

1. 1. Pledge Of Allegiance
2. Roll Call Of Board Members (IN-PERSON BOARD QUORUM REQUIRED)
 - Mark St. Vil – Chair**
 - Vacant - Vice Chair**
 - Daniel Heisler**
 - Gregory Thomas**
 - Julian Kreisberg**
 - Vacant**
 - Ruth Ogen**

3. Approval Of November 10, 2025 Minutes

Documents:

[2025 11 10 PZB - MEETING MINUTES.PDF](#)

4. Swearing In
5. Quasi-Judicial Public Hearing

5.I. NO ITEMS

6. Legislation

- 6.I. Land Development Fee Zoning Amendment

Documents:

[ATTACHMENT I - EXHIBIT A RESO R2025-196 ACCEPTING 2025 LAND DEVELOPMENT FEE STUDY - EXECUTED.PDF](#)
[ATTACHMENT I - EXHIBIT B - LAND DEVELOPMENT FEE COMPARISON.PDF](#)
[ATTACHMENT I - STAFF REPORT - ZA-01-2026 LAND DEVELOPMENT FEE ZONING AMENDMENT - PZB.PDF](#)
[ATTACHMENT II - EXHIBIT A - LAND DEVELOPMENT FEE ZONING AMENDMENT - STRIKETHROUGH UNDERLINE.PDF](#)
[ATTACHMENT II - ORD NO. 2026-\[XX\] - ZA-01-2026 LAND DEVELOPMENT FEES.PDF](#)
[ATTACHMENT III - ZA-01-2026 LAND DEVELOPMENT FEE ZONING AMENDMENT - PZB.PDF](#)

- 6.II. Variance Zoning Amendment

Documents:

[ATTACHEMENT I - EXHIBIT A - CHARTER - SECTION 3.5.3 VARIANCES.PDF](#)
[ATTACHMENT I - STAFF REPORT -ZA-02-2026 VARIANCE - PZB.PDF](#)
[ATTACHMENT II - EXHIBIT A - ZA-02-2026 VARIANCE ZONING AMENDMENT - STRIKETHROUGH UNDERLINE.PDF](#)
[ATTACHMENT II - ORDINANCE NO. 2026-\[XX\] - ZA-02-2026 VARIANCE ZONING AMENDMENT.PDF](#)
[ATTACHMENT III - ZA-02-2026 VARIANCE ZONING AMENDMENT - PZB.PDF](#)

7. Discussion Items

7.I. 151st Street FIU North Campus Station Area Plan

Documents:

ATTACHMENT I - STAFF REPORT - 151ST STREET FIU STATION AREA
MASTER PLAN - PZB DISCUSSION.DOCX
ATTACHMENT II - DRAFT NMB TOD STATION AREA MASTER PLAN.PDF
ATTACHMENT III - FIU - 151ST STREET STATION AREA PLAN UPDATE -
PRESENTATION - PZB.PDF

7.II. Comprehensive Plan Update - Charrette Summary

Documents:

ATTACHMENT I - STAFF REPORT - NMB COMP PLAN UPDATE DRAFT
CHARRETTE REPORT - PZB DISCUSSION.PDF
ATTACHMENT II - NMB EAR LETTER - SIGNED.PDF
ATTACHMENT III - DRAFT CHARRETTE SUMMARY.PDF
ATTACHMENT VI - COMPREHENSIVE PLAN UPDATE - DRAFT
CHARRETTE SUMMARY - PRESENTATION - PZB.PDF

8. Upcoming Meeting

The next Planning and Zoning Board is Scheduled for March 9, 2026

9. Adjournment