY DIAZ
4200 MARYLAND CT
MIDDLETOWN MD 21769

EFREM PALMER
7901 HISPANOLA AVE APT 1707
NORTH BAY VILLAGE FL 33141

CHERBER HOLDINGS INC
2775 NE 187TH ST APT 124
MIAMI FL 33180

LYNNE LANDAU
1700 KENNEDY CSWY # 1408
MIAMI BEACH FL 33141

ROSELYNE SULTAN &
ISRAEL SULTAN
7901 HISPANOLA AVE APT 1912
NORTH BAY VILLAGE FL 33141

LISET GROTH &
MANFRED GROTH
7901 HISPANOLA AVE APT 1005
NORTH BAY VILLAGE FL 33141

ESPERANZA JAHRMARKT
4444 SW 122ND TER
DAVIE FL 33330

ANUSH DAWIDJAN &
TARA DAWIDJAN
7901 HISPANOLA AVE APT 1509
NORTH BAY VILLAGE FL 33141

JOEL WEITZMAN
16642 22ND AVE
WHITESTONE NY 11357

MAICER IZTURIS
1700 KENNEDY CSWY # 606
MIAMI BEACH FL 33141

ENRIQUE IVAN MONSALVE TRS &
THE MONSALVE RESTREPO RAMOS
1087 BRYANT WAY
SUNNYVALE CA 94087

MICHEL SABBAH LLC
7901 HISPANOLA AVE APT 604
NORTH BAY VILLAGE FL 33141

REM ALVARADO &
PABLO LE
7901 HISPANOLA AVE APT 1403
NORTH BAY VILLAGE FL 33141

ANGEL RODRIGUEZ &
MIRIAM RODRIGUEZ
18 PLUM CT
HIGHLAND MILLS NY 10930

AZEENA VARGHESE &
SANJIT VARGHESE
5906 NW 123RD AVE
CORAL SPRINGS FL 33076

STARFISH ISLAND LLC
6000 MERRIWEATHER DR UNIT 5086
COLUMBIA MD 21044

CYNTHIA COLIN &
KEVIN COLIN
7901 HISPANOLA AVE APT 1101
NORTH BAY VILLAGE FL 33141

DALTON HABITAT INC
750 NE 63 ST # B
MIAMI FL 33138

SHIRLEY OSCHART
7901 HISPANOLA AVE APT 703
NORTH BAY VILLAGE FL 33141

NIMRUD 2014 LLC
20900 NE 30TH AVE STE 809
MIAMI FL 33180

MARIA SANCHEZ &
SEBASTIAN SCHOLL
7901 HISPANOLA AVE APT 1605
NORTH BAY VILLAGE FL 33141

CHRISTOPHER LEACOCK
7901 HISPANOLA AVE APT 1111
NORTH BAY VILLAGE FL 33141

MCMILLIAN GEORGE &
MARGARET GEORGE
100 S BIRCH RD APT 1906
FORT LAUDERDALE FL 33316

MIRNA RIVERA
1700 KENNEDY CSWY # 1007
MIAMI BEACH FL 33141

WLB INVESTMENTS LLC
4000 HOLLYWOOD BLVD STE 140
HOLLYWOOD FL 33021

DJIBOUTI LLC
701 BRICKELL AVE STE 2040
MIAMI FL 33131

WILSON VIVANCO
12534 GRIFFING BLVD
NORTH MIAMI FL 33161

FREIMEN TAMAR &
FREIMEN SHMUEL
7901 HISPANOLA AVE APT 1508
NORTH BAY VILLAGE FL 33141

NICOLE MOUSTAKI &
NELSON BRANDT
7901 HISPANOLA AVE APT 906
NORTH BAY VILLAGE FL 33141

PATRICIA VILA
7901 HISPANOLA AVE APT 1004
NORTH BAY VILLAGE FL 33141

ULLRICH OEHMEN
7901 HISPANOLA AVE APT 1205
NORTH BAY VILLAGE FL 33141

LUCIANO RABUSKE &
STEPHEN SAULS
7901 HISPANOLA AVE APT 608
NORTH BAY VILLAGE FL 33141

CURRENT RESIDENT
7901 HISPANOLA AVE APT 1812
NORTH BAY VILLAGE FL 33141

ALEXANDRE REMY &
JENNIFER SCHONWETTER
7901 HISPANOLA AVE APT 1610
NORTH BAY VILLAGE FL 33141

MALCOLM GONZALES
7901 HISPANOLA AVE APT 1504
NORTH BAY VILLAGE FL 33141

LUCIANA PAVAN
1700 KENNEDY CSWY # 803
MIAMI BEACH FL 33141

LAURA MURRAY &
SOLEDAD LARRE
7901 HISPANOLA AVE APT 1109
NORTH BAY VILLAGE FL 33141

CLUP FLIPPER MIAMI LLC
7901 HISPANOLA AVE APT 1502
NORTH BAY VILLAGE FL 33141

CURRENT RESIDENT
7901 HISPANOLA AVE APT 806
NORTH BAY VILLAGE FL 33141

ADITYA TELLA
7901 HISPANOLA AVE APT 810
NORTH BAY VILLAGE FL 33141

GIL PEDRO &
MARGARITA PEREZ
1770 79 STREET CSW # D301
NORTH BAY VILLAGE FL 33141

GG DEVELOPMENT & INVESTMENT LLC
1200 WEST AVE PH 14
MIAMI BEACH FL 33139

GEORGE KALIL
9200 SW 212TH TER
CUTLER BAY FL 33189

FRANK GONZALEZ
1770 79TH STREET CSWY APT D314
NORTH BAY VILLAGE FL 33141

REBECA DIAZ
1770 79 STREET CSW # D209
NORTH BAY VILLAGE FL 33141

SIMONE ABECASSIS
1770 79TH STREET CSWY APT D206
NORTH BAY VILLAGE FL 33141

MARCOS ESCANDELL
1141 FALCON AVE
MIAMI SPRINGS FL 33166

DEBRA-DANY BARRIENTOS
7533 ADVENTURE AVE
NORTH BAY VILLAGE FL 33141

EDILENE SILLER
1770 79 STREET CSW # D303
NORTH BAY VILLAGE FL 33141

TANIA ROMERO
1770 79 STREET CSW # D204
NORTH BAY VILLAGE FL 33141

DANIELA MONTANA
1770 79TH STREET CSWY APT D212
NORTH BAY VILLAGE FL 33141

REFERENCE ONLY

NATYLUCHI PROPERTIES LLC
5055 COLLINS AVE APT 11N
MIAMI BEACH FL 33140

BOZO I LLC
101 HUDSON ST FL 25
JERSEY CITY NJ 07302

ANGEL VILORIA
1770 79TH STREET CSWY APT D115
NORTH BAY VILLAGE FL 33141

LEONARDO SCHIAFFINO
1770 79 STREET CSW # D311
NORTH BAY VILLAGE FL 33141

LEONILA URREGO &
LEONILA PEREZ
1770 79TH STREET CSWY APT D309
NORTH BAY VILLAGE FL 33141

JEFFREY KATZ
21500 HALBURTON RD
BEACHWOOD OH 44122

OBED REYES
1770 79TH STREET CSWY APT D106
NORTH BAY VILLAGE FL 33141

ROBLES FAMILY MGMT CO LLC
15575 NW 12TH PL
PEMBROKE PINES FL 33028

GLENN VIOLET &
SAMBERG VIOLET
1770 79 STREET CSW # D202
NORTH BAY VILLAGE FL 33141

RONALD DAENECKE
11031 NW 2ND CT
MIAMI FL 33168

MARITZA JAIME &
JAIME CHRISTIAN
1770 79TH STREET CSWY APT D304
NORTH BAY VILLAGE FL 33141

THE JOHN DANILOSKY TRUST
1770 79 STREET CSW # D205
NORTH BAY VILLAGE FL 33141

MICHAEL BIELER
150 CHELTENHAM RD
WEST BABYLON NY 11704

NELSON TEJEIRO &
ANA TEJEIRO
1770 79TH STREET CSWY APT D102
NORTH BAY VILLAGE FL 33141

FREDDIE MAC SEASONED LOANS STRUC
TURED TRANSACTION TRUST & FEDER
3217 DECKER LAKE DR
WEST VALLEY CITY UT 84119

MAYRA VALDES &
DAYELIN SARTORETTO
7745 HARDING AVE APT 24
MIAMI BEACH FL 33141

LIGHT777 LLC
1770 79TH STREET CSWY APT D310
NORTH BAY VILLAGE FL 33141

MASSIMILIANO PULIZZI
VIA FLOSA 663 B
PROSPECT KY 40059

DAVID MARTINEZ
1770 79TH STREET CSWY APT D109
NORTH BAY VILLAGE FL 33141

RALUCA IFTIME &
CLAUDIO SALA
2550 SW 27TH AVE APT 306
MIAMI FL 33133

ANNIA DE JESUS COBO REVOCABLE LI
VING TRUST & COBO
2005 55TH AVE
VERO BEACH FL 32966

ANGELA DELRIO &
DEL DELRIO
1770 79TH STREET CSWY APT D107
NORTH BAY VILLAGE FL 33141

IVETTE DELGADO
1024 NE 144TH ST
NORTH MIAMI FL 33161

JENNY RONDON &
ARSENIO RONDON
16135 SW 3RD ST
PEMBROKE PINES FL 33027

VENUS MIAMI LLC
876 NW 6TH AVE
BOCA RATON FL 33432

DORIS DELAGUNA
31 MOHAWK DR
UNIONVILLE CT 06085

GERARDO LE &
PAULA LE
2930 POINT EAST DR APT E505
AVENTURA FL 33160

MARCO HIDALGO &
ROSA URBINA
1770 79TH STREET CSWY APT D214
NORTH BAY VILLAGE FL 33141

REM NARANJO &
CARMEN LE
1770 79 STREET CSW # D201
NORTH BAY VILLAGE FL 33141

CAROLI &
POPONY FAMILY TRUST
1770 79TH STREET CSWY APT D307
NORTH BAY VILLAGE FL 33141

JULIE'S REALTY

November 20, 2026

North Bay Village
Planning & Zoning Department
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141

Re: Property owners within 200 feet of:
1700 79th Street Cswy #160
North Bay Village, FL 33141

I affirm the required notices were sent via Certified mail on November 20, 2026.

Sincerely,

Yuliya "Julie" Sidorevskaya
Real Estate Broker / Owner

Total Number of Mailings: 62



200-Foot Adjacent Property Map

1700 Kennedy Causeway #CU-1
North Bay Village, FL 33141

Subject Property
(1700 Kennedy Cswy #CU-1)
Parcel Boundary

200-Foot Radius
(from Subject Property Perimeter)

Adjoining Properties
(Parcels within 200 feet)

Map Details	
Subject Property:	1700 Kennedy Cswy #CU-1
City:	North Bay Village, FL
Folio No.:	23-3209-051-1650
Radius:	200 feet (from property perimeter)

Note:
Map includes all adjoining properties (parcels) located within 200 feet of the perimeter of 1700 Kennedy Causeway #CU-1, North Bay Village, FL 33141, based on Miami-Dade County property boundaries.

0 100 ft 200 ft 300 ft

Name	Address	City	State	Zip
COLE BN NORTH BAY VILLAGE FL LLC	C/O NATIONAL TAX RESOURCE GROUP - 14800 Quorum Drive #510	Dallas	TX	75254-6200
CAUSEWAY TOWER LLC	1666 KENNEDY CSWY STE 610	North Bay Village	FL	33141
DASAT HOLDING INC	7800 HISPANOLA AVE	North Bay Village	FL	33141
MG PROSPER NBV LLC	400 UNIVERSITY DR FL 3	Coral Gables	FL	33134
CARLOS G GUTIERREZ AND ELLEN BERKMAN	6770 INDIAN CREEK DR APT 12G	Miami Beach	FL	33141
JACOBS MORGTAGE ACQUISITIONS LLC	13680 NW 5TH ST STE 220	Sunrise	FL	33325
JULINE LLC	1701 N. Treasure Drive #3	North Bay Village	FL	33141
LOONG LLC C/O NELSON SLOSBERGAS	1110 BRICKELL AVE STE 310	Miami	FL	33131
MAFB INVESTMENTS LLC	1701 N. Treasure Drive #5	North Bay Village	FL	33141
SONILEX LLC	495 BRICKELL AVE TOWER 2 # 3401	Miami	FL	33131
GICASH LLC	1701 N. Treasure Drive #7	North Bay Village	FL	33141
LAKES ON THE RIDGE LLC	2300 W 84TH ST	Hialeah	FL	33016
JING JING WONG	7801 Hispanola Ave #2	North Bay Village	FL	33141
MAGDA CAROLINA CASTRO	1208 EL RADO ST	Miami	FL	33134
ANDRIKA REAL ESTATE INVEST LLC	1780 79TH STREET CSWY APT C201	North Bay Village	FL	33141
JULINE LLC	7801 Hispanola Ave #5	North Bay Village	FL	33141
YERANDY DIAZ	7801 Hispanola Ave #6	North Bay Village	FL	33141
JACOBS MORTGAGE ACQUISITION LLC	13680 NW 5TH ST STE 220	Sunrise	FL	33325
1755 JFK OWNER LLC C/O THE CONTINUUM COMPANY LLC	49 W 23RD ST FL 4	NEW YORK	NY	10010
EDGARD MENDEZ & FORTUNA	1700 N TREASURE DR	North Bay Village	FL	33141
MARCELO TERAN & MARGARITA	7556 MUTINY AVE	North Bay Village	FL	33141
KRISTINA LEWIS & CHRISTIAN RODRIGUEZ	216 BEACH 117 ST	ROCKAWAY PARK	NY	11694
JOAQUIN A FUERTES & AMY BETH FUERTES	1670 N TREASURE DR	North Bay Village	FL	33141

Sidney J & Barbara L Fellman
5875 Douglas St
Pittsburgh, PA 15217-2101

The Lyonetta Corp
16192 Coastal Hwy
Lewes, DE 19958-3608

Evangelina Balmori
120 Confederate Ave
Danville, VA 24541-3202

Francisco A Alvarez
Rosendo A Alvarez
8004 Nw 154th St # 298
Miami Lakes, FL 33016-5814

Kenneth Perez
601 Nw 208th Cir
Pembroke Pines, FL 33029-2136

Marvial Llc
18628 Sw 50th Ct
Miramar, FL 33029-6242

Leonardo D Schiaffino
Osvaldo Schiaffino
1820 Sw 2nd Ave
Miami, FL 33129-1407

Alex Schroder
133 Ne 2nd Ave Apt 1901
Miami, FL 33132-2914

Concepcion Rabinovich
Rosa Maria Virue Irrev Tr
428 Ne 90th St
El Portal, FL 33138-3147

Catalina Investments Llc
5951 Alton Rd
Miami Beach, FL 33140-2024

Gabriel Caroli
The Popony Family
1770 79 Street Cswy D307
North Bay Village, FL 33141

Marcelo Teran Jr
1780 79 Street Cswy C206
Miami, FL 33141

Maria Patricia Olivares
1780 79 Street Csw #C101
North Bay Village, FL 33141

Rafael Cisneros
1780 79 Street Csw #C201
North Bay Village, FL 33141

Pablo F Varela
1780 79 Street Csw #C307
North Bay Village, FL 33141

Carlos A Rivero
1780 79 Street Csw #C306
North Bay Village, FL 33141

Oreste Rosario Boccia
1780 79 Street Csw #C109
North Bay Village, FL 33141

Elsi Alava
Alava Family Revocable
1780 79 Street Cswy C302
North Bay Village, FL 33141

Juan C Perez
1780 79 Street Cswy C103
Miami, FL 33141

Isaac Roman
1780 79 Street Cswy C20
Miami Beach, FL 33141

Andys Mejias Baujin
1780 79 Street Cswy C203
North Bay Village, FL 33141

Kelly Ann Lomangino
1780 79 Street Cswy C210
North Bay Village, FL 33141

Nicole Acosta
Gabriela Mercedes Piloto
1780 79 Street Csw #C301
North Bay Village, FL 33141

Juldin Llc
333 N Shore Dr
Miami Beach, FL 33141-2427

Debra Barrientos
7533 Adventure Ave
North Bay Village, FL 33141-4107

Joseph M Greco
7516 Buccaneer Ave
Miami, FL 33141-4112

Fabio Dentino
1780 79th Street Cswy Apt C104
North Bay Village, FL 33141-4203

Maria Patricia Olivares
1780 79th Street Cswy Apt C101
North Bay Village, FL 33141-4203

Gennaro Puleo
1780 79th Street Cswy Apt C211
North Bay Village, FL 33141-4232

Joel Barry Margolis
1780 79th Street Cswy Apt C314
North Bay Village, FL 33141-4233

Ralph Cuesta
1780 79th St Cswy Apt C308
North Bay Village, FL 33141-4248

Nelson Guillermo Tejeiro
Ana Tejeiro
7601 E Treasure Dr Apt 907
North Bay Village, FL 33141-4361

Eugenio S Lopez
8601 Sw 84th Ave
Miami, FL 33143-6911

Mpc Miami Llc
8500 W Flagler St Ste B208
Miami, FL 33144-2044

Gerardo Alvarez & Paula &
Rafael Alvarez
2930 Point East Dr Apt E505
Aventura, FL 33160-2685

Gerardo Alvarez & Paula Le
Rem Rafael Alvarez
2930 Point East Dr Apt E505
Miami, FL 33160-2685

Guillermo Fernandez
2771 Village Green Dr
Miami, FL 33175-2359

Dylas Property Management Llc
16518 Forestlake Dr
Tampa, FL 33624-1205

Ramy Choeb
Digna Maria Jimenez
7430 Terbois Montreal
Quebec, H1S2M4
CANADA

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON DECEMBER 2, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] AN APPLICATION BY JULIE'S REALTY, LLC, FOR PROPERTY LOCATED AT 1700 79TH STREET CAUSEWAY (FOLIO NO. 23-3209-051-1650), TO PERMIT ONE (1) ADDITIONAL BAND/WALL SIGN PER FRONTAGE, WHERE THE UNIFIED LAND DEVELOPMENT CODE (ULDC) PERMITS A MAXIMUM OF ONE (1) BAND/WALL SIGN PER FRONTAGE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID: 883 1470 9308
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT

A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

Legal Ads and Public Notices

Share:

FILTERS | Search Legal Ads & Public Notices

SELECTED FILTERS

North Bay Village X Clear Filters

Sort By: Newest

Public Hearing - Planning & Zoning Board - December 2, 2026

North Bay Village | Publish Date: Nov 18, 2026

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON DECEMBER 2, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the North Bay Village will hold Public Hearings at Village Hall, Commission Chambers, 1666 Kennedy Causeway, Suite 101, North Bay Village, FL 33141 as follows:

Planning & Zoning Board	**Village Commission**
December 2 2026, at 6:00 PM	December 15, 2026 at 6:00 PM

The purpose of the Public Hearings is to consider the following variance application for the subject location:

PROPERTY OWNER NAME: Mallorca Investments Group, LLC

APPLICANT: Julie's Realty, LLC

LOCATION: 1700 79th Street, #160, North Bay Village, FL 33141

VARIANCE REQUEST: The Applicant seeks variance approval for the following:

1. To permit two (2) additional band / wall signs, whereas only one (1) sign is permitted per frontage.

All interested parties are encouraged to participate by either appearing at the public hearing(s) or by sending written comments in advance of the hearing (s) to:

North Bay Village
Office of the Village Clerk
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Email: publicomments@nbvillage.com

The Board or Commission may continue or defer the hearing to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing. Information regarding the proposed request and/or project is available at the Village Clerk's office during normal business hours. The Village Clerk can be reached at 305-756-7171. The meeting agenda and supporting documentation will be available online at https://northbayvillage-fl.gov/agendas-minutes/

Pursuant to Section 286.0105, Florida Statutes if any person decides to appeal any decision made by the Board or Commission with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Village Clerk's Office for assistance at (305) 756-7171, no later than four (4) business days prior to such proceeding.

Alba L. Chang, CMC
Village Clerk

RESOLUTION NO. 2026-____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] AN APPLICATION BY JULIE'S REALTY, LLC, FOR PROPERTY LOCATED AT 1700 79TH STREET CAUSEWAY (FOLIO NO. 23-3209-051-1650), TO PERMIT ONE (1) ADDITIONAL BAND/WALL SIGN PER FRONTAGE, WHERE THE UNIFIED LAND DEVELOPMENT CODE (ULDC) PERMITS A MAXIMUM OF ONE (1) BAND/WALL SIGN PER FRONTAGE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Julie's Realty, LLC (the "Applicant") has submitted an application for a sign variance (the "Application") for the commercial premises located at 1700 79th Street Causeway, North Bay Village, Florida, identified for real property tax purposes by folio number 23-3209-051-1650 (the "Property"), owned by Mallorca Investments Group, LLC, pursuant to the North Bay Village (the "Village") Unified Land Development Code (the "ULDC"); and

WHEREAS, the Property is located within the T6-24 – Urban Core zone and has a Commercial future land use designation; and

WHEREAS, Section 11.4.C.4.i.c., Sign Restrictions Table, of the ULDC permits a maximum of one (1) band sign (synonymous with a wall sign) per frontage; and

WHEREAS, the Applicant requests relief from the maximum number of band/wall signs to permit one (1) additional wall/band business identification sign per frontage, thereby allowing a total of two (2) wall/band signs along each frontage, to identify Julie's Realty, LLC, Nu World Title South LLC, and True Blue Lending Corporation, which operate from Suite 160; and

WHEREAS, the proposed signage configuration consists of retaining two (2) existing wall/band signs for Julie's Realty, LLC, relocating the existing Nu World Title South LLC sign from Suite 140 to the west frontage of Suite 160, and installing one (1) new sign for True Blue Lending Corporation along the north frontage; and

WHEREAS, the requested variance is limited to relief from the maximum number of wall/band signs permitted per frontage and does not include deviations from other

applicable sign regulations, including requirements governing sign area, dimensions, placement, illumination, or construction; and

WHEREAS, Section 11.9 of the ULDC provides for consideration of variances to sign regulations under the applicable criteria; and

WHEREAS, upon reviewing the Application and supporting materials against the criteria of Section 11.9, Staff determined that the requested relief generally satisfies the applicable sign variance criteria and recommended approval with conditions; and

WHEREAS, after a duly noticed public hearing held on _____, 2026, the Planning and Zoning Board voted to recommend [approval/approval with conditions/denial] of the Application [subject to the conditions set forth in Section 3]; and

WHEREAS, the Village Commission, after a duly noticed public hearing held on _____, 2026, and based upon competent substantial evidence in the record, finds that the Application [meets/does not meet] the applicable sign variance criteria; that the Application [is/is not] consistent with the Village's ULDC and Comprehensive Plan; and that the requested variance [will/will not] cause substantial detriment to the public good or substantially impair the intent or purpose of the Comprehensive Plan or ULDC; and

WHEREAS, the Mayor and Village Commission further find that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Findings. The Village Commission, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby finds that the Application [meets/does not meet] the criteria set forth in Section 11.9 of the ULDC.

Section 3. Decision. Pursuant to Section 11.4.C.4.i.c. of the ULDC, a variance to allow a maximum of two (2) wall-mounted business identification signs along the applicable building frontages associated with Suite 160 at 1700 79th Street Causeway, where a maximum of one (1) band/wall sign per frontage is otherwise permitted, is hereby [approved/approved, subject to the following conditions/denied]:

a. The granting of this variance shall be limited to a maximum of four (4) wall-mounted business identification band signs associated with Suite 160 at 1700 79th Street Causeway, consisting of two (2) existing signs for Julie's Realty, LLC and two (2) new additional band signs (i.e., one west-facing sign for Nu World Title South LLC, and one north-facing sign for True Blue Lending Corporation). The variance shall apply only to the maximum number of signs permitted per frontage under the applicable provisions of Chapter 11 of the Unified Land Development Code (ULDC).

b. The Applicant shall obtain all necessary building permits prior to installation of the proposed signage. Approval of this variance request shall not constitute approval of dimensions, construction drawings, or plans required for sign permit issuance.

c. All signage shall comply with applicable provisions of the ULDC and other applicable permitting, building, electrical, and safety requirements, except for the specific deviation in the number of signs authorized by this variance.

d. All cost recovery charges pertaining to this variance request shall be paid pursuant to Section 5.12 of the ULDC prior to the issuance of a sign permit.

e. Pursuant to Section 7.5 of the ULDC, the variance shall expire two (2) years from the date of final action by the Village Commission if no substantial construction has occurred in accordance with the approved plans.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld ___

Vice Mayor Richard Chervony ___

Commissioner Doris Acosta ___

Commissioner Goran Cuk ___

Commissioner Jorge Gonzalez ___

PASSED AND ADOPTED on this _____ day of _____, 2026.

_____

Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

ITEM NO. 6.A

North Bay Village
Recommendation Memorandum

DATE: December 2, 2026

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Approval of the 2027 Meeting Calendar

RECOMMENDATION

BACKGROUND AND ANALYSIS

The proposed 2027 Meeting Calendar is presented for the Commission's review and consideration.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

None

ATTACHMENT(S):

2027 PZB Meeting Calendar.pdf

2027 PLANNING & ZONING BOARD
MEETING SCHEDULE

MEETING DATE **1st Wednesday of the Month**
Wednesday, January 6, 2027
Wednesday, February 3, 2027
Wednesday, March 3, 2027
Wednesday, April 7, 2027
Wednesday, May 5, 2027
Wednesday, June 2, 2027
Wednesday, July 7, 2027
Wednesday, August 4, 2027
Wednesday, September 1, 2027
Wednesday, October 6, 2027
Wednesday, November 3, 2027
Wednesday, December 1,2027