



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
REGULAR VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE

Tuesday, October 21, 2025 at 6:00 PM
1666 Kennedy Causeway, #101, North Bay Village, FL 33141

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

Zoom

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.

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 786-224-8070 NO LATER THAN FIVE DAYS PRIOR TO SUCH PROCEEDING. 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 786-224- 8070 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

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)
Zoom Meeting ID: 891 2658 3746
Tuesday, October 21, 2025
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 Flor Milagros Schulz](#)
- 3.B. [Presentation on the Parking Program by Miami Parking Authority](#)
- 3.C. [Presentation of Unsung Hero Award](#)
- 3.D. [Recognition to the 2025 Summer Intern Students - Sponsored by Commissioner Doris Acosta](#)

4. Open Forum

5. Approval of Commission Minutes

- 5.A. [Approval of the September 16, 2025, Meeting Minutes 9.16.2025 - 1st Budget Hearing .docx](#)

6. Advisory Board Minutes/Written Reports.

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. [Communications & Special Events Report \(September/October 2025\) Sept.- Oct. 2025 Report.pdf](#)

- 9.B. [Traffic Enforcement Report \(September 2025\) Monthly Traffic Report \(September 2025\).pdf](#)

- 9.C. [Code Enforcement Report \(September 2025\) July 2025 CM-Code Report.pdf](#)
[August 2025 CM-Code Report.pdf](#)
[September 2025 CM-Code Report.pdf](#)

10. Village Clerk's Report

- 10.A. [Village Clerk Report for September of 2025 PRR Log - September.pdf](#)
[Advisory Board - September Attendance.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, RATIFYING AMENDMENT NO. 3 TO THE STATE REVOLVING LOAN FUND AGREEMENT NUMBER WW130461, AS AMENDED, WITH THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE FINANCING OF PUMP STATION IMPROVEMENTS PROJECT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission ratify Amendment No. 3 of the State Revolving Loan Fund Agreement for the Financing of the Pump Station Improvements Project.

[Resolution - 3 to SRLF Loan for Pump Station.DOCX](#)
[State Revolving Fund FDEP - WW130461 - A3 - Extension.pdf](#)

- 11.B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, CONFIRMING THE APPOINTMENT OF LEILANI CALZADILLA AS BUILDING DEPARTMENT DIRECTOR; 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 Leilani Calzadilla as Building Department Director.

[Resolution - Leilani Calzadilla as Building Director.docx](#)

- 11.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN ADDENDUM TO THE SAAS AGREEMENT WITH TYLER TECHNOLOGIES, INC. FOR SOFTWARE SERVICES TO SUPPORT THE VILLAGE'S BUILDING DEPARTMENT ELECTRONIC REVIEWS AND DIGITAL PERMIT PLAN REVIEWS IN AN AMOUNT NOT TO EXCEED \$87,400 FOR THE FIRST YEAR AND AN AMOUNT NOT TO EXCEED BUDGETED FUNDS FOR FUTURE RENEWALS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve the resolution and authorize the Village Manager to proceed with the purchase of software and professional services for electronic plan review software, DigEplan, from Tyler Technologies, Inc.

[Resolution Approving Tyler Technologies Addendum DigEPlan_Clean 10-8-25.DOCX](#)
[Exhibit A-DIGEPLAN CONTRACT PROPOSAL.pdf](#)
[Exhibit B-Tyler Technologies DigEPlan.DOCX](#)

- 11.D. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT WITH DWYL LLC D/B/A LIGHTHOUSE YOGA AND WELLNESS SERVICES IN AN AMOUNT NOT TO EXCEED BUDGETED FUNDS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission approve an agreement with DWYL LLC D/B/A Lighthouse Yoga and Wellness.

[Resolution Approving Yoga Program.DOCX](#)
[Exhibit A-Yoga in the Park-PSA-2025.DOCX](#)

- 11.E. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2025-2026, TO APPROPRIATE FEDERAL FORFEITURE FUNDS FOR POLICE DEPARTMENT EXPENDITURES; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (DEPUTY CHIEF OF POLICE, SAMUEL BEJAR)

It is recommended that the Village Commission approve the resolution to amend the 2025-2026 Fiscal Year Budget to appropriate the funds as detailed in the Exhibit "A"

[Resolution Amending Budget - 25 26 - Forfeiture Funds.DOCX](#)
[Exhibit A-Budget Amendment-Forfeiture Funds.pdf](#)

- 11.F. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH BLUE VOICE INC. FOR ARTIFICIAL INTELLIGENCE SOFTWARE FOR USE BY THE POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED BUDGETED FUNDS FOR FUTURE FISCAL YEARS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve the purchase of a new system and appropriate federal forfeiture funds for the same.

[Resolution Authorizing Blue Voice Agreement.DOCX](#)
[Blue Voice Quote_North Bay Village \(1\).pdf](#)
[Blue Voice - End User License Agreement-2024 \(1\).pdf](#)
[Blue Voice Software - NO-FUND \(1\).pdf](#)

- 11.G. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, ADOPTING THE MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (ASSISTANT CHIEF OF POLICE / EMERGENCY MANAGER, RICHARD WEISSMAN)

It is recommended that the Village Commission adopt the Miami-Dade County Department of Emergency Management's Local Mitigation Strategy plan in order to be eligible to apply for grants from FEMA for Local Mitigation programs.

Resolution Adopting Local Mitigation Strategy.DOCX
Exhibit A-miami-dade-county-lms-2025-all-parts-together LQ.pdf

- 11.H. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, SELECTING VARIOUS FIRMS PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 2025-006 FOR PARTICIPATION IN THE COMPETITIVE SOLICITATION PROCESS FOR CONSTRUCTION SERVICES FOR THE VILLAGE HALL AND PUBLIC SAFETY COMPLEX PROJECT; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission accept the Village Manager Short List Firms to receive the construction bid package for Village Hall Public Safety Complex & Miami-Dade County Fire Station No. 27.

Resolution Short-Listing Firms RFQ 2025-006 Village Hall.DOCX
Eval Packet for RFQ2025-006.pdf
RFQ2025-006 Construction of Village Hall .PDF
RFQ (Exhibit) (1).PDF
Addendum 1 RFQ#2025-006 Village Hall.PDF
Addendum 2 RFQ#2025-006 Village Hall-Q-A.PDF

- 11.I. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING EXPENDITURES AND APPROVING AND AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH CHRYSALIS CONCEPTS, LLC DBA CITY LAND USE EXPERTS (C.L.U.E.) FOR PERMITTING SERVICES FOR THE VILLAGE HALL PROJECT IN AN AMOUNT NOT TO EXCEED \$73,190.00; WAIVING COMPETITIVE BIDDING; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission ratify a purchase order to Chrysalis Concepts, LLC - City Land Use Experts (C.L.U.E.) for a total amount not to exceed \$73,190.00 for permitting services for the Village Hall Project.

Resolution Approving PSA for CLUE Permitting Services.DOCX
Exhibit A-CLUE Proposal 09.23.24.pdf
Exhibit B-CLUE Estimate 2025-07-001.pdf

- 11.J. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A CHANGE ORDER TO THE CONSTRUCTION AGREEMENT WITH DAVID MANCINI & SONS, INC. RELATED TO THE VILLAGE'S WASTEWATER PUMP STATION IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$239,478.05; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve a change order to the construction agreement with David Mancini & Sons, Inc. (DMSI) for the Village's Wastewater Pump Station Improvements Project in the amount of \$239,478.05.

Resolution- DMSI CO Wastewater Pump Station - Delays.DOCX
Exhibit A- DMSI #02 .pdf

- 11.K. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING EXPENDITURES TO GOZLAN ELECTRIC, L.L.C. FOR KENNEDY CAUSEWAY EMERGENCY ELECTRICAL REPAIR SERVICES IN AN AMOUNT NOT TO EXCEED \$104,325.00; 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 Village Manager's approval to proceed with electrical repairs on the JFK Causeway with Gozlan Electric LLC in the amount not to exceed \$104,325.00.

Resolution Ratifying Expenditures for Causeway Repairs .DOCX
Exhibit A-Gozlan Est. 2344.pdf
Exhibit B-Gozlan Est. 2346.pdf

- 11.L. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING AND AUTHORIZING EXPENDITURES TO CHIN DIESEL, INC. FOR SOIL REMOVAL SERVICES IN AN AMOUNT NOT TO EXCEED \$200,000; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission ratify of the Village Manager's approval for expenditures associated with contaminated soil disposal services with Chin Diesel at the Village Community Center site in an amount not to exceed \$120,000.00, and add an additional amount of \$80,000.00 as later deemed necessary by staff for a total amount not to exceed \$200,000.00.

Resolution Approving Chin Diesel Soil Services.DOCX
Chin Diesel 25-0379.pdf
Chin Diesel 25-0348.pdf

- 11.M. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A WORK ORDER TO KIMLEY-HORN AND ASSOCIATES, INC. FOR POST DESIGN AND CONSTRUCTION BID ASSISTANCE SERVICES FOR THE BAYWALK NORTH PLAZA PROJECT IN AN AMOUNT NOT TO EXCEED \$75,274.00; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve the issuance of a work order to Kimley-Horn and Associates, Inc. for post design and construction bid assistance services for the Baywalk North Plaza in an amount not to exceed \$75,274.00.

[Resolution-Kimley Horn Work Order Baywalk Post Design Services.DOCX](#)

[Exhibit A-WO 005-A1- KHA-7-03-25.pdf](#)

[WO 005-A1- KHA-7-03-25 Fee breakdown.pdf](#)

[Exhibit A - WO 008 KHA Island Walk North Plaza Post Design Services.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.

14. Discussion/Action Items

A. Unfinished Business

B. New Business

- 14.A. [Discussion and Possible Action on the Village Commission Travel & Event Budget - Sponsored by Mayor Rachel Streitfeld](#)
- 14.B. [Discussion on Including the Village in the Route of the Miracles Boat Parade - Sponsored by Commissioner Doris Acosta](#)

2025 Holiday of Miracles Boat Parade.pdf
Route for Boat Parade.pdf

14.C. Discussion on the Village Entry Signs Project - Sponsored by Commissioner Richard Chervony
CIP Status Report - Entrance Way Signs.pdf

14.D. Discussion on Establishing a Fee Structure for the Acquisition of Additional Height of up to 25 Feet in the T-6 Transect Zone for New Developments - Sponsored by Commissioner Richard Chervony

14.E. Discussion and Direction on Issuing a Request for Proposals (RFP) for the Sale of Village-Owned Transfer of Density Rights (TDRs) - Sponsored by Commissioner Richard Chervony
Letter Proposed TDR Sale -- 7915 East Drive.pdf
TDR Pool Tracker (Current as of 071825).pdf

14.F. Discussion on the Status of the Island Walk - Sponsored by Commissioner Andy Daro
Island Walk Plan.pdf

14.G. Discussion on the Village's Background Checks Clearance Requirements - Sponsored by Mayor Rachel Streitfeld

14.H. Discussion on the Give Miami Day 2025 Fundraising Priorities

Discuss and identify priority initiatives for North Bay Village's participation in **Give Miami Day 2025**, scheduled for **Thursday, November 20**. Commission feedback will guide the Village's fundraising focus and outreach strategy.

Give Miami Day 2025.png

14.I. Discussion on the Village's General Transportation Services - Village Manager Frank Rollason
Freebee Service Area.pdf

14.J. Advisory Board Appointment - Financial Advisory Board
FAB - Applicants and Current Members
FAB - Mr. Sidharth Mehta

15. Adjournment

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