**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 JULY 2, 2025, 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] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A FENCE HEIGHT OF NINE (9) FEET WITHIN THE REQUIRED REAR SETBACKS, WHERE SECTION 8.17.F.2.A OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) LIMITS WALL AND FENCE HEIGHTS TO SIX (6) FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE ZONING OF CERTAIN PARCELS LOCATED AT 8000 EAST DRIVE (FOLIO NO. 23-3209-001-0020 f/k/a 23-3209-001-0024) AND 7946 EAST DRIVE (FOLIO NO. 23-3209-001-0030), FROM RM-70 TO “8000 EAST DRIVE SPECIAL AREA PLAN”; AMENDING THE CODE TO CREATE “APPENDIX D, 8000 EAST DRIVE SPECIAL AREA PLAN” TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, BINDING EFFECT, AND AN EFFECTIVE DATE.

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

**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**

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| **PARTICIPATE IN THE MEETING VIA ZOOM:**<br>MEETING ID: 839 8967 2951 |
| **WATCH THE VIRTUAL PUBLIC MEETING:**<br>HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS<br>TV CHANNEL 661<br>FACEBOOK LIVE |
| **LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING:**<br>1-929-205-6099 |
| **FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT:**<br>(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