



**NORTH BAY VILLAGE**  
EST. 1945

**NORTH BAY VILLAGE  
REGULAR VILLAGE COMMISSION MEETING  
PUBLIC MEETING NOTICE**

**Tuesday, January 20, 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](mailto: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](http://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](mailto: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, January 20, 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.*

*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.*

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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 to the Miccosukee Tribe of Indians of Florida](#)
- 3.B. [Presentation of a Proclamation Recognizing International Holocaust Remembrance Day](#)

**4. Open Forum**

**5. Approval of Commission Minutes**

- 5.A. [Approval of the Following Meeting Minutes - Village Clerk, Alba L. Chang](#)

- \* **October 21, 2025 - Regular Commission Meeting**
- \* **November 18, 2025 - Regular Commission Meeting**
- [10.21.2025 Draft .pdf](#)
- [11.18.2025 Draft ..pdf](#)

**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. [Finance Report - First Quarterly Report for FY 2026](#)  
[FY 2026 - 1ST QTR REPORT EXPENSES.pdf](#)  
[FY 2026 - 1ST QTR REPORT REVENUE.pdf](#)
- 9.B. [Communications & Special Events Report \(December 2025\)](#)  
[January 2023.png](#)
- 9.C. [Code Enforcement Report \(December 2025\)](#)  
[October 2025 CM-Code Report.pdf](#)  
[November 2025 CM-Code Report.pdf](#)  
[December 2025 CM-Code Report.pdf](#)
- 9.D. [Traffic Enforcement Report \(December 2025\)](#)  
[Monthly Traffic Report \(December 2025\).pdf](#)

**10. Village Clerk's Report**

- 10.A. [Village Clerk Report for December of 2025](#)  
[PRR Log 2025.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, APPROVING AN AGREEMENT WITH STADIO LLC FOR THE RENTAL OF SOCCER FACILITIES FOR THE VILLAGE'S SOCCER PROGRAM; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission authorize the Village Manager to execute an agreement with Stadio, LLC for the use of the soccer fields.

Resolution - Stadio LLC Agreement For Use of Soccer Fields.DOCX

Exhibit A-Stadio Venue Rental Agreement NBV 2026.pdf

- 11.B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE ACCEPTANCE OF AN EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT ALLOCATION FROM THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT TO PURCHASE A MULTI-BAND POLICE RADIO AND PATROL VEHICLES IN THE AMOUNT OF \$78,515.00; 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 Acceptance of an Edward Byrne Memorial Justice Assistance Grant Allocation from Florida Department of Law Enforcement (FDLE) to purchase a Multi-brand Police Radio and Patrol vehicles in the amount of \$78,515.

Resolution -Byrne Grant Agreement FDLE Police Purchases.DOCX

Exhibit A - JAG Grant Award Agreement .pdf

- 11.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING THE PURCHASE OF SIMUNITION TRAINING EQUIPMENT FROM LOU'S POLICE DISTRIBUTORS, INC. IN THE AMOUNT OF \$7,595.76 AND DANA SAFETY SUPPLY, INC. IN THE AMOUNT OF \$11,469.80, FOR A TOTAL AMOUNT NOT TO EXCEED \$19,510.56; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

It is recommended that the Village Commission approve the purchase of Simunition training equipment for the Police Department in the amount of \$19,510.56

Resolution Police Dept Simunition Training Equipment.DOCX

Exhibit A-Lou's Quote-Quotation - S13595.pdf

LPD Glock Sole Source NBVDP 12042025 - Signed.pdf

Dania Safety Supply Quote.pdf

Dania Safety Supply price sheet.pdf

- 11.D. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ISSUE WORK ORDER NO. CMA2502 TO CHEN MOORE & ASSOCIATES, INC. FOR CONSTRUCTION ENGINEERING AND INSPECTION (CEI) SERVICES FOR THE NORTH BAY ISLAND (NBI) PHASE 1 STORMWATER IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$325,959.82; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON (CIP MANAGER ROGER HOGG)

It is recommended that the Village Commission authorize a work order with Chen Moore and Associates, Inc. to perform construction engineering services for the North Bay Island Phase 1 Stormwater Improvement Project.

Resolution WO CEI for NBI Phase I - Chen Moore.DOCX  
Phase I CEI\_ Fee Proposal .pdf  
Form - Evaluation Sheet.pdf

- 11.E. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ISSUE WORK ORDER NO. 08 TO ARDURRA GROUP, INC. FOR THE WATER AND SEWER MASTER PLAN IN AN AMOUNT NOT TO EXCEED \$504,634.00; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (PUBLIC WORKS DIRECTOR STEVEN BUCKLAND)

It is recommended that the Village Commission authorize work order #08 for a water and sewer master plan in a lump sum amount of \$502,634.00 to Ardurra Group, Inc.

Resolution - Ardurra WO - Water and Sewer Master Plan.DOCX  
Exhibit A-WO8 Ardurra WSM Plan SOW .pdf  
Ardurra Group Inc. Certification Christopher Kuzler.pdf

- 11.F. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ISSUE WORK ORDER NO. 10 TO THE ARDURRA GROUP, INC. FOR MIAMI-DADE COUNTY REGULATORY AND ECONOMIC RESOURCES—DIVISION OF ENVIRONMENTAL RESOURCES MANAGEMENT (RER-DERM) FOR REGULATORY SUPPORT SERVICES IN AN AMOUNT NOT TO EXCEED \$21,260.00; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (PUBLIC WORKS DIRECTOR STEVEN BUCKLAND)

It is recommended that Village Commission authorize work order #10 for regulatory compliance reporting in a lump sum amount of \$21,260.00 to Ardurra Group, Inc.

Resolution - Ardurra WO RER-DERM Compliance FY 2026.DOCX  
Exhibit A-Ardurra DERM Regulatory Compliance 2026.pdf  
Ardurra Group Inc.Christopher Kuzler NBV 12.17.25.pdf

- 11.G. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING AND APPROVING EMERGENCY UTILITY SYSTEM REPAIRS PERFORMED BY JORMAK EQUIPMENT & CONSULTING, INC. IN THE AMOUNT OF \$71,800.00; 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 expenditures to Jormak Equipment and Consulting Inc. in the amount of \$71,800.00 for emergency utility system repairs.

[Resolution Jormak Emergency Repairs.DOCX](#)  
[Exhibit A-JORMAK -Sewer Lateral on TIES .pdf](#)  
[Exhibit B-Invoice for Outfall Relocation.pdf](#)

- 11.H. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING AND APPROVING EMERGENCY UTILITY SYSTEM REPAIRS PERFORMED BY DAVID MANCINI & SONS, INC. IN THE AMOUNT OF \$131,600.07; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission ratify expenditures to David Mancini & Sons Inc. in the amount of \$131,600.07 for emergency utility system repairs.

[Resolution DMSI Emergency Repairs.DOCX](#)  
[Village and Main Repair Invoicepdf](#)  
[Village Hall Vault Repair Invoice.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 8, "ZONING," SECTION 8.12, "BONUS HEIGHT," AND CHAPTER 15, "FORM BASED CODE," SECTIONS 15.7.B "SUMMARY TABLE AND ILLUSTRATIONS - T6-24 AND T6-24MU (MUNICIPAL USE)" AND 15.7.C "SUMMARY TABLE AND ILLUSTRATIONS - T6-30" TO PROVIDE FOR HEIGHT BONUSES IN T6-24, T6-24MU, AND T6-30 TRANSECT ZONES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - SPONSORED BY COMMISSIONER RICHARD CHERVONY

It is recommended that the Village Commission approve the proposed Ordinance on second reading as presented.

[Ordinance - ULDC Chapter 8 and 15 - T6 Bonus Height.DOCX](#)  
[Exhibit A - Amending Ch. 8 and 15 - T6 Bonus Height .DOCX](#)  
[Exhibit B - Amending ULDC Ch. 8 and 15 - T6 Bonus Height.DOCX](#)  
[MEAI Report CCF - November 2025.docx](#)  
[2025.11.18 NBV Community Benefit Presentation.pdf](#)  
[Business Impact Estimate - Posted 12.22.2025.pdf](#)  
[Notice of Public Hearing - MDC Legal Ad 12.29.2025.pdf](#)

- 13.B. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 31 OF THE VILLAGE CODE OF ORDINANCES TO ESTABLISH VARIOUS VILLAGE DEPARTMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission approve the proposed Ordinance on second reading as presented.

[Ordinance Creating New Departments.DOCX](#)  
[Exhibit A-Village Dept Ordinance Text Amendment Chapter 31.DOCX](#)  
[Organization Chart.docx](#)  
[Business Impact Estimate - Posted 12.22.2025.pdf](#)  
[Notice of Public Hearing - MDC Legal Ad 12.29.2025.pdf](#)

#### **14. Discussion/Action Items**

##### **A. Unfinished Business**

##### **B. New Business**

- 14.A. Discussion and Direction on the Village's Agreements with Project Football LLC Relating to the Community Center at Galleon Street and the Treasure Island Elementary School (TIES) Fields

- 14.B. Discussion and Direction on the Implementation of a “Stop the Hate” Blue Square Decal Program for Village Vehicle – Sponsored by Commissioner Richard Chervony
- 14.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, CONFIRMING THE APPOINTMENT OF ROGER HOGG AS CAPITAL IMPROVEMENT PROJECTS DIRECTOR; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

It is recommended that the Village Commission approve a Resolution confirming the appointment of Roger Hogg as Capital Improvement Projects Director.

[Resolution - Roger Hogg as CIP Director-2026.DOCX](#)

- 14.D. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, CONFIRMING THE APPOINTMENT OF LILI TORRES AS COMMUNITY ENGAGEMENT 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 Lili Torres as Community Engagement Director.

[Resolution -Confirming Appointment - Lili Torres as CE Director.docx](#)

## 15. Adjournment

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