



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
REGULAR VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE

Tuesday, December 16, 2025 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, December 16, 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 to the Miccosukee Tribe of Indians of Florida](#)

4. Open Forum

5. Approval of Commission Minutes

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

* September 16, 2025 - Regular Commission Meeting

* November 13, 2025 - Stormwater Workshop

[09.16.2025 - DRAFT .docx](#)

[11.13.2025 Stormwater Workshop DRAFT .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. [Report on the Solid Waste Services](#)

9.B. [Report on AFA Grand Opening Expenses
Groundbreaking Expense .pdf](#)

9.C. [Communications & Special Events Report \(November 2025\)
November 2025 CommunicationsEventsReport.pdf](#)

9.D. [Code Enforcement Report \(November 2025\)
September 2025 CM-Code Report.pdf
October 2025 CM-Code Report.pdf
November 2025 CM-Code Report.pdf](#)

9.E. [Traffic Enforcement Report \(November 2025\)
Monthly Traffic Report \(November 2025\).pdf](#)

10. Village Clerk's Report

10.A. [Village Clerk Report for November of 2025](#)

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 UPDATED FEE SCHEDULE FOR ADMINISTRATIVE SERVICES, BUILDING FEES, AND ZONING FEES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve the proposed Resolution amending the Master Fee Schedule.

Resolution - Updated Fee Schedule.DOCX

Exhibit A-Master Fee Schedule - December 16 2025 FINAL.docx

Master Fee Schedule - w- Strikethrough.docx

- 11.B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT WITH MIAMI-DADE COUNTY FOR USE OF THE COUNTY SOLID WASTE MANAGEMENT SYSTEM; 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 Third Amendment to the Interlocal Agreement with Miami-Dade County for the use of Solid Waste Management System.

Resolution Approving Third Amended Solid Waste ILA.DOCX

Reso Ex A - Solid Waste ILA Third Amendment.docx

MDC Agenda Item No.8M1.pdf

MDC Agenda Item Supplement to No. 8M1.pdf

- 11.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH CALVIN, GIORDANO, & ASSOCIATES, INC. FOR GENERAL PLANNING SERVICES; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission extend the professional services agreement through January 2027.

Resolution Approving Second Amendment For CGA Contract Extension.DOCX

Exhibit A-CGA 2nd Amendment to PSA for General Planning Services-12-07-2025.DOCX

Existing PSA CGA - Planning Services Agreement.pdf

2025.07.15 - -CGA PSA. Amendment - Planning Services.pdf

Exhibit 1A - Fee Schedule Effective 20250101.pdf

- 11.D. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT WITH IPADDLEMIAMI LLC FOR THE NBV SUP CLUB PROGRAM AT PELICAN HARBOR IN AN AMOUNT NOT TO EXCEED \$11,100; WAIVING COMPETITIVE BIDDING; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - SPONSORED BY COMMISSIONER DORIS ACOSTA

It is recommended that the Village Commission approve an agreement with iPaddle for a community Paddleboarding Program.

[Resolution Approving iPaddle Agreement-12-07-2025.DOCX](#)
[Exhibit A-North Bay Village-iPaddle Program Agreement.DOCX](#)
[Exhibit B-NBV SUP Club Proposal.pdf](#)

- 11.E. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AWARDED REQUEST FOR PROPOSALS NO. 2026-001 FOR THE PURCHASE AND SALE OF TRANSFERABLE DENSITY RIGHTS (TDRS); AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE DOCUMENTS EFFECTUATING THE TRANSFER OF DENSITY RIGHTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission accept a proposal from Urbanica Capital LLC in response to RFP2026-001 for the Transfer of Density Rights (TDR) and authorize the Village Manager to execute any necessary documents for such sale.

[Reso Awarding TDRs RFP 2026-001.DOCX](#)
[Urbanica Capital, LLC Proposal .PDF](#)
[TDR Pool Tracker \(Current as of 071825\).pdf](#)

- 11.F. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A MEMORANDUM OF UNDERSTANDING AMONG THE VILLAGE, GRANVITA REALTY GROUP, AND SKYPORTS, INC. RELATING TO VERTIPOINTS AND URBAN AIR MOBILITY (UAM); PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - SPONSORED BY COMMISSIONER RICHARD CHERVONY

It is recommended that the Village Commission authorize the Village Manager to further negotiate the MOU, subject to the Village Attorney's Approval as to form, content, and legal sufficiency.

[Resolution Approving Vertiport MOU.DOCX](#)
[MOU Skyports-Granvita-NBV Vertiports.DOCX](#)

- 11.G. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING THE GRANT OF A PERMANENT NON-EXCLUSIVE 5-FOOT EASEMENT TO THE FLORIDA POWER & LIGHT COMPANY (FPL) FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC UTILITY FACILITIES AT THE VILLAGE HALL AND PUBLIC SAFETY COMPLEX PROJECT SITE; 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 and grant a utility easement to Florida Power & Light for existing infrastructure at the new Village Hall Public Safety Complex.

[Resolution Granting Easement to FPL for Village Hall.DOCX](#)
[Reso Exhibit A - FPL Easement for 1335 NBV.DOCX](#)
[Easement Ex A - Sketch and Legal.pdf](#)

- 11.H. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A PROPOSAL FROM DOCK & MARINE CONSTRUCTION CORP FOR IMPROVEMENTS TO THE VOGEL PARK MARINE FACILITY PROJECT IN AN AMOUNT NOT TO EXCEED \$69,648.00 AND AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE A CONSTRUCTION CONTRACT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND FUNDS IN AN AMOUNT NOT TO EXCEED \$85,000 FOR ADDITIONAL IMPROVEMENTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission approve the Dock & Marine proposal to implement updates to the Vogel Park marine facility for \$69,648.00 and authorizing the Village Manager to expend \$85,000 for additional improvements to a contractor to be selected.

[Resolution Dock and Marine Work Order For Vogel Park Marine Facility.DOCX](#)
[Exhibit A -Proposal Vogel Park Marine Facility \(FVP \).pdf](#)
[Vogel park police dock mod-Layout1.pdf](#)

- 11.I. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AWARDED INVITATION TO BID NO. 2025-007 TO ARANGO BILLBOARD AND CONSTRUCTION CO., LLC FOR THE VILLAGE'S KENNEDY CAUSEWAY COMPLETE STREETS SHORT TERM IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$562,262.09; 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 negotiate and enter a Construction Agreement with Arango Billboard & Construction for the Kennedy Causeway Complete Streets Short Term Improvements Project for a contract amount of \$562,262.09.

[Resolution ITB 2025-007 Complete St.DOCX](#)
[Notice Intent to Award - ITB 2025-007.PDF](#)
[ITB 2025-007 Bid Comparison 11-05-2025.pdf](#)
[Arango Required Proposal Documents.PDF](#)

- 11.J. [A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A REQUEST BY NORTH BAY VILLAGE TO MODIFY THE SITE PLAN FOR THE VILLAGE HALL AND PUBLIC SAFETY COMPLEX AT 1335 79TH STREET CAUSEWAY, TO PROVIDE FOR A 6-STORY \(82-FT. 8 IN. TALL\) GOVERNMENT FACILITY; PROVIDING FOR FINDINGS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON](#)

It is recommended that the Village Commission approve the Staff request for site plan modification to provide for a 6-story Village Hall and Public Safety Complex.

[Resolution -Site Plan Modification - Village Hall.DOCX](#)
[Staff Report - Village Hall-Safety Complex.pdf](#)
[1. Letter of Intent/Narrative.pdf](#)
[2. Sketch of Survey.pdf](#)
[3.Village Hall & Safety Site Plan Submittal.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 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](#)

On December 3, 2025, the Planning and Zoning Board recommended approval of the ordinance 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](#)
[Notice of Public Hearing - MDC Legal Ads 12.03.2025 - PZB.pdf](#)

- 12.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 first reading as presented.

[Ordinance Creating New Departments.DOCX](#)
[Exhibit A-Village Dept Ordinance Text Amendment Chapter 31.DOCX](#)
[Organization Chart.docx](#)

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 SECTION 15.3 "SPECIFIC TO TRANSECT ZONES - KENNEDY BOULEVARD DISTRICT \(KBD\)" OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE TO PROVIDE FOR EXTENSIONS OF APPROVALS OF TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON](#)

It is recommend to approve, on second reading, the request to amend Section 15.3 "Specific to Transect Zones, Kennedy Boulevard District (KBD)" of the Unified Land Development Code as presented.

[Ordinance -Temporary Structure- Food Trucks.DOCX](#)
[BIES - Temporary Structures - Posted 12.02.2025.pdf](#)
[Notice of Public Hearing- MDC Legal Ad 12.03.202.pdf](#)

- 13.B. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 4, "ADMINISTRATION AND ENFORCEMENT," OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE BY CREATING A NEW DIVISION 4, "REASONABLE ACCOMMODATION PROCEDURES" AND A NEW SECTION 4.25, TO ESTABLISH PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE ATTORNEY HAYDEE SERA

It is recommended that the Village Commission adopt the proposed Ordinance on second reading.

[Ordinance Certified Recovery Residences-First Reading.DOCX](#)
[Exhibit A - Recovery Residences-Text Amendment.DOCX](#)
[BIES - Certified Recovery Residence-Posted 12.2.2025.pdf](#)
[Notice of Public Hearing - MDC Legal Ads 12.03.2025.pdf](#)

14. Discussion/Action Items

- A. Unfinished Business*
- B. New Business*

- 14.A. [Discussion and Direction on Issuing a Notice to Condominiums to Open their Island Walks - Sponsored by Commissioner Andy Daro](#)
[Island Walk - Maintenance Plan.pdf](#)
- 14.B. [Discussion on Keeping the Village Design Lights On Year-Round - Sponsored by Commissioner Doris Acosta](#)

15. Adjournment

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 305-756-7171 EXT. 45 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

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