



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
REGULAR VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE

Tuesday, May 19, 2026 at 6:00 PM
1666 Kennedy Causeway, #101, North Bay Village, FL 33141

(In-person and virtual via Zoom. See below for details)

The meeting agenda is available online at:

<https://northbayvillage-fl.gov/agendas-minutes>

Elected Officials and Village staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:

The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited.

Doors will open 30 minutes prior to the meeting start time.

The Village highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.

Watch the Public Meeting:

<https://northbayvillage-fl.gov/videos>

TV Channel 661

Facebook Live

Participate in the meeting via Zoom:

Meeting ID: 891 2658 3746

Listen via telephone to the Virtual Public Meeting:

1-305-224-1968 or 1-929-205-6099

For technical support during the meeting, please contact:

(786) 309-4991

PUBLIC COMMENTS

Public comments will be accepted by the following means:

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

VIRTUAL COMMENTS: *Public comments will also be accepted during the meeting using the virtual meeting platform.*

VIA E-MAIL TO: publiccomment@nbvillage.com

Interested parties or their authorized representatives may address the Commission and/or Board via written or electronic commentary ("e-comments") by emailing the Village Clerk at least two (2) hours prior to the commencement of the meeting. E-comments will not be read during the meeting but will be distributed to the Village Commission or Board prior to the commencement of the meeting. You may send your concerns with the subject line "PUBLIC COMMENT" and the following information in the body of the email: your name, address, if you are a hired Consultant or Village Employee, and/or if you are engaged in lobbying activities and/or representing an organization.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. Minutes of the meeting will be taken and will be made available.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov.

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LOBBYING ACTIVITIES

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38- 17. "Lobbyist" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term "lobbyist" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex -parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

Have questions or need additional information?

E-mail: villageclerk@nbvillage.com

Call: 305-756-7171



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North Bay Village

OFFICIAL AGENDA

REGULAR VILLAGE COMMISSION MEETING

1666 Kennedy Causeway, #101, North Bay Village, FL 33141

(In-person and virtual via Zoom. See below for details) Meeting ID: 891 2658 3746

Tuesday, May 19, 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.

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1. Opening Items

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Invocation

2. Order of Business

3. Presentations

A. Proclamations and Awards

B. Special Presentations to Commission

3.A. [Presentation of a Proclamation Recognizing National Public Works Week](#)

- 3.B. [Presentation of the 2023-2024 Annual Comprehensive Financial Report \[ACFR\] Annual Comprehensive Financial Report.pdf](#)
- 3.C. [Presentation of the Village Police Department 2025 Officer and Civilian of the Year](#)
 - [2025 OFFICER OF THE YEAR-DETECTIVE CORPORAL HUBERT MOLINA.pdf](#)
 - [2025 CIVILIAN OF THE YEAR-RECORDS CLERK MARIE ARMAND.pdf](#)
 - [2025 OFFICER OF THE YEAR-PATROL-CPL MARCEL ASCANIO.pdf](#)

4. Open Forum

5. Approval of Commission Minutes

- 5.A. [Approval of the April 21, 2026, Meeting Minutes - Village Clerk, Alba L. Chang 04.21.2026 - Draft Minutes.pdf](#)

6. Advisory Board Minutes/Written Reports.

- 6.A. [Residents Services Board Report](#)

7. Village Commission's Report

8. Village Attorney's Report

9. Village Manager's Report

For detailed reporting of the prior month's expenditures, please visit the Finance Department webpage on the North Bay Village website at: [NBV Finance Department](#)

- 9.A. [Report on the Community Center Grand Opening Committee \(May 2026\)](#)
- 9.B. [Traffic Enforcement Report \(April 2026\)](#)
[Monthly Traffic Report \(April 2026\).pdf](#)
- 9.C. [Community Engagement Report \(April 2026\)](#)
[COMMUNITY ENGAGEMENT REPORT APR 2026.pdf](#)
- 9.D. [Code Compliance Report \(April 2026\)](#)
 - [February 2026 CM-Code Report.pdf](#)
 - [March 2026 CM-Code Report.pdf](#)
 - [April 2026 CM-Code Report.pdf](#)

10. Village Clerk's Report

- 10.A. [Village Clerk Report for April 2026](#)
 - [PRR Log 2026 - April.pdf](#)
 - [2026 Advisory Attendance Report - April.pdf](#)

11. Consent Agenda

A. Staff Items

B. Proclamation/Award/Village Key Requests

- 11.A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, ESTABLISHING THE YOUTH ADVISORY BOARD; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - SPONSORED BY COMMISSIONER DORIS ACOSTA

It is recommended that the Village Commission consider and Adopt the proposed Resolution as presented.

[Resolution Establishing Youth Advisory Board.DOCX](#)

- 11.B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, CONFIRMING THE APPOINTMENT OF SANDRA SIEFKEN AS CHIEF FINANCIAL OFFICER; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission approve a resolution confirming the appointment of Sandra Siefken as Chief Financial Officer.

[Resolution Confirming Sandra Siefkin as CFO.DOCX](#)
[S. Siefken Offer Letter.pdf](#)

- 11.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, ACCEPTING A RESILIENT FLORIDA GRANT PROGRAM AWARD IN THE AMOUNT OF \$185,925.00 FOR THE VILLAGE'S ADAPTATION PLAN UPDATE; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission authorize the Village Manager to execute Grant Agreement No. 26PLN27 with the Florida Department of Environmental Protection (DEP) for the Resilient Florida Program Planning Grant in the amount of \$185,925.00 for the North Bay Village Adaptation Plan Update.

[Resolution -FDEP Resilient Grant-Adaptation Plan Update.DOCX](#)
[Grant Agreement - Adaption Plan Update.pdf](#)

- 11.D. A RESOLUTION OF THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT WITH PFM FINANCIAL ADVISORS, LLC FOR FINANCIAL ADVISORY SERVICES; WAIVING COMPETITIVE BIDDING; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve an Agreement with PFM Financial Advisors, LLC for Financial Consulting Services.

[Resolution PFM Financial Advisors.DOCX](#)

- 11.E. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING THE PURCHASE OF MULTI-FUNCTION DEVICES, COPIERS, AND RELATED SOFTWARE AND SERVICES FROM TOSHIBA AMERICA BUSINESS SOLUTIONS, INC. IN AN AMOUNT NOT TO EXCEED BUDGETED FUNDS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission ratify the lease agreements with Toshiba America Business Solutions for copier equipment for office operations.

[Resolution Approving Toshiba Copiers Contract.DOCX](#)
[Toshiba - Memo.pdf](#)
[NASPO_toshiba.pdf](#)

- 11.F. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING AND APPROVING EMERGENCY REPAIRS PERFORMED BY JORMAK EQUIPMENT & CONSULTING, INC. IN THE AMOUNT OF \$186,127.50; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission ratify the expenditures to Jormak Equipment and Consulting Inc. in the amount of \$186,127.50 for emergency utility system repairs.

[Resolution Ratifying Jormak Repairs.DOCX](#)
[Composite Exhibit A-Jormak.pdf](#)

12. First Reading of Ordinances

Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse to be cross-examined or sworn-in, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Commission ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further, details of the quasi-judicial procedures may be obtained from the Village Clerk.

13. Public Hearings

Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse to be cross-examined or sworn-in, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Commission ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further, details of the quasi-judicial procedures may be obtained from the Village Clerk.

- 13.A. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA AMENDING CHAPTER 11, "SIGNS," AND CHAPTER 15, "FORM BASED CODE," TO ADDRESS CURRENT LEGAL REQUIREMENTS, TO ESTABLISH SPECIFIC STANDARDS AND REGULATIONS, AND TO CONSOLIDATE ALL PROVISIONS RELATED TO SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

It is recommended that the Commission adopt the proposed Ordinance.

Memo - Agenda 2ndReading.DOCX

Ordinance Amending Chapters 8 and 11 and 15 - Sign Code - 05.19.26.docx

Exhibit A to Ordinance - 05.19.26.DOCX

Exhibit B to Ordinance - 05.19.26

Exhibit C to Ordinance - 05.19.26

BIE Sign Code Amendment - Posted 05.05.2026.pdf

Notice of Public Hearing - MDC Legal Ads 05.04.2026.pdf

- 13.B. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 150, "BOATS, VESSELS, AND HOUSEBOATS," OF THE VILLAGE CODE OF ORDINANCES, BY CREATING SECTION 150.22, "OVERNIGHT ANCHORING RESTRICTIONS," TO REGULATE CERTAIN OVERNIGHT ANCHORING OF VESSELS WITHIN THE WATERS OF THE VILLAGE; AMENDING SECTION 153.04, "SCHEDULE OF FINES AND CIVIL PENALTIES," TO ESTABLISH A PENALTY FOR VIOLATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - SPONSORED BY MAYOR RACHEL STREITFELD AND CO-SPONSORED BY COMMISSIONER DORIS ACOSTA

The proposed ordinance was amended between first and second readings to add provisions related to towing vessels as requested at first reading.

Ordinance-Prohibit Overnight Anchoring Vessel on Bay-Second Reading.DOCX

BIES - Overnight Anchoring Restrictions -Posted 05.04.26.pdf

Notice of Public Hearing - MDC Legal Ads 040726.pdf

Notice of Public Hearing - MDC Legal Ads 05.04.2026.pdf

- 13.C. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO PROVIDE FOR TEMPORARY USE SETBACK MODIFICATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

It is recommended that the Village Commission Adopt the Proposed Ordinance on Second Reading as presented.

Staff Memo - Ordinance Section 8.11 Use Exceptions.DOCX

Ordinance Amending Section 8.11 Use Exceptions.DOCX
BIE Temporary Use Setback Modifications - Posted 05.05.2026.pdf
Notice of Public Hearing - MDC Legal Ads 05.04.2026.pdf

- 13.D. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY PACIFIC & ORIENT PROPERTIES LLC TO PERMIT A TEMPORARY SALES CENTER TRAILER AT THE PROPERTY LOCATED AT 7918 WEST DRIVE WITH A FRONT SETBACK OF ZERO (0) FEET WHERE TWENTY-FIVE (25) FEET ARE REQUIRED AND A SIDE SETBACK OF ZERO (0) FEET WHERE FIFTEEN (15) FEET IS REQUIRED; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

Staff recommends **approval** of the Use Exception pursuant to Sec. 8.11(B)(4), subject to the adoption of the proposed Ordinance as well as the conditions provided in the staff memo.

At its May 6, 2026 Meeting, the Planning and Zoning Board voted to recommend **Approval**, with a condition to mitigate the effect of any nuisances onto the neighboring properties.

Resolution - Use Exception 7918 W Dr (Tula Sales Center).docx
Staff Report - 7918 W Dr Use Exception_Post P&Z.docx
1 - Application.pdf
2 - Letter of Intent.pdf
3 - Boundary Survey.pdf
4 - Architectural Plans.pdf
7918 W. Drive- Mailers and Posting.pdf
Notice of PH - MDC Legal Ads 04.21.2026.pdf
Notice of Public Hearing - MDC Legal Ads 05.04.2026.pdf

- 13.E. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY 7940 NBV PARTNERS LLC TO PERMIT A TEMPORARY SALES CENTER TRAILER AT THE PROPERTY LOCATED AT 7938 AND 7940 WEST DRIVE WITH A REAR SETBACK OF FIFTEEN (15) FEET WHERE TWENTY-FIVE (25) FEET ARE REQUIRED AND A SECOND SIDE SETBACK OF ZERO (0) FEET WHERE FORTY-EIGHT (48) FEET IS REQUIRED; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

Staff recommends **approval** of the Use Exception pursuant to Sec. 8.11(B)(4), subject to the adoption of the proposed ordinance as well as the conditions included in the staff report.

At its May 6, 2026 meeting, the Planning and Zoning Board voted to recommend **Approval**, subject to a modification of Condition No. 5 to permit an approved timeframe through May 14, 2028, or until completion of sales, whichever occurs first.

[Resolution 7940 W Dr \(Sales Center Relocation\).docx](#)
[Staff Report - 7940 W Dr Sales Center Post P&Z Board.docx](#)
[1 - Application.pdf](#)
[2 - Letter of Intent.pdf](#)
[3 - Boundary Survey.pdf](#)
[4 - Architectural Plans.pdf](#)
[7938-7940 Mailers and Posting.pdf](#)
[Notice of Public Hearing- MDC Legal Ads 04.21.2026.pdf](#)
[Notice of Public Hearing - MDC Legal Ads 05.04.2026.pdf](#)

14. Discussion/Action Items

A. Unfinished Business

B. New Business

- 14.A. [Discussion on the Next Steps of the Stormwater Park to be Located at West Treasure Drive - Sponsored by Mayor Rachel Streitfeld and Commissioner Doris Acosta](#)
[Chin Diesel - 7560 W Treasure Drive.pdf](#)
- 14.B. [Discussion on the proposed PFL/AFA Programming, Scholarships, Field Schedules, Summer Programs, and Kids Soccer Program - Sponsored by Vice Mayor Goran Cuk and Co-Sponsored by Commissioner Doris Acosta](#)
[Programming Schedule - Per Agreement.pdf](#)
- 14.C. [Update on the Island Walk Project - Sponsored by Commissioner Andy Daro](#)
- 14.D. [Discussion on the Potential Addition of Electric Vehicle Charging Stations in the Village - Sponsored by Commissioner Andy Daro](#)
- 14.E. [Discussion on a Proposed Community Contributions Formula - Sponsored by Commissioner Richard Chervony](#)
[Proposed Building Height RM70 CC.pdf](#)
- 14.F. [Discussion on the Zoning Review for RM40 - Sponsored by Commissioner Richard Chervony](#)
- 14.G. [Discussion on the Proposed Agreement Amendment to the Agreement with Treasure Isle Care Center - Village Manager, Frank Rollason](#)

- 14.H. Discussion and Appointment to the Sustainability & Resilience Task Force - Village Clerk, Alba L. Chang
SRTF request for Appointment - 3 Applicants.pdf

15. Adjournment

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