



41 properties had an application pending issuance of a license (see Exhibit A attached  
42 hereto, which is Exhibit B from Ordinance No. 2022-008); and

43 **WHEREAS**, in accordance with Ordinance No. 2022-008 and as reflected in  
44 Exhibit B attached hereto, of the 36 properties that had timely applied for a license by July  
45 19, 2022, 18 became licensed as of January 19, 2023, resulting in 48 total licensed  
46 properties in residential zoning districts and leaving another 18 properties that timely  
47 applied for a license by July 19, 2022, but failed to obtain the license by the January 19,  
48 2023 deadline (see Exhibit B attached hereto); and

49 **WHEREAS**, in order to comply with Ordinance No. 2022-008, certain license  
50 applicants must make substantial building improvements to satisfy the requirements of  
51 the Ordinance; and

52 **WHEREAS**, recently, Village stakeholders have requested an extension to obtain  
53 the license due to delays that have prevented certain property owners from obtaining their  
54 license by the January 19, 2023 deadline; and

55 **WHEREAS**, the Village Commission recognizes that the community continues to  
56 experience supply chain shortages, labor shortages, and other challenges, which have  
57 resulted in delays in the construction, permitting, and inspection process, leading to an  
58 inability for property owners to obtain their license by the January 19, 2023 deadline; and

59 **WHEREAS**, with the adoption of this Ordinance, the Village Commission seeks  
60 not to reopen the time frame for property owners to *apply* for a license, but rather give  
61 those property owners who timely applied for a license by the July 19, 2022 deadline  
62 additional time to *obtain* the license, by December 31, 2023; and

63 **WHEREAS**, on March 15, 2023, the Planning and Zoning Board, sitting in its  
64 capacity as the Local Planning Agency, reviewed this Ordinance, found that it is  
65 consistent with the Future Land Use Element of both the Village's Comprehensive Plan,  
66 and voted to recommend approval to the Mayor and the Village Commission; and

67 **WHEREAS**, this Ordinance was duly noticed and presented to the Village  
68 Commission in two readings, with second reading conducted as the required public  
69 hearing on April 18, 2023; and

70 **WHEREAS**, the Village Commission finds that this Ordinance is consistent with  
71 the Future Land Use Element of the Village's Comprehensive Plan, is necessary, and in  
72 the best interest of the public health, safety, and welfare of the Village's residents and  
73 visitors.

74 **NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND**  
75 **COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:**<sup>1</sup>

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<sup>1</sup> Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

76 **Section 1. Recitals.** That each of the above recitals are true and correct and  
77 incorporated herein by this reference.

78 **Section 2. Amending Chapter 13 of the Unified Land Development Code.**  
79 That Chapter 13 “Vacation Rental Licenses” of the Unified Land Development Code of  
80 North Bay Village, Florida, is hereby amended as follows:

81 **Chapter 13**

82 **VACATION RENTAL LICENSES**

83 **PART 1**

84 **REGULATIONS FOR LEGAL NONCONFORMING VACATION RENTAL LICENSES**

85 **DIVISION 1. GENERAL PROVISIONS**

86 \* \* \*

87 **§ 13.2 Definitions.**

88 \* \* \*

89 *License.* A vacation rental license issued by the Village ~~prior to July 19, 2022.~~

90 \* \* \*

91 **DIVISION 2. MAINTENANCE OF VACATION RENTAL LICENSE**

92 **§ 13.3. Active license required.**

93 A. Owners with an application for a license that the Village has deemed complete on  
94 or prior to July 19, 2022 shall be treated as license holders for purposes of this  
95 Division 2 if they diligently pursue the license approval process and obtain a  
96 license ~~within 6 months following July 19, 2022~~ on or before December 31, 2023.

97 \* \* \*

98 **Section 3. Severability.** That the provisions of this Ordinance are declared to  
99 be severable and if any section, sentence, clause or phrase of this Ordinance shall for  
100 any reason be held to be invalid or unconstitutional, such decision shall not affect the  
101 validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but  
102 they shall remain in effect, it being the legislative intent that this Ordinance shall stand  
103 notwithstanding the invalidity of any part.

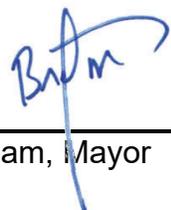
104 **Section 4. Codification.** That it is the intention of the Village Commission and  
105 it is hereby ordained that the provisions of this Ordinance shall become and be made a  
106 part of the Village’s Code of Ordinances, and that the sections of this Ordinance may be  
107 renumbered or relettered to accomplish such intentions, and that the word Ordinance  
108 shall be changed to Section or other appropriate word.

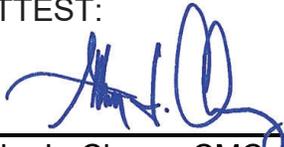
109 **Section 5. Conflicts.** That all ordinances or parts of ordinances, resolutions or  
110 parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

111 **Section 6. Effective Date.** That this Ordinance shall become effective  
112 immediately upon final adoption on second reading.

113 **PASSED** on first reading on the 15<sup>th</sup> day of February, 2023.

114 **PASSED AND ADOPTED** on second reading on the 18 day of April, 2023.

115  
116  
117  
118   
119 \_\_\_\_\_  
120 Brent Latham, Mayor

119 ATTEST:  
120  
121   
122 \_\_\_\_\_  
123 Alba L. Chang, CMC  
124 Village Clerk



125  
126 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

127   
128 \_\_\_\_\_  
129 Weiss Serota Helfman Cole & Bierman, P.L.  
130 Village Attorney

132  
133 First Reading:  
134 Moved By: Commissioner Streitfeld  
135 Seconded By: Commissioner Rotondaro

136  
137 Second Reading:  
138 Moved By: Commissioner Streitfeld  
139 Seconded By: Mayor Latham

140  
141 Vote on Final Adoption:  
142 Mayor Brent Latham Yes  
143 Vice Mayor Richard Chervony Yes  
144 Commissioner Goran Cuk Yes  
145 Commissioner Andy Rotondaro Yes  
146 Commissioner Rachel Streitfeld Yes

# Exhibit A to Ordinance 2023-XXXX

Ordinance 2022-008

Exhibit B - Effective 7-19-22

	A	B	C	D	E
1	Property Address	Village Location	Zoning District	Property Owner	VR License Status as of 7-19-22
2	7939 EAST DR #1	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
3	7939 EAST DR #10	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
4	7939 EAST DR #11	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
5	7939 EAST DR #12	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
6	7939 EAST DR #13	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
7	7939 EAST DR #14	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
8	7939 EAST DR #15	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
9	7939 EAST DR #2	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
10	7939 EAST DR #3	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
11	7939 EAST DR #4	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
12	7939 EAST DR #5	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
13	7939 EAST DR #6	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
14	7939 EAST DR #7	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
15	7939 EAST DR #8	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
16	7939 EAST DR #9	Harbor Island	RM-70	NBV TOWER LLC	Application Pending as of 7-19-22
17	1353 Bay Terrace	North Bay Island	RS-1	1353 BAY TERRACE LLC	Application Pending as of 7-19-22
18	7500 Miami View Drive	North Bay Island	RS-1	JOSEPH GONZALEZ ; JONATHAN ROLLO	Application Pending as of 7-19-22
19	7530 Miami View Drive	North Bay Island	RS-1	SUSAN T GALLAGHER TRS ; SUSAN T GALLAGHER REV TR	Application Pending as of 7-19-22
20	7720 Miami View Drive	North Bay Island	RS-1	Miami View Drive LLC	Application Pending as of 7-19-22
21	7810 Miami View Drive	North Bay Island	RS-1	STEVEN ROBLES	Application Pending as of 7-19-22
22	7501 Coquina Drive	North Bay Island	RS-1	7501COQUINA LLC	Licensed
23	7510 Coquina Drive	North Bay Island	RS-1	ADIL BENJELLOUN / SOUMIA BENJELLOUN	Licensed
24	7521 Coquina Drive	North Bay Island	RS-1	HASAN KERESTECI	Licensed
25	7611 Coquina Drive	North Bay Island	RS-1	CIESSE INVESTMENTS FLORIDA LLC	Licensed
26	7700 Beach View Drive	North Bay Island	RS-1	PV INVEST LAND USA CORP	Licensed
27	7700 Miami View Drive	North Bay Island	RS-1	MIAMI VIEW PROPERTIES LLC	Licensed
28	7701 Beach View Drive	North Bay Island	RS-1	Nabil Hach Al-LuH	Licensed
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30	7720 Center Bay Drive	North Bay Island	RS-1	SANDKAMP PROPERTIES LLC	Licensed
31	7800 Beach View Drive	North Bay Island	RS-1	NADIA & FILS LLC	Licensed
32	7800 Miami View Drive	North Bay Island	RS-1	7800MIAMIVIEWNBV LLC	Licensed
33	7801 Miami View Drive	North Bay Island	RS-1	VILLA MIA LLC	Licensed
34	7810 Coquina Drive	North Bay Island	RS-1	TUNG DUC NGUYEN / LOAN DANG NGUYEN	Licensed
35	7811 Beach View Drive	North Bay Island	RS-1	Danny Atar	Licensed
36	7830 Miami View Drive	North Bay Island	RS-1	Deborah P. Wright	Licensed
37	1441 South Treasure Drive	Treasure Island	RS-2	1441 S TREASURE LLC	Application Pending as of 7-19-22
38	1450 S Treasure Drive	Treasure Island	RS-2	1450 S Treasure Dr LLC	Application Pending as of 7-19-22
39	1480 S Treasure Drive	Treasure Island	RS-2	PAWAN SINGH	Application Pending as of 7-19-22
40	1540 N Treasure Drive	Treasure Island	RS-2	LIVE SUMMER FLORIDA LLC	Application Pending as of 7-19-22
41	1671 S Treasure Drive	Treasure Island	RS-2	11 INVEST PRO LLC	Application Pending as of 7-19-22
42	1690 S Treasure Drive	Treasure Island	RS-2	Atmosphere Invest LLC	Application Pending as of 7-19-22
43	7504 Bounty Avenue	Treasure Island	RS-2	MICHAEL M O'CONNELL ; CECILIA MARIA VELOZ	Application Pending as of 7-19-22
44	7505 Adventure Avenue	Treasure Island	RS-2	7505 Adventure Avenue LLC	Application Pending as of 7-19-22
45	7513 Adventure Avenue	Treasure Island	RS-2	WHEELER RENTALS LLC	Application Pending as of 7-19-22
46	7517 Hispanola Avenue	Treasure Island	RS-2	STEPHANIE HAUGHTON	Application Pending as of 7-19-22
47	7525 Buccaneer Avenue	Treasure Island	RS-2	7525 BUCCANEER AVE NORTH BAY VILLAGE LLC	Application Pending as of 7-19-22
48	7537 W Treasure Drive	Treasure Island	RS-2	Guillaume B. O. A. De Fonvielle	Application Pending as of 7-19-22
49	7540 W Treasure Drive	Treasure Island	RS-2	Miguel Mendiola	Application Pending as of 7-19-22
50	7544 Mutiny Avenue	Treasure Island	RS-2	DUREX LLC	Application Pending as of 7-19-22
51	7544 W Treasure Drive	Treasure Island	RS-2	Dani Goldenberg ; Ceyda Kohen Goldenberg	Application Pending as of 7-19-22
52	7552 Cutlass Avenue	Treasure Island	RS-2	NVN PROPERTIES LLC	Application Pending as of 7-19-22
53	1560 South Treasure Drive	Treasure Island	RS-2	VILLAGES 1 LLC	Licensed
54	1580 South Treasure Drive	Treasure Island	RS-2	SOUTH TREASURE PROPERTY INC / C/O CHEEMA AND DEL FIERRO PA	Licensed
55	7504 West Treasure Drive	Treasure Island	RS-2	7504 W TREASURE LLC	Licensed
56	7505 Mutiny Avenue	Treasure Island	RS-2	11 INVEST INTERNATIONAL LLC	Licensed
57	7521 Cutlass Avenue	Treasure Island	RS-2	TREASURE7557 LLC	Licensed
58	7532 Hispanola Avenue	Treasure Island	RS-2	VILLA TESORO INC	Licensed
59	7533 Bounty Avenue	Treasure Island	RS-2	JESUS E SUAREZ TOSCANO	Licensed
60	7536 Adventure Avenue	Treasure Island	RS-2	JORDAN LEWITES	Licensed
61	7536 Bounty Avenue	Treasure Island	RS-2	SIBER US LLC	Licensed
62	7536 West Treasure Drive	Treasure Island	RS-2	7536 W TREASURE DR LLC	Licensed
63	7548 Adventure Avenue	Treasure Island	RS-2	11 INVEST PRO L L C	Licensed
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67	7556 W Treasure Drive	Treasure Island	RS-2	JESUS MORENO & W DASY	Licensed	Licensed					
68					Total Licensed as of 7-19-22: 30	Total Licensed as of 1-19-23: 48					
69					Total Applications Pending as of 7-19-22: 36	Total Applications Pending as of 1-19-23: 18					