



**NORTH BAY VILLAGE**  
EST. 1945

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

**Tuesday, March 17, 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).

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](mailto:villageclerk@nbvillage.com)**

**Call: 305-756-7171**



**NORTH BAY VILLAGE**  
EST. 1945

## **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, March 17, 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. [Recognition of Police Officer of the Quarter](#)

Acknowledge Officer Edwidge Salvant as Officer of the Quarter for October-December 2025.

[Officer of the Quarter- Oct-Dec 2025- Officer Salvant.pdf](#)

**4. Open Forum**

**5. Approval of Commission Minutes**

**6. Advisory Board Minutes/Written Reports.**

6.A. [Community Enhancement Board Report - Chair Bree Farrugia](#)

6.B. [Ad Hoc Brent Walter Latham Community Center Grand Opening Planning Committee Report \(March 2026\)](#)

**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. [Traffic Enforcement Report \(February 2026\)](#)  
[Monthly Traffic Report \(February 2026\).pdf](#)

9.B. [Community Engagement Report \(February 2026\)](#)  
[Community Engagement Report Feb. 2026.pdf](#)

9.C. [Code Enforcement Report \(February 2026\)](#)  
[December 2025 CM-Code Report.pdf](#)  
[January 2026 CM-Code Report.pdf](#)  
[February 2026 CM-Code Report.pdf](#)

**10. Village Clerk's Report**

10.A. [Village Clerk Report for February of 2026](#)  
[PRR Log 2026.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, AUTHORIZING THE ISSUANCE OF AMENDMENT NO. 1 TO WORK ORDER RIB2401 TO RIBBECK ENGINEERING, INC. FOR MODIFIED DESIGN, PERMITTING, AND BIDDING SERVICES FOR PHASE 1 OF THE HARBOR ISLAND STORMWATER IMPROVEMENTS PROJECT RELATED TO THE VILLAGE'S STORMWATER IMPROVEMENT PROGRAM IN AN AMOUNT NOT TO EXCEED \\$147,609.28; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON](#)

It is recommended that the Village Commission approve the amended Work Order to Work Order No. RIB2401 with Ribbeck Engineering, Inc. in the amount of \$147,609.28 for expanded engineering services related to Harbor Island Phase 1, including seawall design, and outfall modifications, consistent with the Village's Stormwater Master Plan and resilience goals.

[Resolution wo - Stormwater Design for Hi - Ribbeck.DOCX](#)  
[Work Order RIB24.01-A1 Design Services.pdf](#)  
[Work Order RIB24.01-A1 Design Services.docx](#)

- 11.B. [A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A FIRST AMENDMENT TO THE DEVELOPMENT AND CONSTRUCTION MANAGEMENT AGREEMENT WITH PROJECT FOOTBALL LLC \(PFL\) RELATING TO THE DEVELOPMENT AND OPERATION OF A COMMUNITY CENTER, SPORTS COURTS, AND OTHER IMPROVEMENTS AT THE PROPERTY LOCATED AT 1851 GALLEON STREET; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.](#)

It is recommended that the Village Commission authorize the Village Manager to execute the First Amendment to the Development and Construction Management Agreement with Project Football, LLC (PFL) relating to the Development and Operation of the Village's Community Center.

[Resolution - 1st Amendment to Galleon DA 03.17.26.DOCX](#)  
[First Amendment to Galleon DA - 2026 - 03.17.26.DOCX](#)  
[Comm.\\_Center\\_Architectural.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.*

- 12.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 Planning and Zoning Board approve the proposed Ordinance.

[Memo - 03.17.26.DOCX](#)

[Ordinance Chapters 8 and 11 and 15 - Sign Code - 03.17.26.DOCX](#)

[Exhibit A to Ordinance - 03.17.26.DOCX](#)

[Exhibit B to Ordinance 03.17.26.DOCX](#)

[Exhibit C to Ordinance 03.17.26.DOCX](#)

- 12.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  
[Ordinance-Prohibit Overnight Anchoring Vessel on Bay.DOCX](#)

### **13. Public Hearings**

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

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

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

- 14.A. Discussion and Direction on the Village's Solid Waste Services  
[Sanitation Accounts For Multifamily & Commercial.pdf](#)  
[Sanitation Feasibility Analysis.pdf](#)  
[Village Current billing.pdf](#)  
[Billing Breakdown Based on CG Contract.pdf](#)

- 14.B. Discussion on the Village's Construction Fence Materials/ Design - Sponsored by Commissioner Doris Acosta
- 14.C. Discussion on the State's Proposed Elimination or Reduction of Property Taxes  
County Correspondence.pdf
- 14.D. Discussion on the Parking Lease Agreement for Treasure Island Care Center - Sponsored by Mayor Rachel Streitfeld  
Treasure Island Care Center - Parking Lease Agreement.pdf
- 14.E. Discussion and Direction on Enforcement of Illegal Vehicle Noise and Potential Future Use of Noise Cameras on the Causeway - Sponsored by Vice Mayor Goran Cuk
- 14.F. Discussion Regarding Potential ULDC Amendments relating to Public Buildings and Grounds (PBG) Zoning District Regulations and Property Designations, and Approvals for Construction Trailers/Sales Centers and Construction staging

Discuss potential ULDC amendments

## 15. Adjournment

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