NORTH BAY VILLAGE
REGULAR VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE

Wednesday, November 4, 2026 at 6:00 PM
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

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 join 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-served basis and space is limited. Doors will open 30 minutes before the meeting start time.
To Watch the Public Meeting: https://northbayvillage-fl.gov/videos TV Channel 661 Facebook Live
Participate in the Meeting via Zoom: Zoom Meeting ID: 891 2658 3746
Listen via Telephone to the 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.

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.

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled, who need special accommodations to participate in this meeting because of that disability, should contact the office of the Village Clerk at 786-756-7171 no later than five days prior to such proceeding. To request this material in an accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any Village-sponsored proceeding, please contact 305-756-7171 five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

In accordance with the provisions of Section 286.0105, Florida Statutes, anyone wishing to appeal any decision made by the 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. A complete agenda packet is also available on the village website at www.northbayvillage-fl.gov

Have questions or need additional information? E-mail: villageclerk@nbvillage.com or call: 305-756-7171

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
Wednesday, November 4, 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. Pledge of Allegiance

1.A. Administration of the Oath of Office to Newly Elected and Re-Elected Officials

*** Mayor Rachel Streitfeld**
*** At-Large Commissioner, Goran Cuk**
*** Harbor Island Commissioner, Jorge Gonzalez**

1.B. Roll Call

1.C. Selection of a Vice Mayor by the Village Commission, Pursuant to §3.03 of the Village Charter

It shall be the Village Commission discretion to consider and select a Vice Mayor pursuant to §3.03 of the Village Charter.

2. Presentations
A. Proclamations and Awards
B. Special Presentations to Commission

2.A. Special Recognition of Harbor Island Commissioner Andrew Rotondaro for his Years of Dedicated Service

2.B. Presentation of Unsung Hero Award

2.C. Presentation of a Proclamation as Epilepsy Awareness Month

3. Order of Business

4. Open Forum

5. Approval of Commission Minutes

5.A. Approval of September 15, 2026 Meeting Minutes
09.15.2026 Draft Minutes.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

10. Village Clerk's Report

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 A FINAL BUDGET AMENDMENT FOR GENERAL FUND AND SPECIAL REVENUE FUNDS FOR FISCAL YEAR 2025-2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission approve the proposed year-end budget adjustments for the General Fund and Special Revenue Funds, as reflected in the FY 2025–2026 Final Budget Amendment.

Resolution Approving Final FY 25-26 Budget Amendment.docx
Exhibit A - Final BA -General Fund and Special Revenue Funds.pdf

11.B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO AMEND WORK ORDER NO. 09 TO ARDURRA GROUP, INC. FOR OUTFALL VALVE UPGRADE PROJECT MANAGEMENT AND ENGINEERING SERVICES IN THE AMOUNT OF $20,030 FOR A TOTAL AMOUNT NOT TO EXCEED $38,930; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (CIP DIRECTOR ROGER HOGG)

It is recommended that the Village Commission authorize the proposed Amendment no. 1 work order #09 for the Outfall Valve upgrade assistance.

Resolution WOr 9 To Ardurra Group For Stormwater Valves.docx
Exhibit A - Ardurra WO 09-Rev 01 Outfall Upgrade Phase 1.pdf

11.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE CHANGE ORDER NO. 2 TO THE CONSTRUCTION AGREEMENT WITH DAVID MANCINI & SONS, INC. FOR THE VILLAGE'S NORTH BAY ISLAND (NBI) PHASE 1 STORMWATER IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED $2,300,000.00; 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 negotiation and execution of a change order in an amount not to exceed $2,300,000.00 to David Mancini & Sons Inc. for the additional electrical infrastructure. This amount is inclusive of the Change Order estimate of $2,234,4925.63 and additional expected surety bonding as a result of this cardinal change to the original contract.

Resolution Authorizing DMSI Change Order No 2.docx
Exhibit A- DMSI Change Order RE1.pdf
Exhibit A1- WO Supplies.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 crossexamination. 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, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $19,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, REFUNDING THE 2023 STORMWATER BOND, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - FRANK ROLLASON, VILLAGE MANAGER (SANDRA SIEFKEN, CHIEF FINANCIAL OFFICER)

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

Ordinance for Stormwater GOB Line of Credit - 2026 Bond.doc
Business Impact Estimate - GO Bond .Posted 10.22.2026.pdf
Notice of Public Hearing - MDC Legal Ads 10.21.2026.pdf

13.B. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 “SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

Staff finds that the proposed text amendments to Sections 8.11 and 15.3 of the

ULDC are consistent with the development and community character goals of the North Bay Village Comprehensive Plan and the pillars of the NBV100 Master Plan, and recommends approval of the proposed amendments.

Ordinance - Amending Temp Sales Centers and Const Trailers.docx
Staff Report.docx
Notice of PH - MDC Legal Ads 10.06.2026.pdf
Notice of Public Hearing - MDC Legal Ads 10.21.2026.pdf
BIE - Temp. Sales and Construction Trailers - Posted 10.23.2026.pdf

13.C. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.17.M, "SWIMMING POOLS, SPAS, AND HOT TUBS" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MEASURE THE REAR SETBACK FOR SWIMMING POOLS, SPAS, AND HOT TUBS FROM THE REAR PROPERTY LINE ONLY, RATHER THAN FROM THE EASEMENT OR REAR PROPERTY LINE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

Staff finds that the proposed text amendment to Section 8.17.M.2.b is consistent with the development and community character goals of the North Bay Village Comprehensive Plan and the pillars of the NBV100 Master Plan and recommends **Approval** of the proposed amendment.

Ordinance - Amending Sec 8.17 Swimming Pool Easement.docx
Staff Report.docx
Notice of Public Hearing - MDC Legal Ads 09.22.2026.pdf
Business Impact Estimate - Rear Setbacks - Posted 10.22.2026.pdf
Notice of Public Hearing - MDC Legal Ads 10.21.2026.pdf

14. Discussion/Action Items

A. Unfinished Business
B. New Business

14.A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $19,000,000 FOR THE PURPOSES OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, REFUNDING THE VILLAGE'S GENERAL OBLIGATION BOND, SERIES 2023 AND PAYING COSTS OF ISSUANCE OF THE BOND; AWARDING THE SALE OF THE BOND TO JPMORGAN CHASE BANK, NA (THE "PURCHASER"); PROVIDING FOR SECURITY FOR THE BOND; PROVIDING OTHER PROVISIONS RELATING TO THE BOND; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF THE BOND PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

It is recommended that the Village Commission approve the Resolution authorizing the financing of costs associated with stormwater and related roadway improvements.

Resolution Approving Loan Stormwater GO 2026.docx
Reso Ex. A - Chase Proposal 2026-10-06.pdf
Reso Ex. B - Loan Agreement 2026 Bond.docx

14.B. Discussion to Potentially Expand the Resilience Funds for Residents - Mayor Rachel Streitfeld
Resilience funds program update 10-26-26.docx
ULDC Sec. 8.10.1-Workforce Housing Program.docx
ULDC Sec. 8.10.2 workforce housing requirements for condo..docx
Resolution No. 2024-073 - Workforce Housing Pilot Programs.pdf

14.C. Discussion on the Designation of an Official Bird or Marine Animal for North Bay Village - Sponsored by Commissioner Doris Acosta
Official Bird - Marine Animal.pdf

14.D. Discussion and Potential Designate a Memorial for K-9 Nico - Sponsored by Commissioner Doris Acosta

14.E. Discussion on the Student Bill of Rights - Sponsored by Commissioner Richard Chervony
Jewish Students Bill of Rights.pdf

14.F. Discussion and Request for Peer Review of Geo technical Reports for New Developments - Sponsored by Mayor Rachel Streitfeld

14.G. Appointments of Resident Advisory Boards and Commission Liaisons for the 2026-2028 Term
2026-2028 - Planning & Zoning Applicants.pdf
2026-2028 - Financial Advisory Board Applicants.pdf
2026-2028 - Sustainability - Resilience TF Applicants.pdf

2026-2028 - Community Enhancement Board Applicants.pdf
2026-2028 - Animal Welfare Board Applicants 10.26.pdf
2026-2028 All Advisory Board Applicants Chart.pdf
2026-2028 - Resident Services Board Applicants.pdf

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.

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.nbvillage.com.

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 (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

ITEM NO. 1.A

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Administration of the Oath of Office to Newly Elected and Re-Elected Officials

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RECOMMENDATION

*** Mayor Rachel Streitfeld**
*** At-Large Commissioner, Goran Cuk**
*** Harbor Island Commissioner, Jorge Gonzalez**

BACKGROUND AND ANALYSIS

Village Clerk Alba L. Chang will administer the Oath of Office to the newly and re-elected officials:

* Mayor Rachel Streitfeld
* At-Large Commissioner, Goran Cuk
* Harbor Island Commissioner, Jorge Gonzalez

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ITEM NO. 1.B

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Roll Call

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ITEM NO. 1.C

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Selection of a Vice Mayor by the Village Commission, Pursuant to §3.03 of the Village Charter

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RECOMMENDATION

It shall be the Village Commission discretion to consider and select a Vice Mayor pursuant to §3.03 of the Village Charter.

BACKGROUND AND ANALYSIS

§ 3.03 - Mayor; Vice-Mayor.

A. The Mayor shall preside at meetings of the Commission, shall be recognized as head of Village government for all ceremonial purposes, by the governor for purposes of military law, for service of process, execution of contracts, deeds and other documents, and as the Village official designated to represent the Village in all agreements with other governmental entities or certifications to other governmental entities, but shall have no administrative duties except as required to carry out the responsibilities herein.

B. The Commission, at the first regularly scheduled Commission meeting after all runoff elections have taken place and a full Commission body is sworn into office, shall elect a Vice Mayor by at least three (3) affirmative votes. The Vice-Mayor shall act as Mayor during the absence, disability or death of the Mayor.

C. Each of the five (5) Commission members shall have an equal vote.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ITEM NO. 2.A

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Special Recognition of Harbor Island Commissioner Andrew Rotondaro for his Years of Dedicated Service

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RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ITEM NO. 2.B

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Commissioner Andy Daro

SUBJECT: Presentation of Unsung Hero Award

RECOMMENDATION

BACKGROUND AND ANALYSIS

North Bay Village established the Unsung Hero Award program in 2023 to recognize persons who exemplify acts of good citizenship. Frequently persons volunteer in various ways to make North Bay Village a better place to live, work, and play and receive no acknowledgment for their work. The Village recognizes that the strength of a community is dependent upon a strong network of citizens who devote time and effort to improve the quality of life by helping others.

Nominations for the Unsung Hero Award are accepted throughout the year and reviewed by a staff-led board with a rotating elected official from the Dias every quarter. Elected officials may not receive the award. The North Bay Village Commission will publicly recognize the award recipient quarterly with an Unsung Hero Award at an official Village Commission Meeting.

The following guidelines were established for the quarterly Unsung Hero Award:

- Humanitarian efforts
- Volunteerism & Community leadership
- Providing opportunities for youth
- Exemplifying good citizenship

Volunteer work can be performed in Schools, churches, homes Parks, public land Businesses, and workplace.

This Unsung Hero award is presented to Sandra Garcia Pardo.

Nominee: Rosaura Lopez

Reason for Nomination:

Sandra Garcia Pardo is a longtime volunteer with North Bay Village's Animal Welfare Advisory Board, where she feeds and cares for the village's community cats at least twice a week, rain or shine. She steps in whenever another volunteer can't make it, helps get cat food to other caregivers, and brings practical ideas to the board. When people remove the cats' food, steal feeding stations, or knock over water bowls, she quietly replaces everything and keeps going. Her kindness reaches people too. As an artist and art teacher, she shared her time and talent with the North Bay Village Chamber of Commerce art show. She also passes job leads to local artists and buys gifts and art supplies for the students she teaches with her own money. She never asks for recognition, which is exactly why she is an Unsung Hero.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
TBD

PERSONNEL IMPACT
None

ITEM NO. 2.C

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Mayor Rachel Streitfeld and Vice Mayor Goran Cuk

SUBJECT: Presentation of a Proclamation as Epilepsy Awareness Month

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RECOMMENDATION

BACKGROUND AND ANALYSIS

North Bay Village wishes to recognize and honor the efforts of Epilepsy Alliance Florida in raising awareness about epilepsy, advocating for individuals and families affected by the condition, and advancing education, access to care, and community support to improve the lives of those living with epilepsy.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

None

ITEM NO. 5.A

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Approval of September 15, 2026 Meeting Minutes

RECOMMENDATION

BACKGROUND AND ANALYSIS

The Village Commission held a meeting and Minutes are being provided for the Commission's consideration and approval for the September 15, 2026 Meeting.

It is recommended that the Village Commission approve the meeting minutes, as presented.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ATTACHMENTS

09.15.2026 Draft Minutes.pdf

NORTH BAY VILLAGE
REGULAR VILLAGE COMMISSION MEETING MINUTES
SEPTEMBER 15, 2026 | 6:00 PM
1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141
ZOOM MEETING ID: 891 2658 3746

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1. Opening Items

A. Call to Order

Mayor Streitfeld called the meeting to order at 6:02 p.m.

B. Roll Call

Present

- Mayor Rachel Streitfeld
- Vice Mayor Goran Cuk
- Commissioner Doris Acosta
- Commissioner Richard Chervony
- Commissioner Andy Daro

C. Pledge of Allegiance

The pledge of allegiance was recited.

D. Invocation - None

2. Order of Business

Items #11C and #11D were pulled from the Consent Agenda by Mayor Streitfeld.

Item #11C will be discussed in conjunction with Item #12A, and Item #11D will be discussed in conjunction with Item #14F.

Item #3D was moved to the October Commission Meeting by Village Manager Rollason.

Item #3C was moved to the October Commission Meeting by Commissioner Acosta.

ACTION: Commissioner Chervony made a motion to approve the order of business. Vice Mayor Cuk seconded the motion, and it passed by unanimous voice vote.

3. Presentations

A. Proclamations and Awards

B. Special Presentations to Commission

3.A Presentation of a Proclamation on Childhood Cancer Awareness

Commissioner Chervony presented a Proclamation recognizing Childhood Cancer Awareness to representatives of the Mystic Force Foundation.

3.B Presentation of a Proclamation Recognizing Diaper Need Awareness Month

Mayor Streitfeld recognized Diaper Need Awareness Month and announced plans to host a diaper drive at Village Hall.

~~**3.C Presentation and Recognition of the 2026 Summer Internship Students - Sponsored by Commissioner Doris Acosta**~~

~~**3.D Presentation of the 2024-2025 Annual Comprehensive Financial Report**~~

A proclamation recognizing the Back-to-School Event for students returning to school was presented.

Mayor Streitfeld acknowledged and thanked all individuals who contributed to the event.

4. Open Forum

Theresa Murray, 7901 Hispanola Avenue

Billy Corben – Po Box 403004

Tamara Feola 1575 N. Treasure Dr.

Sherrie Lochala – 7900 Harbor Island Dr.

Paula Barros – 7921 East Dr.

5. Approval of Commission Minutes - None

6. Advisory Board Minutes/Written Reports - None

7. Village Commission's Report

DRAFT

Commissioner Acosta
Thanked the Staff for a great budget presentation.

Commissioner Daro
- Inquired about wrapping the construction fence surrounding the Village Hall project. Village Manager Rollason advised that the matter will be addressed once a contractor has been selected.

- Reported that he is working with staff on the sidewalk project, with the goal of finalizing the project by November.

Commissioner Chervony
- Extended Rosh Hashanah wishes to all those celebrating.
- Recognized and expressed appreciation for the Public Works staff for their hard work and efforts.
- Reported meeting with the Florida Department of Transportation (FDOT) last week to discuss the reconstruction of the two flat bridges.
- Announced that the Village was selected to participate in the Anti-Hate Blue Alliance event.

Vice Mayor Cuk
Vice Mayor Cuk reported working with staff on the lighting at the Community Center.

Mayor Streitfeld suggested that the Village Manager coordinate with a photometric expert to explore options for mitigating light pollution from the soccer fields. The Village Manager will follow up on the matter.

Village Attorney Sera recommended that her team meet with staff and conduct an on-site visit to review all outstanding items.

Vice Mayor Cuk echoed Commissioner Daro's concerns regarding pending projects, including the sidewalks and kayak-related project, and noted residents' dissatisfaction with projects that remain incomplete.

Mayor Streitfeld
Mayor Streitfeld provided an update on the meeting with the Florida Department of Transportation (FDOT), noting that construction on the project is anticipated to begin in 2028. The Village has requested that FDOT host a Town Hall meeting in the Village to inform residents about the upcoming projects.

8. Village Attorney's Report

Village Attorney Haydee Sera provided a legal update on the following matters:

Zachary Thompson:
The matter concluded and proceeded to appeal. A request for rehearing has been filed, and the Village response is expected next week.

DRAFT

Johnathan Javit:
A request has been submitted to the Florida Supreme Court to review the case.

Mayor Streitfeld inquired about the likelihood of the Village recovering its legal fees. Village Attorney Sera indicated that recovery is unlikely due to applicable limitations.

Property Lien:
Regarding the Javit matter, Village Attorney Sera confirmed that a Lien has been recorded against the property in Miami-Dade County.

Island Walk Lawsuits:
The lawsuit involving 360 Suite has been filed and served, and a meeting is scheduled for next week. The cases involving Eloquence and Space 01 are currently in the process of being filed.

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 Code Compliance Report (July & August) 2026

2. Village Clerk's Report

10.A Village Clerk Report for July and August 2026

At this time the following items were taken out of order.

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.

Village Attorney Haydee Sera read the resolution titles for items 13A and 13B into the record.

13.A A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, ESTABLISHING AND ADOPTING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2026-2027 IN THE AMOUNT OF 6.5000 MILLS, WHICH IS 21.07% HIGHER THAN THE ROLLBACK RATE OF 5.3686 MILLS, TO BALANCE THE GENERAL FUND; ESTABLISHING THE DEBT SERVICE MILLAGE RATE IN THE AMOUNT OF 2.1659 MILLS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

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ACTION: Commissioner Chervony made a motion to adopt the proposed 6.5 millage rate. Vice Mayor Cuk seconded the motion

Upon roll call vote, the motion passed 5-0, with Commissioner Chervony, Vice Mayor Cuk, Commissioner Acosta, Commissioner Daro and Mayor Streitfeld voting for.

13.B A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, ADOPTING THE TENTATIVE GENERAL FUND AND CAPITAL OUTLAY BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; CONFIRMING SEPTEMBER 28, 2026, AS THE DATE OF THE SECOND PUBLIC HEARING; AUTHORIZING THE EXPENDITURE OF FUNDS APPROPRIATED IN THE BUDGET; ACKNOWLEDGING THE LEVY AND COLLECTION OF TAXES ON REAL AND PERSONAL PROPERTY AND OTHER REVENUES NECESSARY TO MEET THE EXPENDITURES PROVIDED IN THE BUDGET; PROVIDING FOR TRANSMITTAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

At that time, both items were opened for discussion.

Village Manager Rollason provided a detailed presentation of the proposed budget.

The new baseline and rolled-back millage rate is 5.3686 mills. Village Administration proposed an operating millage rate of 6.3975 mills.

- The potential impact if the proposed Homestead Exemption Amendment is approved.
- Distribution of North Bay Village tax dollars among taxing authorities, including the Village, Miami-Dade County, Miami-Dade County Public Schools, and the State.
- Allocation of Village tax dollars by department, including Administration (16.38%), General Government (15.70%), Police (55.34%), Community Center (7.19%), and Street Maintenance Fund (5.39%).
- Historical property values and millage rates through Fiscal Year 2026-2027.
- Village taxable values and corresponding millage rates.
- General Fund expenditures from prior fiscal years.
- The current proposed operating millage rate of 6.3975 mills, representing a reduction of approximately $618,700 from the 7.0000 mills rate presented on July 28, 2026.
- Proposed budget items that were presented at the July 28, 2026 meeting.

The Village Manager's recommendation, along with alternative recommendations presented for consideration.

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1.Add 4 hours to PD patrol $94,000
2. Require Cost Allocation ($1,116,000)
3. Community Center $576,000

Other Staff Recommendations
4. IT Technician FT Position $110,000
5. Records Clerk FT Position $98,000
6. Cost to implement Police Scale Starting in October 2026 $ 275,000
7. 3% Cola – Police Dept. Sworn Employees - $57,000
8. 3% Cola – General Fund Employees (excluding PD Sworn) $137,000
9. Restore Community Events - $ 20,000
10. Coffee, Tea, for employees and guests - $2,524
The subtotal for all 10 items being requested $699,524

Mayor Streitfeld requested clarification regarding the millage rate that would result if the Commission adopted all ten recommendations. Staff advised that the proposed operating millage rate would remain at 6.3975 mills.

The proposed debt service millage rate is 2.1659 mills, reflecting the Village's obligations related to State Revolving Fund (SRF) loans.

Additional budget information presented included:

- Proposed utility rate adjustments for Fiscal Year 2026-2027.
- The anticipated impact of the proposed utility rate adjustments on customer utility bills.

There was an in-depth discussion regarding the Administration's presentation of the proposed budget.

Commissioner Acosta expressed her appreciation to the Village Manager and Staff for their thorough and comprehensive budget presentation. She acknowledged that the Village's current financial position is the result of decisions made in prior years and emphasized the importance of learning from past actions when making future financial decisions. Commissioner Acosta also noted her satisfaction that all items discussed during the July meeting remained included in the proposed budget, demonstrating continuity and a commitment to the priorities previously identified by the Commission. She further emphasized the importance of ensuring that budget decisions do not negatively impact Village staff, underscoring the value of protecting employee positions and supporting staff well-being throughout the budget process.

Commissioner Daro discussed addressing the Village’s financial shortfalls by reallocating funding designated for the proposed Village Hall project. He noted that proposals for Village Hall were expected to be presented on September 16, 2026, and expressed a desire to further reduce the proposed

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budget. Commissioner Daro emphasized the importance of exploring additional cost-saving measures to lessen the financial burden on residents while maintaining the Village's operational needs and service levels.

Mayor Rachel Streitfeld suggested that the Commission discuss the Village Hall proposals and associated funding options at the upcoming Commission meeting scheduled for September 28, 2026. She recommended that a discussion item regarding the Village Hall project be placed on the September 28, 2026 meeting agenda to allow the Commission to evaluate the proposals and consider potential funding sources.

Commissioner Chervony thanked the Village Administration for its comprehensive and well-prepared budget presentation. He stated that he has consistently advocated for securing additional funding to support ongoing projects and Village improvements. He also noted that, as the only representative of single-family homeowners on the dais, he is mindful of the financial impact that budget decisions have on residents. During the budget discussion, he raised several concerns and recommendations, including:

The Village currently maintains approximately $400,000 in contingency funding. During the budget discussion, concerns were raised regarding litigation expenses, which have exceeded original budget projections. It was noted that the Village has incurred approximately $186,000 in litigation-related costs during the current fiscal year, leaving only a limited balance available in the corresponding budget line item. Given that the proposed litigation budget for the upcoming fiscal year is $150,000, it was suggested that this amount may not adequately reflect anticipated legal expenses based on current spending trends. Accordingly, a recommendation was made to increase the litigation budget allocation. To offset the additional funding required, it was suggested that the proposed Customer Service Specialist position on the first floor be removed from the staffing plan.

Mayor Streitfeld stated that the travel fees from the Mayor line item can be removed and suggested a 3% cola for all employees across the board.

Vice Mayor Cuk concurred with the comments and concerns raised by residents regarding the proposed budget. He thanked the Village Manager, Administration, and department heads for their hard work in developing and presenting a comprehensive budget, and he expressed appreciation for staff's efforts in bringing forward a lower proposed millage rate. While supportive of the proposed budget, Vice Mayor Cuk voiced continued concerns regarding the proposed 12% increase, stating that he remained unconvinced that the Village's tax base had not grown sufficiently to offset the increase. He encouraged staff to explore alternative funding mechanisms for the Village Hall project until additional growth in the tax base is realized. He concluded by expressing his support for the proposed budget while requesting that staff continue to identify opportunities to further reduce expenditures and lessen the financial impact on residents.

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Mayor Streitfeld stated that, while she did not want to increase taxes, it was important for residents to understand the financial challenges facing the Village. She reminded the public that the Village had been subject to a moratorium that prevented the issuance of building permits and explained that significant investments were required to comply with Miami-Dade County mandates, including repairs to the wastewater system and improvements to the Village's water infrastructure. These projects were necessary to bring the Village into compliance with regulatory requirements and ensure the continued reliability of essential services. She further noted that the former Public Works building had been deemed unsafe, condemned, and subsequently demolished. In addition, the site required environmental remediation due to contaminated soil and sewer leakage into Biscayne Bay. Following the cleanup efforts, a new facility was constructed to replace the obsolete structure.

Mayor Streitfeld also highlighted future infrastructure needs, including the relocation of sewer lines in conjunction with the Florida Department of Transportation's planned redesign of the East and West Treasure Island bridges. She emphasized that portions of the roadway infrastructure on Treasure Island continue to deteriorate from below and stressed the importance of conducting a comprehensive assessment of the Village's underground utility systems. She stated that the Village could not continue operating with aging infrastructure and that ongoing improvements are critical to ensuring long-term sustainability and resilience.

For a future Commission discussion, Mayor Streitfeld suggested expanding the Village's resilience funding programs to provide additional assistance and resources for residents.

Commissioner Chervony asked for an update on the current funding be provided when the Discussion is brought before the Commission.

Mayor Streitfeld thanked the Village Clerk for the excellent work being performed and acknowledged the value of the services provided by the Clerk's Office. She suggested that the Records Clerk position be evaluated as a potential budget reduction. She requested that the Village Manager explore options to retain the position or identify alternative ways to fulfill its responsibilities.

Vice Mayor Cuk suggested that funding for Village events could be reduced through increased fundraising efforts rather than by cutting essential Village services. He emphasized the importance of maintaining core services while exploring alternative revenue sources to support community events.

Deputy Village Manager Rosado stated that the current yoga services contract will not be renewed.

Mayor Streitfeld raised concerns regarding the proposed litigation services budget.

Village Attorney Sera explained that litigation costs have increased due to ongoing legal matters, noting that the Javits case has resulted in approximately $93,000 in legal expenses over a three-year period. She further stated that the Zachary Thompson lawsuit and subsequent appeal have generated

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more than $63,000 in legal fees and that a request has been made for the full Appellate Court to rehear the case. Based on these ongoing obligations, Village Attorney Sera recommended increasing the litigation budget and suggested reallocating approximately $18,000 to the litigation line item. She indicated that he would discuss the recommendation further with the Village Manager. The Commission also requested that the Village Manager and Village Attorney explore additional options for addressing future litigation-related costs.

There was consensus from the Village to a proposed 6.500 millage rate which is 21.07 % more than the rolled back rate.

ACTION: Commissioner Chervony made a motion to approve the tentative budget. Commissioner Acosta seconded the motion.

Upon roll call vote, the motion passed 5-0, with Commissioner Chervony, Commissioner Acosta, Commissioner Daro, Vice Mayor Cuk and Mayor Streitfeld voting for.

At this time Items 12A and 11C were taken for discussion.

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.*

Mayor Streitfeld read the Ordinance and Resolution titles into the record.

11.C A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ISSUE AMENDMENT NO. 1 TO WORK ORDER NO. 08 WITH ARDURRA GROUP, INC. FOR THE WATER AND SEWER MASTER PLAN FOR ADDITIONAL SERVICES IN THE AMOUNT OF $89,150.00, FOR A TOTAL AMOUNT NOT TO EXCEED $591,784.00; AMENDING THE BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. (PUBLIC WORKS DIRECTOR STEVEN BUCKLAND)

Mayor Streitfeld requested additional information regarding the proposed work order with Ardurra. Public Works Director Steven Buckland explained that the work order would authorize a Water and Sewer Rate Study to evaluate the Village's utility rates in comparison with surrounding municipalities and identify funding strategies for improvements recommended in the Water and Sewer Master Plan.

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Mr. Buckland explained that the rate study was not included in the original scope of services, which was limited to the Water and Sewer Master Plan. He noted that the Master Plan evaluates the existing utility system, develops mapping and operational procedures, and identifies future infrastructure needs, while the rate study is intended to determine how those improvements will be funded. He further clarified that the proposed work order does not include costs associated with the future relocation of sewer lines related to FDOT bridge replacement projects, as the scope of that work has not yet been determined.

ACTION: Mayor Streitfeld made a motion to approve the proposed the work order for Ardurra. Vice Mayor Cuk seconded the motion.

Upon roll call vote, the motion passed 4-0, with Mayor Streitfeld, Vice Mayor Cuk, Commissioner Chervony, and Commissioner Acosta voting for. Commissioner Daro was absent.

12.A AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 51 "WATER" OF THE VILLAGE'S CODE OF ORDINANCES TO MODIFY WATER UTILITY RATES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (CHIEF FINANCIAL OFFICER SANDRA SIEFKEN)

ACTION: Commissioner Chervony made a motion to approve the proposed ordinance. Commissioner Acosta seconded the motion.

Upon Roll call vote, the motion passed 5-0, with Commissioner Chervony, Commissioner Acosta, Commissioner Daro, Vice Mayor Cuk and Mayor Streitfeld voting for.

3. 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 THE RENEWAL OF EMPLOYEE HEALTH INSURANCE BENEFITS FOR FISCAL YEAR 2026-27; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

11.B A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT WITH FIRST TRYON ADVISORS, LLC

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FOR MUNICIPAL FINANCIAL ADVISORY SERVICES; WAIVING COMPETITIVE BIDDING; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

ACTION: Commissioner Acosta made a motion to approve the consent agenda. Vice Mayor Cuk seconded the motion.

Upon roll call vote, the motion passed 5-0, with Commissioner Acosta, Vice Mayor Cuk, Commissioner Chervony, Commissioner Daro and Mayor Streitfeld voting for.

14. Discussion/Action Items

A. Unfinished Business

B. New Business

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14.A Discussion on Enhancing the Village's Architectural Design Review Standards for New Single-Family Residence - Sponsored by Commissioner Doris Acosta

Mayor Streitfeld stated that the Village cannot impose overly stringent regulations.

Commissioner Acosta expressed interest in holding a discussion regarding the aesthetics of residential design within the Village. She raised concerns about the architectural appearance of single-family homes and emphasized the importance of maintaining design standards and preserving the community's visual character.

14.B Discussion Regarding Internet-Connected Gaming Consoles at the Village Community Center - Sponsored by Commissioner Doris Acosta

Commissioner Acosta raised concerns regarding safety requirements at the Community Center and requested clarification on how the proposed gaming consoles would be used.

Chief Information Officer Johnny Saavedra explained that access to unsafe content would be blocked and the Wi-Fi network would be restricted. Under the proposed policy, each console would have one staff-controlled account secured with parental controls and a PIN. Online store access and web browsing capabilities would also be disabled.

The Information Technology and Community Enhancement Departments are actively developing a policy to establish appropriate safeguards for children using the consoles.

14.C Discussion Regarding Long-Term Revenue Opportunities for the 79th Street Corridor - Sponsored by Commissioner Doris Acosta

Commissioner Acosta suggested exploring the possibility of implementing tolling and requested that staff evaluate the concept and provide additional information.

Commissioner Acosta noted the significant financial burden associated with maintaining the road infrastructure near the North Bay Island entrance and stated that tolling could serve as a potential revenue-generating mechanism for the Village.

Following discussion, the Commission reached a consensus not to pursue tolling of the 79th Street Causeway as a long-term revenue source.

14.D Discussion Regarding the Development of a Village Micromobility Safety Ordinance - Sponsored by Commissioner Doris Acosta

Commissioner Acosta introduced a discussion regarding micro-mobility safety and expressed a desire for Village-specific regulations addressing the operation of devices such as e-bikes and other mobility devices. She raised concerns related to safety equipment, including lights, helmets, and reflectors, and encouraged staff to explore potential legislation to address these issues.

Village Attorney Sera advised that staff could draft an ordinance but require would policy direction and feedback from the Commission regarding the desired regulatory framework.

Commissioner Chervony noted having observed golf carts operating on North Bay Island and expressed concern regarding their use and enforcement.

Mayor Streitfeld supported reviewing potential micro-mobility regulations and noted the importance of addressing the growing presence of such devices within the Village.

Attorney Candice Belmori advised that under current law, e-bikes are generally regulated in the same manner as bicycles.
The Commission discussed the importance of first understanding the existing regulatory framework and identifying any gaps before pursuing additional legislation. Commissioners emphasized that they did not want to adopt a new ordinance unless a demonstrated need existed.

There was consensus to directed staff to review the current regulatory landscape governing micro-mobility devices, identify any gaps in existing regulations, and provide recommendations regarding the need for a future ordinance limited to mobility devices.

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14.E Discussion on the Proposed Activities and Rates for the Community Center - Sponsored by Mayor Rachel Streitfeld

Mayor Streitfeld requested that staff continue exploring the matter and evaluating available options. Staff reported that they are exploring a pilot program to determine which services may be offered at no cost to residents.

Mayor Streitfeld suggested exploring the implementation of a convenience fee for registrations, similar to the approach utilized by the City of Doral.

Deputy Village Manager Jenice Rosado noted that staff could return with additional information and recommendations once further research has been completed.

Following discussion, the Commission agreed to bring the item to a future meeting pending additional information from staff.

14.F Discussion on Treasure Island Road Milling and Paving vs. Sealcoating - Village Manager, Frank Rollason

If the Village ultimately wishes to pursue the option of sealcoating, it is recommended to pursue a formal solicitation process or piggyback an existing contract.

Items 14(F) and 11(d) were discussed concurrently for efficiency and related discussion purposes.

CIP Director Roger Hogg presented an overview of two potential roadway maintenance options: road milling and sealcoating. Staff noted that, should the Village elect to pursue sealcoating, it would be advisable to either conduct a formal solicitation process or piggyback on an existing competitively procured contract. Staff further advised that the Village currently does not have an identified funding source for either roadway maintenance option.

Mayor Streitfeld requested that the item be brought back for further discussion and directed staff to conduct additional analysis regarding the fiscal impact and potential funding options associated with each alternative.

There was consensus to direct staff to return with additional information at the September 28 meeting on the Treasure Island Road Milling and Paving.

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11.D A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING THE PURCHASE OF SPEED TABLES AND RELATED HARDWARE FROM TRAFFIC LOGIX CORPORATION IN THE AMOUNT OF $21,885.00 UTILIZING A CONTRACT COMPETITIVELY BID BY SOURCEWELL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Streitfeld read the resolution title into the record.

Village Manager Rollason explained that the proposed resolution is to purchase the speed tables / bumps for traffic calming.

ACTION: Mayor Streitfeld made a motion to approve the proposed purchase. Vice Mayor Cuk seconded the motion.

Upon roll call vote, the motion passed 5-0, with Mayor Streitfeld, Vice Mayor Cuk, Commissioner Acosta, Commissioner Chervony and Commissioner Daro voting for.

15. Adjournment

There being no further business to discuss, the meeting adjourned at 11:48 p.m.

Accepted this 4th day of November 2026.

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ITEM NO. 11.A

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Sandra Siefken, Chief Financial Officer

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A FINAL BUDGET AMENDMENT FOR GENERAL FUND AND SPECIAL REVENUE FUNDS FOR FISCAL YEAR 2025-2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER, FRANK ROLLASON**

RECOMMENDATION

It is recommended that the Village Commission approve the proposed year-end budget adjustments for the General Fund and Special Revenue Funds, as reflected in the FY 2025–2026 Final Budget Amendment.

BACKGROUND AND ANALYSIS

The proposed Resolution seeks the Village Commission's approval to amend the budget to reflect changes in revenues and expenditures in accordance with proper governmental accounting and financial reporting practices.

Pursuant to Section 35.21(B) of the Village Code of Ordinances, it provides that budgetary transfers and amendments, except for minor amendments, shall be approved by Resolution by the Village Commission.

This budget amendment reallocates Revenue and expenditure Surpluses/Deficits as shown in Exhibit A.

It is recommended that the Village Commission approve the end-of-year adjustments resulting in a final budget amendment.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

The proposed FY 2026 Final Budget Amendment adjusts the General Fund and Special Revenue Funds to reflect fiscal year-end revenues, expenditures, and interfund transfers as of

September 30, 2026.
The amendment aligns budgetary appropriations with actual fiscal activity, including the recognition of additional revenues, the reallocation of expenditures, and the use of available fund balance where necessary.
The amendment does not impose any additional financial obligations beyond those incurred during FY 2026 and ensures that the Village's final budget reflects its year-end financial activity.

PERSONNEL IMPACT
None

ATTACHMENTS
Resolution Approving Final FY 25-26 Budget Amendment.docx
Exhibit A - Final BA -General Fund and Special Revenue Funds.pdf

RESOLUTION NO. 2026- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING A FINAL BUDGET AMENDMENT FOR FISCAL YEAR 2025-2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 29, 2025, the North Bay Village (the "Village") Commission adopted Resolution No. 2025-090 approving the budget for fiscal year 2025-2026 (the "Budget"); and

WHEREAS, pursuant to Section 166.241, Florida Statutes, the Village Commission may amend a budget at any time within a fiscal year or within 60 days following the end of the fiscal year; and

WHEREAS, the Village finds it necessary to adjust certain budget line items in the Budget in order to reflect changes in revenues and expenditures in accordance with proper governmental accounting and financial reporting practices; and

WHEREAS, pursuant to Section 35.21 of the Village Code of Ordinances and Florida Law, the Village Commission desires to amend the Budget by making end of year adjustments, consistent with the staff memorandum accompanying this resolution by authorizing the line-item transfers as further provided in Exhibit "A" attached hereto and incorporated herein to provide the final amendment for the Budget; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Amending Budget. That the Village Commission hereby approves the final amendment to the Budget by authorizing the line-item transfers as further provided in Exhibit "A" attached hereto and incorporated herein.

Section 3. Implementation. That the Village Manager, Village Clerk, and Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. **Effective Date.** That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	_____
Vice Mayor Goran Cuk	_____
Commissioner Doris Acosta	_____
Commissioner Richard Chervony	_____
Commissioner Jorge Gonzalez	_____

PASSED AND ADOPTED on this __ day of November, 2026.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

FY 2026 Final Budget Amendment - General Fund and Special Revenue Funds
North Bay Village, FL

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	9/30/2026 Amendment
Fund: 001 - GENERAL FUND						
Revenue						
001-00-311-3110	Advalorem Taxes	$ 9,889,106.00	$ 9,889,106.00	$ 9,910,140.47	$ 21,034.47	$ 21,034.47
001-00-315-3151	Communication Service Tax	$ 175,000.00	$ 175,000.00	$ 142,616.39	$ (32,383.61)	$ (32,383.61)
001-00-316-3159	Business Tax-County	$ -	$ 10,500.00	$ 6,936.96	$ (3,563.04)	$ (3,563.04)
001-00-316-3161	Certificate of Use	$ 3,000.00	$ 3,000.00	$ 1,158.00	$ (1,842.00)	$ (1,842.00)
001-00-322-3228	Special Events Permit	$ 5,000.00	$ 5,000.00	$ 37,500.00	$ 32,500.00	$ 32,500.00
001-00-323-3231	Franchise Fee - Electric	$ 550,000.00	$ 550,000.00	$ 544,195.92	$ (5,804.08)	$ (5,804.08)
001-00-323-3411	U S Postal Service	$ 18,500.00	$ 18,500.00	$ 13,664.01	$ (4,835.99)	$ (4,835.99)
001-00-324-3246	Impact Fees-Administrative Charge	$ 700.00	$ 700.00	$ 122,669.36	$ 121,969.36	$ 121,969.36
001-00-324-3291	Registration Fees	$ 1,000.00	$ 1,000.00	$ 675.00	$ (325.00)	$ (325.00)
001-00-329-3292	Other Permit Services	$ 1,500.00	$ 1,500.00	$ -	$ (1,500.00)	$ (1,500.00)
001-00-329-3294	Community Contribution Fee	$ 50,000.00	$ 50,000.00	$ 1,000,000.00	$ 950,000.00	$ 950,000.00
001-00-335-3350	State Revenue Sharing	$ 290,000.00	$ 290,000.00	$ 270,787.20	$ (19,212.80)	$ (19,212.80)
001-00-335-3352	Local 1/2 Cent Sales Tax	$ 845,000.00	$ 845,000.00	$ 749,592.12	$ (95,407.88)	$ (95,407.88)
001-00-341-3412	Passport Fees	$ 8,000.00	$ 8,000.00	$ 5,633.40	$ (2,366.60)	$ (2,366.60)
001-00-341-3413	Advertising/Bus Stop	$ 3,500.00	$ 3,500.00	$ 4,680.00	$ 1,180.00	$ 1,180.00
001-00-342-3000	Administrative Service Fee-Off-Duty Detail	$ 10,000.00	$ 10,000.00	$ 32,342.30	$ 22,342.30	$ 22,342.30
001-00-342-3290	Variance Fees	$ 100.00	$ 100.00	$ -	$ (100.00)	$ (100.00)
001-00-342-3420	Special Off-Duty Detail Income	$ 250,000.00	$ 250,000.00	$ 569,030.25	$ 319,030.25	$ 319,030.25
001-00-342-3421	Special Duty Service Fees	$ 69,000.00	$ 69,000.00	$ -	$ (69,000.00)	$ (69,000.00)
001-00-347-2000	Youth Initiatives Program Fees	$ 15,650.00	$ 15,650.00	$ -	$ (15,650.00)	$ (15,650.00)
001-00-347-3470	Competitive Soccer League Fees	$ 26,000.00	$ 26,000.00	$ 52,516.90	$ 26,516.90	$ 26,516.90
001-00-351-3511	Court Fines	$ 67,000.00	$ 67,000.00	$ 63,987.35	$ (3,012.65)	$ (3,012.65)
001-00-351-3512	Parking Fines-MD	$ -	$ -	$ 14,987.58	$ 14,987.58	$ 14,987.58
001-00-351-3515	Traffic Safety System	$ 500.00	$ 500.00	$ 151.15	$ (348.85)	$ (348.85)
001-00-351-3541	Code Enforcement Fines	$ 115,000.00	$ 115,000.00	$ 144,649.02	$ 29,649.02	$ 29,649.02
001-00-361-3611	Interest Earnings	$ 5,000.00	$ 5,000.00	$ 33,925.78	$ 28,925.78	$ 28,925.78
001-00-362-3620	Parking Fees	$ 350,000.00	$ 350,000.00	$ 167,241.72	$ (182,758.28)	$ (182,758.28)
001-00-362-3621	Parking Fees-Pay by Phone	$ 57,000.00	$ 57,000.00	$ 48,172.50	$ (8,827.50)	$ (8,827.50)
001-00-362-3625	Parking Fees-7918 WD (Tula)	$ 60,000.00	$ 60,000.00	$ 116,818.90	$ 56,818.90	$ 56,818.90
001-00-365-3655	Sales of Surplus Equipment, Vehicles & Materials	$ 1,000.00	$ 1,000.00	$ -	$ (1,000.00)	$ (1,000.00)
001-00-366-3662	Contributions & Donations - Misc	$ 5,000.00	$ 5,000.00	$ 25,000.00	$ 20,000.00	$ 20,000.00
001-00-366-3663	Miami Foundation Donations-MFD	$ -	$ -	$ 9,472.68	$ 9,472.68	$ 9,472.68
001-00-366-3665	Contributions & Donations-Comm Ctr Grand Openir	$ -	$ -	$ 24,601.00	$ 24,601.00	$ 24,601.00
001-00-369-3000	Administrative Processing Fee	$ 12,000.00	$ 12,000.00	$ 5,474.78	$ (6,525.22)	$ (6,525.22)
001-00-369-3695	Reimbursement - Insurance Claims	$ -	$ -	$ 44,333.36	$ 44,333.36	$ 44,333.36
001-00-369-3699	Miscellaneous Revenues	$ 43,000.00	$ 43,000.00	$ 33,344.25	$ (9,655.75)	$ (9,655.75)
001-00-369-3701	Mileage Fee-Take Home Vehicle	$ 29,000.00	$ 29,000.00	$ 3,741.24	$ (25,258.76)	$ (25,258.76)
001-00-369-3702	Lobbyist Registration Fee	$ 10,000.00	$ 10,000.00	$ 6,500.00	$ (3,500.00)	$ (3,500.00)
001-00-381-3814	Transfer in from After School & Sumer Program	$ -	$ -	$ 17,699.81	$ 17,699.81	$ 17,699.81
001-00-381-3815	Transfer in from Transportation Fund	$ 513,774.00	$ 513,774.00	$ -	$ (513,774.00)	$ (513,774.00)
001-00-381-3833	Transfer in from Restricted Funds	$ -	$ -	$ 13,545,257.00	$ 13,545,257.00	$ 13,545,257.00
001-00-381-3835	Transfer in from Roadway Improvements Fund	$ -	$ -	$ 572,846.76	$ 572,846.76	$ 572,846.76
001-00-389-3891	Appropriation of Unreserved Fund Balance	$ -	$ -	$ 503,647.11	$ 503,647.11	$ 503,647.11
	General Fund Revenue Sub-Total:	**$ 13,479,330.00**	**$ 13,489,830.00**	**$ 28,845,990.27**	**$ 15,356,160.27**	**$ 15,356,160.27**

FY 2026 Final Budget Amendment - General Fund and Special Revenue Funds
North Bay Village, FL

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	9/30/2026 Amendment
General Fund - Expense						
Department: 511 - LEGISLATIVE						
001-11-511-3102	Other-Legal	$ 25,000.00	$ 25,000.00	$ -	$ 25,000.00	$ (25,000.00)
001-11-511-5360	Telephone	$ 6,000.00	$ 6,000.00	$ 3,549.16	$ 2,450.84	$ (2,450.84)
001-11-511-5405	Dues, Subscriptions & Memberships	$ 16,530.00	$ 16,530.00	$ 14,767.00	$ 1,763.00	$ (1,763.00)
001-11-511-8302	Donations	$ 500.00	$ 500.00	$ -	$ 500.00	$ (500.00)
	Department: 511 - LEGISLATIVE Total:	**$ 48,030.00**	**$ 48,030.00**	**$ 18,316.16**	**$ 29,713.84**	**$ (29,713.84)**
Department: 512-10- Human Resources						
001-10-512-1200	Regular Salaries	$ 160,000.00	$ 160,000.00	$ 161,386.38	$ (1,386.38)	$ 1,386.38
001-10-512-2200	Retirement Contributions	$ 38,777.00	$ 38,777.00	$ 37,977.17	$ 799.83	$ (799.83)
001-10-512-2300	Health, Life, Dental	$ 38,129.00	$ 38,129.00	$ 32,643.06	$ 5,485.94	$ (5,485.94)
001-10-512-2700	Cost Allocation for Utilities	$ (169,090.00)	$ (169,090.00)	$ (108,985.51)	$ (60,104.49)	$ 60,104.49
001-10-512-3132	Contract Services-Pre-Employment	$ 6,000.00	$ 6,000.00	$ 3,031.37	$ 2,968.63	$ (2,968.63)
001-10-512-3151	Employee Events	$ 17,600.00	$ 17,600.00	$ 6,473.71	$ 11,126.29	$ (11,126.29)
001-10-512-3160	Professional Services	$ 56,000.00	$ 56,000.00	$ 1,125.00	$ 54,875.00	$ (54,875.00)
001-10-512-5340	Travel, Conference & Meetings	$ 2,000.00	$ 2,000.00	$ 562.75	$ 1,437.25	$ (1,437.25)
001-10-512-5405	Dues, Subscriptions & Memberships	$ 3,000.00	$ 3,000.00	$ 1,018.00	$ 1,982.00	$ (1,982.00)
001-10-512-5500	Education & Training	$ 3,500.00	$ 3,500.00	$ 2,568.25	$ 931.75	$ (931.75)
001-10-512-5555	Uniforms	$ 1,200.00	$ 1,200.00	$ -	$ 1,200.00	$ (1,200.00)
	Department: 512-10 - Human Resources Total:	**$ 157,116.00**	**$ 157,116.00**	**$ 137,800.18**	**$ 19,315.82**	**$ (19,315.82)**
Department: 512-12- Village Manager						
001-12-512-1200	Regular Salaries	$ 272,412.00	$ 272,412.00	$ 277,261.87	$ (4,849.87)	$ 4,849.87
001-12-512-1573	Miscellaneous Tax Penalty	$ -	$ -	$ 523.00	$ (523.00)	$ 523.00
001-12-512-2100	Fica	$ 20,840.00	$ 20,840.00	$ 20,335.54	$ 504.46	$ (504.46)
001-12-512-2200	Retirement Contributions	$ 76,423.00	$ 76,423.00	$ 92,064.37	$ (15,641.37)	$ 15,641.37
001-12-512-2300	Health, Life, Dental	$ 9,404.00	$ 9,404.00	$ 10,208.00	$ (804.00)	$ 804.00
001-12-512-2700	Cost Allocation for Utilities	$ (219,615.00)	$ (219,615.00)	$ (127,197.18)	$ (92,417.82)	$ 92,417.82
001-12-512-4410	Vehicle Lease	$ 9,444.00	$ 9,444.00	$ -	$ 9,444.00	$ (9,444.00)
001-12-512-5205	Gas & Oil	$ 1,000.00	$ 1,000.00	$ 689.66	$ 310.34	$ (310.34)
001-12-512-5340	Travel, Conferences & Meetings	$ 4,000.00	$ 4,000.00	$ 281.04	$ 3,718.96	$ (3,718.96)
001-12-512-5405	Dues, Subscriptions & Memberships	$ 2,375.00	$ 2,375.00	$ -	$ 2,375.00	$ (2,375.00)
001-12-512-7101	Debt Principal-Leases	$ -	$ -	$ 8,023.02	$ (8,023.02)	$ 8,023.02
001-12-512-7201	Debt Interest -Leases	$ -	$ -	$ 1,412.22	$ (1,412.22)	$ 1,412.22
	Department: 512-12 - Village Manager Total:	**$ 176,283.00**	**$ 176,283.00**	**$ 283,601.54**	**$ (107,318.54)**	**$ 107,318.54**
Department: 512-13 - Village Clerk						$ -
001-13-512-1200	Regular Salaries	$ 227,356.00	$ 227,356.00	$ 182,565.53	$ 44,790.47	$ (44,790.47)
001-13-512-2100	Fica	$ 17,393.00	$ 17,393.00	$ 13,571.76	$ 3,821.24	$ (3,821.24)
001-13-512-2200	Retirement Contributions	$ 63,011.00	$ 63,011.00	$ 56,691.91	$ 6,319.09	$ (6,319.09)
001-13-512-2300	Health, Life, Dental	$ 40,390.00	$ 40,390.00	$ 37,427.30	$ 2,962.70	$ (2,962.70)
001-13-512-2700	Cost Allocation for Utilities	$ (162,392.00)	$ (162,392.00)	$ (117,937.04)	$ (44,454.96)	$ 44,454.96
001-13-512-3120	Ordinance Codification	$ 15,275.00	$ 15,275.00	$ 6,571.38	$ 8,703.62	$ (8,703.62)
001-13-512-3160	Professional Services	$ 6,000.00	$ 19,502.05	$ 7,258.45	$ 12,243.60	$ (12,243.60)
001-13-512-3403	Election Expense	$ 5,000.00	$ 5,000.00	$ 20.00	$ 4,980.00	$ (4,980.00)
001-13-512-4201	Postage	$ 2,500.00	$ 2,500.00	$ 533.77	$ 1,966.23	$ (1,966.23)
001-13-512-4809	Advertising	$ 9,000.00	$ 9,000.00	$ 2,240.67	$ 6,759.33	$ (6,759.33)
001-13-512-5340	Travel, Conferences & Meetings	$ 3,500.00	$ 3,500.00	$ 1,683.28	$ 1,816.72	$ (1,816.72)
001-13-512-5405	Dues, Subscriptions & Memberships	$ 3,380.00	$ 3,380.00	$ 640.00	$ 2,740.00	$ (2,740.00)

FY 2026 Final Budget Amendment - General Fund and Special Revenue Funds
North Bay Village, FL

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	9/30/2026 Amendment
	Department: 512-13 - EXECUTIVE Total:	**$ 230,413.00**	**$ 243,915.05**	**$ 191,267.01**	**$ 52,648.04**	**$ (52,648.04)**
	Department: 513 - FINANCIAL AND ADMINISTRATIVE					
001-14-513-1200	Regular Salaries	$ 407,069.00	$ 407,069.00	$ 459,904.01	$ (52,835.01)	$ 52,835.01
001-14-513-1400	OverTime	$ 9,000.00	$ 9,000.00	$ 11,830.61	$ (2,830.61)	$ 2,830.61
001-14-513-1524	Health Stipend	$ 4,800.00	$ 4,800.00	$ 800.00	$ 4,000.00	$ (4,000.00)
001-14-513-2100	Fica	$ 31,829.50	$ 31,829.50	$ 35,327.99	$ (3,498.49)	$ 3,498.49
001-14-513-2200	Retirement Contributions	$ 88,808.00	$ 88,808.00	$ 99,264.50	$ (10,456.50)	$ 10,456.50
001-14-513-2300	Health, Life, Dental	$ 90,719.00	$ 90,719.00	$ 85,974.39	$ 4,744.61	$ (4,744.61)
001-14-513-2700	Cost Allocation for Utilities	$ (277,198.00)	$ (277,198.00)	$ (305,662.98)	$ 28,464.98	$ (28,464.98)
001-14-513-3160	Professional Services	$ 135,000.00	$ 136,505.93	$ 203,256.35	$ (66,750.42)	$ 66,750.42
001-14-513-5405	Dues, Subscriptions & Memberships	$ 2,320.00	$ 2,320.00	$ 565.00	$ 1,755.00	$ (1,755.00)
	Department: 513 - FINANCIAL AND ADMINISTRATIVE Total:	**$ 492,347.50**	**$ 493,853.43**	**$ 591,259.87**	**$ (97,406.44)**	**$ 97,406.44**
	Department: 514 - LEGAL COUNSEL					
001-15-514-3101	Labor Attorney Negotiations	$ 25,000.00	$ 25,000.00	$ 31,810.89	$ (6,810.89)	$ 6,810.89
001-15-514-3102	Attorney-other issues	$ 100,000.00	$ 100,000.00	$ 308,770.18	$ (208,770.18)	$ 208,770.18
001-15-514-5261	Cost Allocationt Utilities	$ (259,422.00)	$ (259,422.00)	$ (195,319.77)	$ (64,102.23)	$ 64,102.23
001-15-514-5310	Village Attorney General	$ 360,000.00	$ 360,000.00	$ 361,749.60	$ (1,749.60)	$ 1,749.60
001-15-514-5311	Village Attorney-Litigation	$ 150,000.00	$ 150,000.00	$ 109,352.43	$ 40,647.57	$ (40,647.57)
	Department: 514 - LEGAL COUNSEL Total:	**$ 375,578.00**	**$ 375,578.00**	**$ 616,363.33**	**$ (240,785.33)**	**$ 240,785.33**
	Department: 516 - INFORMATION TECHNOLOGIES					
001-16-516-1200	Regular Salaries	$ 145,605.00	$ 145,605.00	$ 146,724.99	$ (1,119.99)	$ 1,119.99
001-16-516-2100	Fica	$ 11,139.00	$ 11,139.00	$ 10,436.56	$ 702.44	$ (702.44)
001-16-516-2200	Retirement Contributions	$ 48,399.00	$ 48,399.00	$ 48,525.11	$ (126.11)	$ 126.11
001-16-516-2300	Health, Life, Dental	$ 34,804.00	$ 34,804.00	$ 34,182.97	$ 621.03	$ (621.03)
001-16-516-3131	Contract Services-Data Processing	$ 392,355.00	$ 392,355.00	$ 295,184.50	$ 97,170.50	$ (97,170.50)
001-16-516-4100	Telephone	$ 65,000.00	$ 64,099.88	$ 62,660.24	$ 1,439.64	$ (1,439.64)
001-16-516-4101	Communication Services	$ 20,777.00	$ 20,777.00	$ 18,302.44	$ 2,474.56	$ (2,474.56)
001-16-516-5215	Copy Machine Leases	$ 13,579.00	$ 15,579.00	$ 13,992.40	$ 1,586.60	$ (1,586.60)
001-16-516-5230	Operating Supplies/Equipment	$ 4,000.00	$ 4,000.00	$ 13,254.66	$ (9,254.66)	$ 9,254.66
001-16-516-6410	Office & Operational Equipment	$ 15,000.00	$ 13,000.00	$ -	$ 13,000.00	$ (13,000.00)
	Department: 516 - NON-COURT INFORMATIONAL SYSTEMS Total:	**$ 750,658.00**	**$ 749,757.88**	**$ 643,263.87**	**$ 106,494.01**	**$ (106,494.01)**
	Department: 519 - OTHER GENERAL GOVERNMENTAL SERVICES					
001-19-519-1200	Regular Salaries	$ 31,231.00	$ 31,231.00	$ 23,931.49	$ 7,299.51	$ (7,299.51)
001-19-519-1400	OverTime	$ 1,500.00	$ 1,500.00	$ 71.06	$ 1,428.94	$ (1,428.94)
001-19-519-1530	Longevity	$ -	$ -	$ 250.00	$ (250.00)	$ 250.00
001-19-519-1600	Compensation Personnel	$ 95,396.00	$ 95,396.00	$ 93,818.05	$ 1,577.95	$ (1,577.95)
001-19-519-2100	Fica	$ 30,259.00	$ 30,259.00	$ 1,968.81	$ 28,290.19	$ (28,290.19)
001-19-519-2200	Retirement Contributions	$ 4,382.00	$ 4,382.00	$ 14,396.21	$ (10,014.21)	$ 10,014.21
001-19-519-2400	Workers Compensation	$ 44.00	$ 44.00	$ 284.00	$ (240.00)	$ 240.00
001-19-519-2500	Unemployment Compensation	$ 5,000.00	$ 5,000.00	$ 1,650.00	$ 3,350.00	$ (3,350.00)
001-19-519-2700	Cost Allocation for Utilities	$ (870,819.00)	$ (870,819.00)	$ (228,215.00)	$ (642,604.00)	$ 642,604.00
001-19-519-3116	Bank/Merchant Fees	$ 16,000.00	$ 16,000.00	$ 30,121.43	$ (14,121.43)	$ 14,121.43
001-19-519-3160	Professional Services	$ 304,750.00	$ 304,750.00	$ 280,237.15	$ 24,512.85	$ (24,512.85)
001-19-519-4390	Animal Control	$ 5,500.00	$ 8,000.00	$ 8,638.29	$ (638.29)	$ 638.29
001-19-519-4403	Building Rental/Lease	$ 171,099.00	$ 171,098.63	$ -	$ 171,098.63	$ (171,098.63)

FY 2026 Final Budget Amendment - General Fund and Special Revenue Funds
North Bay Village, FL

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	9/30/2026 Amendment
001-19-519-4410	Equipment Rental	$ 10,000.00	$ 10,000.00	$ 6,688.50	$ 3,311.50	$ (3,311.50)
001-19-519-4500	General Insurance	$ 436,332.00	$ 436,332.00	$ 556,765.12	$ (120,433.12)	$ 120,433.12
001-19-519-4700	Printing & Binding	$ 2,000.00	$ 3,100.00	$ 2,761.06	$ 338.94	$ (338.94)
001-19-519-4808	Public Relations/Promotions	$ -	$ -	$ 216.00	$ (216.00)	$ 216.00
001-19-519-5130	Property Taxes-Sakura	$ 25,000.00	$ 25,000.00	$ 24,792.47	$ 207.53	$ (207.53)
001-19-519-5215	Copier Lease/Supplies	$ 600.00	$ 600.00	$ -	$ 600.00	$ (600.00)
001-19-519-5405	Dues, Subscriptions & Memberships	$ 7,200.00	$ 7,200.00	$ 3,286.14	$ 3,913.86	$ (3,913.86)
001-19-519-5555	Uniforms	$ 6,000.00	$ 5,250.00	$ 1,035.68	$ 4,214.32	$ (4,214.32)
001-19-519-5995	Reserves for employee accrued liability	$ 125,000.00	$ 125,000.00	$ 51,693.06	$ 73,306.94	$ (73,306.94)
001-19-519-5996	Reserves-Budgetary	$ 323,967.00	$ 323,967.00	$ -	$ 323,967.00	$ (323,967.00)
001-19-519-7101	Debt Principal-Lease	$ -	$ -	$ 236,691.48	$ (236,691.48)	$ 236,691.48
001-19-519-7201	Debt Interest-Lease	$ -	$ -	$ 2,533.32	$ (2,533.32)	$ 2,533.32
001-19-519-9101	Transfer to Grant Administration	$ -	$ -	$ 29,836.07	$ (29,836.07)	$ 29,836.07
001-19-519-9110	Transfer to Parks Improvement	$ -	$ -	$ 6,805,072.00	$ (6,805,072.00)	$ 6,805,072.00
001-19-519-9111	Transfer to Building Fund	$ -	$ -	$ 3,982,863.29	$ (3,982,863.29)	$ 3,982,863.29
001-19-519-9112	Transfer to Street Maintenance Fund	$ -	$ -	$ 280,000.00	$ (280,000.00)	$ 280,000.00
001-19-519-9113	Transfer to Police Improvements	$ -	$ -	$ 2,757,321.71	$ (2,757,321.71)	$ 2,757,321.71
Department: 519 - OTHER GENERAL GOVERNMENTAL SERVICES Total:		**$ 730,441.00**	**$ 733,290.63**	**$ 14,968,707.39**	**$ (14,235,416.76)**	**$ 14,235,416.76**

FY 2026 Final Budget Amendment - General Fund and Special Revenue Funds
North Bay Village, FL

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	9/30/2026 Amendment
Department: 521 - LAW ENFORCEMENT						
001-19-521-2100	Fica	$ 30,259.00	$ 30,259.00	$ 30,410.97	$ (151.97)	$ 151.97
001-19-521-2200	Retirement Contributions	$ 83,577.00	$ 83,577.00	$ 94,647.97	$ (11,070.97)	$ 11,070.97
001-19-521-2300	Health, Life, Dental	$ 75,569.00	$ 75,569.00	$ 56,391.96	$ 19,177.04	$ (19,177.04)
001-21-521-1200	Regular Salaries	$ 4,058,553.13	$ 4,058,553.13	$ 4,106,057.93	$ (47,504.80)	$ 47,504.80
001-21-521-1400	OverTime	$ 20,000.00	$ 20,000.00	$ 44,898.09	$ (24,898.09)	$ 24,898.09
001-21-521-1502	Tuition Reimbursement	$ -	$ -	$ 3,357.01	$ (3,357.01)	$ 3,357.01
001-21-521-1520	Assignment Pay	$ 10,080.00	$ 10,080.00	$ 18,900.00	$ (8,820.00)	$ 8,820.00
001-21-521-1523	Training Dispatch	$ -	$ -	$ 180.00	$ (180.00)	$ 180.00
001-21-521-1524	Health Stipend	$ 4,800.00	$ 4,800.00	$ 27,200.00	$ (22,400.00)	$ 22,400.00
001-21-521-1550	Off-Duty Detail	$ 240,000.00	$ 240,000.00	$ 540,814.64	$ (300,814.64)	$ 300,814.64
001-21-521-1552	Stand By/On Call	$ 8,580.00	$ 8,580.00	$ 9,346.96	$ (766.96)	$ 766.96
001-21-521-1570	Clothing Allowance	$ 11,720.00	$ 1,900.00	$ 2,400.00	$ (500.00)	$ 500.00
001-21-521-1573	K9 Assignment Pay	$ 1,440.00	$ 1,440.00	$ 3,120.00	$ (1,680.00)	$ 1,680.00
001-21-521-1600	Compensation Personnel	$ -	$ -	$ 33,762.36	$ (33,762.36)	$ 33,762.36
001-21-521-2100	Fica	$ 312,009.31	$ 312,009.31	$ 441,170.02	$ (129,160.71)	$ 129,160.71
001-21-521-2200	Retirement Contributions	$ 1,247,530.97	$ 1,247,530.97	$ 1,479,587.46	$ (232,056.49)	$ 232,056.49
001-21-521-2300	Health, Life, Dental	$ 1,117,147.01	$ 1,116,020.01	$ 856,697.50	$ 259,322.51	$ (259,322.51)
001-21-521-2400	Workers Compensation	$ 147,615.00	$ 147,615.00	$ 113,145.00	$ 34,470.00	$ (34,470.00)
001-21-521-3136	Contract Services	$ 12,300.00	$ 12,300.00	$ 7,179.84	$ 5,120.16	$ (5,120.16)
001-21-521-3400	Emergency Management	$ 24,500.00	$ 14,275.00	$ 10,710.14	$ 3,564.86	$ (3,564.86)
001-21-521-4410	Vehicle Lease	$ 366,000.00	$ 438,000.00	$ 430,462.75	$ 7,537.25	$ (7,537.25)
001-21-521-4601	Repair & Maintenance Vehicle/Boat	$ 70,000.00	$ 148,300.00	$ 147,351.56	$ 948.44	$ (948.44)
001-21-521-5205	Gas & Oil	$ 220,000.00	$ 220,000.00	$ 143,532.84	$ 76,467.16	$ (76,467.16)
001-21-521-5232	K-9 Operating Expenses	$ 11,500.00	$ 11,500.00	$ 6,217.97	$ 5,282.03	$ (5,282.03)
	Department: 521 - LAW ENFORCEMENT Total:	**$ 8,073,180.42**	**$ 8,202,308.42**	**$ 8,607,542.97**	**$ (405,234.55)**	**$ 405,234.55**
Department: 524 - PROTECTIVE INSPECTIONS						
001-24-524-1200	Regular Salaries	$ 262,187.00	$ 262,187.00	$ 277,007.88	$ (14,820.88)	$ 14,820.88
001-24-524-1400	OverTime	$ -	$ -	$ 1,056.44	$ (1,056.44)	$ 1,056.44
001-24-524-1530	Longevity	$ -	$ -	$ 300.00	$ (300.00)	$ 300.00
001-24-524-2100	Fica	$ 20,057.00	$ 20,057.00	$ 21,193.44	$ (1,136.44)	$ 1,136.44
001-24-524-2200	ER Retirement Contributions	$ 60,780.00	$ 60,780.00	$ 63,564.44	$ (2,784.44)	$ 2,784.44
001-24-524-2300	Health, Life, Dental	$ 51,513.00	$ 51,513.00	$ 57,759.64	$ (6,246.64)	$ 6,246.64
001-24-524-2700	Cost Allocation for Utilities	$ (187,264.00)	$ (187,264.00)	$ (89,613.78)	$ (97,650.22)	$ 97,650.22
001-24-524-3136	Contract Services	$ 2,000.00	$ 2,000.00	$ -	$ 2,000.00	$ (2,000.00)
001-24-524-4201	Postage	$ 10,000.00	$ 10,000.00	$ 8,812.86	$ 1,187.14	$ (1,187.14)
001-24-524-4410	Vehicle Lease	$ 20,000.00	$ 20,000.00	$ -	$ 20,000.00	$ (20,000.00)
001-24-524-4601	Repair & Maintenance Vehicle	$ 4,000.00	$ 4,000.00	$ 500.00	$ 3,500.00	$ (3,500.00)
001-24-524-7101	Debt Principal-Leases	$ -	$ -	$ 18,505.44	$ (18,505.44)	$ 18,505.44
001-24-524-7201	Debt Interest-Leases	$ -	$ -	$ 1,935.00	$ (1,935.00)	$ 1,935.00
001-24-524-6430	Machinery & Equipment	$ 2,600.00	$ 2,600.00	$ -	$ 2,600.00	$ (2,600.00)
	Department: 524 - PROTECTIVE INSPECTIONS Total:	**$ 245,873.00**	**$ 245,873.00**	**$ 361,021.36**	**$ (115,148.36)**	**$ 115,148.36**

FY 2026 Final Budget Amendment - General Fund and Special Revenue Funds
North Bay Village, FL

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	9/30/2026 Amendment
Department: 572 - PARKS AND RECREATION						$ -
001-72-572-2700	Cost Allocation for Utilities	$ (236,720.00)	$ (236,720.00)	$ (7,486.04)	$ (229,233.96)	$ 229,233.96
001-72-572-3117	Clover Data Plan Merchant Fees	$ -	$ 531.39	$ 2,031.99	$ (1,500.60)	$ 1,500.60
001-72-572-3119	IPaddle Programs	$ 11,100.00	$ 11,100.00	$ 4,875.00	$ 6,225.00	$ (6,225.00)
001-72-572-3120	Total Body Boot Camp	$ 13,500.00	$ 13,500.00	$ 10,875.00	$ 2,625.00	$ (2,625.00)
001-72-572-3136	Contract Services	$ 50,000.00	$ 50,000.00	$ 86,468.75	$ (36,468.75)	$ 36,468.75
001-72-572-3152	Community Center Grand Opening	$ 25,000.00	$ 25,000.00	$ 75,723.71	$ (50,723.71)	$ 50,723.71
001-72-572-3167	TIES-Arts for Learning	$ 11,898.00	$ 11,898.00	$ -	$ 11,898.00	$ (11,898.00)
001-72-572-4101	Communication Services	$ -	$ -	$ 1,142.81	$ (1,142.81)	$ 1,142.81
001-72-572-4402	Soccer Facility	$ 28,320.00	$ 17,320.00	$ 22,305.00	$ (4,985.00)	$ 4,985.00
001-72-572-4410	Clover Data Plan-Equipment Rental	$ 500.00	$ 500.00	$ -	$ 500.00	$ (500.00)
001-72-572-4700	Printing & Binding	$ -	$ 10,000.00	$ -	$ 10,000.00	$ (10,000.00)
001-72-572-5230	Operating Supplies/Equipment	$ -	$ -	$ 1,061.43	$ (1,061.43)	$ 1,061.43
001-72-572-5454	4th of July	$ 9,000.00	$ 9,000.00	$ 9,342.87	$ (342.87)	$ 342.87
001-72-572-5461	Yoga in the Park	$ 18,200.00	$ 18,200.00	$ 19,025.00	$ (825.00)	$ 825.00
001-72-572-6410	Office Equipment	$ -	$ 12,384.00	$ -	$ 12,384.00	$ (12,384.00)
	Department: 572 - PARKS AND RECREATION Total:	**$ (69,202.00)**	**$ (57,286.61)**	**$ 225,365.52**	**$ (282,652.13)**	**$ 282,652.13**
Department: 574 - SPECIAL EVENTS						
001-74-574-1200	Regular Salaries	$ 215,000.00	$ 215,000.00	$ 205,427.13	$ 9,572.87	$ (9,572.87)
001-74-574-2100	Fica	$ 16,448.00	$ 16,448.00	$ 18,049.06	$ (1,601.06)	$ 1,601.06
001-74-574-2200	ER Retirement Contributions	$ 55,138.00	$ 55,138.00	$ 52,173.22	$ 2,964.78	$ (2,964.78)
001-74-574-2700	Cost Allocation for Utilities	$ (150,736.00)	$ (150,736.00)	$ (43,549.98)	$ (107,186.02)	$ 107,186.02
001-74-574-4808	Public Relations/Promotions	$ 35,000.00	$ 35,000.00	$ 16,498.44	$ 18,501.56	$ (18,501.56)
001-74-574-5230	Poperating Supplies/Equipment	$ -	$ -	$ 2,622.00	$ (2,622.00)	$ 2,622.00
	Department: 574 - SPECIAL EVENTS Total:	**$ 170,850.00**	**$ 170,850.00**	**$ 251,219.87**	**$ (80,369.87)**	**$ 80,369.87**
	General Fund Expense Total:	**$ 11,381,567.92**	**$ 11,539,568.80**	**$ 26,895,729.07**	**$ (15,356,160.27)**	**$ 15,356,160.27**

Special Revenue Funds

Special Revenue Funds Fund: 101 - GRANT ADMINISTRATION FUND

Revenue

101-00-381-3801	Transfer in from General Fund	$ -	$ -	$ 29,836.07	$ 29,836.07	$ 29,836.07
	Revenue Total:	**$ -**	**$ -**	**$ 29,836.07**	**$ 29,836.07**	**$ 29,836.07**
	Fund: 101 - GRANT ADMINISTRATION FUND Total:	**$ -**	**$ -**	**$ 29,836.07**	**$ 29,836.07**	**$ 29,836.07**

Fund: 102 - WORK FORCE HOUSING

Revenue

Department: 554 - WORK FORCE HOUSING

102-00-389-3890	Appropriation of Fund Balance	$ -	$ -	$ 82,587.23	$ -	$ (82,587.23)
	Department: 554 - WORK FORCE HOUSING Total:	**$ -**	**$ -**	**$ 82,587.23**	**$ -**	**$ (82,587.23)**
	Fund: 102 - WORK FORCE HOUSING Total:	**$ -**	**$ -**	**$ 82,587.23**	**$ -**	**$ (82,587.23)**

FY 2026 Final Budget Amendment - General Fund and Special Revenue Funds
North Bay Village, FL

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	9/30/2026 Amendment
Fund: 102 - WORK FORCE HOUSING						
Expense						
Department: 554 - WORK FORCE HOUSING						
102-19-554-3160	Professional Services	$ -	$ -	$ 82,587.23	$ (82,587.23)	$ 82,587.23
	Department: 554 - WORK FORCE HOUSING Total:	**$ -**	**$ -**	**$ 82,587.23**	**$ (82,587.23)**	**$ 82,587.23**
	Fund: 102 - WORK FORCE HOUSING Total:	**$ -**	**$ -**	**$ 82,587.23**	**$ (82,587.23)**	**$ 82,587.23**
Fund: 107 - FEDERAL FORFEITURES						
Revenue						
107-00-358-3580	Forfeitures	$ -	$ -	$ 300,541.59	$ 300,541.59	$ 300,541.59
107-00-361-3611	Interest Earnings	$ -	$ -	$ 7,808.12	$ 7,808.12	$ 7,808.12
107-00-369-3691	Reimbursement - OCDETF	$ -	$ -	$ 9,889.56	$ 9,889.56	$ 9,889.56
107-00-389-3890	Appropriation of Fund Balance	$ 1,112,700.00	$ 1,112,700.00	$ 587,400.48	$ (525,299.52)	$ (112,379.02)
	Revenue Total:	**$ 1,112,700.00**	**$ 1,112,700.00**	**$ 905,639.75**	**$ (207,060.25)**	**$ 205,860.25**
Expense						
Department: 521 - LAW ENFORCEMENT						
107-21-521-1400	OverTime	$ 200,000.00	$ 200,000.00	$ 446,149.99	$ (246,149.99)	$ 246,149.99
107-21-521-5221	Special Department Supplies-Simunition	$ 30,000.00	$ 30,000.00	$ 22,706.56	$ 7,293.44	$ (7,293.44)
107-21-521-5231	Special Department Supplies	$ 12,000.00	$ 12,000.00	$ 2,086.82	$ 9,913.18	$ (9,913.18)
107-21-521-5340	Travel, Conferences & Meetings	$ 166,000.00	$ 166,000.00	$ 139,662.96	$ 26,337.04	$ (26,337.04)
107-21-521-6430	Machinery & Equipment	$ 704,700.00	$ 703,500.00	$ 295,033.42	$ 408,466.58	$ (408,466.58)
	Department: 521 - LAW ENFORCEMENT Total:	**$ 1,112,700.00**	**$ 1,111,500.00**	**$ 905,639.75**	**$ 205,860.25**	**$ (205,860.25)**
Fund: 110 - PARKS IMPROVEMENT FUND-VOGEL PARK						
Revenue						
110-00-324-3247	Impact Fees-Park Open Space	$ -	$ -	$ 200,836.00	$ 200,836.00	$ 200,836.00
110-00-324-3248	Impact Fees-Park Improvement	$ -	$ -	$ 245,676.00	$ 245,676.00	$ 245,676.00
110-00-361-3611	Interest Earnings	$ -	$ -	$ 1,027.38	$ 1,027.38	$ 1,027.38
110-00-381-3801	Transfer in from General Fund	$ -	$ -	$ 6,805,072.00	$ 6,805,072.00	$ 6,805,072.00
110-00-381-3825	Transfer from Parks	$ -	$ -	$ 89,005.24	$ 89,005.24	$ 89,005.24
110-00-389-3371	Ansin Family-Park	$ -	$ -	$ 200,000.00	$ 200,000.00	$ 200,000.00
110-00-389-3890	Appropriation of Fund Balance	$ -	$ -	$ -	$ -	$ 5,322,392.15
	Revenue Total:	**$ -**	**$ -**	**$ 7,541,616.62**	**$ 7,541,616.62**	**$ 12,864,008.77**
Expense						
Department: 572 - PARKS AND RECREATION						
110-71-572-4605	Repair & Maintenance Grounds	$ -	$ -	$ 191,925.01	$ (191,925.01)	$ 191,925.01
110-71-572-9136	Transfer to Capital - Proj. Community Center	$ -	$ -	$ 5,867,011.76	$ (5,867,011.76)	$ 5,867,011.76
	Department: 572 - PARKS AND RECREATION Total:	**$ -**	**$ -**	**$ 6,058,936.77**	**$ (6,058,936.77)**	**$ 6,058,936.77**
Department: 630 - CAPITAL PROJECTS						
110-61-630-9133	Transfer to Restricted Funds	$ -	$ -	$ 6,805,072.00	$ (6,805,072.00)	$ 6,805,072.00
	Department: 630 - CAPITAL PROJECTS Total:	**$ -**	**$ -**	**$ 6,805,072.00**	**$ (6,805,072.00)**	**$ 6,805,072.00**
	Expense Total:	**$ -**	**$ -**	**$ 12,864,008.77**	**$ (12,864,008.77)**	**$ 12,864,008.77**

FY 2026 Final Budget Amendment - General Fund and Special Revenue Funds
North Bay Village, FL

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	9/30/2026 Amendment
Fund: 111 - BUILDING FEES FUND						
Revenue						
111-00-322-3221	Building Permits	$ 2,250,000.00	$ 4,714,895.00	$ 5,667,907.86	$ 953,012.86	$ -
111-00-322-3222	Electrical Permits	$ 25,000.00	$ 25,000.00	$ -	$ (25,000.00)	$ (25,000.00)
111-00-322-3223	Plumbing Permits	$ 25,000.00	$ 25,000.00	$ -	$ (25,000.00)	$ (25,000.00)
111-00-322-3225	Mechanical Permits	$ 25,000.00	$ 25,000.00	$ -	$ (25,000.00)	$ (25,000.00)
111-00-322-3227	Miscellaneous Permits	$ 65,000.00	$ 65,000.00	$ 40,300.25	$ (24,699.75)	$ (24,699.75)
111-00-342-3425	Plans Review	$ 8,000.00	$ 8,000.00	$ 60,721.25	$ 52,721.25	$ -
111-00-361-3611	Interest Earnings	$ -	$ -	$ 1,804.44	$ 1,804.44	$ 1,804.44
111-00-369-3699	Other Miscellaneous Revenues	$ 40,000.00	$ 40,000.00	$ 37,797.50	$ (2,202.50)	$ (2,202.50)
111-00-381-3801	Transfer in from General Fund	$ -	$ -	$ 3,982,863.29	$ 3,982,863.29	$ 3,982,863.29
111-00-381-3802	Transfer in from Technology Surcharge	$ 50,000.00	$ 50,000.00	$ -	$ (50,000.00)	$ (50,000.00)
111-00-381-3804	Transfer in from Education Fees	$ 3,000.00	$ 3,000.00	$ -	$ (3,000.00)	$ (3,000.00)
	Revenue Total:	**$ 2,491,000.00**	**$ 4,955,895.00**	**$ 9,791,394.59**	**$ 4,835,499.59**	**$ 3,829,765.48**
Expense						
Department: 524 - PROTECTIVE INSPECTIONS						
111-25-524-1200	Regular Salaries	$ 318,073.00	$ 318,073.00	$ 283,379.11	$ 34,693.89	$ (34,693.89)
111-25-524-1400	OverTime	$ -	$ -	$ 408.42	$ (408.42)	$ 408.42
111-25-524-1530	Longevity	$ 750.00	$ 750.00	$ 2,750.00	$ (2,000.00)	$ 2,000.00
111-25-524-1600	Compensation Personnel	$ 17,830.00	$ 17,830.00	$ 408.36	$ 17,421.64	$ (17,421.64)
111-25-524-2100	Fica	$ 24,529.00	$ 24,529.00	$ 21,043.32	$ 3,485.68	$ (3,485.68)
111-25-524-2200	Retirement Contributions	$ 69,900.00	$ 69,900.00	$ 49,756.87	$ 20,143.13	$ (20,143.13)
111-25-524-2300	Health, Life, Dental	$ 77,463.00	$ 77,463.00	$ 62,122.40	$ 15,340.60	$ (15,340.60)
111-25-524-3116	Bank/Merchant Fees	$ 15,000.00	$ 15,000.00	$ 26,045.79	$ (11,045.79)	$ 11,045.79
111-25-524-3131	Contract Services-Data Processing	$ 95,600.00	$ 95,600.00	$ 42,914.00	$ 52,686.00	$ (52,686.00)
111-25-524-3160	Professional Services	$ 1,062,000.00	$ 3,526,895.00	$ 3,518,387.65	$ 8,507.35	$ (8,507.35)
111-25-524-4101	Communication Services	$ 1,920.00	$ 1,920.00	$ 1,608.20	$ 311.80	$ (311.80)
111-25-524-4201	Postage	$ 2,500.00	$ 2,500.00	$ 1,673.78	$ 826.22	$ (826.22)
111-25-524-4403	Building Rental/Lease	$ 85,549.00	$ 85,549.00	$ 77,169.36	$ 8,379.64	$ (8,379.64)
111-25-524-4700	Printing & Binding	$ 2,500.00	$ 2,500.00	$ 989.92	$ 1,510.08	$ (1,510.08)
111-25-524-5100	Office Supplies	$ 10,000.00	$ 9,800.00	$ 7,677.66	$ 2,122.34	$ (2,122.34)
111-25-524-5215	Copy Machine Lease	$ 2,016.00	$ 2,216.00	$ 2,652.00	$ (436.00)	$ 436.00
111-25-524-5340	Travel, Conferences & Meetings	$ 10,000.00	$ 10,000.00	$ 8,570.64	$ 1,429.36	$ (1,429.36)
111-25-524-5360	Telephone	$ 4,500.00	$ 4,500.00	$ 4,434.71	$ 65.29	$ (65.29)
111-25-524-5405	Dues, Subscriptions & Memberships	$ 100.00	$ 100.00	$ 35.00	$ 65.00	$ (65.00)
111-25-524-9133	Transfer to Restricted Funds	$ -	$ -	$ 3,982,863.29	$ (3,982,863.29)	$ 3,982,863.29
	Department: 524 - PROTECTIVE INSPECTIONS Total:	**$ 1,800,230.00**	**$ 4,265,125.00**	**$ 8,094,890.48**	**$ (3,829,765.48)**	**$ 3,829,765.48**

FY 2026 Final Budget Amendment - General Fund and Special Revenue Funds
North Bay Village, FL

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	9/30/2026 Amendment
Fund: 112 - STREET MAINTENANCE FUND						
Revenue						
112-00-312-3121	Local Option Tax 1 to 6 Cents	$ 88,000.00	$ 88,000.00	$ 78,619.79	$ (9,380.21)	$ (9,380.21)
112-00-312-3122	Local Option Tax 1 to 5 Cents	$ 33,000.00	$ 33,000.00	$ 30,520.42	$ (2,479.58)	$ (2,479.58)
112-00-335-3354	Motor Fuel Tax	$ 90,000.00	$ 90,000.00	$ 68,162.89	$ (21,837.11)	$ (21,837.11)
112-00-344-3442	Causeway maintenance	$ 8,000.00	$ 8,000.00	$ 5,168.00	$ (2,832.00)	$ (2,832.00)
112-00-369-3695	Bulk Trash Miscellaneous Revenue	$ 5,000.00	$ 5,000.00	$ 2,530.00	$ (2,470.00)	$ (2,470.00)
112-00-381-3801	Transfer in from General Fund	$ -	$ -	$ 280,000.00	$ 280,000.00	$ 280,000.00
112-00-381-3830	Transfer in from Utility Fund	$ 1,630,037.50	$ 1,630,037.50	$ -	$ (1,630,037.50)	$ (1,630,037.50)
112-00-381-3840	Transfer in from Storm Water Fund	$ 116,787.00	$ 116,787.00	$ 116,786.00	$ (1.00)	$ (1.00)
112-00-389-3370	MD Grant-Planting of Trees	$ -	$ -	$ 66,155.00	$ 66,155.00	$ 66,155.00
112-00-389-3890	Appropriation of Fund Balance	$ -	$ 19,912.50	$ -	$ (19,912.50)	$ -
	Revenue Total:	**$ 1,970,824.50**	**$ 1,990,737.00**	**$ 647,942.10**	**$ (1,342,794.90)**	**$ (1,322,882.40)**
Expense						
Department: 541 - ROADS AND STREET FACILITIES						
112-18-541-1200	Regular Salaries	$ 195,593.00	$ 195,593.00	$ 142,394.78	$ 53,198.22	$ (53,198.22)
112-18-541-1400	OverTime	$ 17,000.00	$ 17,000.00	$ 12,924.81	$ 4,075.19	$ (4,075.19)
112-18-541-1530	Longevity	$ -	$ -	$ 800.00	$ (800.00)	$ 800.00
112-18-541-1552	Stand By/On Call	$ 3,652.00	$ 3,652.00	$ 2,785.00	$ 867.00	$ (867.00)
112-18-541-1571	Boot Stipend	$ 800.00	$ 800.00	$ 600.00	$ 200.00	$ (200.00)
112-18-541-1600	Compensaton Personnel	$ 13,571.00	$ 13,571.00	$ -	$ 13,571.00	$ (13,571.00)
112-18-541-2100	Fica	$ 14,963.00	$ 14,963.00	$ 12,156.90	$ 2,806.10	$ (2,806.10)
112-18-541-2200	Retirement Contributions	$ 27,442.00	$ 27,442.00	$ 22,101.13	$ 5,340.87	$ (5,340.87)
112-18-541-2300	Health, Life, Dental	$ 68,626.00	$ 68,626.00	$ 61,970.19	$ 6,655.81	$ (6,655.81)
112-18-541-2400	Workers Compensation	$ 15,544.00	$ 15,544.00	$ 14,895.00	$ 649.00	$ (649.00)
112-18-541-2700	Cost Allocation	$ (99,000.00)	$ (99,000.00)	$ (99,000.00)	$ -	$ -
112-18-541-3138	Contract Services - Ground Maintenance	$ 200,000.00	$ 200,000.00	$ 142,060.00	$ 57,940.00	$ (57,940.00)
112-18-541-3160	Professional Services	$ -	$ 35,000.00	$ 8,000.00	$ 27,000.00	$ (27,000.00)
112-18-541-4315	Electric, Gas & Water	$ 45,200.00	$ 45,200.00	$ 60,546.55	$ (15,346.55)	$ 15,346.55
112-18-541-4410	Vehicle Lease	$ 15,600.00	$ 15,600.00	$ 7,745.04	$ 7,854.96	$ (7,854.96)
112-18-541-4601	Repair & Maintenance Vehicle	$ 15,000.00	$ 15,000.00	$ 14,741.22	$ 258.78	$ (258.78)
112-18-541-4602	Repair & Maintenance Equipment	$ 15,000.00	$ 15,000.00	$ 2,371.76	$ 12,628.24	$ (12,628.24)
112-18-541-4604	Repair & Maintenance Building	$ 20,000.00	$ 95,000.00	$ 54,841.71	$ 40,158.29	$ (40,158.29)
112-18-541-4605	Repair & Maintenance Grounds	$ 260,000.00	$ 210,000.00	$ 100,363.46	$ 109,636.54	$ (109,636.54)
112-18-541-5205	Gas & Oil	$ 7,500.00	$ 7,500.00	$ 7,021.29	$ 478.71	$ (478.71)
112-18-541-5230	Operating Supplies/Equipment	$ 20,000.00	$ 20,000.00	$ 16,610.90	$ 3,389.10	$ (3,389.10)
112-18-541-5324	Temporary Personnel	$ 55,346.50	$ 55,346.50	$ 46,439.01	$ 8,907.49	$ (8,907.49)
112-18-541-5360	Telephone	$ 2,200.00	$ 2,200.00	$ 1,375.08	$ 824.92	$ (824.92)
112-18-541-5395	Street Lights	$ 50,000.00	$ 50,000.00	$ -	$ 50,000.00	$ (50,000.00)
112-18-541-6200	Building Improvements	$ 45,000.00	$ 245,000.00	$ 15,797.00	$ 229,203.00	$ (229,203.00)
112-18-541-6308	Roads & Improvements	$ 500,000.00	$ 500,000.00	$ 33.96	$ 499,966.04	$ (499,966.04)
112-18-541-6320	Landscape Improvements	$ 416,787.00	$ 176,699.50	$ 13,556.25	$ 163,143.25	$ (163,143.25)
112-18-541-6430	Machinery & Equipment	$ 20,000.00	$ 20,000.00	$ 4,723.56	$ 15,276.44	$ (15,276.44)
112-18-541-9000	Contingency	$ 25,000.00	$ 25,000.00	$ -	$ 25,000.00	$ (25,000.00)
112-18-541-9133	Transfer to Restricted Funds	$ -	$ -	$ -	$ -	$ -
	Department: 541 - ROADS AND STREET FACILITIES Total:	**$ 1,970,824.50**	**$ 1,990,737.00**	**$ 667,854.60**	**$ 1,322,882.40**	**$ (1,322,882.40)**

FY 2026 Final Budget Amendment - General Fund and Special Revenue Funds
North Bay Village, FL

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	9/30/2026 Amendment
Fund: 114 - AFTER SCHOOL SUMMER CAMP						
Expense						
Department: 572 - PARKS AND RECREATION						
114-71-572-9101	Transfer to General Fund	$ -	$ -	$ 17,699.81	$ (17,699.81)	$ 17,699.81
	Department: 572 - PARKS AND RECREATION Total:	**$ -**	**$ -**	**$ 17,699.81**	**$ (17,699.81)**	$ 17,699.81
Fund: 115 - TRANSPORTATION FUND						
Revenue						
115-00-312-3126	SurTax Transportation Local Option Tax	$ 542,000.00	$ 542,000.00	$ 479,044.00	$ (62,956.00)	$ (62,956.00)
115-00-334-3340	State Grants	$ 350,000.00	$ 350,000.00	$ 260,402.33	$ (89,597.67)	$ (89,597.67)
115-00-351-3517	Handicap Parking Fines	$ 6,000.00	$ 6,000.00	$ 2,819.69	$ (3,180.31)	$ (3,180.31)
115-00-361-3611	Interest Earnings	$ 20,000.00	$ 20,000.00	$ 16,146.97	$ (3,853.03)	$ (3,853.03)
115-00-381-3801	Transfer in from General Fund	$ 142,900.00	$ 142,900.00	$ -	$ (142,900.00)	$ (142,900.00)
115-00-389-3890	Appropriation of Fund Balance	$ 812,214.00	$ 1,579,409.97	$ -	$ (1,579,409.97)	$ (1,579,409.97)
	Revenue Total:	**$ 1,873,114.00**	**$ 2,640,309.97**	**$ 758,412.99**	**$ (1,881,896.98)**	**$ (1,881,896.98)**
Expense						
Department: 541 - ROADS AND STREET FACILITIES						
115-18-541-3136	Contract Services	$ 242,361.00	$ 242,361.00	$ 186,145.33	$ 56,215.67	$ (56,215.67)
115-18-541-5230	Operating Supplies/Equipment	$ 10,000.00	$ 10,000.00	$ -	$ 10,000.00	$ (10,000.00)
115-18-541-5395	Street Lights	$ 39,000.00	$ 39,000.00	$ 52,000.00	$ (13,000.00)	$ 13,000.00
115-18-541-6306	Bus Shelters	$ -	$ 562,262.09	$ 160,000.00	$ 402,262.09	$ (402,262.09)
115-18-541-6308	Roads and Streets Improvements	$ 615,079.00	$ 820,012.88	$ 87,691.66	$ 732,321.22	$ (732,321.22)
115-18-541-9101	Transfer to General Fund	$ 513,774.00	$ 513,774.00	$ -	$ 513,774.00	$ (513,774.00)
115-18-541-9121	Transfer to 215 Debt SeRV Roadway Capital Proj	$ -	$ -	$ 112,576.00	$ (112,576.00)	$ 112,576.00
115-18-541-9132	Transfer to Capital Project Fund 320	$ 442,900.00	$ 442,900.00	$ 150,000.00	$ 292,900.00	$ (292,900.00)
	Department: 541 - ROADS AND STREET FACILITIES Total:	**$ 1,863,114.00**	**$ 2,630,309.97**	**$ 748,412.99**	**$ 1,881,896.98**	**$ (1,881,896.98)**
Fund: 116 - POLICE IMPROVEMENTS FUND						
Revenue						
116-00-381-3801	Transfer in from General Fund	$ -	$ -	$ 2,757,321.71	$ 2,757,321.71	$ 2,757,321.71
	Revenue Total:	**$ -**	**$ -**	**$ 3,418,930.71**	**$ 3,418,930.71**	**$ 2,757,321.71**
Expense						
Department: 521 - LAW ENFORCEMENT						
116-21-521-9133	Transfer to Restricted Funds	$ -	$ -	$ 2,757,321.71	$ (2,757,321.71)	$ 2,757,321.71
	Department: 521 - LAW ENFORCEMENT Total:	**$ -**	**$ -**	**$ 2,757,321.71**	**$ (2,757,321.71)**	**$ 2,757,321.71**
	Expense Total:	**$ -**	**$ -**	**$ 2,757,321.71**	**$ (2,757,321.71)**	**$ 2,757,321.71**

		Original Total Budget	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
315-18-541-9101	Transfer to General Fund	$ -	$ -	$ 572,846.76	$ (572,846.76)	$ 572,846.76
	Department: 541 - ROADS AND STREET FACILITIES Total:	**$ -**	**$ -**	**$ 572,846.76**	**$ (572,846.76)**	**$ 572,846.76**

Total	**$ 32,099,586.47**

ITEM NO. 11.B

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Roger Hogg, Capital Improvements Project Director

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO AMEND WORK ORDER NO. 09 TO ARDURRA GROUP, INC. FOR OUTFALL VALVE UPGRADE PROJECT MANAGEMENT AND ENGINEERING SERVICES IN THE AMOUNT OF $20,030 FOR A TOTAL AMOUNT NOT TO EXCEED $38,930; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (CIP DIRECTOR ROGER HOGG)**

RECOMMENDATION

It is recommended that the Village Commission authorize the proposed Amendment no. 1 work order #09 for the Outfall Valve upgrade assistance.

BACKGROUND AND ANALYSIS

The purpose of this work order is to assist the Village with project management services, construction sketches to install the check valves, field observation services for construction installation. A total of 15 outfalls were selected for phase 1 implementation. The amended work order will support the implementation of the remaining 21 outfalls across North Bay Village.

Work Order #09

As part of a comprehensive outfall inspection study commissioned by the Village in 2025 and performed by the consultant, a total of 44 outfall locations were identified across the Village, representing the primary discharge points to Biscayne Bay. Of these, 39 outfalls were successfully located and field verified, and 36 outfalls were identified for rehabilitation or further action required. These include 23 high-priority outfalls, 13 medium-priority outfalls, and additional low-priority locations recommended for future improvements, forming the basis for targeted check valve installations and system resiliency enhancements.

In 2026, the Village entered into a grant agreement with the Florida Department of Environmental Protection [FDEP] for the construction (Installation) of a limited number of check valves throughout the Village stormwater system. The award grant number and state appropriation are LP, GAA LI 1555, FY 25-26, WPSPTF. The grant totals $125,000 and is reimbursable upon completion of work. The grant has various reporting requirements, which include meetings and periodic updates with an Agency Grant Manager. The Village needs to comply with the contract requirements to obtain post-award funding and qualify for additional phases of grant funding.

On July 20, 2026, the Florida Department of Environmental Protection officially awarded an additional $250,000 in funding for FY 26-27 under Grant L0287. This funding will support the purchase and installation of additional backflow prevention devices, allowing North Bay Village to complete the remaining high-priority outfalls in Phase 2 of the project. This brings the total funding award to $375,000. Proper documentation and timely implementation of the check-valve outfall installation project will support the grant reimbursement process outlined in the FDEP–Village agreement and strengthen the Village's standing for future grant opportunities with the Agency.

The revised work order adds the preparation of construction documents, scope of work, bid assistance and construction management services for the outfall valve upgrade project. The Village anticipates issuing a Request for Proposals (RFP) in the coming months to support the implementation of the outfall valve upgrade project.

It is recommended that the Village Commission authorize Amendment no. 1 to work order #09 for outfall valve upgrade engineering and construction management services in the amount of $20,030 to Ardurra Group, Inc. The new total for the work order will be $38,930.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Fund Name: Stormwater Fund
GL Line-Item Number: 440-36-538-6308
Balance: $375,000
Amount To Be Encumbered: $38,930
Remaining Reserve Balance: $336,070

PERSONNEL IMPACT
None

ATTACHMENTS
Resolution WOr 9 To Ardurra Group For Stormwater Valves.docx
Exhibit A - Ardurra WO 09-Rev 01 Outfall Upgrade Phase 1.pdf

RESOLUTION NO. 2026- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ISSUE THE FIRST AMENDMENT TO WORK ORDER NO. 09 TO ARDURRA GROUP, INC. FOR THE OUTFALL VALVES UPGRADE PHASE 1 PROJECT MANAGEMENT AND ENGINEERING SERVICES IN AN AMOUNT NOT TO EXCEED $20,030; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 12, 2023, the North Bay Village (the "Village") Commission adopted Resolution No. 2023-155, selecting various consultants pursuant to Request for Qualifications No. 2023-005 (the "RFQ") for continuing professional general architectural and engineering services, and authorizing the Village Manager to negotiate and execute agreements with the various consultants; and

WHEREAS, on May 1, 2024, the Village entered into an agreement with Ardurra Group, Inc. (the "Consultant") as one of the selected firms (the "Agreement"); and

WHEREAS, on July 28, 2026, the Village Commission adopted Resolution No. 2026-056, authorizing the Village Manager to issue Work Order No. 9 (the "Work Order") to the Consultant for project management and engineering services (the "Services") for Phase 1 of the Village's outfall valves upgrade project (the "Project"); and

WHEREAS, the Village wishes to include additional outfall valves within the scope of the Project, and further requires construction sketches and recommendations, an updated outfall schedule, and construction-phase observation services for the expanded group of eligible Village outfalls for the Project (the "Additional Services"); and

WHEREAS, consistent with the terms of the Agreement, the Consultant submitted a proposal to provide the Additional Services in the amount of $20,030 (the "Proposal"); and

WHEREAS, the Village Commission desires to authorize the Village Manager to issue an amendment to the Work Order to the Consultant for the Additional Services in an amount not to exceed $20,030, in substantially the form attached hereto as Exhibit "A" (the "First Amendment"), consistent with the Proposal and the Agreement previously entered into between the Village and the Consultant; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest

and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Authorization. That the Village Commission hereby authorizes the Village Manager to issue the First Amendment to the Work Order to the Consultant in an amount not to exceed $20,030, in substantially the form attached hereto as Exhibit "A," consistent with the Proposal and the Agreement previously executed.

Section 3. Implementation. That the Village Manager and Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	_____
Vice Mayor Goran Cuk	_____
Commissioner Doris Acosta	_____
Commissioner Richard Chervony	_____
Commissioner Jorge Gonzalez	_____

PASSED AND ADOPTED on this _____ day of _____ 2026.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

WORK ORDER No. 09

Dated this day of Oct. 07 , 2026

NORTH BAY VILLAGE PUBLIC WORKS DEPARTMENT

North Bay Village Outfall Valves Upgrade Phase 1 – Revision 1

PROFESSIONAL SERVICES

This Work Order between North Bay Village, a Florida municipal corporation ("VILLAGE"), and Ardurra Group, Inc. (Ardurra), a full service engineering firm authorized to transact business in Florida ("CONSULTANT"), is made pursuant to the RFQ 2023-005 Consultant Service Agreement (the "Agreement") dated May 1, 2024 and expiring on May 1, 2029.

PROJECT DESCRIPTION

The VILLAGE is located within the northeast section of Miami-Dade County, Florida. It consists of three (3) islands surrounded by Biscayne Bay. With approximately 8,200 residents living in 0.83 square miles, the VILLAGE is primarily residential with a mixture of commercial, industrial and educational facilities. The VILLAGE maintains and operates the stormwater system within the various islands as part of its responsibilities as a permittee under the Florida Department of Environmental Protection (FDEP) MS4 permit. The stormwater system consists of pump stations, collection, conveyance, and outfall systems.

As an MS4 permittee, the VILLAGE seeks proactive solutions to mitigate flooding, enhance stormwater system operations and improve water quality standards as stormwater is primarily discharged into Biscayne Bay. While the VILLAGE has some stormwater basins that discharge into drainage wells; its primary discharge are outfalls.

As part of a comprehensive outfall inspection study commissioned by the VILLAGE in 2025 and performed by the CONSULTANT, a total of 44 outfall locations were identified across the VILLAGE, representing the primary discharge points to Biscayne Bay. Of these, 39 outfalls were successfully located and field verified, and 36 outfalls were identified for rehabilitation or further additional action required. These include 23 high-priority outfalls, 13 medium priority outfalls, and additional low priority locations recommended for future improvements, forming the basis for targeted check valve installations and system resiliency enhancements.

In 2026, the VILLAGE entered into a grant agreement with FDEP for the construction (Installation) of a limited amount of check valves throughout the VILLAGE stormwater system. The award grant number and state appropriation are LP, GAA LI 1555, FY 25-26, WPSPTF. The grant totals $125,000 and is reimbursable upon completion of the work. The grant has various reporting requirements, which include meetings and periodic updates with an Agency Grant Manager. It is important for the VILLAGE to comply with the contract requirements to obtain post award funding and qualify for additional phases of grant funding.

For the first phase of check valve installations, the CONSULTANT reviewed outfall information pertaining to the 2025 report to see where the grant funding would be the most effective. Within

North Bay Islands, there are a total of ten (10) outfalls which range in size from 8-inch to 12-inch. Of the ten (10), one has already been retrofitted with a check valve, so nine (9) are pending and recommended for installation. Within Treasure Island, there are low lying areas that are vulnerable to tidal flooding and water quality issues due to roadway sediment washout. Of the twelve (12) outfalls within Treasure Island, six (6) are being targeted for check valve installation as part of this phase of check valve installation. They range in size from 12-inches to 24-inches. The 6 valves are in critical points as the southwest corner of Treasure Island is the lowest elevation of the island.

The purpose of this work order is to assist the VILLAGE with project management services; construction sketches to install check valves; field observation services for construction installation. A total of 15 outfalls were selected for phase one implementation. The proposed locations for phase one are:

Item No.	Outfall ID	Diameter	Island
1	T3	12	Treasure Island
2	T4	12	Treasure Island
3	T5	12	Treasure Island
4	T6	12	Treasure Island
5	T7	12	Treasure Island
6	T8	24	Treasure Island
7	NB1	8	North Bay Island
8	NB2	8	North Bay Island
9	NB3	8	North Bay Island
10	NB4	8	North Bay Island
11	NB6	12	North Bay Island
12	NB7	8	North Bay Island
13	NB8	8	North Bay Island
14	NB9	8	North Bay Island
15	NB10	8	North Bay Island

At the request of the VILLAGE, CONSULTANT has prepared this Work Order #9, Rev. 01 expanding the project to include all remaining eligible VILLAGE outfalls identified in the latest comprehensive outfall inspection study. Based on the current inventory, a total of forty four (44) outfalls have been identified, four (4) of these outfalls belong to FDOT and are excluded from this project. The revised work order is intended to include thirty-seven (37) field verified VILLAGE outfalls and three (3) non-field verified outfalls. These three (3) outfalls will be included in this work order but will be separated into contingent items within the construction schedule. Of the VILLAGE owned 40 outfalls, four (4) have been identified as “no action required”, as the outfall may have been recently improved or is too large and improvements are not recommended. As such, a total of thirty-six (36) outfalls shall be included in WO #9 - Rev 01, with twenty-one (21) added in Rev 01.

The purpose of this revised Work Order is to provide project management, construction sketches/recommendations, updated outfall schedule, and construction-phase observation

services for the expanded group of eligible Village outfalls. The locations included in this revised scope are listed below. Available inspection information will be used to develop the construction documents, and outfall dimensions, elevations, and other site conditions that cannot be confirmed from existing records will be field verified, as applicable, prior to installation. The proposed locations for Rev 01 are:

Item No.	Outfall ID	Diameter	Island
16	T10	36	Treasure Island
17	T11	18	Treasure Island
18	T12	24	Treasure Island
19	T13	14	Treasure Island
20	T14	10	Treasure Island
21	T15	34	Treasure Island
22	T16	Field Verify	Treasure Island
23	H1	12	Harbor Island
24	H2	12	Harbor Island
25	H4	24	Harbor Island
26	H7	18	Harbor Island
27	H9	24	Harbor Island
28	H10	8	Harbor Island
29	H11	12	Harbor Island
30	H12	12	Harbor Island
31	H14	10	Harbor Island
32	H15	12	Harbor Island
33	H-P1	8	Harbor Island
34 (non-field verified)	H-3	Field Verify	Harbor Island
35 (non-field verified)	H-5	Field Verify	Harbor Island
36 (non-field verified)	T-9	Field Verify	Treasure Island

Proper documentation and implementation of the check valve outfall installation project is successfully executed and documented will facilitate the grant reimbursement process per the grant agreement between FDEP and the VILLAGE and preposition the VILLAGE in good standing for future grant opportunities with the Agency.

At the request of the VILLAGE, the CONSULTANT is pleased to submit this proposal to assist with the Outfall Check Valve Design and Construction Management services.

The Work Order has been divided into the following tasks:

Task	Description
1	Project Management and Coordination Meetings
1.1	Project Management and Coordination Meetings – Rev 01
2	Engineering Services Construction Map and Schedule

2.1	Engineering Services Construction Map and Schedule – Rev 01
3	Construction Coordination, Observations and Inspections
3.1	Construction Coordination, Observations and Inspections – Rev 01
3.2	Bid Support Services (Time & Materials, NTE) – Rev 01

GENERAL REQUIREMENTS

Design Standards

The CONSULTANT shall be solely responsible for determining the standards the work shall meet and obtain all the requisite regulatory approvals. The design shall include, but is not limited to, the plans and specifications, which describe all systems, elements, details, components, materials, equipment, and any other information necessary for construction. The design shall be accurate, coordinated between disciplines, and in all respects, adequate for construction, and shall be in conformity, and compliance with all applicable laws, codes, permits, and regulations.

Quality Control

The CONSULTANT is responsible for the quality control (QC) of their work and of its sub-consultants. The CONSULTANT shall provide the VILLAGE the list of sub-consultants which shall be used for this project. This list shall not be changed without prior approval of the VILLAGE. All sub-consultant documents and submittals shall be submitted directly to the CONSULTANT for their independent QC review. The VILLAGE shall only accept submittals for review and action from the CONSULTANT.

The CONSULTANT shall be responsible for the professional quality, technical accuracy, and coordination of all pre-design services, designs, drawings, specifications, and other services furnished by the CONSULTANT and their sub-consultant(s). It is the CONSULTANT's responsibility to independently and continually QC their plans, specifications, reports, electronic files, progress payment applications, schedules, and all project deliverables required by this task order. The CONSULTANT shall provide the VILLAGE with a marked up set of plans and/or specifications showing the CONSULTANT’s QC review. Such mark-ups shall accompany the CONSULTANT’s scheduled deliverables. The submittal shall include the names of the CONSULTANT’s staff that performed the QC review for each component (structures, roadway, drainage, etc.).

Project Schedule

Within 10 business days after receiving the Notice to Proceed and prior to beginning work, the CONSULTANT shall submit a proposed project schedule to the VILLAGE for approval. No work shall commence without an approved schedule. The final schedule shall include design, permitting activities, submittal review timeframes, and other project activities as required to complete the work. The CONSULTANT shall submit updated project schedules as required in the specific scope of services.

Permitting

The CONSULTANT shall coordinate with the VILLAGE, regulatory agencies, and any other government entity having an interest or jurisdiction, which may require permits for this project.

The CONSULTANT shall provide an estimate of fees and duration associated with the permitting process.

SPECIFIC SCOPE OF SERVICES

The Scope of Services to be provided by the CONSULTANT shall be as follows:

Task 1 – Project Management and Coordination Meetings

The CONSULTANT will provide project management services including stakeholder engagement, interagency collaboration, schedule tracking, and work compliance with the grant agreement.

The following meetings are provided for successful management of this work order.

- One (1) project coordination meeting will be conducted to support the successful management and execution of this Work Order.

Deliverables:

- One (1) Meeting agenda and meeting minutes documenting discussions, action items, decisions, and follow-up activities. Project coordination and progress tracking support
- Coordination related to grant compliance documentation and reporting requirements, as needed

Task 1.1 – Project Management and Coordination Meetings – Rev 01

The CONSULTANT will provide project management services including stakeholder engagement, interagency collaboration, schedule tracking, and work compliance with the grant agreement.

The following meetings are provided for successful management of this work order.

- One (1) project coordination meeting will be conducted to support the successful management and execution of this Work Order.

Deliverables:

- One (1) Meeting agenda and meeting minutes documenting discussions, action items, decisions, and follow-up activities. Project coordination and progress tracking support
- Coordination related to grant compliance documentation and reporting requirements, as needed

Task 2 - Engineering Services Construction Map and Schedule

The CONSULTANT will utilize available information to prepare one (1) Construction Map and one (1) Outfall Schedule to support the installation of the proposed check valves and document the final installation locations. Since the project consists of retrofitting check valves onto existing outfalls, the Construction Map and Outfall Schedule will be limited to the information necessary for the contractor to perform the work.

- Construction Map:
  - Approximate location of all outfalls with corresponding nearby addresses
  - The map may be presented on multiple sheets, as necessary, to clearly depict all outfall locations and associated information
- Outfall Schedule:
  - Proposed check valve size.
  - Estimated outfall pipe size (to be field verified by the contractor)
  - Approximate distance from the top of the seawall to the outfall
  - Address associated with the proposed installation location

In addition, the CONSULTANT will review shop drawings submitted by the contractor and provide comments and recommendations regarding conformance with the project requirements prior to installation.

Deliverables:
- One (1) Construction Map
- One (1) Outfall Schedule
- Shop Drawing Review

Task 2.1 - Engineering Services Construction Map and Schedule – Rev 01

The CONSULTANT will utilize available information to prepare one (1) Construction Map and one (1) Outfall Schedule to support the installation of the proposed check valves and document the final installation locations. Since the project consists of retrofitting check valves onto existing outfalls, the Construction Map and Outfall Schedule will be limited to the information necessary for the contractor to perform the work.

- Construction Map:
  - Approximate location of all outfalls with corresponding nearby addresses
  - The map may be presented on multiple sheets, as necessary, to clearly depict all outfall locations and associated information
- Outfall Schedule:
  - Proposed check valve size.
  - Estimated outfall pipe size (to be field verified by the contractor)
  - Approximate distance from the top of the seawall to the outfall
  - Address associated with the proposed installation location
  - Technical Specifications for check valves
- Written Scope of Work narrative to be included in Bid Package

In addition, the CONSULTANT will review shop drawings submitted by the contractor and provide comments and recommendations regarding conformance with the project requirements prior to installation.

Deliverables:
- One (1) Construction Map
- One (1) Outfall Schedule & Check Valve Technical Specifications
- Shop Drawing Review

Task 3 – Construction Coordination, Observations and Inspections

The CONSULTANT will provide construction and project management services, including field engineering services, part-time construction observation and inspection services, site meetings with construction contractor(s) and design professionals, and overall construction coordination throughout the duration of the construction phase of this project. These services are intended for periodic observation of the work in progress and do not constitute full-time inspection services. Furthermore, the CONSULTANT will review contractor submittals, pay applications, and provide closeout punch-list services to help ensure the successful installation of the check valves. Construction observations will occur on a part-time basis to document the extent of the work performed.

Deliverables:

- Inspection Reports (site visit days only) Inspection reports for scheduled site visit days only
- Review and Recommendation for Payment Certification (letter)
- Punch-list and closeout documentation

Task 3.1 – Construction Coordination, Observations and Inspections – Rev 01

The CONSULTANT will provide construction and project management services, including field engineering services, part-time construction observation and inspection services, site meetings with construction contractor(s) and design professionals, and overall construction coordination throughout the duration of the construction phase of this project. These services are intended for periodic observation of the work in progress and do not constitute full-time inspection services. Furthermore, the CONSULTANT will review contractor submittals, pay applications, and provide closeout punch-list services to help ensure the successful installation of the check valves. Construction observations will occur on a part-time basis to document the extent of the work performed.

Deliverables:

- Inspection Reports (site visit days only) Inspection reports for scheduled site visit days only
- Review and Recommendation for Payment Certification (letter)
- Punch-list and closeout documentation

Task 3.2 – Bid Support Services (Time & Materials, NTE) – Rev 01

The CONSULTANT shall provide bid support services during advertisement and procurement of the construction contract. Services shall include participation in one (1) pre-bid meeting, review and response to bidder questions and requests for information, preparation of technical clarifications and addenda, and assistance with review of bids received. The CONSULTANT shall review bids for technical compliance with the Contract Documents and, if requested by the VILLAGE, provide a recommendation of award.

Deliverables:

- Responses to bidder questions and RFIs.
- Technical clarifications and addenda, as required.
- Pre-bid meeting participation
- Bid tabulation and/or technical bid evaluation.
- Recommendation of award, if requested by the VILLAGE.

PROJECT ASSUMPTIONS

- All requested information will be made available by the VILLAGE
- VILLAGE 'staff will be available to attend meetings and assist with site visits
- All materials & deliverables will be submitted electronically to the VILLAGE
- No surveying, Subsurface Utility Engineering services, geotechnical investigations, water sampling, are included
- The VILLAGE will designate a single point of contact to coordinate feedback and schedule meetings
- Field visits, meetings, and deliverables are based on the estimated number of hours provided; additional services may require scope and fee amendments
- Part-time construction observations and inspection services shall be limited to approximately 1 hour per outfall and shall be performed after construction has been completed
- The VILLAGE will conduct submittal reviews and provide comments within five (5) working days of submittal
- The CONSULTANT will support the VILLAGE with grant-related documentation as needed but will not serve as the primary grant manager or directly coordinate with FDEP
- The CONSULTANT will not perform direct grant management.
- In consideration of this task authorization, access to data and information sources is made available to the CONSULTANT. The CONSULTANT shall comply fully with all security procedures and shall not divulge to third parties all confidential data information obtained from the VILLAGE while performing consulting engineering work, including, but not limited to, security procedures, business operations information or proprietary information in the possession of the VILLAGE. The CONSULTANT shall not be required to keep confidential information or material that is publicly available through no fault of the CONSULTANT, material that the CONSULTANT developed independently without relying on the state's or customer's confidential information, or material that is otherwise obtainable under state law as a public record

ADDITIONAL SERVICES

If authorized in writing by the VILLAGE, as an amendment to this Work Order, the CONSULTANT shall furnish, or obtain, Additional Services of the types listed in the AGREEMENT. The VILLAGE, as indicated in the AGREEMENT, will pay for these services.

PERFORMANCE SCHEDULE

The CONSULTANT shall perform the services identified in Tasks 1 – 3 within the timeframe set forth within the grant agreement but not to exceed December 31, 2027.

PROJECT FUNDING

Performance of this project is at the VILLAGE's discretion and may be contingent upon the VILLAGE receiving funding and work shall not begin until the VILLAGE provides a Notice to Proceed to CONSULTANT.

METHOD OF COMPENSATION

The services performed will be to be updated per Village Comments. On the terms of compensation table also add a column indicating the method of compensation for each task as some are lump sum and others Time & Materials. The total hourly rates payable by the VILLAGE for each of CONSULTANT's employee categories, reimbursable expenses, if any, and sub-consultant fees, if any, are shown on **Exhibit A** attached hereto and made a part hereof. Pay application requests shall be prepared on the VILLAGE's approved pay application request form. The CONSULTANT shall submit the pay application request to the VILLAGE's Project Manager for review and approval. Pay application requests shall be submitted monthly.

TERMS OF COMPENSATION

Services will be provided for the following Lump Sum amounts:

Task	Description	
1	Project Management and Coordination Meetings	$1,690.00
1.1	Project Management and Coordination Meetings – Rev 01	$1,010.00
2	Engineering Services Construction Map and Schedule	$8,330.00
2.1	Engineering Services Construction Map and Schedule – Rev 01	$10,720.00
3	Construction Coordination, Observations and Inspections	$8,800.00
3.1	Construction Coordination, Observations and Inspections	$5,390.00
3.2	Bid Support Services (Time & Materials, NTE) – Rev 01	$2,910.00
	Grand Total	**$18,900.00**
	Rev 01 Subtotal	**$20,030.00**
	Grand Total – Rev 01	**$38,930.00**

VILLAGE CONTACTS

Requests for payments should be directed to North Bay Village Accounts Payable via e-mail to Pwdocuments@nbvillage.com after getting approval from the VILLAGE's CIP Director. All other correspondence and submittals should be directed to the attention of Christina Viala, Chief Resilience Officer, at the address shown below. **Please be sure that all correspondence refers to the VILLAGE project number and title as stated above.**

Christina Viala
Chief Resilience Officer
North Bay Village
Village Hall, 4th Floor Public Works
1666 Kennedy Causeway
North Bay Village, FL 33141
(305) 756-7171 ext. 238
CViala@nbvillage.com

Roger Hogg
CIP Director
North Bay Village
Village Hall, 4th Floor Public Works
1666 Kennedy Causeway
North Bay Village, FL 33141
(305) 756-7171
RHogg@nbvillage.com

CONSULTANT CONTACTS

Consultant POC

Nicholas Fernandez, PE
Ardurra Group, Inc
1000 NW 57th Ct, Suite 800
Miami, FL 33126
njfernandez@ardurra.com
305-815-6585

SIGNATURE PAGE
NORTH BAY VILLAGE

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

By: _____
Mr. Roger Hogg
CIP Director

This Work Order approved pursuant to [check one and initial]:
☐ ___Manager Purchasing Authority (§36.25 Village Code)
☐ ___Resolution No. _____

By: _____
Frank Rollason
Village Manager

Attest:

By: _____
Alba L. Chang, CMC
Village Clerk

Approved as to form and legal sufficiency:

By: _____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

SIGNATURE PAGE
CONSULTANT/CONTRACTOR

WITNESSES:

Rodolfo Remon
[Witness print/type name]

Cristina R. Harper
[Witness print/type name]

(CORPORATE SEAL)

ARDURRA GROUP, INC

Christopher Kuzler, Managing Principal and Authorized Representative
[Print Name, check title]

☐ President ☐ Vice President
☑ Authorized Signatory (Please provide corporate authorization)

ATTEST:

Secretary
Brent Walters
[Print Name]

ACKNOWLEDGMENT

State of Florida
County of Florida

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 9th day of October, 2026, by Christopher Kuzler (name of person) as Managing Principal and Authorized Representative (type of authority) for Ardurra Group, Inc. (name of party on behalf of whom instrument is executed).

Notary Public
(Print, Stamp, or Type as Commissioned)

✓ Personally known to me; or
___ Produced identification (Type of Identification:_____)
___ Did take an oath; or
___ Did not take an oath

CRISTINA R. HARPER
Notary Public - State of Florida
Commission # HH 830599
My Comm. Expires Aug 30, 2030
Bonded through National Notary Assn.

Exhibit A – Proposed Fee Schedule

North Bay Village

RFQ 2023-005 - Work Order No. 09

North Bay Village Outfall Valves Upgrade Phase 1

Rev 01

Proposed Fee Schedule
Exhibit A

Task		Principal	Project Manager	Designer	CADD Technician	Construction Manager	Total Hours	Fee Breakdown	Subtotal
	Rate, $/Hr	$280.00	$235.00	$135.00	$105.00	$175.00			
1	**Project Management Services & Coordination Meetings**	1	6	0	0	0	**7**	$1,690.00	$1,690.00
1.1	**Project Management Services & Coordination Meetings (Rev 01)**	0	2	4	0	0	**6**	$1,010.00	$1,010.00
2	**Engineering Services Construction Map and Schedule**	0	8	26	28	0	**62**	$8,330.00	$8,330.00
2.1	**Engineering Services Construction Map and Schedule (Rev 01)**	0	10	48	18	0	**76**	$10,720.00	$10,720.00
3	**Construction Coordination, Observations and Inspections**	0	8	0	0	40	**48**	$8,880.00	$8,880.00
3.1	**Construction Coordination, Observations and Inspections (Rev 01)**	0	4	20	0	10	**34**	$5,390.00	$5,390.00
3.2	**Bid Support Services (Time & Materials, NTE) (Rev 01)**	1	2	16	0	0	**19**	$2,910.00	$2,910.00
	Total (Hours)	**1**	**22**	**26**	**28**	**40**	**117**		
	Total - Rev 01(Hours)	**1**	**14**	**68**	**18**	**0**	**135**		
	Sub-Total Labor Fee							**$18,900.00**	**$18,900.00**
	Sub-Total Labor Fee - Rev 01							**$20,030.00**	**$20,030.00**
	ODC's (Mileage, Reproduction & Reimbursable) (See Appendix B)								**$0.00**
	Sub-Total Labor Fee/ODC								**$18,900.00**
	Sub-Total Labor Fee - Rev 01/ODC								**$20,030.00**
	Total Project Cost (Labor/ODC)								**$18,900.00**
	Total Project Cost - Rev 01 (Labor/ODC)								**$38,930.00**
	% Utilization	**0.85%**	**18.80%**	**22.22%**	**23.93%**	**34.19%**	**100.00%**		
	% Utilization - Rev 01	**0.74%**	**10.37%**	**50.37%**	**13.33%**	**0.00%**	**100.00%**		
	Total ($)	**$280.00**	**$5,170.00**	**$3,510.00**	**$2,940.00**	**$7,000.00**	**$18,900.00**		**$18,900.00**
	Total - Rev 01 ($)	**$560.00**	**$8,460.00**	**$12,690.00**	**$4,830.00**	**$7,000.00**	**$33,540.00**		**$38,930.00**

ITEM NO. 11.C

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Roger Hogg, Capital Improvements Project Director

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE CHANGE ORDER NO. 2 TO THE CONSTRUCTION AGREEMENT WITH DAVID MANCINI & SONS, INC. FOR THE VILLAGE'S NORTH BAY ISLAND (NBI) PHASE 1 STORMWATER IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED $2,300,000.00; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON**

RECOMMENDATION

It is recommended that the Village Commission authorize the negotiation and execution of a change order in an amount not to exceed $2,300,000.00 to David Mancini & Sons Inc. for the additional electrical infrastructure. This amount is inclusive of the Change Order estimate of $2,234,4925.63 and additional expected surety bonding as a result of this cardinal change to the original contract.

BACKGROUND AND ANALYSIS

The proposed Resolution seeks the Village Commission's approval to authorize a change order to the contract with David Mancini and Sons, Inc. [DMSI] for the North Bay Island Phase 1 Stormwater Improvement Project.

On March 7, 2025, the Village issued ITB 2025-002 for the North Bay Island Stormwater Improvement Project. The Project consists of furnishing all materials, labor, equipment, services, and incidentals necessary to complete the proposed drainage and site development for the stormwater improvements at North Bay Island. This Project includes the abandonment, removal, and disposal of existing site and utility features, road reconstruction, and installation of drainage improvements, including, but not limited to, proposed stormwater pump station, gravity mains, force main, injection wells, inlets, and manholes. On November 18, 2025, the

Village selected and awarded the contract to DMSI for the work associated with the North Bay Island Phase 1 Stormwater Project.

In 2025, the Village Commission authorized efforts to obtain a permanent easement on "Parcel 1" through negotiated conveyance or, if necessary, eminent domain to support construction and operation of the upgraded stormwater pump station. Negotiations with the property owner continued over several months but did not result in a mutually acceptable voluntary easement. To avoid the cost, delay, and legal uncertainty associated with commencing eminent domain proceedings, the project team evaluated alternative engineering solutions. An alternative configuration was identified that relocates electrical and control components away from the private parcel and eliminates the need for the easement entirely. This approach enables the project to proceed without acquiring private property while maintaining compliance with the project's performance and resiliency objectives. The alternative, however, requires substantial additional electrical work, resulting in the cost reflected in Change Order 02. The additional work includes the following:

- Installation of additional conduits, duct bank, and feeder lines necessary due to the relocated FPL service point;
- Modifications to control panels, including the addition of variable-frequency drives (VFDs), harmonic filtering, upgraded enclosures, and power monitoring;
- Contractor support services for staging, excavation assistance, and restoration;
- Ancillary work including FPL-required manholes and roadway restoration.

These modifications ensure adequate power quality, reliable pump operation, and long-term system performance without requiring private property acquisition.

It is recommended that the Village Commission authorize the Issuance of Change Order No. 02 in the amount of $2,300,000 to DMSI for the additional electrical infrastructure required to implement the alternative design that eliminates the need for a permanent easement on private property. **This amount is inclusive of the Change Order estimate of $2,234,4925.63 and additional expected surety bonding that is due this cardinal change to the original contract.**

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

Financial Impact

Fund: Capital Projects Fund – GOB Stormwater
GL Account: 340-36-538-6307
Total GL Budget Allocation: $19,761,893
Total Budgeted Cost – NBI Phase 1: $15,124,119
Remaining Available Budget – NBI Phase 1: $3,500,968

Amount Requested for Change Order: $2,300,000
New Remaining Balance: $1,100,968

The Capital Projects Fund – GOB Stormwater has a total budget allocation of **$19,761,893**, of which **$15,124,119** is budgeted for the North Bay Island Phase 1 project. The requested amount of **$11,623,151** is within the project's budgeted allocation and will leave a remaining

available balance of **$3,500,968** for Phase 1.

PERSONNEL IMPACT
None

ATTACHMENTS
Resolution Authorizing DMSI Change Order No 2.docx
Exhibit A- DMSI Change Order RE1.pdf
Exhibit A1- WO Supplies.pdf

RESOLUTION NO. 2026- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE CHANGE ORDER NO. 2 TO THE CONSTRUCTION AGREEMENT WITH DAVID MANCINI & SONS, INC. FOR THE VILLAGE'S NORTH BAY ISLAND (NBI) PHASE 1 STORMWATER IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED $2,300,000.00; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 7, 2025, North Bay Village (the "Village") issued Invitation to Bid No. 2025-002 (the "ITB") for all materials, labor, equipment, services, and incidentals necessary to construct the North Bay Island (NBI) Phase 1 Stormwater Improvement Project (the "Project"); and

WHEREAS, on November 18, 2025, the Village Commission adopted Resolution No. 2025-113 selecting David Mancini & Sons, Inc. (the "Contractor") as the lowest, most responsive and responsible bidder, with a bid amount of $11,623,151 (inclusive of a $600,000 contingency), and authorized the execution of a construction contract with the Contractor for the Project; and

WHEREAS, Resolution 2025-113 authorizes the Village Manager to approve and execute any change orders up to $25,000 for the Project without further Commission approval, subject to the limitations of the contract's contingency of $600,000.00, while requiring that change orders in excess of $25,000 shall be approved by the Commission; and

WHEREAS, on January 20, 2026, the Village Commission adopted Resolution No. 2026-004 authorizing the Village Manager to issue a work order to Chen Moore & Associates, Inc. (the "Consultant") for construction engineering and inspection (CEI) services for the Project; and

WHEREAS, initial test digs for proposed drainage wells DW-1 through DW-6 revealed heavy subsurface utility conflicts (including FPL duct banks, AT&T lines, low-voltage conduits, and sewer mains), making the original proposed drilling sites non-viable; and

WHEREAS, on October 20, 2026, the Village Commission approved Change Order No. 1 in the amount of $168,572.26 for soft-dig exploration at new right-of-way locations, which increased the Contract Price to $11,791,723.26; and

WHEREAS, in 2025, the Village Commission authorized efforts to obtain a permanent easement on “Parcel 1” through negotiated conveyance or, if necessary, eminent domain, to support construction and operation of the upgraded stormwater pump station; and

WHEREAS, negotiations with the property owner continued over several months but did not result in a mutually acceptable voluntary easement; and

WHEREAS, to avoid the cost, delay, and legal uncertainty associated with eminent domain proceedings, the Village’s project team evaluated alternative engineering solutions and identified an alternative configuration that relocates electrical and control components away from the private parcel and eliminates the need for the easement, while maintaining compliance with the Project’s performance and resiliency objectives; and

WHEREAS, the alternative configuration is estimated to save the Village money over the total cost of acquiring the private parcel through the use of eminent domain; and

WHEREAS, the alternative configuration requires additional electrical work, including (i) additional conduits, duct bank, and feeder lines necessitated by the relocated FPL service point; (ii) modifications to control panels, including variable-frequency drives, harmonic filtering, upgraded enclosures, and power monitoring; (iii) Contractor support services for staging, excavation assistance, and restoration; and (iv) ancillary work, including FPL-required manholes and roadway restoration; and

WHEREAS, the Contractor has submitted Proposed Change Order No. 2, dated September 30, 2026, in the amount of $2,234,492.63, as set forth in Exhibit “A” attached hereto (the “Proposed Change Order”); and

WHEREAS, the Village Manager has advised the Commission that the Proposed Change Order remains subject to review and negotiation, and the Commission desires to authorize the Village Manager to negotiate and execute a change order in an amount not to exceed $2,300,000.00, consistent with the Proposed Change Order; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Authorization. That the Village Commission hereby authorizes the Village Manager to negotiate and execute a change order in an amount not to exceed $2,300,000.00, consistent with the Proposed Change Order, subject to the final approval of the Village Attorney as to form, content, and legal sufficiency, and to expend budgeted funds in furtherance hereof.

Section 3. Implementation. That the Village Manager and the Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	_____
Vice Mayor Goran Cuk	_____
Commissioner Doris Acosta	_____
Commissioner Richard Chervony	_____
Commissioner Jorge Gonzalez	_____

PASSED AND ADOPTED on this _____ day of _____, 2026.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

DAVID MANCINI & SONS, INC.

2655 South Le Jeune Rd, Suite P2A Coral Gables 33134
PH: (954) 977-3556 FAX: (954) 944-2040

2601 Wiles Rd Pompano Beach Florida 33073
PH: (954) 977-3556 FAX: (954) 944-2040

ELECTRICAL REVISION

PROJECT NAME: NORTH BAY ISLAND PHASE I IMPROVEMENTS
CONTRACTOR: David Mancini & Sons, Inc. (DMSI)
Date: 8/6/2026 RE 09/30/26

Description of Change:Description of Change:
This change order covers the added electrical scope required after the incoming FPL electrical service was relocated to a point approximately 2,500 linear feet from the station. At that distance the supply voltage can drop below the acceptable operating range during pump startup, risking nuisance trips and long-term damage to the control system. The added work is as follows:
(1) Duct bank & feeder – South Florida Electrical (SFLA): install five 5" HDPE conduits via horizontal directional drilling (1,650 LF), set two precast manholes, and furnish and pull 40,000 LF of 500 KCM copper conductor (five runs of four) with maintenance of traffic. Ref. SFEC-2026-NBV-P01.
(2) Control panel modifications – PSI Technologies: remove existing soft starters and add Yaskawa FP605 VFDs and passive harmonic filters; upsize enclosure A/C, transformer, enclosure and UPS; add power monitoring; complete BABA-compliant panel. Ref. P0748.
(3) DMSI support crew: a DMSI working supervision and mainline crew, with supporting equipment, to assist SFLA in their work for three (3) weeks / 120 hours, including staging, excavation support and restoration.
(4) Ancillary: FPL manholes and asphalt / limerock restoration materials.
SFLA conductor pricing is copper-indexed to the COMEX High-Grade market and is firm only through September 05, 2026; overall pricing is subject to final design and the confirmed location of the FPL service.

SUMMARY OF DIRECT ADDITIONAL COSTS

TOTAL LABOR	***$ 112,382.15***
TOTAL EQUIPMENT	***$ 67,070.88***
TOTAL MATERIAL	***$ 2,055,039.60***
Subtotal Direct Cost	**$ 2,234,492.63**

SUMMARY OF TIME IMPACT (REQUEST FOR ADDITIONAL TIME)

#	Description	Unit	QTY
	Additional Time Required to Cover Extra Work	*CALENDAR DAYS*	TBD

TIME ADDED TO CONTRACT	***Calendar Days***	**TBD**

TOTAL LUMP SUM COST	**$**	**2,234,492.63**

ELECTRICAL REVISION



LABOR COSTS -

LABOR BURDEN MULTIPLIER (LBM)	57.80%
Social Security Contributions & Excise and Payroll	6.20%
Medicate Rate	1.45%
Unemployment	7.25%
Workmens Compensation	10.25%
Health Benefits	15.37%
Retirement Benefits	17.28%

VACATION MULTIPLIER (VM)	13.00%
Sick Leave (1 week out of 52)	
Vacation (2 weeks out of 52)	
Holiday Pay (1 week out of 52)	

Insurance Schedule	4.35%
Insurance Public Liability and Property Damage Insurance	4.35%

Total Burden Rate	75.15%

SUMMARY - LABOR COSTS

SUPERVISION			See Below
MAINLINE CREW			See Below
SERVICE CREW			See Below
RESTORATION			See Below
TOTAL LABOR			**$ 112,382.15**

SUPERVISION	Working Rate	Burden	Working Hours	Total Cost NO BURDEN
Working Project Manager	$ 120.00	1.7515	30	$ 3,600.00
Working SUPERINTENDANT	$ 120.00	1.7515	60	$ 7,200.00
SUBTOTAL NO BURDEN				**$ 10,800.00**
BURDEN				**$ 8,116.20**
CONTRACTORS MARK-UP 20%				**$ 7,920.00**
TOTAL LABOR				**$ 26,836.20**

DMSI MAINLINE/RESTORATION	Hourly Rate	Burden	Hrs.	Total Cost NO BURDEN
Lead Foreman	$ 120.00	1.7515	120.0	$ 14,400.00
Assistant Foreman	$ 55.00	1.7515	120.0	$ 6,600.00
Backhoe Operator	$ 27.50	1.7515	120.0	$ 3,300.00
Loader Operator	$ 29.70	1.7515	120.0	$ 3,564.00
Pipe Layer	$ 23.10	1.7515	120.0	$ 2,772.00
Pipe Layer	$ 29.70	1.7515	120.0	$ 3,564.00
Laborer	$ 26.40	1.7515	120.0	$ 3,168.00
Laborer	$ 26.40	1.7515	120.0	$ 3,168.00
Dump Truck Driver	$ 27.50	1.7515	120.0	$ 3,300.00
SUBTOTAL NO BURDEN				**$ 43,836.00**
BURDEN				**$ 32,942.75**
CONTRACTORS MARK-UP 20%				**$ 8,767.20**
TOTAL LABOR				**$ 85,545.95**

ELECTRICAL REVISION

EQUIPMENT COST

DAVID MANCINI & SONS, INC.

EQUIPMENT COSTS FOR MAINLINE CREW					
Excavators	**Hourly Rate**		**Hours**		**Total Cost**
CAT 315 (SUPPORT CREW FOR SFLA)	**108.02**		**120**		$ 12,962.40
CAT 306 (SUPPORT FOR SLFA/RESTORATION)	**44.3**		**120**		$ 5,316.00
Loader	**Hourly Rate**		**Hours**		**Total Cost**
CAT 938 (SUPPORT CREW FOR SFLA)	**84.36**		**120**		$ 10,123.20
CAT 272D (SUPPORT FOR SFLA/RESTORATION)	**115.23**		**120**		$ 13,827.60
Trucks	**Hourly Rate**		**Hours**		**Total Cost**
Dump Truck (18 CY) (RESTORATION)	**113.86**		**120**		$ 13,663.20
SUBTOTAL					***$ 55,892.40***
Mark-up 20%					***$ 11,178.48***
TOTAL EQUIPMENT					***$ 67,070.88***

Work Description	**QTY**	**Unit**	**Unit Cost**	**Total Cost**
ADDITIONAL MATERIAL/ SUBWORK				
PSI (VFD INCLUSION)	1	EA	$ 176,500.00	$ 176,500.00
SOUTH FLORIDA ELECTRIC	1	EA	$ 1,480,651.00	$ 1,480,651.00
FPL MANHOLE	9	EA	$ 4,200.00	$ 37,800.00
ASPHALT	100	TON	$ 140.00	$ 14,000.00
LIMEROCK	120	TON	$ 29.85	$ 3,582.00

SUBTOTAL	***$ 1,712,533.00***
Mark-up 20%	***$ 342,506.60***
TOTAL MATERIAL COST FOR ADDITIONAL WORK	***$ 2,055,039.60***

SFEC

SOUTH FLORIDA ELECTRICAL CONSULTANT, INC.

EC13006384 - DBE/CSBE - IMSA III - 4234 SW 75th Ave, Miami FL 33155 - (786) 299-2337 - www.sflaelec.com

DATE	VALID THROUGH	REFERENCE	SUBMITTED TO
September 18, 2026	September 25, 2026	SFEC-2026-NBV-P01	City of North Bay Village

PROJECT

North Bay Village - Underground Duct Bank & Feeder Extension

Additional Scope to Existing Contract - North Bay Village, FL

DOCUMENT

PROPOSAL

Additional HDD Conduit + 500 KCM Copper Conductor Furnish

PRICE VALID SEVEN (7) CALENDAR DAYS - THROUGH SEPTEMBER 25, 2026 - COPPER-INDEXED SCOPE SUBJECT TO DAILY COMEX ADJUSTMENT THEREAFTER

TOTAL PROPOSED VALUE

$1,480,651.00

Lump sum for the complete scope of Section 01 - Copper-indexed - See Section 02 for published commodity basis and escalation mechanism

South Florida Electrical Consultant, Inc. is pleased to submit this proposal for additional underground conduit installation and 500 KCM copper conductor furnish in connection with the ongoing North Bay Village project. Section 01 sets out the complete scope: horizontal directional drilling, conduit, manholes, maintenance of traffic, and the furnish and pull of 40,000 linear feet of 500 KCM copper conductor in five runs of four conductors each. Because copper is the single largest cost component in this package, Section 02 discloses the exact commodity basis behind SFEC's pricing and the market conditions driving it. This proposal is firm for seven (7) calendar days. Section 03 sets out a stored-material mechanism that lets the Owner lock today's copper price for the duration of the project at no storage cost.

01 Scope of Work - Furnished & Installed

HDD BORE - CONDUIT - PULL BOXES - CONDUCTOR FURNISH & PULL - DISCONNECT - MOT

DESCRIPTION OF WORK	QTY	UNIT
Mobilization - drill rig, fusion equipment, crew & support spread	1	LS
Install via HDD - (5) 5" Conduits, magnetic guidance tracked bore	1,800	LF
Furnish (5) 5" HDPE Conduits - fused, tested & proofed	1,800	LF
Install (6) Precast Pull Boxes - 4' x 4' x 4', set to grade	6	EA
Furnish 500 KCM Copper Conductor, Class B stranded, 600V insulated - (5) runs x (4) conductors, reeled & tagged by run	40,000	LF
Furnish #3 THHN Copper Ground Conductor - one (1) ground per run, (5) runs	10,000	LF
Pull (5) runs of (4) 500 KCM Conductors plus (1) #3 THHN ground - install labor & equipment	10,000	LF
Furnish & Install NEMA 4X Disconnect and Electrical Service Stand - stand, mounting, hardware & terminations at the FPL vault	1	LS
Maintenance of Traffic (MOT) - permitted plan, devices, flaggers & maintenance	1	LS

02 Copper Price Basis, Backup & Escalation Mechanism

COMEX HG INDEX - FULL COST TRANSPARENCY - SEVEN (7) DAY VALIDITY

COMMODITY BASIS - PUBLISHED BACKUP	VALUE	DERIVATION
COMEX Copper Spot - Basis of This Proposal	**$6.5682 / lb**	*High Grade (HG) settlement, September 18, 2026*

Copper Mass - 500 KCM Class B Stranded	**1.544 lb / LF**	*Bare conductor mass per linear foot*
Total Copper in This Package	**61,760 lb**	*40,000 LF x 1.544 lb/LF*
Raw Copper Value at Today's Spot	**$405,652.03**	*61,760 lb x $6.5682/lb - metal content only*

ESCALATION SENSITIVITY

COMEX MOVE	IMPACT ON THIS PACKAGE
+/- $0.10 / lb	**+/- $6,176.00**
+/- $0.25 / lb	**+/- $15,440.00**
+/- $0.50 / lb	**+/- $30,880.00**
+/- $1.00 / lb	**+/- $61,760.00**

Every one cent of COMEX movement changes this package by $617.60. Copper traded a $0.1245 intraday range on September 18, 2026 alone - roughly $7,700 against this scope in a single session.

MARKET CONDITIONS DRIVING THIS EXPOSURE

Middle East Conflict & Oil. Brent crude pushed past $91 per barrel in late July 2026 following escalation around the Strait of Hormuz, through which roughly one-fifth of global seaborne oil transits. Crude feeds directly into smelting energy, PVC and XLPE insulating compound feedstock, and freight. EIA carries on-highway diesel near $4.94 per gallon for Q3 2026.

Copper Supply Deficit. Chile, the largest producer, downgraded 2026 output roughly 2% to 5.3 million tonnes after storm damage - a second straight year of decline. Disruption at Grasberg in Indonesia and Kamoa-Kakula in the DRC remains unresolved, and China's crackdown on scrap has tightened secondary supply.

U.S. Tariff Exposure. Section 232 copper tariff policy is unresolved. Over 200,000 tons landed at U.S. ports in July 2026, the largest month in shipping data going back to 2014, as importers front-load ahead of a determination. Phased duties begin 2027. An adverse ruling reprices domestic wire inventory without notice.

Structural Demand. AI data center construction, grid modernization and EV scaling have collided with a decade of mining underinvestment. COMEX HG copper stands at $6.5682 per pound as of September 18, 2026, up 0.70% on the day, with an intraday range of $6.4513 to $6.5758 - roughly $14,480 per tonne equivalent.

03 Stored Material Option - Lock Today's Copper Price

SUPPLIER BONDED WAREHOUSE PROVIDED AT NO COST TO THE OWNER

SFEC's supplier will hold the full 40,000 LF of 500 KCM conductor in their bonded warehouse at NO STORAGE CHARGE for the duration of the project, provided the Owner pays for stored material. This is the only mechanism available to fix the copper price beyond the seven-day validity of this proposal. On receipt of the stored-material payment SFEC releases the mill order at the index in effect that day, and the Owner is insulated from every subsequent move in the copper market for the balance of the job.

NO STORAGE COST	Supplier waives all warehousing, handling and inventory charges for the full project duration. There is no carrying cost to the Owner.
TITLE PASSES TO OWNER	SFEC furnishes a bill of sale transferring title of all conductor to the Owner, together with the paid supplier invoice, upon receipt of the stored-material payment.
BONDED & INSURED	Material is segregated, tagged to this project and stored in a bonded facility. Certificate of insurance naming the Owner as additional insured is provided. Warehouse receipt issued in the Owner's name.
RELEASED ON DEMAND	Conductor is released to the jobsite by run, on SFEC's schedule request, at no additional handling or delivery charge. Owner or Engineer may inspect the stored material at any time.
PRICE LOCKED	Copper escalation stops on the date the order is released. The conductor price becomes firm and is not subject to any further COMEX adjustment for the balance of the project.

04 Inclusions

SERVICES CARRIED WITHIN THE PRICING ABOVE

- Project management, coordination, plan review and overall project oversight for the scope defined above.
- Furnish and installation of all conduit materials required for the defined bore scope, with magnetic guidance system tracking to monitor and steer all directional drilling operations.
- Removal and off-site disposal of all excess drill spoils and drilling muds, including any environmental remediation discovered during construction.
- Procurement of the water meter from the water authority and supply of all water required for HDD operations.
- Butt-fusion machine and one qualified certified fusion technician for all HDPE pipe fusion, including up to 50 days of fusion mobilization time. Days beyond 50 bill at $150.00 per hour, four-hour minimum per day.
- Maintenance of Traffic - permitted plan, devices, flaggers and daily maintenance, carried in Section 01.

05 Exclusions

BY OWNER, BY OTHERS, OR BY SEPARATE CHANGE ORDER

HDD ENGINEERING DESIGN	Bore plan, bore profile and design engineering - by Owner / Engineer of Record
RESTORATION	Pavement, concrete, sidewalk, curb, landscaping and sod restoration at all disturbed areas - by others
PERMITS & ROW	Permit fees, agency approvals and securing of rights-of-way - by Owner
SOFT DIG & POTHOLING	Non-destructive excavation and potholing to verify existing utilities - by Owner/Contractor
SUBSURFACE & UTILITIES	Rock, heavy groundwater or other unforeseen subsurface conditions - handled by change order. Relocation, adjustment or securing of existing utilities - excluded
TERMINATIONS	Lugs, splices, testing and energization of the 500 KCM conductors, and all terminations other than those at the FPL vault - not in this proposal
AS-BUILTS & FORCE MAJEURE	Final design documents and as-builts beyond standard bore logs - excluded. Costs from non-compliance with applicable laws or force majeure delays and damages - excluded

PROPOSAL TERMS & CONDITIONS

- PRICING FIRM FOR SEVEN (7) CALENDAR DAYS ONLY, through September 25, 2026. The 500 KCM conductor scope is directly indexed to the COMEX High Grade copper settlement. After September 25, 2026 the conductor scope adjusts daily against the published COMEX close at a rate of 1.544 lb per linear foot of conductor.
- Award of this proposal does not by itself fix the copper basis. Only a stored-material payment per Section 03, or a purchase order issued and accepted on or before September 25, 2026, fixes the copper basis.
- Copper basis of this proposal: $6.5682 per pound, COMEX HG quotation, September 18, 2026. SFEC will furnish the published COMEX close for any date requested by the Owner or Engineer to verify any adjustment. Section 232 tariff determinations, and any resulting supplier price action, are outside SFEC's control and are not absorbed in this pricing.
- This proposal is submitted as a LUMP SUM for the complete scope described in Section 01. Quantities shown are for scope definition and include terminations slack, pull-back allowance and reel waste.
- All work performed by SFEC under Florida Electrical Contractor License EC13006384. SFEC is DBE/CSBE certified.
- Schedule to be mutually agreed upon at time of award. Conductor lead time runs 6 to 10 weeks from release of order under current mill conditions.

Respectfully submitted by:

Hector L. Rodriguez, Jr.

VICE PRESIDENT - SOUTH FLORIDA ELECTRICAL CONSULTANT, INC. - hector@sfla-elec.com - (786) 299-2337

AUTHORIZATION TO PROCEED

AUTHORIZED SIGNATURE	PRINTED NAME & TITLE	DATE	PO / REF #
_____	_____	_____	_____

TOTAL PROPOSED VALUE

$1,480,651.00

Firm through September 25, 2026 only - Copper basis $6.5682/lb COMEX HG, September 18, 2026 - Stored material per Section 03 fixes this price for the duration of the project

ITEM NO. 13.A

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Frank Rollason, Villager Manager

SUBJECT: **AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $19,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, REFUNDING THE 2023 STORMWATER BOND, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - FRANK ROLLASON, VILLAGE MANAGER (SANDRA SIEFKEN, CHIEF FINANCIAL OFFICER)**

RECOMMENDATION

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

BACKGROUND AND ANALYSIS

The Village is seeking long-term financing to repay its existing line of credit and fund planned stormwater improvements. The Village is evaluating proposals from financial institutions to obtain favorable terms. Keeping the authorization independent of a specific lender will allow the Village to consider the available proposals before selecting a financing option.

This ordinance was approved on first reading on September 28, 2026. It is recommended that the Village Commission adopt the proposed ordinance on second reading. This will authorize the Village Manager and staff to continue evaluating financing proposals, negotiate loan

terms, and prepare documents to refinance the existing line of credit and fund stormwater improvements associated with the general obligation bond approved by voters in 2022. The proposed financing terms and documents will be presented to the Commission for final consideration.

There is a companion item on the November 4, 2026 agenda to approve the bond note resolution. Further details on this bond issuance are provided with that agenda item.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

The final borrowing amount will depend on the line of credit balance at closing and the amount needed for stormwater improvements. The interest rate, repayment schedule, annual debt service, and other financing terms will be presented to the Commission before final approval.

PERSONNEL IMPACT

None

ATTACHMENTS

Ordinance for Stormwater GOB Line of Credit - 2026 Bond.doc
Business Impact Estimate - GO Bond .Posted 10.22.2026.pdf
Notice of Public Hearing - MDC Legal Ads 10.21.2026.pdf

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $19,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, REFUNDING THE 2023 STORMWATER BOND, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 19, 2022, the Village Commission (the "Commission") of North Bay Village, Florida (the "Village") adopted Resolution No. 2022-057 calling for a referendum (the "Referendum") in conjunction with a general election on November 8, 2022 to submit to the electorate of the Village a bond referendum to decide whether the Village should be authorized to issue not exceeding $60,000,000 in principal amount of general obligation bonds (the "Stormwater Bonds"), in one or more series, for the purpose of financing the costs of stormwater and related roadway improvements to mitigate the effects of sea level rise and flooding (the "Stormwater Project"); and

WHEREAS, at such special election on November 8, 2022, the issuance of the Stormwater Bonds was approved by the qualified electors of the Village in accordance with the applicable laws of the State of Florida (the "State"); and

WHEREAS, on October 5, 2023, the Village issued the first series of the Stormwater Bonds in the amount of $10,000,000 (the "2023 Bond") for the purpose of financing a portion of the costs of the Stormwater Project, including but not limited to the purchase of land, planning and design costs and other stormwater and related roadway improvements (the "2023 Project"), and paying costs of issuance of the 2023 Bond; and

WHEREAS, the Commission desires to authorize the issuance of the second series of the Stormwater Bonds in an amount not exceeding $19,000,000 (the "2026 Bond") for the purpose of financing a portion of the costs of the Stormwater Project, including but not limited to the purchase of land, planning and design costs and other stormwater and related roadway improvements (the "2026 Project"), refunding the 2023 Bond, and paying costs of issuance of the 2026 Bond; and

WHEREAS, pursuant to the Constitution and laws of the State, including, without limitation, Article VII, Section 12 of the Constitution, Chapter 166, Florida Statutes, as amended, the Village Charter (collectively, the "Act"), and the Referendum, the Village is

duly authorized to issue the 2026 Bond and pledge the ad valorem taxes levied by the Village to the payment of the 2026 Bond.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. Each of the above recitals are true and correct and incorporated herein by this reference.

Section 2. Authorization of 2026 Bond. In accordance with the provisions of the Charter of North Bay Village, Florida, and Chapter 166, Florida Statutes, there is hereby authorized to be issued the 2026 Bond, in an aggregate principal amount not to exceed $19,000,000, for the purpose of financing the 2026 Project, refunding the 2023 Bond, and paying costs of issuance of the 2026 Bond. The 2026 Bond shall be designated "North Bay Village, Florida General Obligation Bond, Series 2026," or such other designation as may be approved by supplemental resolution, shall be dated such date, shall be in such denomination, shall be stated to mature no later than fifteen and one-half (15.5) years from its dated date, and shall bear interest from its dated date at a rate or rates not exceeding the maximum rate permitted by law at the time of issuance of the 2026 Bond, shall be subject to redemption at the option of the Village at such times and prices, and shall have such other details, all as shall hereafter be determined by the Commission by supplemental resolution (the "2026 Bond Resolution"). The 2026 Bond Resolution may be adopted and the 2026 Bond may be issued, at any time after the effective date of this Ordinance.

Section 3. Authorization of Officers. The Village Manager, the Village Chief Financial Officer, the Village Attorney, Bond Counsel to the Village, and the Financial Advisor for the Village are each hereby authorized to negotiate with banks or other financial institutions for the purchase of the 2026 Bond and with respect to the structure and terms of the 2026 Bond, which may be in the form of a line of credit drawn down over time, a loan fully funded on the date of issuance of the Bond, or any other loan structure deemed to be in the best interest of the Village. The Village Manager is hereby authorized to accept the commitment from the institution offering, in his opinion, after consultation with the Financial Advisor, the best structure and terms for the purchase of the 2026 Bond. The final structure and terms of the 2026 Bond, as so agreed to by the Village Manager, shall be set forth, and presented to the Commission, in the 2026 Bond Resolution. The Village Attorney and Bond Counsel to the Village are hereby authorized to draft documents and to do all other things necessary to accomplish the issuance and sale of the 2026 Bond.

Section 4. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 6. Effective Date. This Ordinance shall become effective immediately upon final adoption on second reading.

PASSED on first reading on the _____ day of _____, 2026.

PASSED AND ADOPTED on second reading on the _____ day of _____, 2026.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

First Reading:
Moved By: _____
Seconded By: _____

Second Reading:
Moved By: _____
Seconded By: _____

Vote on Final Adoption:
Mayor Rachel Streitfeld _____
Vice Mayor Goran Cuk _____
Commissioner Doris Acosta _____
Commissioner Richard Chervony _____
Commissioner Andrew Rotondaro _____

BUSINESS IMPACT ESTIMATE[1]

Meeting Date: 11/4/2026	**Date Posted**: 10/22/2026	**Agenda Item Number**: 13A

Title of Proposed Ordinance:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $19,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, REFUNDING THE 2023 STORMWATER BOND, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions[2]:

This Business Impact Estimate is not required for ordinances that fall under the following exemptions:

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☒ The proposed ordinance relates to the issuance or refinancing of debt.
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance.
- ☐ The proposed ordinance relates to procurement.
- ☐ The proposed ordinance is enacted to implement the following:
  - ☐ Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  - ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

The Village is currently evaluating proposals from various financial institutions to secure favorable financing terms. Maintaining the authorization independent of any specific lender will allow the Village to fully evaluate the available proposals and select the financing option that best serves the Village's interests.

Adoption of the Ordinance on second reading will authorize the Village Manager and staff to continue evaluating financing proposals, negotiating loan terms, and prepare the necessary documents to refinance the existing line of credit and finance stormwater improvements associated with the General Obligation Bond approved by the voters in 2022.

[1] This Business Impact Estimate is provided to comply with the requirements of Section 166.041(4), Florida Statutes. Please note that this Business Impact Estimate may be revised following its initial posting as new information or feedback becomes available.

[2] If one or more boxes are checked under this section, it indicates that the Village has determined that a business impact estimate is not required by state law for the proposed ordinance, but the Village is providing the business impact estimate as a courtesy.

Estimate of Direct Economic Impact on Private/For Profit Businesses: a. Estimate of Direct Business Compliance Costs: N/A b. New Charges/Fees on Businesses Impacted: N/A c. Estimate of Regulatory Costs: N/A
Good Faith Estimate of Number of Businesses Likely Impacted:
Any Additional Information:

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON NOVEMBER 4, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $19,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, REFUNDING THE 2023 STORMWATER BOND, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 “SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.17.M, “SWIMMING POOLS, SPAS, AND HOT TUBS” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MEASURE THE REAR SETBACK FOR SWIMMING POOLS, SPAS, AND HOT TUBS FROM THE REAR PROPERTY LINE ONLY, RATHER THAN FROM THE EASEMENT OR REAR PROPERTY LINE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

TO PARTICIPATE YOU MAY JOIN THE ZOOM MEETING AT: **MEETING ID: 891 2658 3746**
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 305-224-1968 OR 929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC,
VILLAGE CLERK

2026-010

Public Hearing - Notice of Public Hearing

North Bay Village | Publish Date: Oct 21, 2026

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON NOVEMBER 4, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

ITEM NO. 13.B

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 “SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON**

RECOMMENDATION

Staff finds that the proposed text amendments to Sections 8.11 and 15.3 of the ULDC are consistent with the development and community character goals of the North Bay Village Comprehensive Plan and the pillars of the NBV100 Master Plan, and recommends approval of the proposed amendments.

BACKGROUND AND ANALYSIS

Attached is the staff report for your review.

On October 7, 2026, the Planning and Zoning Board considered the ordinance and recommended approval. The vote was 3 in favor and 1 against. The Board discussed whether the Ordinance should be revised to make the processes for approval completely administrative in all zoning districts or whether they should continue to require a hearing for the original approval before the Board and Commission in non-Kennedy Boulevard Districts. After discussion, the Board agreed that the initial approval process should remain as it is currently.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
N/A

PERSONNEL IMPACT

ATTACHMENT(S):
Ordinance - Amending Temp Sales Centers and Const Trailers.docx
Staff Report.docx
Notice of PH - MDC Legal Ads 10.06.2026.pdf
Notice of Public Hearing - MDC Legal Ads 10.21.2026.pdf
BIE - Temp. Sales and Construction Trailers - Posted 10.23.2026.pdf

ORDINANCE NO. 2026-____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 "SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the North Bay Village ("Village") Unified Land Development Code ("ULDC") establishes regulations to guide coordinated, balanced, and harmonious development in accordance with the Village's present and future needs, while protecting the public health, safety, and general welfare; and

WHEREAS, Section 8.11 of the ULDC provides for use exceptions to allow flexibility in the application of zoning regulations to accommodate certain uses otherwise not permitted by code; and

WHEREAS, Section 8.11 of the ULDC currently permits a temporary sales center/marketing office for a period of up to twelve (12) months, renewable administratively by the Village Manager for up to two (2) additional twelve (12)-month periods, for a maximum duration of thirty-six (36) months; and

WHEREAS, the ULDC also establishes the Kennedy Boulevard District ("KBD"), composed of Urban Core Transect Zones (T6), to implement the goals of the NBV100 Master Plan and to transform Kennedy Causeway into a walkable, mixed-use boulevard that supports vibrant retail, diverse local businesses, and a wide range of transportation modes; and

WHEREAS, Section 15.3 of the ULDC establishes standards for permanent and temporary structures within the KBD and currently permits certain temporary structures, including temporary sales centers, in specified locations within the KBD; and

WHEREAS, Section 15.3 currently permits temporary sales centers for a period of up to twelve (12) months, renewable administratively for up to two (2) additional twelve (12)-month periods, for a maximum duration of thirty-six (36) months; and

WHEREAS, temporary sales centers and marketing offices are commonly associated with active development projects and provide a location for sales, leasing,

marketing, and customer engagement activities during the development and construction phase; and

WHEREAS, the Village Commission recognizes that the duration of active development and construction projects may vary based upon the size, complexity, phasing, construction schedule, and other circumstances associated with individual projects, and that certain approved developments may reasonably require more than thirty-six (36) months to reach completion and obtain a Certificate of Occupancy; and

WHEREAS, the Village Commission finds that a maximum period of thirty-six (36) months may unnecessarily limit the continued operation of a temporary sales center/marketing office where the underlying development approval remains active, the owner is making good faith efforts to actively pursue development, and development activity remains in compliance with applicable regulations and requirements; and

WHEREAS, the Village Commission desires to provide a more flexible mechanism for extending temporary sales centers/marketing offices approval periods while maintaining appropriate administrative oversight; and

WHEREAS, the Village Commission finds that allowing additional twelve (12)-month renewal periods following the initital twelve (12)-month period, until issuance of a Certificate of Occupancy, will provide appropriate flexibility for temporary sales centers and marketing offices associated with active development projects while maintaining administrative oversight; and

WHEREAS, the Village Commission recognizes that redevelopment within the KBD frequently requires the temporary placement of construction trailers and/or units used for the storage of construction material to facilitate permitted construction, rehabilitation, and demolition activities in a safe and efficient manner; and

WHEREAS, Section 15.3 of the ULDC governs temporary structures within the KBD but does not currently provide a mechanism to authorize construction trailers and/or units used for the storage of construction material associated with active development projects; and

WHEREAS, the Village Commission wishes to amend Section 15.3 of the ULDC to authorize construction trailers and units used for the storage of construction materials as temporary structures that may be administratively approved for periods of up to twelve (12) months, with administrative renewals by the Village Manager; and

WHEREAS, the Village Commission further finds that establishing an approval timeframe for construction trailers within the KBD that is consistent with the approval timeframe applicable to construction trailers within the RM-70 zoning district promotes uniformity in the administration of the Village's ULDC and provides predictability for redevelopment projects while maintaining appropriate administrative oversight; and

WHEREAS, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, has reviewed this Ordinance and has recommended [approval/approval with conditions/denial]; and

WHEREAS, the Village Commission finds that this Ordinance is in the best interest of the public health, safety, and welfare of the Village's residents and visitors.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above recitals are true and correct and incorporated herein by this reference.

Section 2. Amending Section 8.11 and Section 15.3 of the Village Code. That Section 8.11 and Section 15.3 of the Unified Land Development Code of North Bay Village, Florida, is hereby amended to read as follows:

Chapter 8 – Zoning

*** * ***

§ 8.11 – Use Exceptions.

* * *

B. *Use exceptions permitted.*

* * *

4. Temporary sales center/marketing office for a period of up to twelve (12) months, renewable administratively by the Village Manager for ~~up to two (2) additional twelve-month periods for a maximum of thirty-six (36) months.~~ additional 12-month periods (after the initial 12-month term) until the issuance of a Certificate of Occupancy for the applicable development project. Prior to approving any application for renewal, the Village Manager shall make the following findings: that the development approval is active; that the owner is making good faith efforts to actively pursue development; that development activity is adhering to all applicable regulations and requirements of the applicable development agreement; and that the temporary sales center/marketing office and development site are well maintained and kept orderly, free of litter, and with materials, equipment, and solid waste functions shielded from public view to the maximum extent possible. Applications for renewal shall be made at least 90 days prior to the expiration of the then current approval period.

* * *

8. Temporary construction trailers and/or units used for the storage of construction materials, following issuance of a development order for a project, subject to the following limitations:

a. The placement, size, and access to all trailers, parking, landscaping, buffering, and lighting, shall comply with all applicable zoning and building requirements.

b. Construction trailers shall require a building permit. If utilities are needed, electric and/or plumbing permits shall be required.

c. Construction trailer permits shall only be issued in connection with permitted building construction, rehabilitation, or demolition activity.

d. No sales or leasing shall be conducted from temporary construction trailers.

e. The placement of construction trailers through a Use Exception shall be permitted for a period of twelve (12) months, renewable administratively ~~by the Village Manager for periods of twelve (12) additional months at a time, until the project is completed.~~ for periods of twelve (12) additional months at a time, until the issuance of the Certificate of Occupancy for the applicable development project. Prior to approving any application for renewal, the Village Manager shall make the following findings: that the development approval is active; that the owner is making good faith efforts to actively pursue development; that development activity is adhering to all applicable regulations and requirements of the applicable development agreement; and that the construction trailer and/or storage unit and development site are well maintained and kept orderly, free of litter, and with materials, equipment, and solid waste functions shielded from public view to the maximum extent possible. Applications for renewal shall be made at least 90 days prior to the expiration of the then current approval period.

f. All approved construction trailers, storage units and/or related outdoor storage, construction fences and similar uses and structures shall be removed from the property prior to the issuance of a certificate of completion or the first Certificate of Occupancy, whichever occurs first.

* * *

Chapter 15 – Form-Based Code

* * *

§ 15.3 – Specific to Transect Zones – Kennedy Boulevard District (KBD).

* * *

C. Development Standards for T6 Transect Zones

* * *

5. Architectural Standards.

a. Permanent and Temporary Structures

(1) Only permanent structures shall be allowed, unless specified otherwise in this Code.

(2) Temporary *Structures* such as mobile homes, ~~construction trailers,~~ travel trailers, recreational vehicles and other temporary structures shall not be allowed except as per the *Code of Ordinances* and this Code, with the following exceptions by *Warrant*~~.~~ :

(a) Island Walk: Temporary Structures such as kiosks, stands, and tents may be allowed within the *Island Walk* easement and the *Waterfront Setback*.

(b) Pirates Alley: Temporary Structures such as shipping containers, food trucks, kiosks, stands, and tents may be allowed.

(c) Other locations within the T6-24 and T6-30 Zoning Districts: Temporary structures such as food trucks, kiosks, shipping containers adapted for retail or service uses, portable bathroom facilities, stands, pop-up shops, temporary sales centers, construction trailers, and the like. Food trucks and other types of mobile food establishments shall comply with all state, county and applicable local licensing, permitting, and food and worker safety requirements.

(d) Kiosks and stands shall be limited to temporary covered structures no greater than 300 square feet and shall have one or more open sides.

(e) All temporary structures are subject to the applicable dimensional standards and other relevant requirements of the ULDC and to the applicable provisions of the Florida Building Code. Any contravention of these standards or of specific conditions of the warrant approving the temporary structure may be grounds for revocation of the approval.

(f) Temporary structures may be approved for a maximum of six (6) months, renewable administratively up to two (2) additional times in maximum periods of six months each time for a maximum of eighteen (18) months. Notwithstanding the foregoing:

(i) temporary sales centers may be approved for a period of up to twelve (12) months, renewable administratively ~~up to two (2) additional twelve (12) month periods for a maximum of thirty-six (36) months.~~for additional 12-month periods (after the initial 12-month term) until the issuance of a Certificate

of Occupancy for the applicable development project. Prior to approving any application pursuant to this subsection, the Village Manager shall make the following findings: that the development approval is active; that the owner is making good faith efforts to actively pursue development; that development activity is adhering to all applicable regulations and requirements of the applicable development agreement; and that the temporary sales center/marketing office and development site are well maintained and kept orderly, free of litter, and with materials, equipment, and solid waste functions shielded from public view to the maximum extent possible. Applications for renewal shall be made at least 90 days prior to the expiration of the then current approval period.

(ii) food trucks and other mobile food establishments may be approved for a period of up to six (6) months, renewable administratively for additional six (6) month periods, subject to the sole discretion of the Village Manager upon a determination that the continued operation remains compliant with all applicable codes and regulations.

(iii) Construction trailers and/or units used for the storage of construction materials may be administratively approved for a period of up to twelve (12) months, renewable administratively for periods of twelve (12) additional months at a time, until the issuance of the Certificate of Occupancy for the applicable development project. Warrants issued pursuant to this subsection shall only be issued in connection with permitted building construction, rehabilitation, or demolition activity. Prior to approving any application pursuant to this subsection, the Village Manager shall make the following findings: that the development approval is active; that the owner is making good faith efforts to actively pursue development; that development activity is adhering to all applicable regulations and requirements of the applicable development agreement; and that the construction trailer and/or storage unit and development site are well maintained and kept orderly, free of litter, and with materials, equipment, and solid waste functions shielded from public view to the maximum extent possible. Applications for renewal

shall be made at least 90 days prior to the expiration of the then current approval period. All approved construction trailers, storage units and/or related outdoor storage, construction fences and similar uses and structures shall be removed from the property prior to the issuance of a certificate of completion or the first Certificate of Occupancy, whichever occurs first.

(g) Staff shall provide courtesy notification to the Village Commission of temporary structures and activation projects administratively approved in accordance with this subsection.

Section 3. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Codification. That it is the intention of the Village Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Village's Code of Ordinances, and that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 5. Conflicts. That all ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 6. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading.

PASSED on first reading on the __day of _____, 2026.

PASSED AND ADOPTED on second reading on the __ day of _____, 2026.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

First Reading:
Moved By: _____
Seconded By: _____

Second Reading:
Moved By: _____
Seconded By: _____

Vote on Final Adoption:
Mayor Rachel Streitfeld ___
Vice Mayor Goran Cuk ___
Commissioner Doris Acosta ___
Commissioner Richard Chervony ___
Commissioner Andrew Rotondaro ___

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **October 20, 2026**

To: **Village Commission**

From: **Craig Pinder, AICP, Village Planner**

Thru: **Frank Rollason, Village Manager**

Subject: **STAFF REPORT – Text Amendment to Section 8.11 "Use Exception" and 15.3 "Temporary Structures"**

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1. Background

Sections 8.11 and 15.3 of the Unified Land Development Code ("ULDC") establish regulations governing use exceptions and temporary structures within the Village. These provisions are intended to provide appropriate flexibility in the administration of the ULDC while ensuring that temporary uses and structures associated with development activities remain compatible with surrounding properties, comply with applicable regulations, and do not become a permanent development.

Sections 8.11.B.4 and 15.3.C.5.a of the ULDC currently allows temporary sales centers/marketing offices for a period of up to twelve (12) months, renewable administratively for up to two (2) additional twelve-month periods, for a maximum duration of thirty-six (36) months. The existing provision provides a mechanism to approve temporary sales centers and marketing offices associated with development projects; however, the maximum thirty-six (36) month timeframe may not correspond with the duration necessary for active development projects. Large-scale development and redevelopment projects may involve complex construction schedules, changing financing and market conditions, or other circumstances that may extend the time necessary to complete a project and obtain a Certificate of Occupancy.

The Kennedy Boulevard District ("KBD") regulations establish standards for permanent and temporary structures within the transect zones and currently allow certain temporary structures within specified locations. Section 15.3.C.5.a.(2)(c) currently permits temporary structures such as food trucks, kiosks, shipping containers adapted for retail or service uses, portable bathroom facilities, stands, pop-up shops, temporary sales centers, and similar uses. However, the existing regulation does not specifically identify construction trailers or units used for the storage of construction materials as permitted temporary structures.

The proposed amendment modifies these provisions to provide additional administrative flexibility for

temporary sales centers and marketing offices associated with active development projects and establishes regulations for construction trailers and units used for the storage of construction material within the KBD.

2. Proposed Amendment

The proposed text amendment modifies Sections 8.11 and 15.3 of the ULDC to revise the regulations applicable to temporary sales centers/marketing offices and to authorize construction trailers and units used for the storage of construction material as temporary structures within the KBD.

Section 8.11.B.4 – Temporary Sales Centers/Marketing Offices

The proposed amendment modifies Section 8.11.B.4 to allow a temporary sales center/marketing office to be approved for an initial period of up to twelve (12) months and renewed administratively by the Village Manager for additional twelve (12) month periods until issuance of a Certificate of Occupancy. Unlike the existing provision, which establishes a maximum duration of thirty-six (36) months, the proposed language allows continued twelve (12) month renewals up to the issuance of the Certificate of Occupancy where the associated development remains active and complies with the following requirements:

- The underlying development approval remains active;
- The owner is making good faith efforts to actively pursue development;
- Development activity is adhering to all applicable regulations and requirements of the applicable development agreement; and
- The sales center and development site are well maintained and kept orderly, free of litter, and with materials, equipment, and solid waste functions shielded from public view to the maximum extent possible.

Each request for a twelve-month renewal would be required to be submitted at least ninety (90) days prior to the expiration of the then-current approval period.

Section 8.11.B.8.e – Temporary Sales Centers/Marketing Offices

The proposed amendment to Section 8.11.B.8.e clarifies the renewal process for construction trailers approved through a Use Exception by establishing specific findings the Village Manager must make before approving renewals. Consistent with the proposed amendment for the renewal of Temporary Sales Centers/Marketing Offics, these findings include confirming:

- The underlying development approval remains active;
- The owner is making good faith efforts to actively pursue development;
- Development activity is adhering to all applicable regulations and requirements of the applicable development agreement; and
- The construction trailer and/or storage unit and development site are well maintained and kept orderly, free of litter, and with materials, equipment, and solid waste functions shielded from public view to the maximum extent possible.

The original approvals may be renewed in 12-month increments until issuance of the Certificate of Occupancy and requires renewal applications to be submitted at least 90 days prior to the expiration of the then-current approval period.

Section 15.3.C.5.a – Temporary Structures, specifically, Sales Centers/Marketing Offices and Construction Trailers/Units used for the Storage of Construction Material

The proposed amendment modifies Section 15.3.C.5.a to specifically recognize construction trailers as temporary structures that may be authorized within the applicable T6 transect zones. The amendment also establishes a specific approval period for construction trailers and/or units used for the storage of construction materials. Such temporary structures may be administratively approved for a period of up to twelve (12) months and renewed administratively for additional twelve-month periods until the issuance of a Certificate of Occupancy, consistent with Section 8.11.B.8.e.

Construction trailer warrants would only be issued in connection with permitted building construction, rehabilitation, or demolition activity. Each request for a twelve-month renewal would be required to be submitted at least ninety (90) days prior to the expiration of the then current approval period.

The proposed amendment would further require that all approved construction trailers, storage units, related outdoor storage, construction fences, and similar uses and structures be removed from the property prior to issuance of a Certificate of Completion or the first Certificate of Occupancy, whichever occurs first.

The amendment also modifies the renewal timeframe of temporary sales centers/marketing offices, consistent with the amendment to Sec. 8.11.B.4., to allow twelve (12) month renewal periods until the issuance of a Certificate of Occupancy, subject to meeting the requirements for the 12-month renewal.

In summary, the proposed amendments therefore provide:

- Additional administrative flexibility for the renewal period for temporary sales centers and marketing offices associated with active development projects;
- Specific findings that must be satisfied before a renewalof a temporary sales center/marketing office may be approved;
- A defined application period for requests to renew temporary sales centers and construction-related temporary structures;
- Authorization for construction trailers and construction material storage units within the applicable T6 transect zones;
- A twelve (12) month initial approval period and twelve (12) month renewal periods for construction trailers and construction material storage units;
- A requirement that construction trailers and storage units be associated with permitted construction, rehabilitation, or demolition activity; and

- A requirement that temporary construction-related structures and associated outdoor storage be removed at the completion of the project or issuance of the first Certificate of Occupancy, as applicable.

3. Analysis

1. Purpose and Need

The proposed amendment is intended to provide a more flexible and predictable regulatory framework for temporary uses and structures associated with active development and redevelopment projects while maintaining appropriate administrative oversight. Temporary sales centers, marketing offices, construction trailers, and storage units are commonly used to support sales, leasing, marketing, customer engagement, and construction activities. The duration of these activities is directly related to the size, complexity, construction schedule, market conditions, and other circumstances associated with individual projects.

The existing maximum period of thirty-six (36) months may require a temporary sales center or marketing office to terminate even when the underlying development approval remains active, construction is ongoing, and the project has not yet obtained a Certificate of Occupancy. In such circumstances, the expiration of the temporary sales center approval may occur although the developer is making a good faith effort to complete the approved development project. The proposed amendment replaces the fixed thirty-six (36) month maximum with a process allowing additional twelve-month administrative renewals until issuance of a Certificate of Occupancy

The amendment also clarifies that the renewal would not be automatic for temporary sales centers, marketing offices, construction trailers, and storage units. Rather, the Village Manager would be required to make specific findings demonstrating that the development approval remains active, the owner is making good faith efforts to pursue development, development activity remains compliant with applicable requirements, and the temporary sales center and development site are properly maintained.

The amendment also establishes a specific mechanism for construction trailers and construction material storage units within the Kennedy Boulevard District. Redevelopment and construction projects typically require on-site temporary facilities for construction administration, contractor operations, material storage, and related activities. The proposed amendment recognizes these operational needs while limiting such temporary structures to projects involving permitted construction, rehabilitation, or demolition activity.

The proposed twelve-month approval period, renewable for additional twelve-month periods until project completion, is intended to provide a timeframe that corresponds more closely with the duration of active construction projects. The requirement for removal prior to issuance of a Certificate of Completion or the first Certificate of Occupancy ensures that these temporary structures remain ancillary to active construction and do not become permanent site features.

2. Temporary Sales Centers and Marketing Offices

The amendment modifies the existing temporary sales center/marketing office approval process by eliminating the current thirty-six (36) month maximum and establishing a renewal process tied to the

status of the underlying development. The amendment does not create an unlimited or unconditional entitlement to maintain a temporary sales center. Each renewal would require administrative review and specific findings by the Village Manager.

The required findings provide standards for evaluating whether continued operation remains appropriate. In particular, the Village Manager must determine that:

1. The development approval remains active;
2. The owner is making good faith efforts to actively pursue development;
3. Development activity is complying with applicable regulations and requirements of the applicable development agreement; and
4. The sales center and development site remain well maintained and orderly.

3. Construction Trailers and Construction Material Storage Units
The amendment expressly recognizes construction trailers and units used for the storage of construction materials as temporary structures within the applicable urban transect zones of the KBD.

The existing code establishes a general framework for temporary structures but does not specifically identify construction trailers or construction material storage units as an authorized temporary structure within the KBD. The proposed amendment addresses this gap by establishing a clear approval process.

Construction trailer warrants would be limited to permitted building construction, rehabilitation, or demolition activity. This limitation ensures that the proposed allowance is tied to legitimate development activity and is not intended to establish a general authorization for permanent or unrelated storage facilities.

4. Administrative Consistency and Predictability
The proposed amendment provides greater consistency and predictability in the administration of temporary structures and development-related uses within the Village.

The current provisions establish different timeframes and procedures for different categories of temporary structures. The amendment establishes specific provisions for temporary sales centers and construction-related temporary structures that reflect their relationship to longer-term development projects and ensures consistency between both Section 8.11 and 15.3 of the ULDC.

The proposed provisions also establish a consistent twelve-month renewal cycle and require renewal requests to be submitted within a defined ninety-to-one-hundred-twenty-day window before expiration. These provisions provide applicants and staff with a clear administrative process while preserving the Village's ability to evaluate continued compliance.

5. Impacts on Surrounding Property
The proposed amendment is not anticipated to result in significant adverse impacts on surrounding properties because the authorization of temporary structures would remain subject to applicable dimensional standards, ULDC requirements, the Florida Building Code, and any applicable conditions of approval.

The proposed amendment includes additional safeguards for temporary sales centers and construction-related structures. The structures must be maintained in an orderly condition, and materials, equipment, and solid waste functions must be shielded from public view to the maximum extent possible.

Construction trailers and storage units would be limited to active permitted construction, rehabilitation, or demolition projects. The requirement for removal upon issuance of a Certificate of Completion or the first Certificate of Occupancy establishes that the temporary authorization is associated with the construction phase.

4. Consistency with Comprehensive Plan

The proposed amendments to Sections 8.11 and 15.3 of the Unified Land Development Code ("ULDC") have been reviewed for consistency with the Goals, Objectives, and Policies of the North Bay Village NBV100 Comprehensive Plan.

The Comprehensive Plan expressly recognizes the need to periodically review and revise the Village's ULDC and establishes policies supporting flexibility and predictability in the administration of land development regulations. The proposed amendment is consistent with these policies because it provides a clearer and more predictable process for the continued authorization of temporary sales centers and for construction-related temporary structures associated with active development projects.

The proposed amendment also supports the Comprehensive Plan's Future Land Use Element by establishing development regulations that accommodate active redevelopment while maintaining standards intended to ensure compatibility, orderly development, and compliance with applicable regulations.

North Bay Village Comprehensive Plan - Future Land Use Element

> **GOAL:** North Bay Village will strive to become a more livable, resilient, and prosperous community in the 21st century.
>
> **Objective 1.1**
> The Village will enhance a sense of community and focus on placemaking.
>
> *Policy 1.1.1:* Continue to implement the strategies of the NBV100 Master Plan through updates to the Unified Land Development Code and capital improvements planning.
>
> *Policy 1.1.6:* Promote economic development and create a compelling destination by capitalizing on existing resources and incentivizing flexibility and predictability in land development regulations.

* * *

GOAL: Secure the maximum physical, economic, and social welfare for the Village and its residents through the thoughtful use and development of land, buildings, streets, and public facilities, while maintaining its existing character as an attractive waterfront residential environment.

Objective 2.1
Manage future growth and development by implementing and enforcing all existing plans and regulations and by preparing and adopting new regulations as needed.

Policy 2.1.1: Periodically review the Village's current balance of land uses and revise the Village's Comprehensive Plan and Land Development Regulations as necessary.

* * *

Objective 2.2
Implement policies, strategies and actions to promote the Village's character as an attractive, sustainable and resilient waterfront community and direct future development and redevelopment to be consistent with the desired community character, the vision and pillars of the NBV100 Master Plan, and goals, objectives, and policies within the Plan.

Policy 2.2.5: The Village shall continue to encourage all future land use development and redevelopment to emphasize aesthetic quality, livability, sustainability, resilience, and overall acceptability to local residents.

Policy 2.2.6: The Village Planning & Zoning Board shall continue to ensure that proposed development and redevelopment is consistent with written guidelines and regulations for development and redevelopment.

* * *

5. Recommendation

Staff finds that the proposed text amendment to Section 8.11 and Section 15.3 of the ULDC is consistent with the development and community character goals of the North Bay Village Comprehensive Plan and the pillars of the NBV100 Master Plan and recommends approval of the proposed amendment.

On October 7, 2026, the Planning and Zoning Board considered the ordinance and recommended approval. The vote was 3 in favor and 1 against. The Board discussed whether the Ordinance should be revised to make the processes for approval completely administrative in all zoning districts or whether they should continue to require a hearing for the original approval before the Board and Commission in non-Kennedy Boulevard Districts. After discussion, the Board agreed that the initial approval process should remain as it is currently.

6. List of Attachments to Staff Report

Attachment 1 – Ordinance 2026-XX – Amendment to Section 8.11 Use Exception and 15.3.C.5.a Temporary Structures

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON OCTOBER 20, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 “SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

TO PARTICIPATE YOU MAY JOIN THE ZOOM MEETING AT: **ZOOM MEETING ID: 891 2658 3746**
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 305-224-1968 OR 929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC,
VILLAGE CLERK

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Public Hearing - Regular Commission Meeting

North Bay Village | Publish Date: Oct 6, 2026

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON OCTOBER 20, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON NOVEMBER 4, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $19,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, REFUNDING THE 2023 STORMWATER BOND, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 “SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.17.M, “SWIMMING POOLS, SPAS, AND HOT TUBS” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MEASURE THE REAR SETBACK FOR SWIMMING POOLS, SPAS, AND HOT TUBS FROM THE REAR PROPERTY LINE ONLY, RATHER THAN FROM THE EASEMENT OR REAR PROPERTY LINE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
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PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC,
VILLAGE CLERK

2026-010

Public Hearing - Notice of Public Hearing

North Bay Village | Publish Date: Oct 21, 2026

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON NOVEMBER 4, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

BUSINESS IMPACT ESTIMATE[1]

Meeting Date: 11/ 4/ 2026	**Date Posted**: 10/23/2026	**Agenda Item Number**: 13B

Title of Proposed Ordinance:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 "SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFICTIVE DATE.

Applicable Exemptions[2]:

This Business Impact Estimate is not required for ordinances that fall under the following exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☐ The proposed ordinance relates to the issuance or refinancing of debt.
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance.
- ☐ The proposed ordinance relates to procurement.
- ☐ The proposed ordinance is enacted to implement the following:
  - ☐ Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  - ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

The Ordinance amends Sections 8.11.B.4. and 8.11.B.8.e. to authorize temporary sales centers/marketing offices and construction trailers, respectively, for an initial period of up to twelve (12) months, with administrative renewals for successive periods of up to twelve (12) months until the issuance of a Certificate of Occupancy. The amendments also establish specific criteria that must be satisfied for renewal approval.

Additionally, the Ordinance amends Section 15.3.C.5.a. to expressly recognize construction trailers as temporary structures that may be authorized within the applicable T6 transect zones. Such structures may be administratively approved for an initial period of up to twelve (12) months, with subsequent renewals for periods of up to twelve (12) months until the issuance of a Certificate of Occupancy. The amendment also revises the renewal provisions applicable to temporary sales centers/marketing offices and establishes specific criteria that must be satisfied for renewal approval.

Accordingly, the proposed amendments provide for the following:

- Additional administrative flexibility for the renewal period for temporary sales centers and marketing offices associated with active development projects;

[1] This Business Impact Estimate is provided to comply with the requirements of Section 166.041(4), Florida Statutes. Please note that this Business Impact Estimate may be revised following its initial posting as new information or feedback becomes available.

[2] If one or more boxes are checked under this section, it indicates that the Village has determined that a business impact estimate is not required by state law for the proposed ordinance, but the Village is providing the business impact estimate as a courtesy.

- Specific findings that must be satisfied before a renewal of a temporary sales center/marketing office may be approved;
- A defined application period for requests to renew temporary sales centers and construction-related temporary structures;
- Authorization for construction trailers and construction material storage units within the applicable T6 transect zones;
- A twelve (12) month initial approval period and twelve (12) month renewal periods for construction trailers and construction material storage units;
- A requirement that construction trailers and storage units be associated with permitted construction, rehabilitation, or demolition activity; and
- A requirement that temporary construction-related structures and associated outdoor storage be removed at the completion of the project or issuance of the first Certificate of Occupancy, as applicable.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

a. Estimate of Direct Business Compliance Costs:

None.

b. New Charges/Fees on Businesses Impacted:

None, however, the following table includes application fees that are associated with Use Exception requests regulated by Section 8.11 and Warrant requests regulated by Section 15.3.C. These costs are existing and changes are not proposed as a part of this Ordinance.

Use Exception and Warrant Application Fees		
	Filing Fee	Cost Recovery
Single-Family Residential Use Exception	$1,000	$2,000
Multifamily Residential and Non-Residential Use Exception	$1,000	$4,000
Warrant	$600	$1,500
Extension of Warrant	$300	$500

c. Estimate of Regulatory Costs:
None.

Good Faith Estimate of Number of Businesses Likely Impacted:
Businesses seeking to construct and locate a temporary sales center, construction trailer and/or units used for the storage of construction material associated with approved development. The Village estimates that at least 5 business are likely to be impacted by the proposed ordinance.

Any Additional Information:

By clarifying the criteria for granting renewal periods and allowing such renewals to extend through the issuance of a Certificate of Occupancy, the amendment establishes a more flexible and predictable regulatory framework for temporary uses and structures associated with active development and redevelopment projects. These revisions streamline the development review process, reduce administrative burdens for both applicants and the Village, and facilitate the timely progression of active projects while maintaining appropriate administrative oversight and compliance with applicable development standards.

ITEM NO. 13.C

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.17.M, "SWIMMING POOLS, SPAS, AND HOT TUBS" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MEASURE THE REAR SETBACK FOR SWIMMING POOLS, SPAS, AND HOT TUBS FROM THE REAR PROPERTY LINE ONLY, RATHER THAN FROM THE EASEMENT OR REAR PROPERTY LINE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON**

RECOMMENDATION

Staff finds that the proposed text amendment to Section 8.17.M.2.b is consistent with the development and community character goals of the North Bay Village Comprehensive Plan and the pillars of the NBV100 Master Plan and recommends **Approval** of the proposed amendment.

BACKGROUND AND ANALYSIS

Attached is the staff report for your review.

On October 7, 2026, the Planning and Zoning Board considered the ordinance and unanimously (4-0) recommended approval as presented.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

NONE

ATTACHMENT(S):

Ordinance - Amending Sec 8.17 Swimming Pool Easement.docx
Staff Report.docx
Notice of Public Hearing - MDC Legal Ads 09.22.2026.pdf
Business Impact Estimate - Rear Setbacks - Posted 10.22.2026.pdf
Notice of Public Hearing - MDC Legal Ads 10.21.2026.pdf

ORDINANCE NO. 2026-____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.17.M, "SWIMMING POOLS, SPAS, AND HOT TUBS" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MEASURE THE REAR SETBACK FOR SWIMMING POOLS, SPAS, AND HOT TUBS FROM THE REAR PROPERTY LINE ONLY, RATHER THAN FROM THE EASEMENT OR REAR PROPERTY LINE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the North Bay Village ("Village") Unified Land Development Code ("ULDC") establishes regulations to guide coordinated, balanced, and harmonious development in accordance with the Village's present and future needs, while protecting the public health, safety, and general welfare; and

WHEREAS, Section 8.17.M of the ULDC establishes regulations governing swimming pools, spas, hot tubs, and related accessory structures on residential properties to ensure that such improvements are appropriately located and maintain adequate separation from property lines and surrounding development; and

WHEREAS, Section 8.17.M.2.b of the ULDC establishes minimum setback requirements for swimming pools, spas, and hot tubs, including a 7.5-foot rear setback currently measured from the "Rear or Easement"; and

WHEREAS, certain residential lots are burdened by a utility easement running along the rear property line of such lot; and

WHEREAS, the Village Commission recognizes that the inclusion of the term "Easement" in the rear setback requirement results in a rear setback measured from a point within the residential property rather than the rear property line which reduces the area within which a pool, spa, or hot tub can be located and creates unnecessarily stringent setback requirements where a pool, spa, or hot tub already complies with the required 7.5-foot setback from the rear property line; and

WHEREAS, the proposed amendment will not reduce the existing 7.5-foot rear setback requirement from the rear property line, but will instead eliminate the separate measurement from an easement and provide a clear and consistent standard for the administration of the ULDC; and

WHEREAS, the Village Commission finds that the proposed amendment will facilitate the reasonable and efficient use of residential properties while maintaining appropriate separation between swimming pools, spas, hot tubs, and adjoining properties and preserving the character of the Village's residential neighborhoods; and

WHEREAS, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, has reviewed this Ordinance and has recommended [approval/approval with conditions/denial]; and

WHEREAS, the Village Commission finds that this Ordinance is in the best interest of the public health, safety, and welfare of the Village's residents and visitors.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above recitals are true and correct and incorporated herein by this reference.

Section 2. Amending Section 8.17 of the Village Code. That Section 8.17 of the Unified Land Development Code of North Bay Village, Florida, is hereby amended to read as follows:

Chapter 8 – Zoning

*** * ***

§ 8.17 – Supplemental Development Standards.

* * *

M. *Swimming pools, spas and hot tubs.*

* * *

2. Standards and requirements.

* * *

b. Swimming pools, spas and hot tubs shall have minimum *Setbacks*, which shall be measured from the waterline to the property line, as follows:

Setback	**Distance (Feet)**
Front	25
Side (interior)	7.5
Rear ~~or Easement~~	7.5
Structure	5
Side (corner)	15

Section 3. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the

validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Codification. That it is the intention of the Village Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Village's Code of Ordinances, and that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 5. Conflicts. That all ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 6. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading.

PASSED on first reading on the ____ day of October, 2026.

PASSED AND ADOPTED on second reading on the __ day of _____, 2026.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

First Reading:
Moved By: _____
Seconded By: _____

Second Reading:
Moved By: _____
Seconded By: _____

Vote on Final Adoption:
Mayor Rachel Streitfeld ___
Vice Mayor Goran Cuk ___
Commissioner Doris Acosta ___
Commissioner Richard Chervony ___
Commissioner Andrew Rotondaro ___

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **October 20, 2026**

To: **Village Commission**

From: **Craig Pinder, AICP, Village Planner**

Thru: **Frank Rollason, Village Manager**

Subject: **STAFF REPORT – Text Amendment to Section 8.17.M.2.b "Swimming Pools"**

1. Background

Section 8.17.M of the Unified Land Development Code ("ULDC") establishes regulations governing swimming pools, spas, hot tubs, and related accessory structures. The regulations are intended to ensure that swimming pools, spas, and hot tubs are appropriately located on a property, maintain adequate separation from property lines, and are compatible with the surrounding development.

Section 8.17.M.2.b establishes minimum setback requirements for swimming pools, spas, and hot tubs and currently provides the following:

Setback	Distance (Feet)
Front	25
Side (interior)	7.5
Rear or Easement	7.5
Structure	5
Side (corner)	15

The inclusion of the term "Easement" in the rear setback standard requires swimming pools, spas, and hot tubs to maintain a 7.5-foot setback from an easement when an easement is located on the property. However, this provision has not been applied consistently and may create unnecessary difficulties for property owners, particularly on residential lots where available buildable area is limited.

The application of a separate 7.5-foot setback from an easement also creates an overlap with the existing rear property line setback requirement. For single-family residential properties, easements located within the rear portion of the property are typically five (5) feet in width measured from the rear property line. Because swimming pools are already required to maintain a 7.5-foot setback from the rear property line, a swimming pool complying with the rear setback requirement would remain

outside of a typical five-foot rear easement.

2. Proposed Amendment

The proposed text amendment to Section 8.17.M.2.b of the ULDC removes the term “Easement” from the rear setback requirement applicable to swimming pools, spas, and hot tubs. The existing “Rear or Easement” setback standard would be revised to “Rear,” thereby establishing the rear property line as the applicable point from which the required 7.5-foot setback is measured. Specifically, the amendment provides:

- Elimination of a separate setback measurement from an easement when an easement is located within the rear portion of the property.
- Clarification that the required 7.5-foot rear setback for swimming pools, spas, and hot tubs is measured from the rear property line.
- Clarification and simplification of the setback standard to provide for more consistent application of the ULDC.

The proposed amendment is intended to eliminate an unnecessary setback measurement since the existing 7.5-foot setback measured from the rear property line is adequate to ensure that a swimming pool would not conflict with the existing easement at the rear of single-family properties.

3. Analysis

1. Purpose and Need

The proposed amendment addresses an additional setback requirement in the ULDC applicable to swimming pools, spas, and hot tubs that has created confusion for property owners seeking to construct these improvements. Under the current language, the rear setback is identified as “Rear or Easement,” which requires the setback to be measured from an easement when an easement is present on the property.

Based on staff’s review, rear easements are generally located within the first five (5) feet inward from the rear property line. As a result, the current requirement effectively reduces the usable rear-yard area available for a swimming pool by a total of thirteen and one-half (13½) feet when an easement is present, compared to seven and one-half (7½) feet when no easement is present. This distinction is particularly significant given the limited rear-yard area available on many single-family residential lots.

The Village requires a minimum rear setback of twenty (20) feet for residential properties. Recent building permit submittals demonstrate that new residential construction is frequently proposed at or near the required 20-foot rear setback. Under the existing language, when the setback for a swimming pool is measured from the edge of a five-foot utility easement rather than from the rear property line, the resulting usable area for a swimming pool could be reduced to as little as seven and one-half (7½) feet in width.

The existing required rear setback of seven and one-half (7½) feet, measured from the rear property

line to the waterline of a swimming pool, is sufficient to ensure that a swimming pool is not located within a rear easement. Additionally, all proposals for the construction of structures, including swimming pools, spas, and hot tubs, are required to be depicted on a survey signed and sealed by a certified surveyor. As part of the permit review process, staff verifies that permanent structures, including swimming pools, spas, and hot tubs, are not located within easements identified on the survey.

Accordingly, the proposed amendment would clarify the applicable rear setback measurement while maintaining adequate separation between swimming pools, spas, hot tubs, and existing easements. The amendment would also provide greater consistency and predictability for property owners, permit applicants, and staff during the site plan and building permit review process.

2. Setback and Property Line Relationship
The proposed amendment does not eliminate or reduce the required 7.5-foot rear setback for swimming pools, spas, and hot tubs. Rather, it clarifies that the setback is measured from the rear property line.

For typical residential properties where a five-foot-wide rear easement is located along the rear property line, a swimming pool that maintains the required 7.5-foot setback from the rear property line would also remain outside of the easement area. Accordingly, removal of the separate easement measurement does not result in a swimming pool being permitted within the rear easement in circumstances where the easement is located within the 7.5-foot rear setback area.

The amendment therefore maintains an appropriate separation between swimming pools and the rear property line while avoiding the imposition of a second, overlapping setback measurement.

3. Consistency and Administration
The proposed amendment will provide a clearer and more easily administered standard for property owners, design professionals, applicants, and Village staff. Establishing the rear property line as the sole point of measurement for the rear setback eliminates potential confusion regarding whether the setback should be measured from the rear property line or from an easement located within the property.

4. Impacts on Adjacent Properties and Easements
The proposed amendment is not anticipated to create adverse impacts on adjacent properties. The required 7.5-foot setback from the rear property line will remain in effect, providing adequate separation between swimming pools, spas, hot tubs, and adjoining properties.

Additionally, the amendment does not authorize the placement of structures or improvements within an easement where such placement is otherwise prohibited by the easement holder. Any easement restrictions would continue to apply independently of the ULDC setback measurement.

4. Consistency with Comprehensive Plan

The proposed amendment to Section 8.17.M.2.b of the Unified Land Development Code (“ULDC”)

has been reviewed for consistency with the Goals, Objectives, and Policies (GOPs) of the North Bay Village Comprehensive Plan and the NBV100 Master Plan. The amendment is consistent with the Comprehensive Plan because it clarifies the application of an existing supplemental development standard, eliminates a potentially burdensome setback requirement, and provides for a more practical and consistent application of the Village's ULDC without reducing the required 7.5-foot rear setback from the property line.

The amendment supports the Comprehensive Plan's objective of managing development through clear and appropriate regulations while maintaining the character and quality of the Village's residential neighborhoods. The proposed change does not eliminate the rear setback requirement or authorize a reduction in the required separation from the rear property line. Rather, it establishes the rear property line as the appropriate and consistent point from which the required setback is measured.

North Bay Village Comprehensive Plan - Future Land Use Element

> **GOAL:** Secure the maximum physical, economic, and social welfare for the Village and its residents through the thoughtful use and development of land, buildings, streets, and public facilities, while maintaining its existing character as an attractive waterfront residential environment.
>
> **Objective 2.1**
> Manage future growth and development by implementing and enforcing all existing plans and regulations and by preparing and adopting new regulations as needed.
>
> *Policy 2.1.1:* Periodically review the Village's current balance of land uses and revise the Village's Comprehensive Plan and Land Development Regulations, as necessary.
>
> * * *
>
> **GOAL:** Consider rights of property owners in local decision-making.
>
> **Objective 14.1**
> Apply rules, ordinances, and regulations, with sensitivity for private property rights and not be unduly restrictive.
>
> *Policy 14.1.1:* In local decision-making, the Village shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
>
> *Policy 14.1.2:* In local decision-making, the Village shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
>
> * * *

5. Recommendation

Staff finds that the proposed text amendment to Section 8.17.M.2.b is consistent with the

development and community character goals of the North Bay Village Comprehensive Plan and the pillars of the NBV100 Master Plan and recommends approval of the proposed amendment.

On October 7, 2026, the Planning and Zoning Board considered the ordinance and unanimously (4-0) recommended approval as presented.

6. List of Attachments to Staff Report

Attachment 1 – Ordinance 2026-XX – Amending Section 8.17 Swimming Pool Easement

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON OCTOBER 7, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.17.M, “SWIMMING POOLS, SPAS, AND HOT TUBS” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MEASURE THE REAR SETBACK FOR SWIMMING POOLS, SPAS, AND HOT TUBS FROM THE REAR PROPERTY LINE ONLY, RATHER THAN FROM THE EASEMENT OR REAR PROPERTY LINE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 “SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID: 883 1470 9308
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

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Public Notice - Planning & Zoning Board Meeting

North Bay Village | Publish Date: Sep 22, 2026

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BUSINESS IMPACT ESTIMATE[1]

Meeting Date: 11/4/ 2026	**Date Posted**: 10/22/2026	**Agenda Item Number**: 13C

Title of Proposed Ordinance:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.17.M, "SWIMMING POOLS, SPAS, AND HOT TUBS" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MEASURE THE REAR SETBACK FOR SWIMMING POOLS, SPAS, AND HOT TUBS FROM THE REAR PROPERTY LINE ONLY, RATHER THAN FROM THE EASEMENT OR REAR PROPERTY LINE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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  - ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
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  - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

The amendment to Section 8.17.M.2.b of the ULDC removes the term "Easement" from the rear setback requirement applicable to swimming pools, spas, and hot tubs. The existing "Rear or Easement" setback standard would be revised to "Rear," thereby establishing the rear property line as the applicable point from which the required 7.5-foot setback is measured. Specifically, the amendment provides:

- Elimination of a separate setback measurement from an easement when an easement is located within the rear portion of the property.
- Clarification that the required 7.5-foot rear setback for swimming pools, spas, and hot tubs is measured from the rear property line.
- Clarification and simplification of the setback standard to provide for more consistent application of the ULDC.

[1] This Business Impact Estimate is provided to comply with the requirements of Section 166.041(4), Florida Statutes. Please note that this Business Impact Estimate may be revised following its initial posting as new information or feedback becomes available.

[2] If one or more boxes are checked under this section, it indicates that the Village has determined that a business impact estimate is not required by state law for the proposed ordinance, but the Village is providing the business impact estimate as a courtesy.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

a. Estimate of Direct Business Compliance Costs:

None.

b. New Charges/Fees on Businesses Impacted:

None.

c. Estimate of Regulatory Costs:

None.

Good Faith Estimate of Number of Businesses Likely Impacted:

This amendment primarily impacts residential-zoned districts; however, businesses such as hotels may also be impacted. The Village estimates that the amendment will impact one business.

Any Additional Information:

The proposed amendment eliminates an unnecessary setback measurement, as swimming pools are prohibited within easements. The existing 7.5-foot setback from the rear property line is sufficient to maintain adequate separation between swimming pools and adjacent properties.

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON NOVEMBER 4, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $19,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, REFUNDING THE 2023 STORMWATER BOND, AND PAYING COSTS OF ISSUANCE OF THE BOND; PROVIDING FOR A SUPPLEMENTAL RESOLUTION SETTING FORTH THE DETAILS OF SAID BOND; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE WITH FINANCIAL INSTITUTIONS FOR PURCHASE OF THE BOND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 “SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.17.M, “SWIMMING POOLS, SPAS, AND HOT TUBS” OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MEASURE THE REAR SETBACK FOR SWIMMING POOLS, SPAS, AND HOT TUBS FROM THE REAR PROPERTY LINE ONLY, RATHER THAN FROM THE EASEMENT OR REAR PROPERTY LINE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

TO PARTICIPATE YOU MAY JOIN THE ZOOM MEETING AT: **MEETING ID: 891 2658 3746**
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 305-224-1968 OR 929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC,
VILLAGE CLERK

2026-010

Public Hearing - Notice of Public Hearing

North Bay Village | Publish Date: Oct 21, 2026

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON NOVEMBER 4, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

ITEM NO. 14.A

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Haydee Sera, Village Attorney

SPONSORED BY:

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $19,000,000 FOR THE PURPOSES OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, REFUNDING THE VILLAGE'S GENERAL OBLIGATION BOND, SERIES 2023 AND PAYING COSTS OF ISSUANCE OF THE BOND; AWARDING THE SALE OF THE BOND TO JPMORGAN CHASE BANK, NA (THE "PURCHASER"); PROVIDING FOR SECURITY FOR THE BOND; PROVIDING OTHER PROVISIONS RELATING TO THE BOND; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF THE BOND PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON**

RECOMMENDATION

It is recommended that the Village Commission approve the Resolution authorizing the financing of costs associated with stormwater and related roadway improvements.

BACKGROUND AND ANALYSIS

On July 19, 2022, the Village Commission of the Village adopted Resolution No. 2022-057 calling for a referendum in conjunction with a general election on November 8, 2022, to submit to the electorate of the Village a bond referendum to decide whether the Village should be authorized to issue not exceeding $60,000,000 in principal amount of general obligation bonds, in one or more series, for the purpose of financing the costs of stormwater and related roadway improvements to mitigate the effects of sea level rise and flooding.

At the November 8, 2022, Special Election, the electors of the Village approved the issuance

of Stormwater Bonds.

On September 28, 2023, the Village Commission adopted Resolution No. 2023-117 authorizing the issuance of a general obligation bond in an amount not to exceed $10,000,000 for the purpose of financing the costs of stormwater and related roadway improvements and paying costs of issuance of the bond. The bond was financed by First Horizon TE1, LLC.

The proposed resolution will authorize the 2026 Bond in a maximum principal amount of $19,000,000 for the purpose of financing costs for the 2026 projects.

It is recommended that the Village Commission adopt the proposed Resolution authorizing the proposed line of credit agreement in substantially the form attached.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

The proposed Resolution authorizes the issuance of General Obligation Bonds in an amount not to exceed $19,000,000, consisting of approximately $8,200,000 to refinance existing debt and $10,800,000 in additional funding for stormwater and related roadway infrastructure improvements, including costs of issuance.

The debt will be repaid through the Village's voter-approved General Obligation Bond debt service millage. Annual principal and interest payments will be incorporated into the Village's Debt Service Fund budget.

The financing will increase the Village's outstanding long-term debt obligations while providing additional funding for critical stormwater infrastructure improvements.

PERSONNEL IMPACT

None

ATTACHMENTS

Resolution Approving Loan Stormwater GO 2026.docx
Reso Ex. A - Chase Proposal 2026-10-06.pdf
Reso Ex. B - Loan Agreement 2026 Bond.docx

RESOLUTION NO. 2026-___

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION BOND OF NORTH BAY VILLAGE, FLORIDA NOT TO EXCEED $19,000,000 FOR THE PURPOSES OF FINANCING THE COSTS OF STORMWATER AND RELATED ROADWAY IMPROVEMENTS, REFUNDING THE VILLAGE'S GENERAL OBLIGATION BOND, SERIES 2023 AND PAYING COSTS OF ISSUANCE OF THE BOND; AWARDING THE SALE OF THE BOND TO JPMORGAN CHASE BANK, NA (THE "PURCHASER"); PROVIDING FOR SECURITY FOR THE BOND; PROVIDING OTHER PROVISIONS RELATING TO THE BOND; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF THE BOND PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 19, 2022, the Village Commission (the "Commission") of North Bay Village, Florida, a Florida municipal corporation (the "Village") adopted Resolution No. 2022-057 calling for a referendum (the "Referendum") in conjunction with a general election on November 8, 2022 to submit to the electorate of the Village a bond referendum to decide whether the Village should be authorized to issue not exceeding $60,000,000 in principal amount of general obligation bonds (the "Stormwater Bonds"), in one or more series, for the purpose of financing the costs of stormwater and related roadway improvements to mitigate the effects of sea level rise and flooding (the "Stormwater Project"); and

WHEREAS, at such special election on November 8, 2022, the issuance of the Stormwater Bonds was approved by the qualified electors of the Village in accordance with the applicable laws of the State of Florida (the "State"); and

WHEREAS, on October 5, 2023, the Village issued the first series of the Stormwater Bonds in the amount of $10,000,000 (the "2023 Bond") for the purpose of financing a portion of the costs of the Stormwater Project, including but not limited to the purchase of land, planning and design costs and other stormwater and related roadway improvements (the "2023 Project"), and paying costs of issuance of the 2023 Bond; and

WHEREAS, the Commission desires to issue the second series of the Stormwater Bonds in an amount not exceeding $19,000,000 (the "2026 Bond") for the purposes of financing a portion of the costs of the Stormwater Project,

including but not limited to the purchase of land, planning and design costs and other stormwater and related roadway improvements (the "2026 Project"), refunding the 2023 Bond, and paying costs of issuance of the 2026 Bond; and

WHEREAS, on the date hereof the Commission enacted an Ordinance authorizing the issuance of the 2026 Bond and providing for a supplemental resolution setting forth the details of said 2026 Bond (the "Ordinance"); and

WHEREAS, on behalf of the Village, PFM Financial Advisors LLC, the financial advisor to the Village (the "Financial Advisor"), solicited proposals from qualified financial institutions for the purchase of the 2026 Bond through a direct placement; and

WHEREAS, the Village, through its Financial Advisor, received three proposals in response to such solicitation and has determined that the proposal from JPMorgan Chase Bank, NA (the "Purchaser") is the most favorable to the Village; and

WHEREAS, the Commission has determined that based upon the proposal and the recommendation of the Financial Advisor, it is in the best interest of the Village and its citizens to accept the proposal dated October 6, 2026 (the "Proposal") from the Purchaser to purchase the 2026 Bond, which Proposal is attached as "Exhibit A," the terms of which are hereby incorporated herein and made a part hereof; and

WHEREAS, pursuant to the Constitution and laws of the State, including, without limitation, Article VII, Section 12 of the Constitution, Chapter 166, Florida Statutes, as amended, the Village Charter (collectively, the "Act"), the Ordinance and the Referendum, the Village is duly authorized to issue the 2026 Bond and pledge the ad valorem taxes levied by the Village to the payment of the 2026 Bond; and

WHEREAS, in accordance with the provisions of Section 218.385, Florida Statutes, the Commission hereby determines it to be in the best interests of the Village to proceed with a negotiated sale of the 2026 Bond to the Purchaser to purchase the 2026 Bond in accordance with the additional findings set forth herein; and

WHEREAS, the Commission desires to set forth the details of the 2026 Bond consistent with the Proposal from the Purchaser.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. Each of the above recitals are true and correct and incorporated herein by this reference.

Section 2. Authorization of 2026 Bond. In accordance with the provisions of the Act, the Ordinance and the Referendum there is hereby authorized to be issued the 2026 Bond in an aggregate maximum principal amount of $19,000,000.00 for the purposes of financing costs of the 2026 Project, refunding the 2023 Bond and paying the cost of issuance of the 2026 Bond. The 2026 Bond shall be designated "North Bay Village, Florida General Obligation Bond, Series 2026". The details of the 2026 Bond and the other provisions of the financing shall be consistent with the Proposal from the Purchaser and set forth in a Loan Agreement and the 2026 Bond.

Section 3. Approval of Loan Agreement. The Commission hereby approves the form and content of the Loan Agreement by and between the Village and the Purchaser, presented at this meeting and attached hereto as Exhibit "B". The Mayor or, in her absence, the Vice Mayor, are hereby authorized to execute and deliver the Loan Agreement on behalf of the Village, and the Clerk is authorized to place the Village's seal thereon and attest thereto, in substantially the form presented at this meeting, with such changes, modifications, deletions and insertions as the Mayor or, in her absence, the Vice Mayor, with the advice of the Village Attorney, may deem necessary and appropriate. Such execution and delivery shall be conclusive evidence of the approval thereof by the Village.

Section 4. Authorization of Officers. The 2026 Bond shall be signed in the name of the Village by the Mayor or Vice Mayor (or, in their absence, any other member of the Commission) and the Village Clerk (or any deputy or assistant Village Clerk), and its seal shall be affixed thereto or imprinted or reproduced thereon. The Mayor, the Vice Mayor, any member of the Commission, the Village Manager, the Village Clerk, the Chief Financial Officer and any other proper official of the Village, are and each of them is hereby authorized and directed to execute and deliver the 2026 Bond, the Loan Agreement and related documents, and to do all other things necessary to accomplish the issuance and sale of the 2026 Bond and consummation of the transaction described herein and in the Loan Agreement.

Section 5. Security for the 2026 Bond. The full faith, credit and taxing power of the Village are hereby irrevocably pledged to the punctual payment of the principal of, interest on and prepayment premium, if any, with respect to the 2026 Bond and any other amounts coming due under the Loan Agreement as the same shall become due and payable.

Section 6. Negotiated Sale of the 2026 Bond. Based upon the need for flexibility in the financing structure and the refunding of the 2023 Bond and the uncertainty of the interest rate environment if sale of the 2026 Bond is delayed,

the Village hereby determines the necessity for a negotiated sale of the 2026 Bond. Prior to the delivery of the 2026 Bond to the Purchaser, the Village will require that it be provided all applicable disclosure information required by Section 218.385, Florida Statutes. The negotiated sale of the 2026 Bond to the Purchaser is hereby approved at a purchase price of par.

Section 7. Severability. In case any one or more of the provisions of this Resolution, the 2026 Bond or the Loan Agreement shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, the 2026 Bond or the Loan Agreement, but this Resolution, the 2026 Bond and the Loan Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained therein. The 2026 Bond is issued, the Loan Agreement is executed and delivered, and this Resolution is adopted, all with the intent that the laws of the State shall govern their construction.

Section 8. Repealing Clause. All resolutions or orders and parts thereof in conflict herewith, to the extent of such conflicts, are hereby superseded and repealed.

Section 9. Effective Date. This Resolution shall take effect immediately on the date of its adoption.

[VOTE RESULTS AND SIGNATURES FOUND ON THE FOLLOWING PAGE]

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld _____
Vice Mayor Goran Cuk _____
Commissioner Doris Acosta _____
Commissioner Richard Chervony _____
Commissioner Jorge Gonzalez _____

PASSED AND ADOPTED on this ___ day of November, 2026.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

EXHIBIT "A"

Attach Proposal

EXHIBIT "B"

Attach Form of Loan Agreement

October 6, 2026

PFM Financial Advisors LLC

ATTENTION: Pete Varona; varonap@pfm.com

RE: Private Placement for $19,000,000, North Bay Village, Florida Unlimited Tax General Obligation Stormwater Program Bond, Series 2026.

JPMorgan Chase Bank, NA ("Bank") is pleased to submit this proposal for tax-exempt financing to North Bay Village, Florida (the "Village"). This proposal is presented in the form of a non-binding "Term Sheet", subject to negotiation and acceptance of all terms, conditions and documentation for the transaction.

This Term Sheet is not a commitment. It represents a willingness on the part of the Bank to seek approval to consummate a transaction based upon the terms and conditions outlined herein and is subject to: (a) absence of any material adverse change in the financial condition, operations or prospects of the Village, or in any law, rule or regulation (or their interpretation or administration), that, in each case, may adversely affect the consummation of the transaction, to be determined in the Bank's sole discretion; (b) such additional due diligence as the Bank may require; and (c) agreement by the parties as to all final terms and conditions and satisfactory documentation thereof (including satisfactory legal opinions).

FORM OF BOND:	The Bank will require a single certificated term Bond (the "Bond") delivered in physical, non-book-entry form and registered in the name of the Bank or its affiliated designee. The Bond shall be directly funded/purchased by the Bank. The Bond shall have minimum authorized denominations of $500,000 and any integral multiple of $5,000 in excess thereof; provided that if less than in $500,000 principal shall be outstanding, the authorized denomination shall be equal to the outstanding principal. The Bond-shall not be (i) assigned a separate rating by any rating agency (ii) registered with The Depository Trust Company or any other securities depository, (iii) issued pursuant to any type of official statement or other offering document or (iv) assigned a CUSIP number.
PAYING AGENT / REGISTRAR:	The Bank will not serve as Paying Agent and/or Registrar for this Bond and will not appoint an agent or incur the expense of any such agent. No presentation or surrender of the Bond shall be required for payment of principal or interest or prepayment in full of the Bond.
PURPOSE:	Proceeds of the Bond shall be used to (i) pay off a termed-out line of credit, (ii) $10 million for new money (Stormwater GO program) and (iii) pay costs of issuance.
PRINCIPAL AMOUNT:	Approximately $19,000,000

SECURITY:

The principal of and interest on the Note shall be secured by a pledge of the ad valorem taxing power of the Village on all of the real property and improvements thereto subject to the Village's ad valorem taxing power which are located from time to time within the municipal boundary of the Village, without limitation.

BOND TERM/MATURITY:

Final maturity of June 1, 2041

REPAYMENT TERMS:

Semi-annual interest payments will be paid each June 1 and December 1, commencing June 1, 2027, and continuing until final maturity (each an "Interest Payment Date").

Annual principal payments will be paid over fifteen (15) installments, each June 1, commencing June 1, 2027 as described in the following table (each a "Principal Payment Date"):

06/01/2027	$480,000	06/01/2037	$1,455,000
06/01/2028	$980,000	06/01/2038	$1,520,000
06/01/2029	$1,020,000	06/01/2039	$1,585,000
06/01/2030	$1,070,000	06/01/2040	$1,660,000
06/01/2031	$1,115,000	06/01/2041	$1,735,000
06/01/2032	$1,165,000		
06/01/2033	$1,220,000		
06/01/2034	$1,275,000		
06/01/2035	$1,330,000		
06/01/2036	$1,390,000		

If the principal amount of the Bond changes, the above principal repayment schedule will be adjusted. See also, "Material Change" below.

INTEREST RATE:

The rate provided below is provided exclusively for indicative purposes, based upon market conditions as of October 6, 2026. The actual rate of interest borne by the Bond will be set by mutual agreement between Bank and the Village, and evidenced by receipt of a signed Term Sheet. However, prior to receipt of signed acceptance, the interest rate may increase if the Bank's cost of funds increases. Bank's cost of funds may increase due to a number of factors including, but not limited to, changes in market conditions.

Interest shall be calculated on the basis of a three hundred sixty (360)-day year composed of twelve (12) thirty (30) day months and shall initially accrue from the closing date to the first Interest Payment Date and thereafter from the

most recent Interest Payment Date to the next Interest Payment Date.

The interest rate on the Bond is determined to approximate a particular percentage yield to Bank and assumes that interest on the Bond will be fully exempt from Federal income taxes.

RATE OPTION A: 4.59% Indicative, fixed, tax-exempt, non-bank-qualified rate, with no optional redemption.

RATE OPTION B: 4.83% Indicative, fixed, tax-exempt, non-bank-qualified rate, with optional redemption on or after June 1, 2029. Upon at least 45 days prior written notice to the Bank, the Bond is subject to redemption on any Interest Payment Date prior to maturity at the option of the Village, in whole or in part in multiples of $5,000, at par and accrued interest to the date fixed for redemption, and shall be applied to repay the principal amount of the Bond in inverse order of maturities.

PAYMENTS:

Payments shall be made by wire, recurring ACH, or other electronic means acceptable to Bank in its discretion, on or up to twenty-nine (29) days prior to each Interest Payment Date or Principal Payment Date.

Non-callable/Rate Option A: Payments received more than twenty-nine (29) days prior to the due date will not be accepted.

Callable/Rate Options B: Subject to Optional Prepayment: Payments received more than twenty-nine (29) days prior to the due date may not be accepted. In addition, Village should notify Bank of any payments in excess of scheduled principal or interest in accordance with the Resolution.

Late Payment: Failure to principal or interest when due and payable shall constitute an Event of Default and cause the interest rate to be increased to be the then current rate plus the Default Rate. Village shall pay the additional accrued interest upon demand by the Bank or, if billed, within the time specified.

BANK COUNSEL FEES:

Fees and costs shall not exceed $7,500 to be paid by the Village by wire on the Closing Date. Bank's Counsel services shall be provided by Camille M. Evans, Esq., of Endow Law P.A.

COSTS OF ISSUANCE:

The Village will be responsible for normal borrower costs of issuance including financial advisor, placement agent, and bond counsel fees, expenses and costs.

DOCUMENTATION:

Documentation shall be prepared by the Village's Bond Counsel, which firm represents the Village at Village's expense paid as a cost of issuance. This Term Sheet is subject to approval of the documentation by the Bank and its independent Bank counsel, in the Bank's reasonable discretion, including but not limited to the form of Bond resolution and form of Bond. Funding will occur upon receipt of all documentation required by Bank, in form and substance acceptable to Bank and its independent Bank counsel.

REPORTING COVENANTS:

Unless otherwise requested by the Bank, the Village will provide the following items in an electronic format to the Bank:

1. Annual Comprehensive Financial Report of the Village with the opinion of an independent certified public accountant within 270 days of the Village's fiscal year end.

With reasonable promptness the Village shall provide such other data and information as may be reasonably requested by the Bank from time to time.

DETERMINATION OF TAXABILITY:

The Bond shall be subject to a taxable rate and determination of taxability provisions consistent with that set forth in Resolution No. 2023-074 relating to the Series 2023 Note. If the interest payable on the Bond (the "Bond Interest Rate") becomes taxable due to any act or omission of the Village, the interest rate payable on the Bond will increase retroactively from the date on which interest on the Bond is first includable in gross income of the owner thereof (which may be as early as the issuance date) to a taxable equivalent rate per annum and pay the Bank penalties on overdue interest and additions to tax, if any.

BANK ELIGIBILITY:

The Bank's bid assumes that the Village will **not** designate the Bond as a "QUALIFIED" tax-exempt obligation under Section 265(b)(3) of the Internal Revenue Code of 1986 (the "Code").

LEGAL OPINION:

Purchase of the Bond will be subject to delivery to the Bank of an opinion of the Villages' Bond Counsel, Weiss Serota Helfman Cole & Bierman, P.L., as to: (i) the validity and enforceability of the Bond, the Bond Resolution and any other relevant documents under state

law, (ii) the exemption of interest on the Bond from Federal income tax, (iii) that the Bond is not a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3) of the Code, and (iv) such other matters reasonably required by the Bank and its independent counsel. The opinions will be addressed to Bank or permit the Bank to rely thereon.

EVENTS OF DEFAULT:

The Bond shall be subject to event of default and remedy provisions consistent with that set forth in Resolution No. 2023-074 relating to the Village's General Obligation Note, Series 2023 (the "Series 2023 Note"). In addition, the Village acknowledges and agrees that the Bank may seek to exercise all rights and remedies available to it under law or equity in the State of Florida, including without limitation, the right to sue the Village for repayment of the amount of the Bond.

Upon an event of default, the Bank may increase the existing interest rate on the Bond to the Default Rate.

Default Rate: means the interest rate on the Bond plus three percent (3%).

"Event of Default" means the declaration by the Bank of an event of default as a result of a determination by the Bank that there has been: (i) a failure to pay principal or interest on the Bond when due, as provided in the Bond and Resolution; or (ii) a failure by the Village to comply with any of its obligations, or to perform any of its duties, under the Resolution or the Bond, which failure continues, and is not cured, for a period of more than 60 days after the Bank has made written demand on the Village to cure such failure; or, (iii) a material misrepresentation to the Bank by the Village in the purchase of the Bond, as reasonably concluded by the Bank after investigation and discussion with the Village. To the extent not described above, "Event of Default" shall also include all events of default set forth in the documentation for the Village's Series 2023 Note.

CONFIDENTIALITY:

This Term Sheet is for the Village's confidential review and may not be disclosed by it to any other person other than its employees, attorneys, board members and financial advisors (but not other commercial lenders), and then only in connection with the transactions being discussed and on a confidential basis, except where disclosure is required by law, or where the Bank consents to the proposed disclosure.

MUNICIPAL ADVISOR DISCLOSURE:

The Village acknowledges and agrees that (i) the transaction contemplated herein is an arm's length commercial transaction between the Village and the Bank and its affiliates, (ii) in connection with such transaction, the Bank and its affiliates are acting solely as a principal and not as an advisor including, without limitation, a "Municipal Advisor" as such term is defined in Section 15B of the Securities and Exchange Act of 1934, as amended, and the related final rules (the "Municipal Advisor Rules"), agent or a fiduciary of the Village, (iii) the Bank and its affiliates are relying on the Bank exemption in the Municipal Advisor Rules, (iv) the Bank and its affiliates have not provided any advice or assumed any advisory or fiduciary responsibility in favor of the Village with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (whether or not the Bank, or any affiliate of the Bank, has provided other services or advised, or is currently providing other services or advising the Village on other matters), (v) the Bank and its affiliates have financial and other interests that differ from those of the Village, and (vi) the Village has consulted with its own financial, legal, accounting, tax and other advisors, as applicable, to the extent it deemed appropriate.

INVESTOR AGREEMENT:

The Bank is making a loan, evidenced by the purchase of the captioned Bond, dated the date hereof and delivered to the Bank and paid for on this date, hereby acknowledges and confirms the following:

The Bank acknowledges that it satisfies the definition of an Accredited Investor within the meaning of Regulation D of the Securities and Exchange Commission and that it has sufficient knowledge and experience in financial and business matters, including making loans and the purchase and ownership of tax-exempt obligations, to be capable of evaluating the merits and risks of making the loan to the Village as evidenced by the Bond. The Bank has had an opportunity to obtain and has received such information and materials as it deems necessary to evaluate the merits and risks of making the loan evidenced by the Bond; provided, however, that this certificate shall not constitute a waiver of any rights or remedies the Bank may have with respect to any untrue information it may have received or any material information which was withheld from its review.

The Bank has made the loan through the purchase of the Bond directly from the Village for its own account with a present intent to hold the Bond until maturity, or early redemption (if applicable), and not with the present view

toward resale or other distribution thereof. The Bank may also disclose information and share, at its option, any fees with any of its affiliates or participants.

EMMA POSTINGS:

As a best practice to maintain transparency, final Bond documentation may be posted by the Village on the Municipal Securities Rulemaking Board's Electronic Municipal Market Access (EMMA) system provided that the Bank first have an opportunity to request redaction of certain information. The Village agrees that it shall not file or permit the filing or submission of any posting to EMMA that includes unredacted sensitive or confidential information about the Bank or its affiliates, including e-mail addresses, telephone numbers, fax numbers, names and signatures of officers, employees and signatories.

BANKING RELATIONSHIP:

This Term Sheet is provided with the understanding and expectation that the Village will be open to discussions regarding other traditional banking services, such as deposit accounts and cash management services, with JPMorgan Chase Bank, NA.

LOCAL PRESENCE:

The Bank is a local business; having a full-service branch located at 6916 Collins Ave., Miami Beach, FL 33141.

WAIVER OF JURY TRIAL:

The Village and the Bank (by acceptance therefore) agree to voluntarily, knowingly and irrevocably waive, to the fullest extent permitted by applicable law, any right to have a jury participate in resolving any dispute in any way related to this term sheet, any related documentation or the transactions contemplated hereby or thereby.

EXPIRATION OF BID:

This proposal must be accepted by **5:00 p.m. EDT on October 6, 2026**, with funding and closing to occur not later than **November 10, 2026**. If acceptance and closing have not occurred by the above dates, the Bank may, at its option and in its sole discretion, terminate this proposal and/or the Interest Rate may be adjusted.

MATERIAL CHANGE:

Any increase or decrease (whether material or not) in the aggregate amount to be financed or a material change in the financial condition or prospects of Village may constitute a repricing event and Bank may, at its option and in its sole discretion, terminate this Term Sheet and/or the Interest Rate may be adjusted.

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Submitted by:

Yvonne G Carr

_____

Yvonne Carr, Vice President
Government Lending
111 E Court Street
Flint, Michigan 48502-1649
(810) 887-8412
yvonne.g.carr@chase.com

cc: Camille M. Evans, Esq., Endow Law P.A.
4700 Millenia Boulevard, Suite 500
Orlando, FL 32839
(407) 377-6909
camille@endowlaw.com

ACCEPTED BY: (for the) North Bay Village, Florida

Option:_____

By: _____

Name: _____

Title: _____

Date: _____

Option: _____

IRS Circular 230 Disclosure: Bank and its affiliates (collectively, "Chase") do not provide tax advice. Accordingly, any discussion of U.S. tax matters contained herein (including any attachments) is not intended or written to be used, and cannot be used, in connection with the promotion, marketing or recommendation by anyone unaffiliated with Chase of any of the matters addressed herein or for the purpose of avoiding U.S. tax-related penalties.

LOAN AGREEMENT

This LOAN AGREEMENT (this "Agreement") is made and entered into as of November 10, 2026 and is by and between NORTH BAY VILLAGE, FLORIDA, a Florida municipal corporation (the "Village") and JPMorgan Chase Bank, N.A., a national banking association and its successors and assigns, as initial Holder of the hereinafter defined 2026 Bond (the "Purchaser");

WHEREAS, on July 19, 2022, the Village Commission (the "Commission") of the Village adopted Resolution No. 2022-057 calling for a referendum (the "Referendum") in conjunction with a general election on November 8, 2022 to submit to the electorate of the Village a bond referendum to decide whether the Village should be authorized to issue not exceeding $60,000,000 in principal amount of general obligation bonds (the "Stormwater Bonds"), in one or more series, for the purpose of financing the costs of stormwater and related roadway improvements to mitigate the effects of sea level rise and flooding (the "Stormwater Project"); and

WHEREAS, at such special election on November 8, 2022, the issuance of the Stormwater Bonds was approved by the qualified electors of the Village in accordance with the applicable laws of the State of Florida (the "State"); and

WHEREAS, the Commission on October 5, 2023, issued the first series of the Stormwater Bonds in an amount not exceeding $10,000,000 (the "2023 Bond") for the purpose of financing a portion of the costs of the Stormwater Project, including but not limited to the purchase of land, planning and design costs and other stormwater and related roadway improvements (the "2023 Project"), and paying costs of issuance of the 2023 Bond; and

WHEREAS, the Commission desires to issue the second series of the Stormwater Bonds in an amount not exceeding $19,000,000 (the "2026 Bond") for the purpose of financing a portion of the costs of the Stormwater Project, including but not limited to the purchase of land, planning and design costs and other stormwater and related roadway improvements (the "2026 Project"), refunding the 2023 Bond, and paying costs of issuance of the 2026 Bond; and

WHEREAS, on November 4, 2026, the Commission enacted Ordinance No. _____ authorizing the issuance of the 2026 Bond and adopted Resolution No. ___ setting forth the details of said 2026 Bond (collectively, the "2026 Bond Ordinance"); and

WHEREAS, pursuant to the Constitution and laws of the State, including, without limitation, Article VII, Section 12 of the Constitution, Chapter 166, Florida Statutes, as amended, the Village Charter (collectively, the "Act"), the Ordinance and the Referendum, the Village is duly authorized to issue the 2026 Bond and pledge the ad valorem taxes levied by the Village to the payment of the 2026 Bond; and

WHEREAS, the Village hereby determines that it is desirable and in the best interest of the Village to enter into this Agreement, and such other documents that are reasonably required by Purchaser in connection therewith, and pursuant thereto, the Village will borrow funds from

the Purchaser in the form of a loan and as evidenced by the 2026 Bond, which funds will be used for the 2026 Project and the refinancing of the 2023 Bond; and

WHEREAS, the loan evidenced by the 2026 Bond and this Agreement (the "Loan") is intended to be tax-exempt, and will finance the 2026 Project and the refunding of the 2023 Bond; and

WHEREAS, the 2026 Bond shall be issued pursuant to the terms and provisions of the 2026 Bond Ordinance and this Agreement; and

WHEREAS, the execution and delivery of this Agreement have been duly authorized by the 2026 Bond Ordinance.

NOW THEREFORE, in consideration of the sum of $10.00, the Loan, the mutual promises and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and legal sufficiency of which is acknowledged by both parties, the parties agree as follows.

ARTICLE I
DEFINITION OF TERMS

Section 1.1 **Definitions**.

The words and terms used in this Agreement shall have the meanings as set forth in the 2026 Bond Ordinance and in the recitals above, unless otherwise defined herein. Unless the context shall otherwise require, the following words and terms as used in this Agreement shall have the following meanings:

"Ad Valorem Revenues" means the ad valorem taxes levied upon the assessed property within the jurisdiction of the Village pursuant to the Referendum.

"Agreement" means this Loan Agreement and any and all modifications, alterations, amendments and supplements hereto made in accordance with the provisions hereof.

"Bond Counsel" means an attorney at law or a firm of attorneys, selected by the Village, of nationally recognized standing in matters pertaining to the tax-exempt nature of interest on debt obligations issued by states and their political subdivisions, duly admitted to the practice of law before the highest court of any state of the United States of America.

"Bond Issuance Date" means the date of issuance and delivery of the 2026 Bond.

"Bond Payment Date" means each Interest Payment Date and Principal Payment Date.

"Business Day" means any day which is not a Saturday, Sunday or other day on which the Purchaser is lawfully closed.

"Clerk" means the Clerk or any Deputy Clerk of the Village.

"Code" means the Internal Revenue Code of 1986, as amended, including the applicable regulations of the Department of the Treasury (including applicable final regulations, temporary regulations and proposed regulations), the applicable rulings of the Internal Revenue Service (including published Revenue Rulings and private letter rulings) and applicable court decisions.

"Dated Date" means the date of issuance of the 2026 Bond.

"Default Rate" means the interest rate on the 2026 Bond plus three percent (3%).

"Event of Default" shall mean an event of default specified in Article VIII of this Agreement.

"Fiscal Year" means the period commencing on October 1 of each year and ending on the succeeding September 30, or such other consecutive 12-month period as may be hereafter designated as the fiscal year of the Village pursuant to general law.

"Governing Body" means the Village Commission of the Village, or its successor in function.

"Holder" or "Holders" means the registered owner(s) (or their authorized representatives) of the 2026 Bond from time to time, initially the Purchaser.

"Interest Payment Date" means each June 1 and December 1 of each year, commencing on June 1, 2027.

"Loan Documents" means this Agreement, the 2026 Bond, the 2026 Bond Ordinance and all other documents, agreements, certificates, schedules, notes, statements, and opinions, however described, referenced herein or executed or delivered pursuant hereto or in connection with or arising with the Loan or the transaction contemplated by this Agreement.

"Maturity Date" means June 1, 2041.

"Mayor" means the Mayor of the Village and such other person as may be authorized to act on his or her behalf.

"Person" means natural persons, firms, trusts, estates, associations, corporations, partnerships and public bodies.

"State" means the State of Florida.

"Supplemental Resolution" means Resolution No,____ adopted on November 4, 2026, providing for the terms of the 2026 Bond and this Agreement.

"Tax Certificate" means the Tax Certificate executed and delivered by the Village on the date hereof.

"Village Manager" means the Village Manager of the Village.

Section 1.2 **Interpretation.** Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purposes set forth herein and to sustain the validity hereof.

Section 1.3 **Titles and Headings.** The titles and headings of the articles and sections of this Agreement have been inserted for convenience of reference only and are not to be considered a part hereof, shall not in any way modify or restrict any of the terms and provisions hereof, and shall not be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

ARTICLE II
REPRESENTATIONS OF VILLAGE

The Village represents and warrants to the Purchaser that:

Section 2.1 **Powers of Village.** The Village is duly organized and validly existing as a municipal corporation under the laws of the State. The Village has the power to borrow the amount provided for in this Agreement, to execute and deliver the Loan Documents, to secure the 2026 Bond in the manner contemplated hereby, and to perform and observe all the terms and conditions of the 2026 Bond and this Agreement on its part to be performed and observed. The Village may lawfully issue the 2026 Bond in order to obtain funds to finance the Project.

Section 2.2 **Authorization of Loan.** The Village has, had or will have, as the case may be, full legal right, power, and authority to adopt the Bond Ordinance and to execute and deliver this Agreement, to issue, sell, and deliver the 2026 Bond to the Purchaser, and to carry out and consummate all other transactions contemplated hereby and by the Loan Documents, and the Village has complied and will comply with all provisions of applicable law in all material matters relating to such transactions. The Village, by the 2026 Bond Ordinance, has duly authorized the borrowing of the amount provided for in this Agreement, the execution and delivery of this Agreement, and the making and delivery of the 2026 Bond to the Purchaser, and to that end the Village warrants that it will take all action and will do all things which it is authorized by law to take and to do in order to fulfill all covenants on its part to be performed and to provide for and to assure payment of the 2026 Bond in full, as set forth in this Agreement. The Village has duly adopted the 2026 Bond Ordinance and authorized the execution, delivery, and performance of the 2026 Bond and the Agreement and the taking of any and all other such action by such authorized persons as may be required on the part of the Village to carry out, give effect to and consummate the transactions contemplated by the Loan Documents. The 2026 Bond has been duly authorized, executed, issued and delivered to the Purchaser and constitutes a legal, valid and binding obligation of the Village enforceable in accordance with its terms and the terms of the 2026 Bond Ordinance, and the Purchaser is entitled to the benefits and security of the 2026 Bond Ordinance and this Agreement. All approvals, consents, and orders of and filings with any governmental authority or agency which would constitute a condition precedent to the issuance of the 2026 Bond or the execution and delivery of or the performance by the Village of

its obligations under the Loan Documents have been obtained or made and any consents, approvals, and orders to be received or filings so made are in full force and effect.

Section 2.3 **Agreements.** The Village is not in default in any material respect under any agreement or other instrument to which it is a party or by which it may be bound. The making and performing by the Village of this Agreement will not violate any provision of the Act, any ordinance or resolution of the Village, or any regulation, order or decree of any court, and will not result in a breach of any of the terms of any agreement or instrument to which the Village is a party or by which the Village is bound. The Loan Documents constitute legal, valid and binding obligations of the Village enforceable in accordance with their respective terms.

Section 2.4 **Litigation, Etc.** There are no actions or proceedings pending against the Village or affecting the Village or, to the knowledge of the Village, threatened, which, either in any case or in the aggregate, might result in any material adverse change in the financial condition of the Village, or which question the validity of this Agreement, the 2026 Bond or any of the other Loan Documents or of any action taken or to be taken in connection with the transactions contemplated hereby or thereby.

Section 2.5 **Financial Information.** The financial information regarding the Village furnished to the Purchaser by the Village in connection with the Loan is complete and accurate, and there has been no material and adverse change in the financial condition of the Village from that presented in such information. As of the date of delivery of this Agreement, the Village has outstanding other general obligation debt secured by ad valorem taxes levied upon the assessed property within the jurisdiction of the Village pursuant to various referenda other than the Referendum, as follows: (a) General Obligation Note, Series 2010, currently outstanding in the principal amount of $617,145; (b) General Obligation Refunding Note, Series 2010, currently outstanding in the principal amount of $925,000; (c) General Obligation Note, Series 2022, currently outstanding in the principal amount of $2,220,000; and (d) General Obligation Note, Series 2023, currently outstanding in the principal amount of $6,315,000.

ARTICLE III
COVENANTS OF THE VILLAGE

Section 3.1 **Affirmative Covenants.** The Village covenants, for so long as any of the principal amount of or interest on the 2026 Bond is outstanding and unpaid or any duty or obligation of the Village hereunder or under any of the other Loan Documents remains unpaid or unperformed, as follows:

(a) **Use of Proceeds.** The Village covenants that the proceeds from the 2026 Bond will be used only to finance the 2026 Project, refinance the 2023 Bond and to pay cost of issuance of the 2026 Bond.

(b) **Notice of Defaults.** The Village shall promptly, but in no event later than fifteen (15) days after it acquires knowledge thereof, notify the Purchaser in writing upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Purchaser with such written notice, a detailed statement by a responsible officer

of the Village of all relevant facts and the action being taken or proposed to be taken by the Village with respect thereto.

(c) **Records.** The Village agrees that any and all records of the Village shall be open to inspection by the Purchaser or its representatives at all reasonable times at the offices of the Village.

(d) **Maintain Existence.** The Village shall do all things lawfully within its power to maintain its existence as a municipal corporation of the State, and shall not voluntarily dissolve.

(e) **Notice of Liabilities.** The Village shall promptly inform the Purchaser of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the Village.

(f) **Comply with Laws.** The Village is in compliance with and shall comply with all applicable federal, state and local laws and regulatory requirements.

(g) **Taxes.** In the event the 2026 Bond, this Agreement or any other Loan Document should be subject to the excise tax on documents or the intangible personal property tax, or any similar tax, of the State of Florida, the Village shall pay such taxes or reimburse the Purchaser for any such taxes paid by it.

(h) **Investments.** The Village shall invest only in obligations permitted by Section 218.345, Florida Statutes.

Section 3.2 **Purchaser Fees and Expenses.** The Village hereby agrees to the fees of counsel to the Purchaser in connection with the issuance of the 2026 Bond in the amount of $7,500.00, said amount to be due and payable by the Village upon the issuance of the 2026 Bond.

Section 3.3 **Registration and Exchange of 2026 Bond; Persons Treated as Holders.** So long as the 2026 Bond shall remain unpaid, the Village will keep books for the registration and transfer of the 2026 Bond. The 2026 Bond shall be transferable only upon such registration books. The Village will transfer the registration of 2026 Bond upon written request of the Purchaser specifying the name, address and taxpayer identification number of the transferee.

The Person in whose name the 2026 Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of principal and interest on the 2026 Bond shall be made only to or upon the written order of such Person. All such payments shall be valid and effectual to satisfy and discharge the liability upon the 2026 Bond to the extent of the sum or sums so paid.

Section 3.4 **Payment of Principal and Interest.** The Village promises that it will promptly pay the principal of and interest on the 2026 Bond, as well as any applicable fees, at the place, on the dates and in the manner provided herein according to the true intent and meaning hereof, provided that the principal of and interest on the 2026 Bond is secured solely as provided

in Section 3.5 hereof, and nothing herein, in the 2026 Bond or in the 2026 Bond Ordinance shall be construed as pledging any funds or assets of the Village to such payment or authorizing such payment to be made from any other source

Section 3.5 **Pledge of Ad Valorem Revenues.** In each fiscal year while the 2026 Bond is outstanding there shall be assessed, levied and collected an ad valorem tax, without limitation as to rate or amount, on all taxable property within the corporate limits of the Village (excluding exemptions as provided by applicable law), in addition to all other taxes, sufficient in amount to pay the principal of and interest on the 2026 Bond and all other amounts coming due under the Loan Agreement as the same shall become due and payable.

The ad valorem tax assessed, levied and collected for the security and payment of the 2026 Bond shall be assessed, levied and collected in the same manner and at the same time as other taxes are assessed, levied and collected and the proceeds of said tax shall be applied solely to the payment of the principal of and interest on the 2026 Bond and all other amounts coming due under the Loan Agreement, as the same shall become due and payable.

The full faith, credit and taxing power of the Village are hereby irrevocably pledged to the punctual payment of the principal of and interest on the 2026 Bond as the same shall become due and payable, and all other amounts coming due under the Loan Agreement, as the same shall become due and payable.

The Holder shall have a first lien on the ad valorem taxes pledged hereunder (including the proceeds derived from the sale of tax certificates in the event of a delinquency in such payment of taxes) and the other monies, if any, on deposit in the funds and accounts created hereunder, including all earnings thereon.

The Village will diligently enforce its right to receive ad valorem tax revenues and will diligently enforce and collect such taxes. The Village will not take any action that will impair or adversely affect its rights to levy, collect and receive said taxes, or impair or adversely affect in any manner the pledge made herein or the rights of the Holder.

To the extent the Ad Valorem Revenues are comingled with other ad valorem revenues levied and collected to pay debt service on any other debt or obligation secured by or payable from ad valorem revenues, the Village agrees to pay the principal of and interest on the 2026 Bond on a pro rata (pari passu) basis with any other debt or obligation secured by or payable from the total ad valorem revenues collected for such purpose. Any and all other debt or obligation currently secured by or payable from the total ad valorem revenues of the Village has been disclosed to the Purchaser in writing pursuant to Section 2.5.

Section 3.6 **Prepayment.** The 2026 Bond is not subject to prepayment.

Section 3.7 **Business Days.** In any case where the due date of interest on or principal of the 2026 Bond is not a Business Day, then payment of such principal or interest need not be made on such date but may be made on the next succeeding Business Day, provided that credit for payments made shall not be given until the payment is actually received by the Purchaser.

Section 3.8 **Officers and Employees of the Village Exempt from Personal Liability.** No recourse under or upon any obligation, covenant or agreement of this Agreement or the 2026 Bond or for any claim based thereon or otherwise in respect thereof, shall be had against any Commission member of the Village, or any officer, agent or employee, as such, of the Village past, present or future, it being expressly understood (a) that the obligation of the Village under this Agreement and the 2026 Bond is solely a corporate one, (b) that no personal liability whatsoever shall attach to, or is or shall be incurred by, the Commission, or the officers, agents, or employees, as such, of the Village, or any of them, under or by reason of the obligations, covenants or agreements contained in this Agreement or implied therefrom, and (c) that any and all such personal liability of, and any and all such rights and claims against, every such Commission member of the Village, and every officer, agent, or employee, as such, of the Village under or by reason of the obligations, covenants or agreements contained in this Agreement, or implied therefrom, are waived and released as a condition of, and as a consideration for, the execution of this Agreement and the issuance of the 2026 Bond on the part of the Village.

Section 3.9 **2026 Bond Mutilated, Destroyed, Stolen or Lost.** In case the 2026 Bond shall become mutilated, or be destroyed, stolen or lost, the Village shall issue and deliver a new 2026 Bond of like tenor as the 2026 Bond so mutilated, destroyed, stolen or lost, in exchange and in substitution for such mutilated 2026 Bond, or in lieu of and in substitution for the 2026 Bond destroyed, stolen or lost and upon the Holder furnishing the Village proof of ownership thereof and indemnity reasonably satisfactory to the Village and complying with such other reasonable regulations and conditions as the Village may prescribe and paying such expenses as the Village may incur. The 2026 Bond so surrendered shall be canceled.

Section 3.10 **Tax Representations, Warranties and Covenants of the Village**. Notwithstanding anything herein to the contrary, the Village hereby covenants and represents that it has taken and caused to be taken and shall make and take and cause to be made and taken all actions that may be required of it for the interest on the 2026 Bond to be and remain excluded from the gross income of the Holder for federal income tax purposes, and that to the best of its knowledge it has not taken or permitted to be taken on its behalf, and covenants that to the best of its ability and within its control, it shall not make or take, or permit to be made or taken on its behalf, any action which, if made or taken, would adversely affect such exclusion under the provisions of the Code.

The Village acknowledges that the continued exclusion of interest on the 2026 Bond from gross income for federal income tax purposes depends, in part, upon compliance with the arbitrage limitations imposed by Sections 103(b)(2) and 148 of the Code. The Village hereby acknowledges responsibility to take all reasonable actions necessary to comply with these requirements. The Village hereby agrees and covenants that it shall not permit at any time or times any of the proceeds of the 2026 Bond or other funds of the Village to be intentionally used, directly or indirectly, to acquire or to replace funds which were used directly or indirectly to acquire any higher yielding investments (as defined in Section 148 of the Code), the acquisition of which would cause the 2026 Bond to be an arbitrage bond for purposes of Sections 103(b)(2) and 148 of the Code. The Village further agrees and covenants that it shall do and perform all acts and things necessary in order to assure that the requirements of Sections 103(b)(2) and 148 of the Code are met.

Specifically, without intending to limit in any way the generality of the foregoing, the Village covenants and agrees:

(a) to pay to the United States of America at the times required pursuant to Section 148(f) of the Code, the excess of the amount earned on all non-purpose investments (as defined in Section 148(f)(6) of the Code) (other than investments attributed to an excess described in this sentence) over the amount which would have been earned if such non-purpose investments were invested at a rate equal to the yield on the 2026 Bond, plus any income attributable to such excess (the "Rebate Amount");

(b) to maintain and retain all records pertaining to and to be responsible for making or causing to be made all determinations and calculations of the Rebate Amount and required payments of the Rebate Amount as shall be necessary to comply with the Code; and

(c) to comply with all representations and restrictions contained in any Tax Certificate executed by the Village in connection with the 2026 Bond.

The Village understands that the foregoing covenants impose continuing obligations on it to comply with the requirements of Section 103 and Part IV of Subchapter B of Chapter 1 of the Code so long as such requirements are applicable.

Section 3.11 **Additional Tax Covenants of the Village.** For so long as the 2026 Bond remains outstanding, the Village hereby covenants as follows:

(a) It will comply with, and timely make or cause to be made all filings required by, all effective rules, rulings or regulations promulgated by the Department of the Treasury or the Internal Revenue Service;

(b) It will not use, invest, direct or permit the investment of the proceeds of the 2026 Bond or any investment earnings thereon in a manner that will result in such 2026 Bond becoming a "private activity bond" within the meaning of Sections 141 and 145 of the Code;

(c) It will not use or permit to be used more than ten percent (10%) of the proceeds of the 2026 Bond (including any amounts used to pay costs associated with issuing such 2026 Bond), including all investment income earned on such proceeds directly or indirectly, in any trade or business carried on by any person who is not the Village or a state or political subdivision or instrumentality thereof as those terms are used in Section 103 of the Code (an "Exempt Person");

(d) It will not use or permit the use of any portion of the proceeds of the 2026 Bond, including all investment income earned on such proceeds, directly or indirectly, to make or finance loans to persons who are not Exempt Persons;

(e) It has not entered into, and will not enter into, any arrangement with any person or organization (other than an Exempt Person) which provides for such person or organization to manage, operate, or provide services with respect to more than 10% of the project financed with the proceeds of the 2026 Bond (a "Service Contract"), unless the guidelines set forth in Revenue Procedure 2017-13 (or the guidelines set forth in Revenue

Procedure 93-19, to the extent applicable, or any new, revised or additional guidelines applicable to Service Contracts) (the "Guidelines"), are satisfied, except to the extent it obtains a private letter ruling from the Internal Revenue Service or an opinion of nationally recognized Bond Counsel which allows for a variation from the Guidelines;

(f) It will not cause the 2026 Bond to be treated as "federally guaranteed" for purposes of Section 149 of the Code, as may be modified in any applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the Department of the Treasury or the Internal Revenue Service with respect to "federally guaranteed" obligations described in Section 149 of the Code. For purposes of this paragraph, the 2026 Bond shall be treated as "federally guaranteed" if (i) all or any portion of the principal or interest is or will be guaranteed directly or indirectly by the United States of America or any agency or instrumentality thereof, or (ii) 5% or more of the proceeds of the 2026 Bond will be (A) used in making loans the payment of principal or interest with respect to which is to be guaranteed in whole or in part by the United States of America or any agency or instrumentality thereof, or (B) invested directly or indirectly in federally insured deposits or accounts, and (iii) such guarantee is not described in Section 149(b)(3) of the Code; and

(g) It will comply with the information reporting requirements of Section 149(e)(2) of the Code.

The terms "debt service," "gross proceeds," "net proceeds," "proceeds," and "yield" have the meanings assigned to them for purposes of Section 148 of the Code.

ARTICLE IV
CONDITIONS OF LENDING

Section 4.1 **Conditions of Lending.** The obligations of the Purchaser to lend hereunder are subject to the following conditions precedent:

(a) **No Default.** On the Bond Issuance Date, the Village shall be in compliance with all the terms and provisions set forth in the Loan Documents on its part to be observed or performed, and no Event of Default nor any event that, upon notice or lapse of time or both, would constitute such an Event of Default, shall have occurred and be continuing at such time.

(b) **Supporting Documents on Bond Issuance Date.** On the Bond Issuance Date, the Purchaser shall have received the following supporting documents, all of which shall be satisfactory in form and substance to the Purchaser (such satisfaction to be evidenced by the purchase of the 2026 Bond by the Purchaser):

(i) The opinion of the Village Attorney regarding the due authorization, execution, delivery, validity and enforceability of the 2026 Bond Ordinance, this Agreement, and the 2026 Bond, the Village's power to incur the debt evidenced by the 2026 Bond and the due adoption of the 2026 Bond Ordinance;

(ii) The opinion of Bond Counsel to the effect that the interest on the 2026 Bond is excluded from gross income for federal income tax purposes and is not an item of tax preference under Section 57 of the Code;

(iii) The fully executed Tax Certificate;

(iv) A copy of a completed and executed form 8038-G to be filed with the Internal Revenue Service;

(v) Certified copies of the 2026 Bond Ordinance;

(vi) A certificate or certificates of the Village relating to (i) the 2026 Bond Ordinance authorizing the execution, delivery and performance of the Village with respect to the 2026 Bond, (ii) incumbency and specimen signatures of officers, and (iii) such other matters as the Purchaser may reasonably require;

(vii) A certificate of the Village certifying that there is no action, suit, proceeding, inquiry or investigation at law or in equity before or by any court, public board or body pending, or, to the best knowledge of the Village, threatened against or affecting the Village wherein an unfavorable decision, ruling or finding would adversely affect (i) the transactions contemplated by, or the validity or enforceability of, the 2026 Bond Ordinance or (ii) the tax-exempt status of the interest portion of the 2026 Bond; and

(viii) Such additional supporting documents as the Purchaser may reasonably request'

All opinions and certificates shall be in form and substance reasonably acceptable to the Purchaser and its counsel.

ARTICLE V
THE LOAN; VILLAGE'S OBLIGATION; DESCRIPTION AND PAYMENT TERMS

Section 5.1 **The Loan.** The Purchaser hereby agrees to loan to the Village an amount not to exceed $19,000,000.00 to be evidenced by the 2026 Bond, to provide funds to finance the 2026 Project, to refinance the 2023 Bond and to pay the cost of issuance of the 2026 Bond, upon the terms and conditions set forth in the 2026 Bond Ordinance and in this Agreement. The Village agrees to repay the principal amount borrowed plus interest thereon, upon the terms and conditions set forth in the Loan Documents.

Section 5.2 **Description and Payment Terms of the 2026 Bond.** To evidence the Loan, the Village shall issue and deliver to the Purchaser the 2026 Bond in the form attached hereto as Exhibit "A".

Section 5.3 **Application of 2026 Bond Proceeds.**

(a) There is hereby created a fund entitled "North Bay Village, Florida General Obligation Bond, Series 2026 Project Fund" (the "2026 Project Fund").

(b) Upon issuance of the 2026 Bond, the proceeds of the 2026 Bond shall first be applied to pay the outstanding principal of and accrued interest on the 2023 Bond. The remaining proceeds of the 2026 Bond shall be deposited in the 2026 Project Fund.

(c) On the Bond Issuance Date or within 30 days thereof sufficient amounts on deposit in the 2026 Project Fund shall be applied by the Village to pay or reimburse the Village for costs of issuance of the 2026 Bond. All other proceeds on deposit in the 2026 Project Fund shall be used only in connection with the 2026 Project.

(d) The 2026 Project Fund shall be kept separate and apart from all other funds of the Village and the moneys on deposit therein shall be withdrawn, used and applied by the Village solely for the purposes set forth herein. Pending such application, the 2026 Project Fund shall be subject to the lien of the Holder of the 2026 Bond for the payment of the principal of and interest on the 2026 Bond.

(e) Pending their use, the proceeds in the 2026 Project Fund shall be invested as provided in Section 3.1(h) hereof. Subject to Sections 3.10 and 3.11 hereof, any income received upon such investment shall be retained in the 2026 Project Fund and applied to costs of the 2026 Project or, at the option of the Village, deposited in the 2026 Bond Fund and used to pay interest on the 2026 Bond until completion of the 2026 Project. Subject to Section 3.11 hereof, after the completion of the 2026 Project, any remaining balance in the 2026 Project Fund shall be deposited into the 2026 Bond Fund and used solely to pay debt service on the 2026 Bond and the 2026 Project Fund will be closed.

(f) The registered Holder shall have no responsibility for the use of the proceeds of the 2026 Bond, and the use of such 2026 Bond proceeds by the Village shall in no way affect the rights of such registered Holder. The Village shall be obligated to apply the proceeds of the 2026 Bond solely for financing costs of the 2026 Project. However, the Village shall be irrevocably obligated to continue to pay the principal of and interest on the 2026 Bond notwithstanding any failure of the Village to use and apply such 2026 Bond proceeds in the manner provided herein.

ARTICLE VI
CREATION AND USE OF FUNDS AND ACCOUNTS

Section 6.1 **2026 Bond Fund.** There is hereby created a fund, entitled "North Bay Village, Florida, General Obligation Bond, Series 2026 Bond Fund" (the "2026 Bond Fund"). There shall be deposited into the 2026 Bond Fund on each Bond Payment Date sufficient amounts of Ad Valorem Revenues as specified in Section 3.5 hereof which, together with the amounts already on deposit therein, will enable the Village to pay the principal of and interest on the 2026 Bond on each Bond Payment Date. Moneys in the 2026 Bond Fund shall be applied on each Bond Payment Date to the payment of principal of and interest on the 2026 Bond coming due on each such date.

Section 6.2 **Funds.** Each of the funds and accounts herein established and created shall constitute trust funds for the purposes provided herein for such funds and accounts respectively. The money in such funds and accounts shall be continuously secured in the same

manner as deposits of Village funds are authorized to be secured by the laws of the State of Florida.

The designation and establishment of the funds and accounts in and by this Agreement shall not be construed to require the establishment of any completely independent, self-balancing funds, as such term is commonly defined and used in governmental accounting, but rather is intended solely to constitute an earmarking of certain revenues and assets of the Village for the purposes herein provided and to establish certain priorities for application of such revenues and assets.

Section 6.3 **Rebate Fund and Rebate Covenants.** There is hereby created and established a fund to be held by the Village, designated the "North Bay Village, Florida General Obligation Bond, Series 2026 Rebate Fund" (the "Rebate Fund"). The Rebate Fund shall be held by the Village separate and apart from all other funds and accounts held by the Village under this Agreement and from all other moneys of the Village.

Notwithstanding anything in this Agreement to the contrary, the Village shall transfer to the Rebate Fund the amounts required to be transferred in order to comply with the Tax Certificate or the Rebate Covenants, if any, attached as an Exhibit to the Tax Certificate to be delivered by the Village on the date of delivery of the 2026 Bond (the "Rebate Covenants"), when such amounts are so required to be transferred. The Village Manager shall make or cause to be made payments from the Rebate Fund of amounts required to be deposited therein to the United States of America in the amounts and at the times required by the Rebate Covenants. The Village covenants for the benefit of the Holders that it will comply with the Rebate Covenants. The Rebate Fund, together with all moneys and securities from time to time held therein and all investment earnings derived therefrom, shall be excluded from the pledge and lien of this Agreement. The Village shall not be required to comply with the requirements of this Section 6.3 in the event that the Village obtains an opinion of Bond Counsel that (i) such compliance is not required in order to maintain the federal income tax exemption of interest on the 2026 Bond and/or (ii) compliance with some other requirement is necessary to maintain the federal income tax exemption of interest on the 2026 Bond.

ARTICLE VII
SPECIAL COVENANTS

Section 7.1 **Financial Statements.** The Village shall, upon receipt by the Village or within two hundred seventy (270) days of each Fiscal Year end, whichever is sooner, provide the Holder with a copy in electronic format of its Annual Comprehensive Financial Report and within 30 days of adoption, its current year operating budget. The Village shall also provide to the Holder any other financial information reasonably requested by such Holder.

ARTICLE VIII
EVENTS OF DEFAULT

Section 8.1 **General.** An "Event of Default" shall be deemed to have occurred under this Agreement if:

(a) The Village shall fail to make any payment of the principal of or interest on the 2026 Bond after the same shall become due and payable, whether by maturity, by acceleration at the discretion of the Purchaser as provided for in Section 8.2, or otherwise; or

(b) The Village shall default in the performance of or compliance with any term or covenant contained in the Loan Documents and that default or non-compliance shall continue and not be cured within sixty (60) days after the Purchaser has made written demand on the Village to cure such failure; provided, however, that this Section 8.1(b) shall not apply to Section 8.1(a) or (c) through (f) hereof; or

(c) Any representation or warranty made in writing by or on behalf of the Village in any Loan Document shall prove to have been false or incorrect in any material respect on the date made or reaffirmed, as reasonably concluded by the Purchaser after investigation and discussion with the Village; or

(d) The Village admits in writing its inability to pay its debts generally as they become due or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself;

(e) The Village is adjudged insolvent by a court of competent jurisdiction, or it is adjudged a bankrupt on a petition in bankruptcy filed by or against the Village, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the Village, a receiver or trustee of the Village or of the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof; or

(f) A default or event of default occurs with respect to any other note, bond or other obligation of the Village secured by ad valorem revenues, or under any loan documentation executed in connection therewith.

Section 8.2 **Remedies; Rights of Holder.** If any Event of Default shall have occurred and be continuing, the Holder or any trustee or receiver acting for the Holder may either at law or in equity, by suit, action, mandamus or other proceedings in any court of competent jurisdiction, protect and enforce any and all rights under the laws of the State of Florida, or granted and contained in this Agreement, and may enforce and compel the performance of all duties required by this Agreement or by any applicable statutes to be performed by the Village or by any officer thereof; provided, however, that, except as provided below, neither the Holder nor any trustee or receiver shall have the right to declare the 2026 Bond immediately due and payable. No remedy herein conferred upon or reserved to the Holder is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute. In the event the Village grants the holder of any other general obligation debt secured by a pledge of ad valorem revenues the right to declare the entire amount of such general obligation debt immediately due and payable upon an Event of Default thereunder, and such holder exercises its right to accelerate such general obligation debt, the Village shall grant the same right to the Holder.

The Village shall be liable for all reasonable costs incurred by the Holder in the enforcement of its remedies hereunder which costs shall be documented and provided to the Village.

No delay or omission by the Holder to exercise any right or power accruing upon any default or Event of Default shall impair any such right or power or shall be construed to be a waiver of any such default or Event of Default or acquiescence therein; and every such right and power may be exercised from time to time and as often as may be deemed expedient. No waiver by the Holder of any Event of Default hereunder shall extend to or shall affect any subsequent Event of Default or shall impair any rights or remedies consequent thereon.

The Village shall promptly notify the Holder of any default or Event of Default hereunder, such notice providing the date of such default or Event of Default and a brief description of such default or Event of Default.

ARTICLE IX
MISCELLANEOUS

Section 9.1 **No Waiver; Cumulative Remedies.** No failure or delay on the part of the Purchaser in exercising any right, power, remedy hereunder, or under the 2026 Bond or other Loan Documents shall operate as a waiver of the Purchaser's rights, powers and remedies hereunder, nor shall any single or partial exercise of any such right, power or remedy preclude any other or further exercise thereof, or the exercise of any other right, power or remedy hereunder or thereunder. The remedies herein and therein provided are cumulative and not exclusive of any remedies provided by law or in equity.

Section 9.2 **Amendments, Changes or Modifications to the Agreement.** This Agreement shall not be amended, changed or modified except by written instrument between the Purchaser and the Village. The Village agrees to pay all of the Purchaser's reasonable costs and reasonable attorneys' fees incurred in modifying and/or amending this Agreement at the Village's request or behest.

Section 9.3 **Counterparts.** This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement, and, in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

Section 9.4 **Severability.** If any clause, provision or section of this Agreement shall be held illegal or invalid by any court, the invalidity of such clause, provision or section shall not affect any other provisions or sections hereof, and this Agreement shall be construed and enforced to the end that the transactions contemplated hereby be effected and the obligations contemplated hereby be enforced, as if such illegal or invalid clause, provision or section had not been contained herein.

Section 9.5 **Term of Agreement.** Except as otherwise specified in this Agreement, this Agreement and all representations, warranties, covenants and agreements contained herein

or made in writing by the Village in connection herewith shall be in full force and effect from the date hereof and shall continue in effect until as long as the 2026 Bond is outstanding.

Section 9.6 **Notices.** All notices, requests, demands and other communications which are required or may be given under this Agreement shall be in writing and shall be deemed to have been duly given when received if personally delivered; when transmitted if transmitted by telecopy, electronic telephone line facsimile transmission or other similar electronic or digital transmission method (provided customary evidence of receipt is obtained); the day after it is sent, if sent by overnight common carrier service; and five days after it is sent, if mailed, certified mail, return receipt requested, postage prepaid. In each case notice shall be sent to:

If to the Village:
Village Manager
North Bay Village
1666 Kennedy Causeway, Suite 300
North Bay Village, FL.33141

If to the Purchaser:
JPMorgan Chase Bank, N.A.
Government Lending
111 E Court Street
Flint, Michigan 48502-1649
(810) 887-8412
yvonne.g.carr@chase.com

or to such other address as either party may have specified in writing to the other using the procedures specified above in this Section 9.6.

Section 9.7 **Applicable Law.** For purposes of this Agreement, Florida law shall govern the terms of this Agreement. Venue shall be in Miami-Dade County, Florida.

Section 9.8 **Binding Effect; Assignment.** This Agreement shall be binding upon and inure to the benefit of the successors in interest and permitted assigns of the parties. The Village shall have no rights to assign any of their rights or obligations hereunder without the prior written consent of the Purchaser.

Section 9.9 **Conflict.** In the event any conflict arises between the terms of this Agreement and the terms of any other Loan Document, the terms of this Agreement shall govern in all instances of such conflict.

Section 9.10 **No Third Party Beneficiaries.** It is the intent and agreement of the parties hereto that this Agreement is solely for the benefit of the parties hereto and their respective successors in interest and permitted assigns, and no other person not a party hereto shall have any rights or privileges hereunder.

Section 9.11 **Entire Agreement.** Except as otherwise expressly provided, this Agreement and the other Loan Documents embody the entire agreement and understanding between the parties hereto and supersede all prior agreements and understandings relating to the subject matter hereof.

Section 9.12 **Further Assurances.** The parties to this Agreement will execute and deliver, or cause to be executed and delivered, such additional or further documents, agreements or instruments and shall cooperate with one another in all respects for the purpose of carrying out the transactions contemplated by this Agreement.

Section 9.13 **Waiver of Right to Trial By Jury**. THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE THE RIGHT THEY MAY HAVE TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS AGREEMENT OR THE LOAN EVIDENCED BY THE 2026 BOND OR ANY LOAN DOCUMENT EXECUTED IN CONNECTION HEREWITH OR IN THE FUTURE, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER WRITTEN OR ORAL) OR ACTIONS OF THE PARTIES, AND THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PURCHASER ENTERING INTO THIS AGREEMENT.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective between them as of the date of first set forth above.

NORTH BAY VILLAGE, FLORIDA, a Florida municipal corporation

By: _____
Name: Rachel Streitfeld
Title: Mayor

ATTEST:

_____
Alba Chang, CMC
Village Clerk

(SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole + Bierman, P.L.
Village Attorney

JPMORGAN CHASE BANK, N.A.

By: _____
Name: Yvonne Carr
Title: Vice President Government Lending

[Signature Page to Loan Agreement]

EXHIBIT "A"

No. R-1 **$19,000,000**

UNITED STATES OF AMERICA
STATE OF FLORIDA
NORTH BAY VILLAGE, FLORIDA
GENERAL OBLIGATION BOND, SERIES 2026

Registered Holder: JPMorgan Chase Bank N.A.

Principal Amount: Nineteen Million Dollars

KNOW ALL MEN BY THESE PRESENTS, that North Bay Village, Florida (the "Village"), a municipal corporation created and existing pursuant to the Constitution and the laws of the State of Florida, for value received, promises to pay to the Registered Holder shown above, or registered assigns (hereinafter, the "Purchaser" or the "Holder"), from the sources hereinafter provided, the Principal Amount specified above and is outstanding. This Bond shall mature on June 1, 2041 (the "Maturity Date"). Payments due hereunder shall be made no later than 2:00 p.m. on the date due, free and clear of any defenses, set-offs, counterclaims, or withholding or deductions for taxes.

This Bond is issued under authority of and in full compliance with (i) the Constitution and laws of the State of Florida, including particularly Part II of Chapter 166, Florida Statutes, as amended, the Charter of the Village, Ordinance No. 2026-___ enacted on November , 2026 (the "Ordinance") and Resolution No. 2026-_____ adopted on November 4, 2026 (the "Resolution" and, together with the Ordinance, the "Bond Ordinance"), for the purpose of financing a portion of the costs of stormwater and related roadway improvements to mitigate the effects of sea level rise and flooding (the "Stormwater Project"), including but not limited to the purchase of land, planning and design costs and other stormwater and related roadway improvements (the "2026 Project"), refinancing the 2023 Bond, as described in the Bond Ordinance, and paying costs of issuance of the Bond, and (ii) a Loan Agreement, dated of even date herewith, between the Village and the Purchaser (the "Loan Agreement") and is subject to all the terms and conditions of the Loan Agreement. All terms, conditions and provisions of the Loan Agreement are by this reference incorporated herein as a part of this Bond. Terms used herein in capitalized form and not otherwise defined herein shall have the meanings ascribed thereto in the Loan Agreement.

Subject to adjustment as provided below, this Bond shall bear interest on the outstanding principal balance at a fixed rate of 4.59%.

In the event a Determination of Taxability shall have occurred as a result of any act or omission of the Village, the rate of interest on this Bond shall be increased to a rate per annum equal to the Taxable Rate, effective retroactively to the date on which the interest payable on this Bond is includable for federal income tax purposes in the gross income of the Holder thereof. In addition, the Holder of this Bond or any former Holder of this Bond, as appropriate, shall be paid

an amount equal to any additions to tax, interest and penalties, and any arrears in interest that are required to be paid to the United States by the Holder or former Holder of this Bond as a result of such Determination of Taxability. All such additional interest, additions to tax, penalties and interest shall be paid by the Village on the next succeeding Interest Payment Date following the Determination of Taxability. A "Determination of Taxability" shall mean (i) the issuance by the Internal Revenue Service of a statutory notice of deficiency or other written notification which holds in effect that any portion of the interest payable on this Bond is includable for federal income tax purposes in the gross income of the Holder thereof, which notice or notification is not contested with the Internal Revenue Service by either the Village or the Holder of this Bond, or (ii) a determination by a court of competent jurisdiction that any portion of the interest payable on this Bond is includable for federal income tax purposes in the gross income of the Holder thereof, which determination either is final and non-appealable or is not appealed within the requisite time period for appeal, or (iii) the admission in writing by the Village to the effect that any portion of the interest on Bond is includable for federal income tax purposes in the gross income of the Holder thereof. "Taxable Rate" shall mean, upon a Determination of Taxability, the interest rate per annum that shall provide the Holder with the same after tax yield that the Holder would have otherwise received had the Determination of Taxability not occurred, taking into account the increased taxable income of the Holder as a result of such Determination of Taxability. The Holder shall provide the Village with a written statement explaining the calculation of the Taxable Rate, which statement shall, in the absence of manifest error, be conclusive and binding on the Village.

Failure to pay principal or interest when due and payable shall constitute an Event of Default and cause the Bond to bear interest at the Default Rate. Village shall pay the additional accrued interest upon demand by the Holder or, if billed, within the time specified.

The principal of and interest on this Bond are payable in lawful money of the United States of America by wire transfer, recurring ACH, or other electronic means acceptable to the Holder, or prior to the date due to the registered Holder or his legal representative at the address of the Holder as it appears on the registration books of the Village.

This Bond is not subject to optional prepayment.

This Bond is subject to annual principal payments to be paid over fifteen (15) amortization installments, each June 1, commencing June 1, 2027 as described in the following table (each a "Principal Payment Date"):

Principal Payment Date	Amount	Principal Payment Date	Amount
06/01/2027	$ 530,000	06/01/2035	$ 1,325,000
06/01/2028	970,000	06/01/2036	1,390,000
06/01/2029	1,015,000	06/01/2037	1,450,000
06/01/2030	1,060,000	06/01/2038	1,520,000
06/01/2031	1,110,000	06/01/2039	1,590,000
06/01/2032	1,160,000	06/01/2040	1,660,000
06/01/2033	1,215,000	06/01/2041*	1,735,000
06/01/2034	1,270,000		

*Maturity Date

The full faith, credit and taxing power of the Village are pledged to the punctual payment of the principal of and interest on this Bond, and all other amounts coming due under the loan documents, as the same shall become due and payable.

Reference is hereby made to the Loan Agreement for the provisions, among others, relating to the terms, lien and security of the Bond, the custody and application of the proceeds of the Bond, the rights and remedies of the Holder of the Bond, and the extent of and limitations on the Village's rights, duties and obligations, to all of which provisions the Holder hereof for himself and his successors in interest assents by acceptance of this Bond.

The original registered Holder, and each successive registered Holder of this Bond shall be conclusively deemed to have agreed and consented to the following terms and conditions:

1. The Village shall keep books for the registration of Bond and for the registration of transfers of the Bond as provided in the Loan Agreement. The Bond may be transferred or exchanged upon the registration books kept by the Village, upon delivery to the Village, together with written instructions as to the details of the transfer or exchange, of such Bond in form satisfactory to the Village The Holder may assign, sell, pledge or participate interests in this Bond without the consent of the Village, so long as such transfer complies with the Securities Act of 1933, as amended. The Holder may transfer this Bond in whole, but not in part, to any "qualified institutional buyer" as defined under Rule 144A of the Securities Act of 1933, as amended, and to any affiliate or subsidiary of the Holder. This Bond may be exchanged for one or more Bonds of the same aggregate principal amount and maturity and in denominations in integral multiples of $500,000 (except that an odd lot is permitted to complete the outstanding principal balance). No transfer or exchange of this Bond shall be effective until entered on the registration books maintained by the Village.

2. The Village may deem and treat the person in whose name the Bond shall be registered upon the books of the Village as the absolute Holder of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond as they become due, and for all other purposes. Payments shall be made by wire, recurring ACH, or other electronic means acceptable to Holder in its discretion, on or up to twenty-nine (29) days prior to each Interest Payment Date or Principal Payment Date. All such payments so made to any

such Holder or upon its order shall be valid and effectual to satisfy and discharge the liability upon this Bond to the extent of the sum or sums so paid.

3. In all cases in which the privilege of exchanging this Bond or transferring this Bond is exercised, the Village shall execute and deliver a Bond in accordance with the provisions of the Loan Agreement. There shall be no charge for any such exchange or transfer of this Bond, but the Village may require payment of a sum sufficient to pay any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer. The Village shall not be required to transfer or exchange this Bond for a period of fifteen (15) days next preceding a Payment Date on this Bond.

4. This Bond, the principal and interest of which has been paid, either at or prior to maturity, shall be delivered to the Village when such payment is made, and shall thereupon be cancelled. In case part, but not all of this Bond shall be prepaid, this Bond shall not be surrendered in exchange for a new Bond, but the Village shall make a notation indicating the remaining outstanding principal of this Bond upon the registration books. This Bond so redesignated shall have the remaining principal as provided on such registration books and shall be deemed to have been issued in the denomination of the outstanding principal balance, which shall be an authorized denomination.

It is further agreed between the Village and the Holder of this Bond that neither the members of the Governing Body of the Village nor any person executing the Bond shall be liable personally on the Bond by reason of its issuance.

It is hereby certified, recited and declared that all acts, conditions and prerequisites required to exist, happen and be performed precedent to and in the execution, delivery and the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law, and that the issuance of this Bond is in full compliance with and does not exceed or violate any constitutional or statutory limitation.

[signature page follows]

IN WITNESS WHEREOF, North Bay Village, Florida has caused this Bond to be executed in its name by the manual signature of its Mayor, and attested by the manual signature of its Clerk and its corporate seal or a facsimile thereof affixed hereto or imprinted or reproduced hereon, all as of this 10th day of November, 2026.

NORTH BAY VILLAGE, FLORIDA

By:_____
Mayor

[SEAL]

ATTEST:

By: _____
Village Clerk

[Signature page to Bond]

FORM OF ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond in the books kept by the Village for the registration thereof, with full power of substitution in the premises.

Date: _____

_____
SOCIAL SECURITY NUMBER OR
FEDERAL IDENTIFICATION
NUMBER OF ASSIGNEE

_____
NOTICE: The signature of this assignment must correspond with the name as it appears upon the within Bond in every particulate, or any change whatever.

[Form of Abbreviations]

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to the applicable laws or regulations.

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with the right of survivorship and not as tenants in common
UNIFORM TRANS MIN ACT - _____ Custodian for _____(Cust.) (Minor) under Uniform Transfers to Minors Act of _____ (State).

Additional abbreviations may also be used
though not in the above list.

Name and address of assignee for payment and notice purposes

Notice: _____ Payment: _____
_____ _____
_____ _____

Date: _____

Assignee: _____
By: _____
Title: _____

ITEM NO. 14.B

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Mayor Rachel Streitfeld

SUBJECT: Discussion to Potentially Expand the Resilience Funds for Residents - Mayor Rachel Streitfeld

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Mayor Streitfeld seeks to engage the Village Commission in a discussion regarding the status and progress of the Village's Resilience Program and to receive an update from staff.

Attached for the Commission's review is a memorandum prepared by Vickki Placide of CGA providing the latest update on the Village's Resilience Program.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

Current available funds to date: $808,807

PERSONNEL IMPACT

None

ATTACHMENTS

Resilience funds program update 10-26-26.docx
ULDC Sec. 8.10.1-Workforce Housing Program.docx
ULDC Sec. 8.10.2 workforce housing requirements for condo..docx
Resolution No. 2024-073 - Workforce Housing Pilot Programs.pdf

Calvin, Giordano & Associates, Inc.
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Project Management
Redevelopment & Urban Design
Surveying & Mapping
Transportation & Mobility
Transportation Planning
Water / Utilities Engineering
Website Development

1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316
Tel: 954.921.7781
Fax: 954.921.8807

www.cgasolutions.com

Date: October 26, 2026

To: Frank Rollason, Village Manager

Cc: Craig Pinder, AICP, Village Planner

From: Vickki Placide-Pickard, CGA Planning and Grant Administrator

Subject: Resilience Programs Update

This memorandum provides an update on the Village's Resilience funds and the status of the programs established to assist residents.

Resilience Contributions Received: $1,068,910
The Village currently has four established Resilience programs:

- Rental Assistance
- Homeowner Condo Special Assessment Assistance
- Down Payment/Homebuyer Assistance
- Utility Assistance

To date only two programs have expenditures

Rental Assistance
Five (5) rental assistance loans have been provided to eligible residents.

Homeowner Condo Special Assessment Assistance
The Homeowner condo special assessment assistance program continues to be the most popular of the Village's Resilience programs. As of October 23, 2026, twelve (12) residents have received loans, and an additional seven (7) applicants are currently going through the application and approval process.

The demand for the program continues to increase as older condominium buildings throughout the Village undergo assessments associated with required building improvements and repairs.

The most recent condominium community seeking assistance is Kennedy House Condominium, which consists of 230 units. The proposed special assessments range from $28,876.02 to $69,991.86 for owners who pay the assessment in full upfront. For owners who utilize the Kennedy House loan payment option, the total special assessments range from $44,594.46 to $108,060.51.

The Kennedy House management company anticipates finalizing the assessment amounts by October 30, 2026. Once the final amounts are established, we have a clearer understanding of the potential demand for assistance from Kennedy House residents. There are four (4) Kennedy

House residents approved for assistance however we are unable to proceed until the final amounts are determined.

Funds expended

Description	Expended
Rental Assistance	$22,030.00
Condo Special Assessment	$189,048.98
Program Administration	$74,102.50
Total	**$ 285,181.48**

§ 8.10.1 Workforce Housing Program.

It is recognized that a shortage of workforce housing exists in North Bay Village which is detrimental to the public health, safety, and welfare. The current housing stock in the Village is not affordable to many workers who would choose North Bay Village as a place to live and thus they are forced to live in other areas of Miami-Dade County and commute greater distances. The purpose of this regulation is to expand the level of housing choices available to households, by (i) requiring a minimum number of workforce housing units in new and redevelopment projects of 75 units or more located in the T6 and RM-70 zoning districts, and (ii) providing for an additional Workforce Housing Density Bonus (WHDB) to property owners with land located in the T6-24, T6-24MU and T6-30 transects, unless otherwise stipulated in an approved development agreement in connection with a Special Area Plan approval. The program is intended to serve the housing needs of people employed in the jobs that the general population of the community relies upon to make our community livable such as educators, first responders and service workers.

A. *Minimum Workforce Housing Unit Requirement.* A mandatory five percent (5%) of dwelling units in residential developments of seventy-five (75) units or more, up to the maximum density permitted without bonuses shall be developed as workforce housing Dwelling Units for households with incomes between 60% and 140% of Miami-Dade County AMI.

B. *Workforce Housing Density Bonus Program.* Density bonuses may be approved by the Village Commission for participation in the Village public benefit program, in compliance with this section. The purpose of this regulation is to provide a Workforce Housing density bonus to property owners with land located in the T6-24, T6-24MU and T6-30 transect zones along Kennedy Causeway, for the planning and construction of workforce housing units for households with incomes between 80% and 100% of Miami-Dade County AMI.

1. During the site plan and approval process, the Village Commission may approve density up to 120 dwelling units per acre if the applicant for development approval sets aside a minimum additional five percent (5%) of the total units for non-subsidized workforce and pays the community contribution Fee for each additional dwelling unit approved above the base density of 70 dwelling units per acre up to a maximum density of 120 units per acre, as stipulated in subsection D. below. The workforce housing units to be provided pursuant to this subsection are in addition to, and in excess of, the minimum workforce housing requirement set forth in subsection 8.10.1.A.

2. Additional density above 120 dwelling units per acre, up to a maximum of 150 units per acre may be approved by the Village Commission during the site plan review and approval process, with the provision of additional workforce housing, if the applicant for development approval sets aside a minimum additional five percent (5%) of the total units for non-subsidized workforce housing and pays the community contribution fee per additional dwelling unit approved above 120 units per acre up to a maximum of 150 units per acre, as stipulated in subsection F.4 below. The workforce housing units to be provided pursuant to this subsection are in addition to, and in excess of, the minimum workforce housing requirement set forth in subsection 8.10.1.A. and 8.10.1.B.1. Total density including bonuses shall not exceed 150 dwelling units per acre.

3. The following table summarizes the relationship between density and workforce housing units as a percentage of total units in a site plan:

Development Density	Workforce Housing Units Required (% of total units)	Eligible Income Range
50—70 UPA	5%	60%—140% of Miami-Dade County AMI
71—120 UPA	10%	First 5% of total units: 60%—140% of Miami-Dade County AMI

		Remaining requirement of 5% of total units: 80%—100% of Miami-Dade County AMI
121—150 UPA	15%	First 5% of total units: 60%—140% of Miami-Dade County AMI Remaining requirement of 10% of total units: 80%—100% of Miami-Dade County AMI

C. *Applicability.* The workforce housing requirements described above shall be satisfied through on-site provision of qualifying units for multifamily residential developments located on parcels zoned T6-24, T6-30, T6-24MU or RM-70 that are offered for rent; as well as to any multifamily residential project approved for sale but which converts to for-rent units within five (5) years of issuance of a Certificate of Occupancy (CO). All CO's issued for a for-sale multifamily development shall include a condition referencing this requirement. For-sale condominium developments may provide for development of workforce housing units on-site or may instead satisfy workforce housing obligations through a payment in-lieu of workforce housing, as set forth in Section 8.10.2, at the applicant's option.

D. *Validity Period.* Development approvals shall be valid for two (2) years in accordance with these regulations following final approval by the Village Commission unless otherwise approved by development order. Approved site plans may be granted no more than two (2) one-year renewals, subject to approval by the Village Commission. To avoid expiration of the site plans, the applicant must apply for and obtain a full building permit for substantial construction prior to the expiration of the timeframes set forth above. Community contribution fees paid prior to expiration of a site plan approval are nonrefundable, or transferable to a new site plan approval. A development seeking re-approval for a site plan that has lapsed, or a new site plan approval on a property where a site plan has lapsed, shall be assessed another community contribution Fee for bonus density in accordance with this section.

E. *Community Contribution Fee.*

1. Community contribution feed for bonus units over and above the base density shall be assessed by and be payable to the Village in accordance with its adopted Fee Schedule.

2. The fee per unit of bonus density per acre shall be reviewed and adjusted as necessary by the Village Commission during the annual budget process.

F. *Workforce Housing Program Administration.*

1. *Purpose.* The purpose of this section is to create administrative procedures for the implementation of the Workforce Housing Program established pursuant to Chapter 15, Section 15.2.H., Chapter 8, Section 8.10.1. of the North Bay Village Unified Land Development Code, and applicable to mixed-use developments in the T6-24, T6-24MU (Municipal Use) and T6-30 transect zones along Kennedy Causeway (79th Street Causeway).

2. *Definition of Terms.* The following definitions shall apply to this chapter. Additional relevant definitions are contained in Chapter 3 of the North Bay Village Unified Land Development Code:

a. *Condominium.* A form of ownership of real property created pursuant to Chapter 718 of the Florida Statutes, which is comprised entirely of units that are owned by one or more persons, and which there is, appurtenant to each unit, an undivided share in common elements.

b. *Condominium Conversion.* As established by Sections 718.604—718.622, Florida Statutes.

c. *Control Period.* Each 30-year period during which the affordability restrictions imposed by this article shall apply. The control period begins at the time of any sale or resale of the affected unit by every new Workforce Housing Unit owner.

d. *Covered Development.* All developments providing Workforce Housing units pursuant to Chapter 8, Section 8.10.1. of the North Bay Village Unified Land Development Code.

e. *Department.* Unless otherwise indicated, refers to the Department or Division designated by the Village Manager to administer this program or any successor agency.

f. *Developer.* Any person, form, corporation, partnership, limited liability company, association, joint venture, or any entity or combination of entities that apply for development orders or permits for residential Dwelling Units seeking to utilize the density bonus available pursuant to Chapter 8, Sections 8.12.5, 8.13, 8.15, and Chapter 15, Section 15.1.H. of the North Bay Village Unified Land Development Code, but does not include the state or any county, municipality, or any governmental entity.

g. *Eligible Household.* A household whose total income is between 60% and 140% of Miami-Dade County Median Household Income (MHI).

h. *Eligible Household Income.* Any income derived from any proposed occupants of a Workforce Housing unit who are 18 years of age or older and who will use the unit as their primary residence.

i. *Household.* Any natural person who occupies a Workforce Housing unit as their primary residence.

j. *Market Rate Dwelling Units.* All dwelling units in a covered development that are not Workforce Housing units as defined herein.

k. *Median Household Income (MHI).* The median income level for Miami-Dade County households as determined in the U.S. Census Bureau decennial census and/or U.S. Census Bureau American Community Survey (ACS) 5-Year Estimates, which are updated every year.

l. *Program Administrator.* Unless otherwise indicated, refers to the individual or individuals designated by the Village Manager to administer the Workforce Housing Program.

m. *Qualified Household.* An eligible household with annual incomes within the affordable ranges established in this Code.

n. *Qualified Improvement.* Any addition or replacement to the Workforce Housing Unit that adds materially to the value of the unit, prolongs the unit's useful life, or adapts the Workforce Housing unit to new uses and the replacement of any existing amenities.

o. *Workforce Housing Density Bonus Agreement.* A written agreement between an applicant for a development and the Village containing specific requirements to ensure the continuing affordability of the workforce housing units included in a development during the control period.

p. *Workforce Housing Unit.* A rental dwelling unit occupied by an eligible workforce household where the maximum monthly rental cost shall be restricted to an amount affordable to a workforce household with a total annual income between 60% and 140% of Miami-Dade County MHI.

q. *Workforce Housing Unit Rent.* Rents that do not exceed the maximum monthly Rent Limits as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual Income Limits and Rent Limits as used by Florida Housing Corporation for its multifamily rental programs.

3. *Compliance Procedures.* Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement.

    a. Every Workforce Housing unit established pursuant to Chapter 15, Section 15.2.1. of the North Bay Village Unified Land Development Code shall be offered for rent to a qualified household to be used for their own primary residence.

    b. Prior to the initial rental of any workforce unit, the owner must record the Workforce Housing Density Bonus Agreement in the chain of title for that unit, at no cost to the Village, and submit recordation documentation to the Village. The rental contract for the unit must also contain a clause summarizing the workforce housing requirements and rent level control and referencing the recorded Workforce Housing Density Bonus Agreement.

    c. The maximum rental rates for workforce units shall not exceed the affordability limit of an eligible workforce household making an annual income within the applicable median household income range pursuant to this section as published annually by North Bay Village.

4. *Application of Workforce Housing Density Bonus.* Any development proposing to utilize the density bonus allowed pursuant to Section 8.10.1 must submit a Workforce Housing Density Bonus zoning application with their application for site plan review to the Village for consideration and approval by the Village Commission. At a minimum, the density bonus application shall include:

    a. General description of the development including location, size, land use, zoning, and the number of rental units and/or for sale units the development will contain;

    b. Conceptual development plan showing the proposed location of the Workforce Housing rental units;

    c. Total number of market rate and Workforce Housing units;

    d. Estimated initial monthly rent for each Workforce Housing Unit;

    e. Provide the size in terms of square feet and number of bedrooms for each Workforce Housing unit;

    f. Location in development of each Workforce Housing unit and its applicable AMI affordability range;

    g. If construction is to be phased, a phasing plan identifying the number of Workforce Housing units and market-rate units in each phase;

    h. Documentation and plans regarding the interior and exterior appearances, materials, and finishes of the bonus units if not exactly the same as the market-rate units; and

    i. Any other relevant information requested by the Village.

5. *Workforce Housing Density Bonus Criteria.*

    a. Workforce Housing units shall be built on the same site as the proposed development.

    b. Workforce Housing units must be reasonably dispersed throughout the project, and not clustered together or segregated in any way, from the market-rate units.

    c. On average, Workforce Housing units must contain the same number of bedrooms and quality of construction as the other market-rate units in the development.

    d. Workforce Housing units shall be developed simultaneously with, or prior to the development of the other market-rate units.

e. If the development is phased, the phasing plan shall provide for the construction of Workforce Housing units proportionately and concurrently with the market-rate units.

f. The interior building materials and finishes of the Workforce Housing units shall be substantially the same type and quality as market-rate.

g. Workforce Housing units aimed at workers considered essential (such as educators, first responders (e.g., police and firefighters), and service workers) shall be prioritized.

6. *Workforce Housing Density Bonus Agreement.*

a. Prior to the approval of any development order or permit for any development in which the Workforce Housing density bonus is requested, the applicant shall enter into a Workforce Housing Density Bonus Agreement with the Village, which shall set forth the commitments and obligations of the applicant to ensure compliance with these regulations.

b. The applicant shall execute all documents deemed necessary by the Village in a form to be established by the Village Attorney, including without limitation, restrictive covenants, deed restrictions and related instruments including requirements for income qualification for tenant of rental units.

7. *Maintenance of Rent Affordability.*

a. On an annual basis, the Village Manager, or designee, shall make available copies of updated AMI ranges, and associated rental limits applicable to Workforce Housing units in North Bay Village based on official information available from Miami-Dade County or U.S. Department of Housing and Urban Development.

b. The time period during which the rental rate for a Workforce Housing unit under these regulations is required to be controlled within a specified affordability range is 30 years.

c. Workforce housing rental unit owners are required to submit an annual report to the Village on or before January 30 of each year, verifying that all designated Workforce Housing units the won are being rented at rates affordable to area households with annual incomes within the affordability ranges established in this Code. Documentation may be in the form of a notarized affidavit stating the current annual rent for each unit together with collaborating documentation, or other form acceptable to the Village Manager.

8. *Violations.*

a. It is a violation of this ordinance to:

(1) Fall to file required affidavits or audits when required.

(2) Rent or lease a Workforce Housing unit to a person or family that is not income eligible as required by this Code.

(3) Knowingly give false or misleading information relating to this program to any Village employee.

(4) Participate, in any way, in the lease or rental of a Workforce Housing unit which violates any provision of this Code or a Workforce Housing Density Bonus Agreement.

b. The fine for each violation of these provisions shall be in conformance with the procedures and fines in Chapter 153 of the North Bay Village Code of Ordinances, as amended.

c. Appeals to any violations issued by North Bay Village under these regulations shall be processed pursuant to the North Bay Village Code Compliance appeals procedure in Chapter 153, North Bay Village Code of Ordinances, as amended.

(Ord. No. 2022-013, § 2(Exh. A), 11-2-22; Ord. No. 2023-012, § 2(Exh. A), 9-29-23; Ord. No. 2024-004, § 2(Exh. A), 3-12-24)

§ 8.10.2 Payment in satisfaction of workforce housing requirements for condominium developments.

The provision of workforce housing units within a for-sale development may be satisfied by a developer paying an "in-lieu" fee to the Village to be deposited in the Village's Resilient Housing Trust fund. The "in-lieu" fee calculation shall be calculated at the time of site plan approval and the developer shall determine whether to satisfy their workforce housing requirement pursuant to this section or provide them on-site prior to site plan approval and inform the Village accordingly. The Developer shall be responsible for providing the Village with the necessary data and calculations for their review. This program is intended to allow the Village flexibility in the provision and maintenance of workforce housing.

A. *Definitions.* This subsection provides definitions for terms used in this section that are technical in nature. If there is a conflict between this section and other definitions provided in the Code, this subsection shall take precedence.

1. *Affordable Purchase Price* shall be the most recent estimated purchase price for a family of four at 100 percent of median family income issued by Miami-Dade County.

2. *Village-wide median sales* shall be established by the Developer, subject to review and approval by the Village Manager or their designee, at the time the project receives site plan approval. The figure shall be established by averaging the sales price of apartments sold in the Village over the past two-years. The sales data shall be based on the Miami-Dade County Property Appraiser's public records and sales under $5,000 shall not be taken into account.

B. *Fee Calculation.* The "in-lieu" fee shall be calculated at the time of site plan approval as follows:

Village-wide median sales price

(minus)

Affordable Purchase Price

(equals)

Payment in-lieu per unit.

C. *Fee Collection.* Should the developer elect to satisfy the provision of workforce housing pursuant to this section they shall have the option to select between the following payment options:

1. 10% of the "in-lieu" fee within 30 days of site plan approval, with the remaining 90% due to the Village prior to the issuance of the project's master building permit; or

2. 35% of the "in-lieu" fee within one year of site plan approval, with the remaining 65% due to the Village prior to the issuance of the project's master building permit.

Developer shall inform the Village of which payment option they have selected at the time of site plan approval. All payments to the Village are non-refundable and any density obtained on their basis is conditioned upon the applicant or property owner maintaining the site plan approval as valid. If the site plan approval expires, both the density and any payments made thereon shall be forfeited to the Village.

D. *Resilient Housing Trust Fund.* The Village shall establish a Resilient Housing Trust fund for the purpose of collecting all funds related to Village's workforce housing programs pursuant to this article.

1. The funds collected for deposit in the Resilient Housing Trust fund may be utilized for the following workforce housing programs:

a. *Rental Assistance Program.* The Village shall be permitted to establish a rental assistance program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with rental payments to help maintain affordability in the Village. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. Then the Village Manager or their designee shall hold a lottery to determine who should receive the available grants. Priority shall be given as provided in section 8.10.2(5).

b. *Homeowner Assistance Program.* The Village shall be permitted to establish a homeowner assistance program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with homeowners' or condominium association maintenance fees and special assessments to maintain affordability in the Village. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. Then the Village Manager or their designee shall hold a lottery to determine who should receive the available grants. Priority shall be given as provided in section 8.10.2(5).

c. *Down Payment Assistance.* The Village shall be permitted to establish a down payment assistance grant program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with down payments to purchase property within the Village. To qualify for a grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. Then the Village Manager or their designee shall hold a lottery to determine who should receive the available grants. Priority shall be given as provided in section 8.10.2(5).

d. *Rehabilitation Assistance Grant Program.* The Village shall be permitted to establish a rehabilitation assistance grant program in which the funds collected pursuant to this section may be used to fund grants to assist qualified households with the rehabilitation of owner-occupied units. To qualify fora grant, a household must submit an application, in a form to be provided by the Village Manager and Village Attorney, establishing their status as a qualified household. Then the Village Manager or their designee shall hold a lottery to determine who should receive the available grants. Priority shall be given as provided in section 8.10.2(5).

e. *Administration; Consulting Services.* The Village may use a portion of the trust fund monies to administer the fund or retain consulting services, through resolution of the Village Commission, to administer the provisions of this section and/or provide the Village with strategic advice regarding the provision of workforce housing within its jurisdiction.

2. The Village Commission may from time to time authorize additional programs which may be funded through the Resilient Housing Trust fund by resolution.

3. The Village Manager, or their designee, shall provide the required supervision for the Resilient Housing Trust account and shall oversee the account, with all expenditures made pursuant to the Village Charter and Code. A financial status report on the Resilient Housing Trust account shall be provided to the Village Commission on or before October 1 of each calendar year.

E. *Essential Worker Prioritization.*

1. The programs created pursuant to sub-section 4 shall give priority to the following types of essential workers, provided that any essential worker household applying for assistance under such programs shall qualify pursuant to the income guidelines established in Section 8.10.1 of the ULDC:

a. North Bay Village Police, Fire Department employee or general employees of North Bay Village.

b. Miami-Dade County Public School employees working at a school in North Bay Village.

c. Licensed health professionals working in North Bay Village.

d. Residents employed by North Bay Village.

2. The priority list may be modified or supplemented from time to time by Village Commission resolution; however, nothing shall preclude other eligible households from applying for the workforce housing programs and being considered for the Village's workforce housing programs.

; Ord. No. 2022-012, § 2, 11-2-22 [put in order in HN]

(Ord. No. 2023-012, § 2(Exh. A), 9-29-23; Ord. No. 2024-004, § 2(Exh. A), 3-12-24)

RESOLUTION NO. 2024-073

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING AND APPROVING WORKFORCE HOUSING PILOT PROGRAMS FOR DOWN PAYMENT/HOMEBUYER, RENTAL, AND UTILITY ASSISTANCE UTILIZING FUNDS FROM THE VILLAGE'S RESILIENT HOUSING TRUST FUND; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 9, 2021, the North Bay Village ("Village") Commission adopted Ordinance No. 2021-004 creating Chapter 15, "Form-Based Code," to implement the vision and goals, of the NBV100 Master Plan, a master visioning and planning process guided by principles which originated from the common concerns of North Bay Village residents, and centered on equipping the Village with the tools to become a more livable, resilient, and prosperous community that can adapt to the challenges of a changing climate; and

WHEREAS, as part of the Form-Based Code, the Village Commission adopted a Workforce Housing Program to advance the NBV100 Master Plan goals of Livability, Resilience, and Prosperity; and

WHEREAS, the Village Commission continues to find that the promotion of workforce housing is an important goal that is needed by the community's residents and is conducive to a vibrant, functional Village by providing housing opportunities for multiple income levels; and

WHEREAS, while rents and for-sale prices can be controlled, condominium projects create unique challenges for the incorporation of workforce housing units because of condominium maintenance and special assessment obligations that will come under the control of condominium boards that need the ability to modify them to respond to the evolving maintenance needs of buildings as laws change and buildings age; and

WHEREAS, due to these concerns, on November 2, 2022, the Village Commission adopted Ordinance 2022-013, amending the workforce housing program, which among other things, amended the workforce housing program, applying it Village-wide through its incorporation into Chapter 8 of the ULDC, to require such income-restricted housing only in for-rent projects with over 75 units located in the T6 or RM-70 zoning districts and

for density bonuses, and amended the applicable Area Medium Income to match that of Miami-Dade County; and

WHEREAS, in an effort to further promote workforce housing within the Village, on September 29, 2023 the Village Commission adopted Ordinance No. 2023-012 to create a payment-in-lieu mechanism for condominium developments to fund certain workforce housing programs as an alternative to the on-site provision of workforce housing units; and

WHEREAS, the funds collected by the payment in lieu program will be used by the Village to fund certain workforce housing initiatives in an effort to maintain affordability in the Village; and

WHEREAS, the Village has prepared a workforce housing program pursuant to the applicable ordinances and seeks authorization to begin pilot programs for down payment/homebuyer, rental, and utility assistance to be funded through the Resilient Housing Trust Fund pursuant to section 8.10.2(4)(b) of the ULDC (collectively, the "Workforce Housing Pilot Program"); and

WHEREAS, the Village intends to provide priority for Workforce Housing Pilot Program to the essential workers identified in section 8.10.2(5)(a)(i) through (iv) of the ULDC (i.e., North Bay Village Police, Fire Department employees, or general employees of North Bay Village; Miami-Dade County Public School employees working at a school in North Bay Village; licensed health professionals working in North Bay Village; and residents employed by the Village)(collectively, the "Essential Workers"); and

WHEREAS, the Village seeks to supplement the priority list by adding Village residents pursuant to section 8.10.2(5)(b) of the ULDC (collectively, with the Essential Workers, the "Priority List"); and

WHEREAS, the Village staff recommends that the Village Commission authorize and approve the Workforce Housing Pilot Program and Priority List, consistent with the applicable ordinances and the agenda memorandum and supporting documents accompanying this Resolution; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Authorization; Approval. That the Village Commission authorizes and approves the Workforce Housing Pilot Program and Priority List, consistent with the applicable ordinances, the agenda memorandum and supporting documents accompanying this Resolution, and presentation at the July 15, 2024 Commission meeting. Pursuant to section 8.10.2(4)(b) of the ULDC, the Village Commission authorizes the Workforce Housing Pilot Program to be funded through the Resilient Housing Trust Fund.

Section 3. Implementation. That the Village Commission hereby authorizes the Village Manager and Village Attorney to take any action which is reasonably necessary to implement the purpose of this Resolution, including the expenditure of budgeted funds.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by Mayor Latham who moved its adoption. The motion was seconded by Commissioner Cuk and upon being put to a vote, the vote was as follows:

Mayor Brent Latham	Yes
Vice Mayor Richard Chervony	Yes
Commissioner Goran Cuk	Yes
Commissioner Andy Rotondaro	Yes
Commissioner Rachel Streitfeld	Yes

PASSED AND ADOPTED on this 15th day of July, 2024.

Brent Latham, Mayor

ATTEST:

Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

ITEM NO. 14.C

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Commissioner Doris Acosta

SUBJECT: Discussion on the Designation of an Official Bird or Marine Animal for North Bay Village - Sponsored by Commissioner Doris Acosta

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Commissioner Acosta wishes to discuss and potentially designate an official North Bay Village bird and an official North Bay Village marine animal as civic symbols reflecting the Village's waterfront identity, environmental stewardship, and commitment to wildlife conservation.

Enclosed is her proposal and key points to consider.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

None

ATTACHMENTS

Official Bird - Marine Animal.pdf

North Bay Village Commission Discussion Item

Designation of the Official North Bay Village Bird and Marine Animal

Sponsor: Commissioner Doris Acosta

Recommendation

Discuss and provide direction to the City Attorney and Administration to prepare a resolution designating an official North Bay Village bird and an official North Bay Village marine animal as civic symbols reflecting the Village's waterfront identity, environmental stewardship, and commitment to wildlife conservation.

Background

North Bay Village is uniquely surrounded by Biscayne Bay and is home to diverse native wildlife that defines our community's character. Many municipalities designate official birds and animals that celebrate their natural heritage and strengthen civic identity. North Bay Village currently has no officially designated wildlife symbols. Establishing these symbols would complement the goals of the North Bay Village 100 Master Plan and support the educational mission of the Animal Welfare Board.

Discussion

Request direction to staff to prepare a resolution that may include:

• Direct staff to prepare a resolution establishing an official North Bay Village bird.

• Consult with the Pelican Harbor Seabird Station and other wildlife experts to recommend the pelican species that best represents North Bay Village's coastal ecosystem.

• Designate the Atlantic Bottlenose Dolphin as the Official Marine Animal of North Bay Village.

• Develop educational materials highlighting the ecological importance of the designated species.

• Encourage incorporation of these symbols into parks, public art, educational programming, community events, environmental initiatives, and Village branding where appropriate.

• Explore partnerships with schools, environmental organizations, and conservation groups to promote awareness of Biscayne Bay wildlife.

Purpose

The purpose of this initiative is to celebrate North Bay Village's unique relationship with Biscayne Bay, inspire environmental stewardship, promote wildlife conservation, and establish enduring civic symbols that foster community pride for generations to come.

Future Consideration

The Commission may also consider establishing an annual 'North Bay Village Wildlife Day' to celebrate the Village's natural resources through educational programs, conservation partnerships, volunteer recognition, and community engagement.

ITEM NO. 14.D

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Commissioner Doris Acosta

SUBJECT: Discussion and Potential Designate a Memorial for K-9 Nico - Sponsored by Commissioner Doris Acosta

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Commissioner Acosta seeks to discuss and consider the potential designation of a memorial honoring retied Police K-9 Nico.

On July 22, 2026, Chief of Police Carlos Noriega announced the passing of retired Police K-9 Nico, the first police K-9 acquired by the North Bay Village Police Department during his tenure as Chief.

Nico joined the Department in late 2017 and was assigned to then-Officer Marcel Ascanio, who became the Department's first K-9 officer and handler under Chief Noriega's leadership. The establishment of the K-9 Unit was made possible, in part, through the generous support of the Miami Beach K-9 Knights.

Following several years of dedicated service, Nico retired from active duty. Through action approved by the Village Commission, Nico was gifted to Corporal Ascanio and went on to enjoy his retirement as a beloved member of the Ascanio family. Nico's service represents an important chapter in the history of the Village's Police Department and its K-9 Unit. His contributions, along with the dedication of his handler and the support of the community, helped establish a lasting legacy of service and partnership.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

None

ITEM NO. 14.E

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Commissioner Richard Chervony

SUBJECT: Discussion on the Student Bill of Rights - Sponsored by Commissioner Richard Chervony

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Commissioner Chervony seeks to engage the Village Commission in a discussion regarding the potential development and support of a Student Bill of Rights Against Hate, intended to promote respect, inclusion, and safe learning environments for students.

In light of ongoing concerns regarding hate, discrimination, and intolerance in educational settings, Commissioner Chervony seeks to bring the recently published Student's Bill of Rights before the Village Commission for consideration.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/S

PERSONNEL IMPACT

None

ATTACHMENTS

Jewish Students Bill of Rights.pdf

Jewish Students' Bill of Rights

Antisemitic incidents in K-12 schools have increased by over 400% since 2020, with survey data indicating 71% of Jewish teens in the US and Canada have experienced antisemitism since 2023.

Jewish students – like all students – deserve to attend school without fear of bullying, harassment, bias, or exclusion. The undersigned Jewish organizations call on schools and districts to ensure that that every Jewish student can attend school safely and without discrimination by:

1

Ensuring that administrators and staff are equipped to **identify** antisemitism and the ways it manifests in modern educational environments.

2

Maintaining a clear, transparent **process** for reporting and responding to antisemitic incidents following all applicable laws and with the same gravity afforded to all other hate and bias incidents, with assurance of accountability and follow-through.

3

Ensuring that all **teaching** about Jewish culture, diversity, history, the Holocaust, antisemitism, and Israel is accurate and representative.

4

Treating religious **observances** as excused absences and avoiding scheduling school events on widely celebrated holidays.

5

Protecting Jewish students' right to express their identity, and fully participate in all aspects of school life without religious coercion, bullying, or pressure to distance themselves from any aspects of that identity, including their connection to Israel.

6

Assuring that educators and curricula present contested issues in a balanced way rather than using the classroom to advance specific political or ideological viewpoints.

Jewish organizations are able to assist in implementation of these policies.

Your local Jewish Federation can assist in crafting policies to ensure Jewish students are protected, including through our Student to Student program, guidance around observances, accommodations and cultural classroom resources, and connections to other resources including from the signatories here.

American Jewish Committee's Center for Education Advocacy provides guidance and training for school leaders, policymakers, and families on creating educational environments that fully include Jews and Jewish life and are resilient against antisemitism. Please access AJC's resources here.

The Anti-Defamation League's many educational resources for educators, administrators, and families can be found here.

The StandWithUs K-12 Fairness Center and StandWithUs High School provide resources and programs for students, families, teachers, administrators, and education leaders, empowering them to educate about Israel and fight antisemitism in K-12 schools.

Unlearn It is a resource hub for Canadian educators and parents to learn about, identify, and take action to address antisemitism.

ITEM NO. 14.F

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Mayor Rachel Streitfeld

SUBJECT: Discussion and Request for Peer Review of Geo technical Reports for New Developments - Sponsored by Mayor Rachel Streitfeld

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Mayor Streitfeld would like to continue the discussion regarding the potential peer review of geotechnical reports submitted in connection with new development projects within the Village. The discussion will provide an opportunity to further evaluate the need for independent technical review, ensure the accuracy and adequacy of submitted reports, and determine whether additional procedures or requirements should be considered to support public safety.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ITEM NO. 14.G

North Bay Village
Recommendation Memorandum

DATE: November 4, 2026

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Appointments of Resident Advisory Boards and Commission Liaisons for the 2026-2028 Term

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RECOMMENDATION

BACKGROUND AND ANALYSIS

In accordance with §32.15 of the Village Code, appointments shall be made by a majority vote of the Commission. Commissioners may nominate individuals and/or may entertain applications submitted to the Village.

All Advisory Boards, unless specified elsewhere in the Code to the contrary, shall consist of five members. In accordance with § 6.01 of the Village Charter, to qualify to serve on an Advisory Board, an individual must be a resident of the Village, or owner of businesses located within the confines of the Village, or designee of such business owner.

The following individuals have submitted new applications for membership to the Residents Advisory Boards listed below:

Planning & Zoning Board (Five Members and One Alternate)

The purpose of the Planning and Zoning Board is to recommend to the Village Commission on all matters within the general purview of planning, zoning, and development. The Board handles the creation of and modification of Village ordinances that regulate development within our community.

Pursuant to Section 32.40 of the Village Code, the Planning & Zoning Board composition shall be composed of five members and one alternate member to be appointed by the Village Commission. The Board must contain one member from North Bay Island, one member from Harbor Island, one member from Treasure Island, and two at-large members.

Seeking re-appointment:

*Paul Murphy
*Ryan Shaw
*Maximo Turbides

New applicant request:
***** Paul Jacob - First Choice
***** Michelle Samaroo - First Choice
* Clemente Vera - PZB(1) CEB (2)

Community Enhancement Board (5 Members)
The Community Enhancement Board's purpose is to recognize the value of scenic surroundings and branding of the Village to tourists, prospective residents, and commercial developments, as well as the citizens and taxpayers of the Village, and further to preserve the quality of the environment, the purpose of the Community Enhancement Board is to consider and advance improvements, programs, and services meant to enhance the aesthetic appeal and branding of the Village.

Residents seeking re-appointment
* Bree Farriga
* Jacob Petrini
* Alexei Segall

New applicant request:
***** Elan Lowenstein
* Michelle Samaroo - Third Choice
* Hector Tirado - 2nd Choice
*Clemente Vera - PZB(1) CEB (2)

Sustainability & Resilience Task Force (Five Members)
The purpose of the Task Force is to advise the Village Commission as to strategies and policies with respect to the continued implementation of the adopted plan and its updates, as well as adaptation measures to be taken in response to the challenge of climate change.

Residents seeking re-appointment
*Jessica Alession
*Dave Doebler
*Alisha Graham
*Brenda Krebs

New applicants request:
* Michelle Samaroo - Second Choice

Financial Advisory Board (Five Members)
The purpose of the Financial Advisory Board is to consider and make recommendations on all issues affecting the fiscal policies and procedures of the units and departments within the Village and to assist the Village Manager, Commission, and Village Staff in the establishment of priorities in the Village's yearly budget and to maintain supervision of any bond dollars with the exception of items that could create potential legal liability, such as, but not limited to, cone of silence, active procurements, contract disputes, and bid protests in which will be excluded.

Residents seeking re-appointment
*Elizabeth Avalo
* Marcos Gutierrez
* Sidharth Mehta
* William "Bill" Prendergast
* Lars Schott

New applicant request: None

Residents Services Board (Five Members)
The purpose of the Resident Services Board is to assist the Village Mayor and Commission in developing programs, projects, and policies that improve the quality of life of the Village's residents, including, but not limited to, the youth of the community.

Seeking re-appointment:
* Susan Swartz
* Farahim Alili

New applicant request:
*Kevin Collin
*Indira Shakti
* Hector Tirado - 1st Choice

Animal Welfare (Five Members)
The purpose of the Animal Welfare Board is to consider matters relating to animal control within the Village limits in order to improve the Village's ability to handle animal issues effectively.

Residents seeking re-appointment
*Maria De La Cruz Marquez Arrechea
*Sabrina Fasana

New Applicant:
*Sandra Garcia-Pardo

Youth Advisory Board
The purpose of the Youth Advisory Board is to inform the Village Mayor and Commission with respect to developing programs, projects, and policies that promote youth civic engagement.

New Applicants:

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
N/A

PERSONNEL IMPACT
None

ATTACHMENTS
2026-2028 - Planning & Zoning Applicants.pdf

2026-2028 - Financial Advisory Board Applicants.pdf
2026-2028 - Sustainability - Resilience TF Applicants.pdf
2026-2028 - Community Enhancement Board Applicants.pdf
2026-2028 - Animal Welfare Board Applicants 10.26.pdf
2026-2028 All Advisory Board Applicants Chart.pdf
2026-2028 - Resident Services Board Applicants.pdf

PLANNING AND ZONING BOARD [PZB]

FIVE MEMBERS and ONE ALTERNATE

The purpose of the **Planning and Zoning Board** is to recommend to the Village Commission all matters within the general purview of planning, zoning, and development. The Board handles the creation and modification of Village ordinances that regulate development within our community.

Pursuant to Section 32.40 of the Village Code, the Planning & Zoning Board composition shall comprise five members and one alternate member to be appointed by the Village Commission. The Board must contain one member from North Bay Island, one from Harbor Island, one from Treasure Island, and two at-large members.

SEEKING RE-APPOINTMENT

FIRST NAME	LAST NAME	SEAT HELD / ISLAND	SERVED BEFORE?
Paul	Murphy	Board Member – North Bay Island	YES – PZB
Ryan	Shaw	Chair At Large – Harbor Island	YES – PZB
Maximo	Turbides	Alternate Board Member – Treasure Island	YES - PZB

NEW APPLICANTS

FIRST NAME	LAST NAME	MOST PREFERRED / ISLAND	SERVED BEFORE?
Paul	Jacob	PZB – First Choice / *Harbor Island*	Yes - FAB
Michelle	Samaroo*	*PZB – 1st Choice / Treasure Island*	No
Clemente	Vera**	*PZB (1) CEB (2) / Harbor Island*	No

***** ***Ms. Samaroo has also submitted a request for appointment to the Sustainability & Resilience Task Force (2) and the Community Enhancement Board (3).***

****** **Mr. Vera has also submitted a request for appointment to the Community Enhancement Board (2).**

PLANNING & ZONING BOARD

BOARD MEMBERS SEEKING REAPPOINTMENT

NORTH BAY VILLAGE
REQUEST FOR RE-APPOINTMENT
PLANNING & ZONING BOARD

October 1, 2026

Paul Murphy

Name of the Board Member

☒ I would like to respectfully request reappointment to the North Bay Village Planning & Zoning Board for the 2026–2028 term.

☐ I would like to give another individual the opportunity to serve on the North Bay Village Planning & Zoning Board for the 2026–2028 term.

Signature

PAUL MURPHY

+1 305-333-8832

7600 Coquina Dr.
North Bay Village
FL, 33141

pcashmanmurphy@aol.com



Profile

Builder, Developer, General Contractor, Shell contractor, Owner's Representative, Project Manager, Construction Manager, Paul has Fifty years' full-time construction management experience. With 9 years of college under his belt, he has built over 45,000 units during his career.

He effectively organizes complex construction and he's a problem solver who overcomes construction related political and logistical problems. Paul has been responsible for building, developing, and completing projects ranging from One Million to Three Hundred Million dollars.

With excellent financing, legal, architectural, and construction backgrounds, he has managed all issues related to all phases of building: extensive demolition experience, earthwork and site development, underground utilities, paving and drainage, shell construction, exterior envelope, interior finishes, and finalizing the Certificate of Occupancy. He is experienced in all phases of residential construction: single family homes, apartments, and condominiums, and is also experienced in office buildings, shopping centers, warehouses, and hotels.

Experience

2018 – 2020 **HEV/GEV 340 Biscayne Joint Venture**
Developer/General Contractor

77 story Hi Rise, 1,525,000 Gross Square Feet
Total Budget: $650,000,000
Construction Budget: $325,000,000
Development in Process



2016 – 2020 **Send Enterprises**
Developer/General Contractor **Drive Development , LLC**
Charleville Development Corporation

51 Custom Homes, Miami, Miami Beach, Coconut Grove
Average Price: $2,500,000

2018 - 2020 **Charleville Development Corporation**
Developer

36 story Mixed Use Hi Rise Miami
378,000 SF



Total Budget: $86,000,000

2014 - 2016 International Trade Center Miami Developer

340 Biscayne, LLC Member Owner

77 story Mixed Use Building,

1,525,000 total square feet

Total Budget: $650,000,000

Construction Budget: $325,000,000

Development In Process

2014 – 2016 Residence Bay Harbor

General Contractor Charleville Development Corporation

9 story condominium

Construction Budget: $18,000,000

Project Start Date: June 1, 2015

Projected Finish Date: October 30, 2016



2008 – 2014 Regalia Beach Developers

Developer/General Contractor Charleville Development Corporation

Regalia: 39 custom units on the ocean,

224,000 Net Salable Square Feet

Construction Budget: $86,000,000

Project Start Date: Nov 15 2011

Project Finish Date: Mar 15 2014

2005 – 2008 Blueview Golf Villas, LLC – Doral ,

Developer/General Contractor Charleville Development Corp

President Construction Development;

General Contract; Shell Contract

Upscale Hotel/Condo

240 Unit Luxury Hotel/Condo (15 3-story buildings & 1 Clubhouse)

Total Budgeted Costs: $130,000,000

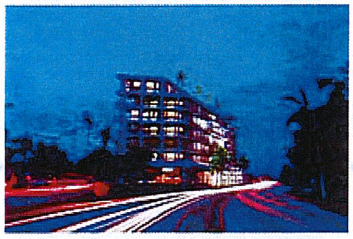
Construction Loan Amount: $92,000,000

Construction Contract Amount: $56,600,000

Total Sellout: $160,000,000

Project Start Date: November 2006 - Project End Date: April 2008

Project finished On Time and On Budget



2005 – 2008 KUBIK, LLC, Miami, FL

President of Construction/Development;
Developer/General Contract; Shell Contract

Development and Construction of mixed-use luxury condominium

- KUBIK: 300 unit urban loft project
- Total Budgeted Costs: $152,000,000
- Construction Loan Amount: $120,000,000
- Construction Contract Amount: $83,600,000
- Total Sellout: $190,000,000



2000 – 2006 Hyperion Development Group, Inc., Miami, FL

President of Construction/Development; Developer/General Contractor

Development and Construction of multifamily high-rise condominiums

- Blue: 330 Residential Units
  - General Contractor: $66,000,000
  - Shell Contractor: $19,000,000
  - Total Capitulation for Blue: $110,000,000
  - Total Sellout: $190,000,000
  - Project Finished On Time and On Budget
- Marina Blue: 516 Residential Units
- Opus: 1,300 Residential Units



2000 – 2004 Jim Clark of Netscape/Silicon Graphics/Web MD, Palm Beach, FL

Construction Manager & Owner's Representative

Building $105,000,000 ultra custom residence

1999 – 2000 Related Properties, Inc., Miami, FL

Owner's Representative / Construction Consultant / Construction Mngr.

One Miami – Mixed Use Project.
30 Story Office Building; 48 Story Condo Tower;
Parking Garage; Retail along Biscayne Blvd & Miami River

1998 – 2003 WSG Development Company, Miami Beach, Fl

Development/Construction Consultant; Project Manager

Carillon Condominium & Hotel



1997 – 1999 Pacific International, Miami, FL

Vice President of Construction

- Sunset Harbor South
  - 32 story condo tower
  - Project finished On Time & On Budget
- Courts of South Beach
  - Unit mid-rise project
  - Project finished On Time & On Budget



1992 – 1997 Transnational Properties, Miami, FL

Owner's Representative

- Carillon Hotel & Condominium
  - Pulled permits for 1,011,000 SF project
  - Managed project from land acquisition through land planers, architects, consulting engineers, approvals, site operations, marketing and sales, and financing

1992 – 1997 Yale Properties, Florida

Owner's Representative

- Tresor
  - 32 story high rise in South Beach
- Stonebrook
  - 120 Single Family home Subdivision

1990- 1992 Boca Developers, Florida

Owner's Representative / Construction Manager

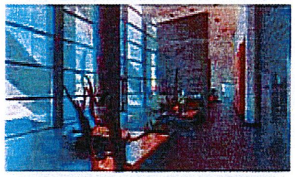
- Aragon
  - 12 story condo

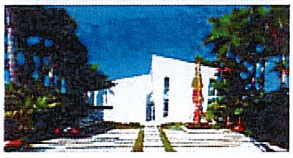
1986 – 1990 Cashman Construction, Florida

General Contractor

- Isles of Boca Town Homes
  - Construction contracting and consulting. Successfully organized and managed bids, awarded contracts, organized and managed all site development and construction operations.
- Quality Suites Hotels







- Managed all construction including buildings, public spaces, and FFE

Comfort Suites

- Managed all construction including buildings, public spaces, and FFE

St. Andrews Broken Sound Custom Homes

- Managed construction of 40 state-of-the-art customized homes

1983 – 1986 **Lennar Homes, Florida**

Construction Manager

- Responsible for development of 8 projects, 3,000 units, of single family homes, town homes, condos, villas, and zero-lot lines
- Managed all construction and subdivision civil work

1980 – 1983 **Five Star Homes, Florida**

Construction Manager

- Development of new projects
- Responsible for all subdivision civil work, as well as construction of all homes

1971 – 1980 **Cashman Development, Virginia**

General Contractor

Shell Contractor; Owner

- 5,000 Apartments; 7,000 Homes; 1,500 condos; 5 office buildings; 7 shopping centers; 6 hotels
- Built 11 buildings between 10 and 20 stories as shell contractor

1971 – 1980 **Murphy Construction, Virginia**

General Contractor

- Renovated over 200 buildings in Georgetown, Capitol Hill, and Old Town Alexandria

1966 – 1968 Hyman Construction, Virginia

Superintendent

Built 4 buildings between 8 and 12 stories as shell superintendent

Education

1962 – 1968

Georgetown University

Bachelor of Arts – Philosophy/Literature

1971 – 1973

University of Virginia

Falls Church, VA

MBA – 30 Hours Construction Management / Finance

Military

1968 – 1971

United States Army Washington, D.C.

License

Florida Certified General Contractor

CGC 041810

NORTH BAY VILLAGE
REQUEST FOR RE-APPOINTMENT
PLANNING & ZONING BOARD

October 21, 2026

Ryan Shaw

Name of the Board Member

☑ I would like to respectfully request reappointment to the North Bay Village Planning & Zoning Board for the 2026–2028 term.

☐ I would like to give another individual the opportunity to serve on the North Bay Village Planning & Zoning Board for the 2026–2028 term.

Signature

Ryan T. Shaw

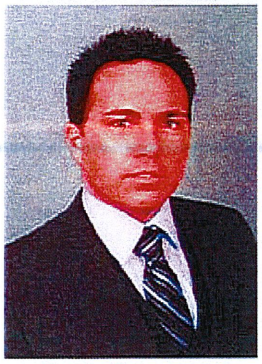
RÉSUMÉ

Marcus & Millichap

Real Estate Investment Services

Marcus & Millichap
Real Estate Investment Services

Ryan T. Shaw



Vice President Investments
Senior Director, National Land Group
Director, National Retail Group
Associate, National Office & Industrial Group

INVESTMENT EXPERTISE

National Retail Group
National Office and Industrial Properties Group
National Land Group: Number 1 in the Company in 2013

EXPERIENCE / PROFESSIONAL HISTORY

Ryan T. Shaw is a Vice President Investments with Marcus & Millichap. Based in Miami, Mr. Shaw focuses exclusively on investment sales of land, retail and office throughout South Florida. Since becoming an agent with the firm in 2006, he has completed transactions in excess of $600 million. He is often quoted by many leading national publications including The Wall Street Journal, Miami Herald, Daily Business Review, GlobeStreet.com, South Florida Business Journal, and Miami Today.

Mr. Shaw's distinctive advantage is the relationships he has formed with private investors, developers, private equity funds, off-shore investors, syndicates, government officials, other Marcus & Millichap investment professionals as well as brokers from other national and regional brokerage firms. It is these alliances and his collaborative approach to the business that has enables Mr. Shaw to execute the full range of services and expertise required by clients.

SALES ACHIEVEMENTS / AWARDS

National Achievement Award - 2013, 2014, 2015
Awarded Company Sales Plaque - 2013, 2014, 2015
#1 Land Agent Company-wide - 2013

EDUCATION

BA, University of Central Florida

PROFESSIONAL AFFILIATIONS

ICSC
NAOIP
Junior Achievement - Volunteer
United Way - Young Leader
St. Jude Children's Research - Young Professional
ULI

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NOTABLE TRANSACTIONS



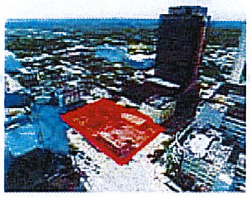
Hamilton on the Bay
Miami, FL
369,845 SF
$89,600,000



Staples
Miami, FL
20,388 SF
$17,375,000



34 SW 1st Street
Miami, FL
580,128 SF
$12,500,000



208 SE 6th Street
Ft. Lauderdale, FL
32,750 SF
$12,050,000



Former Residence Inn
Doral, FL
145,925 SF
$10,400,000



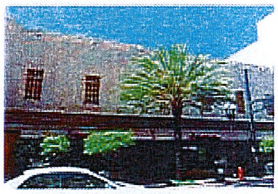
Havana Palms
Miami, FL
51,400 SF
$10,100,000



219 East Flagler St
Miami, FL
42,123 SF
$9,000,000



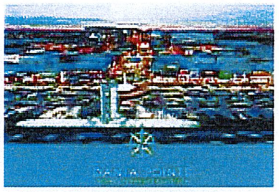
The Boulevard Land
Miami, FL
37,026 SF
$7,500,000



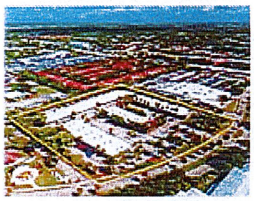
Foot Locker
Miami, FL
15,988 SF
$7,600,000



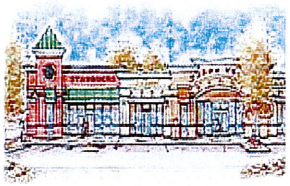
Metro Beauty
Miami, FL
11,300 SF
$6,825,000



Commercial Land
Dania Beach, FL
12.98 Acres
$6,300,000



Jefferson Square
North Lauderdale, FL
53,000 SF
$6,300,000



Westside Centre
Seminole, FL
15,010 SF
$6,187,000



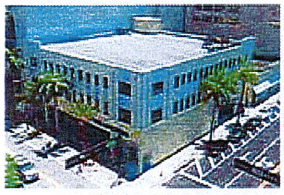
Sienna Shops at Miramar
Miramar, FL
22,400 SF
$6,180,000



3023 Biscayne Blvd
Miami, FL
20,037 SF
$5,900,000



Biscayne Land
Miami, FL
27,750 SF
$5,400,000



Flagler West
Miami, FL
30,373 SF
$5,100,000



Colony Shops
Miami, FL
24,774 SF
$5,000,000



110 Biscayne Blvd Land
Miami, FL
113,000 SF
$4,400,000



14704 SW 26 Street Land
Miami, FL
66,211 SF
$4,000,000



Kendall Plaza 124
Kendall, FL
15,575 SF
$3,566,500

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NORTH BAY VILLAGE
REQUEST FOR RE-APPOINTMENT
PLANNING & ZONING BOARD

October 22, 2026

Maximo Turbides

Name of the Board Member

☑ I would like to respectfully request reappointment to the North Bay Village Planning & Zoning Board for the 2026–2028 term.

☐ I would like to give another individual the opportunity to serve on the North Bay Village Planning & Zoning Board for the 2026–2028 term.

4446a812-da77-4898-8a98-4f17f32d5854 Digitally signed by 4446a812-da77-4898-8a98-4f17f32d5854 Date: 2026.10.22 15:02:55 -04'00'

Signature

North Bay Village
ADVISORY BOARD APPLICATION FORM

Residents of North Bay Village are welcome to apply at any time, however applications are only considered when there is a vacancy on a board. Please be advised that all submitted board and committee applications are a public record and therefore subject to the disclosure of chapter 119 of the Florida statues.

Please note that a resume and/or cover letter must be submitted with your application.

Please return signed and completed application from to:

North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141 | Attn: Village Clerk's Office
Email: Villageclerk@nbvillage.com

APPLICANT'S INFORMATION

DATE 12/05/2024 NAME Maximo E. Turbides

MAILING ADDRESS 1640 North Treasure Drive ZIP 33141

EMAIL Max.Turbides@gmail.com PHONE 305-952-0214

HOW DID YOU HEAR ABOUT US? WEBSITE ☐ FACEBOOK ☐ OTHER NBV Resident

ARE YOU ARE A VILLAGE RESIDENT: YES ☑ NO ☐ IF YES, HOW MANY YEARS? 07

VERIFICATION OF RESIDENCY:
(The following are required with application)

Driver's License *(Required)*: ☐ Voter's Registration Card *(Required)*: ☐

WHICH ISLAND DO YOU LIVE ON? NORTH BAY ISLAND ☐ TREASURE ISLAND ☑ HARBOR ISLAND ☐

ARE YOU A REGISTERED VOTER? YES ☑ NO ☐

ARE YOU A BUSINESS OWNER: YES ☑ NO ☐ IF YES, HOW MANY YEARS? 22 years

NAME OF BUSINESS: Paramount Finishes, LLC.

ADDRESS OF BUSINESS: 2650 NE 57th Street, Ft. Lauderdale, FL. 33308

ADVISORY BOARD SELECTION

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES ☐ NO ☑

IF SO, WHICH BOARD: _____

Please choose your first, second, and third choices amongst the following Boards and Committees. If you are interested in only one, this should be indicated. (At any given time, board members may not serve on more than one board and one committee or on two boards or on two committees).

ANIMAL CONTROL ADVISORY BOARD	☐	**COMMUNITY ENHANCEMENT ADVISORY BOARD**	☐
RESIDENT SERVICES ADVISORY BOARD	☐	**PLANNING AND ZONING BOARD**	☑
FINANCIAL ADVISORY BOARD	☐	**SUSTAINABILITY & RESILIENCE TASK FORCE**	☐
CHARTER REVIEW ADVISORY BOARD	☐		

(All Board Members are required to disclose their Financial Interest annually. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office.) Planning & Zoning Board Members Complete Form 1, Statement of Financial Interest and all other Boards Members complete "Source of Income Statement".

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE & HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE (YOU MAY ALSO SUBMIT THIS SEPARATELY):

I opened my current company 5 years ago; I've been a contractor since 2000. I've spent the last 22 years working in new construction of hi-rise buildings. We are a specialty finishes company that usually involves building engineered structures and the the finishes of the structures. We work closely with Owners, General Contractors, Civil engineers, Structural engineers, and various other trades in the planning, coordinating, and execution of building new hi-rise buildings.

APPLICANT'S SIGNATURE: _____ **DATE:** 12/05/2024

SUBMIT

PARAMOUNT FINISHES LLC.

December 5, 2024

Maximo E. Turbides
1640 North Treasure Drive, NBV, FL. 33141

Specialty Contractor since 1997

1) 2018 – current – 50% owner
   - Paramount Finishes – Drywall, Stucco, Insulation, Specialty finishes
   - $20-$50 million in yearly contracts, specializing in new construction/high rise buildings
   - 200-325 employees, depending on Work volume
   - The #1 Drywall & Stucco Sub-contractor in South Florida
   - Client List; Coastal construction, Beauchamp construction, JWR construction, Kaufman Lynn construction, Ortega construction

2) 2) 2015 – 2018 – VP of stucco division - 20% owner
   - Everlast stucco – I was recruited to build and run a stucco division for Everlast drywall
   - $5-$10 million in yearly contracts, specializing in new construction/high rise buildings
   - 50-100 employees, depending on work volume
   - Client List; Tutor Parini, Beauchamp Construction, John Moriarty & Associates, Ant Yapi USA, Kauffman Lynn construction, Winmar construction

3) 3) 2014- 2015 – Project Manager
   - Master Plaster Inc.
   - Projects; The Bond, Brickell City Center

4) 4) 2012 – 2000 – 60% owner
   - Montenegro Plastering – Stucco & Drywall
   - $10-$15 million in yearly contracts, specializing in new construction/high rise buildings
   - 75-150 employees depending on work volume
   - Top 3 Stucco contractor in South Florida
   - Client List; Beauchamp construction, First Florida, Tutor Parini construction, Turner Construction, Suffolk construction

2650 NE 57th Street
Fort Lauderdale, FL 33308
954-271-3008

PLANNING & ZONING BOARD

NEW APPLICANTS

North Bay Village

ADVISORY BOARD APPLICATION FORM

Residents and Business Owners of North Bay Village are welcome to apply at any time; *however*, applications are **only** considered when a vacancy occurs. Please be advised that all submitted board/committee applications are public records subject to the disclosure of Chapter 119 of the Florida Statutes.

ADDITIONAL REQUIREMENTS: All Board Members must disclose their financial interests annually through ***Form 1 – Statement of Financial Interests*** or ***Source of Income Statement***. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office.

A resume and proof of residency/business ownership must be submitted with your application.
Please return the signed and completed application to:

North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Office of the Village Clerk
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION:

DATE 10/23/2026 NAME Paul C. Jacob

MAILING ADDRESS 7900 Harbor Island Drive, 1020, North Bay Village, Fl. ZIP 33141

EMAIL PCJ100@bellsouth.net PHONE 305 778 1586

** ARE YOU A VILLAGE RESIDENT? YES X NO IF YES, HOW MANY YEARS? 8 + years

*Applicant must live within North Bay Village to serve on a board/committee***

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP: Fl Driver's license shown upon request
(Please submit documentation proving residency or business address.)

** WHICH ISLAND DO YOU LIVE ON, or WHAT ISLAND IS YOUR BUSINESS LOCATED ON? Harbor Island

*Applicants must either reside in North Bay Village or own or work for a business located in the Village to serve on a board or committee.***

	NORTH BAY	TREASURE	HARBOR ISLAND
ARE YOU A REGISTERED VOTER?	YES X	NO	
ARE YOU A BUSINESS OWNER?	YES	NO X	IF YES, HOW MANY YEARS? ___

NAME OF BUSINESS: NA

ADDRESS OF BUSINESS: NA

Continue to next page >>>

ADVISORY BOARD SELECTION:

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES X NO

IF SO, WHICH BOARD/S: Business Development Board - Secretary, Financial Advisory Board - Vice Chair; Village Hall ~~land Development - Advisor~~ to Village Manager, Numerous other engagements as consult on an ad hoc basis

§ 32.18 - Membership limitation.
No individual shall serve on more than one Advisory Board at the same time unless a vacancy persists on any given Board after promotion of the vacancy for 90 days; thereafter, an individual already serving on an Advisory Board may be eligible to serve on a second Advisory Board. The foregoing notwithstanding, no individual may serve on more than two Advisory Boards simultaneously. All Advisory Board members shall serve without compensation and shall not otherwise obtain direct or indirect financial gain from their service in the Advisory Board (Ord. No. 2020-003, § 2, 1-14-20).

INSTRUCTIONS: **Select your top three choices and number each choice from 1 to 3.** One is your most desired/preferred choice, and three is the least. Select number zero for boards that do not interest you. The maximum number of choices allowed is three. Refer to the last page for a brief description of each board's scope.

ANIMAL WELFARE BOARD 0

COMMUNITY ENHANCEMENT BOARD 0

FINANCIAL ADVISORY BOARD 0

PLANNING AND ZONING BOARD 1

RESIDENT SERVICES BOARD 0

SUSTAINABILITY AND RESILIENCE TASK FORCE 0

YOUTH ADVISORY BOARD 0

PLEASE GIVE A SUMMARY OF YOUR WORK and CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES TO SERVE/CONTRIBUTE TO THE BOARD:

~~Demonstrated long term interest and active engagement in North Bay Village. Please see attached resume~~ for professional qualifications.

APPLICANT'S SIGNATURE: Paul C. Jacob (electronic signature) DATE: 10/23/2026

Animal Welfare Advisory Board
The Animal Welfare Advisory Board aims to consider matters relating to animal control within the Village limits and improve the Village's ability to handle animal issues effectively.

Community Enhancement Advisory Board
Recognizing the value of scenic surroundings to tourists, prospective residents, and commercial developments, as well as the citizens and taxpayers of the Village, and further preserving the quality of the environment, the purpose of the Community Enhancement Board is to consider and advance improvements, programs, and services meant to enhance the aesthetic appeal of the Village.

Financial Advisory Board
The purpose of the Financial Advisory Board is to consider and make recommendations on all issues affecting the fiscal policies and procedures of the units and departments within the Village and to assist the Village Manager, Commission, and Village Staff in the establishment of priorities in the Village's yearly budget and to maintain supervision of any bond dollars except items which could create potential legal liability, such as, but not limited to, cone of silence, active procurements, contract disputes and bid protests in which will be excluded.

Planning and Zoning Advisory Board
The purpose of the Planning and Zoning Board is to recommend to the Village Commission all matters within the general purview of planning, zoning, and development.

Resident Services Advisory Board
The purpose of the Resident Services Board is to assist the Village Mayor and Commission in developing programs, projects, and policies that improve the quality of life of the Village's residents, including, but not limited to, the youth of the community.

Sustainability and Resiliency Task Force
The Sustainability and Resiliency Task Force aims to provide technical assistance and advice to the North Bay Village Commission on mitigation and adaptation measures to respond to global warming and climate change.

Youth Advisory Board
The purpose of the Youth Advisory Board is to assist the Village Commission with respect to developing programs, projects, and policies that promote civic engagement.

PAUL C. JACOB

ENTERPRISE TRANSFORMATION | OPERATIONS | BUSINESS DEVELOPMENT
North Bay Village, Florida • (305) 778-1586 • PCJ100@bellsouth.net

EXECUTIVE PROFILE

Enterprise operations, sales, and business development leader with extensive experience in contracting—legal and financial; legal and financial model development; telecommunications; public-sector organizations; advertising and marketing; and aviation. Recognized for improving underperforming organizations, scaling revenue, strengthening customer experience, and building high-performing teams. Background spans strategic sales leadership, complex deal and product development, multi-state and international field operations, operational transformation, and cross-functional execution.

SELECTED CAREER IMPACT

- Led deal and product development organization that increased sales 376% over six years while reducing overall staffing costs 30%; 2023 gross sales exceeded $1.3B.
- Led a 4002-person field services organization across Florida, the Caribbean, and Central and South America; team achieved the company's top ranking across a broad set of performance measures.
- Turned around a region previously ranked in the fourth quartile to #1 in AT&T, achieving 146% DMD/net revenue, #1 customer satisfaction, 462% of new business development goals, 108% productivity, and 113% of training goals.
- Led a 38-state project management, field engineering, third-party vendor, and staging-center organization; delivered 160% net operating profit, 105.3% booked-to-billed, 107% customer satisfaction, and 103% compliance objectives.
- Led large-enterprise and government sales district with more than $370M in annual recurring revenue and $79M annual sales objective; moved the region from last place to consistent first-quartile performance.

CORE LEADERSHIP STRENGTHS

Enterprise Operations & Transformation • Revenue Growth & Sales Leadership • Business Development • Custom Deal Strategy & Pricing • Product Development & Launch • Customer Experience & Advocacy • Multi-Region Operations • P&L / Performance Management • Contracting & Statements of Work • Process Improvement • Team Leadership & Development

PROFESSIONAL EXPERIENCE

AT&T Technical Field Services – Business

Area Vice President, Deal & Product Development | October 2016–Present

- Lead Business Development Managers and Custom Pricing Managers supporting business development for the Technical Field Services organization.
- Direct custom deal development and solution design with sales verticals, overlay organizations, and third-party partners; oversee contracting, statements of work, value-proposition presentations, and custom pricing.
- Partner with Product Marketing on product development and launches; coordinate field-training requirements, launch plans, command-and-control improvements, and process/turnaround-time metrics.
- Delivered a 376% sales increase over six years with a 30% reduction in overall staffing costs. Gross sales exceeded $1.3B in 2023.

AT&T Business Services – Infrastructure Management

Director, Network Operations | January 2014–October 2016

- Led 402 employees across Florida, the Caribbean, and Central and South America, supporting customer-premises equipment and network installation, repair, maintenance, engineering, design, consulting, and dedicated support.
- Oversaw service delivery for voice, data, security, wireless, and IP telephony solutions for retail and wholesale customers, partnering with sales and internal teams to resolve issues and strengthen customer advocacy.
- Organization achieved the company's #1 ranking across revenue, profitability, productivity, employee and customer advocacy, quality, employee development, repeat work, on-time performance, and efficiency.

AT&T Business Field Services

Director, Network Operations – Florida, Caribbean, Central & South America | June 2006–July 2007; July 2009–January 2014

- Led a 206-person organization of sales and remote support personnel, technicians, service consultants, field managers, and project managers serving business customers and sales teams.
- Transformed a region that had frequently ranked last into AT&T's #1-ranked region: 146% DMD/net revenue, #1 customer satisfaction, 462% of new business development goals, 108% productivity, and 113% of training goals.

AT&T Global Business Solutions

Director, Network Services – Project Management, Field Engineering & Staging Centers, Eastern U.S. | July 2007–July 2009

- Managed project management, field engineering, third-party vendor relationships, and staging centers across 38 states, supporting operations and sales teams nationwide.
- Oversaw deal structuring, business development, management planning, pricing, implementation, post-project support, and staging; results included 160% net operating profits, 105.3% booked-to-billed, 107% customer satisfaction, and 103% compliance objectives.

PROFESSIONAL EXPERIENCE, CONTINUED

BellSouth Business Systems

Area Vice President, Large Enterprise / Government Sales | May 2002–June 2006

- Directed sales and support for the large-business and government division, including sales professionals, engineers, account managers, solutions account executives, sales managers, technical branch management, and support staff.
- Led a district with more than $370M in annual recurring revenue and a $79M annual sales objective. Achieved 106.8% of gross sales revenue and 109.4% of new sales revenue; recurring-revenue attainment included network 110.6%, long distance 116.2%, DSL 106.5%, CPE 115.8%, and wireless 209.8%.
- Moved the region from 14th of 14 regions to consistent first-quartile performance; it ranked #2 of 14 when transitioning to an operations role.

BellSouth Advertising & Publishing – Yellow Pages & Internet

Director, Florida District | May 2000–May 2002

- Led district sales and support functions across government, premise, inside sales, and major accounts, with more than $130M in annual billing and a broad management, sales, creative, training, and administrative team.
- Delivered 129% of net sales objective, 162% gross customer growth, 152% net customer growth, 115% billing retirement, a 23% increase in sales productivity, and a 177% reduction in proof turnaround time.

Sales Manager, Major Accounts, Premise & Inside Sales – Central / North Florida | January 1996–May 2000

- Led sales teams in client needs assessment, competitive marketing analysis, business consultation, marketing strategy, proposal development, coaching, performance management, and reporting.

- Exceeded goals, increased net billing 35%, and achieved 162% of the comprehensive benchmarked goal. Earlier served as a Premise Sales Representative from January 1996 to February 1998.

Florida Lottery

Director of Broadcasting & Intra-Operations | January 1995–January 1996

- Developed strategic goals and performance benchmarks; partnered with Mark Goodson Productions on a television game show and directed television, radio, print, public relations, advertising, and promotional activities.
- Managed contract negotiations, logistics, broadcast production, purchasing, bidding, and the design and deployment of computer gaming infrastructure.

Lottery State Sales & Sales Event Manager, Southern Region | November 1987–January 1995

- Member of the Florida Lottery startup team. Coordinated sales and marketing for 90 representatives across Miami, Fort Lauderdale, West Palm Beach, and Fort Myers; managed product launches, retailer and consumer promotions, training, public speaking, media buys, contracts, staffing, inventory, logistics, purchasing, and budgets.

EARLIER CAREER

Presidential Airways

Sales Manager & Customer Service Manager | Washington, D.C. / Miami, Florida

- Managed airline sales and promotion to travel agents and travel-related organizations, developed new business, oversaw gate and aircraft operations, and resolved customer service issues.

Challenge Airways International

Service Agent Manager | Latin America / Miami, Florida

- Managed staffing schedules and cargo and luggage transportation across South and Central America; coordinated displaced-cargo tracking and served as a logistics subject-matter resource.

PeopleExpress Airways

Manager / Area Coordinator | New Jersey / Miami, Florida

- Oversaw daily station operations, flight and aircraft scheduling, customer service, purchasing, personnel scheduling, and airport-authority liaison; completed training in preparation for a station manager role.

EDUCATION & EXECUTIVE DEVELOPMENT

Bachelor of Science in Business — Florida International University

Executive coursework and professional development — Harvard University; University of Florida; Georgia Institute of Technology; Six Sigma; Project Management Institute

COMMUNITY & CIVIC LEADERSHIP

Beacon Council of Miami, Executive IT Committee • Palm Beach County Business Development Board • Broward Alliance, Investors IT Council • State of Florida Governor's Advisory role • Nova Southeastern University, Governance Board • University Prep – Lower School • Girl Scouts of America • St. Thomas Aquinas High School • Performing Arts Educators (PAE) • UCONN Parent Advisory • SMILE Homeless Advocacy Program • StoneSoup Academy, Board Member

North Bay Village: Vice Chair, Financial Advisory Committee; Secretary, Business Development Advisory Committee; Advisory Consultant for development of the Village Hall site.

North Bay Village

ADVISORY BOARD APPLICATION FORM

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North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Office of the Village Clerk
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION:

DATE _10/13/2026_____ NAME _____Michele Samaroo_____

MAILING ADDRESS ___7601 E treasure Drive, 1405_____ ZIP ____33141_____

EMAIL _____LocalGovExpert@pm.me_____ PHONE _____3055280055_____

** ARE YOU A VILLAGE RESIDENT? YES NO IF YES, HOW MANY YEARS? 16

*Applicant must live within North Bay Village to serve on a board/committee***

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP:
(Please submit documentation proving residency or business address.)

** WHICH ISLAND DO YOU LIVE ON, or WHAT ISLAND IS YOUR BUSINESS LOCATED ON?

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NORTH BAY TREASURE HARBOR ISLAND

ARE YOU A REGISTERED VOTER? YES NO

ARE YOU A BUSINESS OWNER? YES NO IF YES, HOW MANY YEARS? 1

NAME OF BUSINESS: Samaroo Legal Solutions, PLLC

ADDRESS OF BUSINESS: 7601 E. Treasure Drive, unit 1405

Continue to next page >>>

ADVISORY BOARD SELECTION:

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES NO

IF SO, WHICH BOARD/S: _____

§ 32.18 - Membership limitation.
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ANIMAL WELFARE BOARD COMMUNITY
RESIDENT SERVICES BOARD
ENHANCEMENT BOARD 3
SUSTAINABILITY AND RESILIENCE TASK FORCE 2
FINANCIAL ADVISORY BOARD
YOUTH ADVISORY BOARD
PLANNING AND ZONING BOARD 1

PLEASE GIVE A SUMMARY OF YOUR WORK and CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES TO SERVE/CONTRIBUTE TO THE BOARD:

I'm a Board Certified City, County and Local Government Attorney with 25 years of experience and have previously advised Planning and Zoning Boards and have had to deal with almost every type of municipal issue that a city can encounter. I have lived in NBV for 16 years and my law firm is also headquarted here. I love the city and would love to use my knowledge to continue to improve our little slice of paradise.

APPLICANT'S SIGNATURE: Michele Samaroo DATE: 10/23/2026

MICHELE SAMAROO, B.C.S.
BOARD CERTIFIED SPECIALIST IN CITY, COUNTY & LOCAL GOVERNMENT LAW
North Bay Village, Florida 33141 • (305) 528-0055 • LocalGovExpert@proton.me

PROFESSIONAL SUMMARY

Board Certified City, County and Local Government Attorney with twenty-five years of transactional and litigation experience. Recognized as the 2025 Government Lawyer of the Year, she provides strategic counsel in legislation, land use, code enforcement, election law, labor and employment, and appellate matters.

PROFESSIONAL EXPERIENCE

Hearing Officer | Broward County, Fort Lauderdale, FL
May 2026- Present

- Presides over Code Enforcement Hearings as a neutral adjudicator.

Solo Practitioner / Managing Attorney | Samaroo Legal Solutions, PLLC, North Bay Village, FL
June 2025 – Present

- Provides Special Counsel, Special Magistrate, services pertaining to Land Use, Code Enforcement, Procurement, Election Law, Labor & Employment, Appeals & Litigation.

Consultant Impartial Hearing Representative | NYC Department of Education, Manhattan, NY
April 2026 – September 2026

- Represented NYCDOE in special education claims from intake to resolution or settlement.

Assistant City Attorney / Labor & Employment Counsel | City of Hialeah, FL
December 2023 – March 2025,

- Spearheaded labor law procedures and litigation; provided general counsel to the Building, Human Resources, and Community Development Departments.
- Conducted code enforcement prosecutions and authored formal legal memos and advisory opinions.
- Drafted and reviewed complex municipal contracts and interlocal agreements.

Deputy City Attorney / Litigation Counsel | City of Hallandale Beach, FL
August 2022 –December 2023

- Managed all city litigation, including personal injury, appeals, RPOs, and forfeitures.
- Developed new processes for efficient in-house litigation and created training programs for the Police Department.
- Advised the Department of Sustainable Development, Innovation Technology, and Human Resources.

Deputy City Attorney / Appellate Counsel | City of Port St. Lucie, FL
July 2021 – August 2022

- Lead counsel for appeals.
- Handled legislation, contracts and procurement.
- Advised the Public Works Department on right-of-ways and easements
- Ensured compliance with Sunshine Law and Public Records.

Hearing Officer | Department of Economic Opportunity, Fort Lauderdale, FL
May 2021 – July 2021

- Presided over administrative hearings regarding economic and unemployment benefits.

Assistant City Attorney | City of Miami Gardens, FL
February 2019 – February 2021

- Handled a diverse portfolio: Procurement, Land Use, Real Estate, Code Enforcement and Quiet Title Actions.

Assistant City Attorney (via Brown Law Group) | Opa-locka, FL *January 2017 – February 2019*

- Managed land use, legislation, procurement, vendor agreements, code enforcement and commercial litigation for the municipality.

Assistant City Attorney / Litigation Counsel | City of North Miami Beach, FL *November 2015 – January 2017*

- Chief litigation attorney for forfeitures, bankruptcies, foreclosures, and personal injury defense.

Assistant City Attorney (via Brown Law Group) | Opa-locka, FL *September 2015 – November 2015*

- Advised on code enforcement, land use, labor/employment, and contract drafting.

Solo Practitioner / Managing Attorney | The Samaroo Law Group, P.A., Miami, FL
July 2011 – September 2015

- Managed a private firm focusing on business litigation, NDAs, and criminal defense.

Special Magistrate (Part-Time) | City of North Miami Beach, FL *January 2012 – December 2015*

- Presided over Code Enforcement Hearings as a neutral adjudicator.

Adjunct Professor (Labor & Employment Law) | Barry University, Miami Shores, FL
January 2012 – December 2015

General Magistrate | 11th Judicial Circuit, Miami, FL
December 2010 – July 2011

- Presided over foreclosure trials and hearings; prepared formal Reports and Recommendations for the Court.

Assistant Attorney General (Civil) | Office of the Attorney General, Fort Lauderdale, FL
September 2010 – December 2010

- Defended state agencies and judges in civil rights, employment, and personal injury litigation.

Solo Practitioner / Managing Attorney | Law Offices of Michele Samaroo, P.A., Miami, FL
November 2008 – September 2010

- Handled appeals, FLSA claims, and municipal personal injury defense.

Staff Counsel | GEICO General Insurance Company, Miami, FL
December 2006 – November 2008

- Managed 85–100 personal injury defense cases; conducted Examinations Under Oath (EUOs).

Assistant Attorney General (Appeals) | Office of the Attorney General, Miami, FL
January 2005 – December 2006

- Drafted 80+ appellate briefs and argued before the Third District Court of Appeal.

Assistant State Attorney | Office of the State Attorney, Fort Lauderdale, FL
October 2002 –January 2005

- Managed high-volume criminal caseload (150–250 cases) and prosecuted numerous jury trials.

Assistant Public Defender | Office of the Public Defender, Orlando, FL
May 2001 – July 2002

- Managed criminal proceedings and jury trials.
- Performed legal research and drafted/argued motions for a large-volume caseload.

EDUCATION

Florida State University College of Law, Tallahassee, FL *Juris Doctor (J.D.)* | MPLE Scholar (Full Scholarship)

Barry University, Miami, FL *Bachelor of Arts (B.A.) in Pre-Law*
Emory University, Atlanta, GA

LEADERSHIP & RECENT AWARDS

- Chair, Florida Bar City, County & Local Government Law Certification Committee (2026–2027)
- Florida Bar Government Advocacy Committee (2021-2027)
- Government Lawyer of the Year, Miami Dade FAWL (2025)
- Vice-Chair, Miami Dade Bar Government Law Committee (2024–2026)
- Member of the Year, Gwen S. Cherry Black Women Lawyers Association (2023–2024)
- President, Gwen S. Cherry Black Women Lawyers Association (2022–2023)
- President, Wilkie D. Ferguson Jr. Bar Association (2008–2009)
- Miami Dade Chapter of Florida Association of Women Lawyers Board of Directors (2025-2027)
- Miami Dade Chapter of Florida Association of Women Lawyers Foundation Board of Directors (2020 – 2027)
- Florida Bar YLD Board of Governors - 2009-2013
- Legal Services of Greater Miami, Inc. Board of Directors - 2009-2011
- In Focus Magazine's 2008 Multi-Cultural Achiever of the Year Award 2008
- Success Magazine's 40 Under 40 Leaders of Today and Tomorrow 2008
- H.T. Smith President's Award (WDFJBA Outstanding Member) 2008

North Bay Village

ADVISORY BOARD APPLICATION FORM

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Please return the signed and completed application to:

North Bay Village Hall
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Village Clerk's Office
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION

DATE 10/26/26 NAME Clemente Vera

MAILING ADDRESS 7928 East Dr # 1802 NBV, FL ZIP 33141

EMAIL cfveraghb@gmail.com PHONE 786/367-5457

HOW DID YOU HEAR ABOUT US? WEBSITE ___ FACEBOOK ___ OTHER personal knowledge

ARE YOU A VILLAGE RESIDENT? YES x NO ___ IF YES, HOW MANY YEARS? 3

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP:

(Please submit documentation proving residency or business address.)

WHICH ISLAND DO YOU LIVE ON? NORTH BAY ISLAND ___ TREASURE ISLAND ___ HARBOR ISLAND x

ARE YOU A REGISTERED VOTER? YES x NO ___

ARE YOU A BUSINESS OWNER: YES x NO ___ IF YES, HOW MANY YEARS? 30

NAME OF BUSINESS: GH Builders Inc.

ADDRESS OF BUSINESS: 300 NE 59 Terrace # 101, Maimi, Fl. 33137

ADVISORY BOARD SELECTION

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES ___ NO x

IF SO, WHICH BOARD: Planning & Zoning Board / Community enhancement board

Please select your **first**, **second**, and **third** choices from among the following Boards and Committees. If you are interested in only one, please indicate this.

§ 32.18 - Membership limitation.

No individual shall serve on more than one Advisory Board at the same time unless a vacancy persists on any given Board after promotion of the vacancy for 90 days; thereafter, an individual already serving on an Advisory Board may be eligible to serve on a second Advisory Board. The foregoing notwithstanding, no individual may serve on more than two Advisory Boards simultaneously. All Advisory Board members shall serve without compensation and shall not otherwise obtain direct or indirect financial gain from their service in the Advisory Board (Ord. No. 2020-003, § 2, 1-14-20).

ANIMAL CONTROL BOARD	____	**PLANNING and ZONING BOARD**	1
RESIDENT SERVICES BOARD	____	**SUSTAINABILITY and RESILIENCE TASK FORCE**	____
FINANCIAL ADVISORY BOARD	____	**CHARTER REVIEW BOARD**	____
COMMUNITY ENHANCEMENT BOARD	2		

All Board Members are required to disclose their Financial Interests annually. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office. Planning and Zoning Board Members Complete Form 1 - Statement of Financial Interests, and all other Board Members complete Source of Income Statement.

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD. WHAT YOU MAY BE ABLE TO CONTRIBUTE:

I have always been interested and involved in the community I live in. To me it's very important to learn and be involved where you and your family lives.

1. My first involvement was on the Personnel Board at the City of Hialeah, this is an advisory board created to oversee employment rules and personnel matters. What really interested me of this board was, if a City employees feels he/she has been treated unfairly, wrong, fired, reprimanded etc. The employee, and the City of Hialeah would face the board and plead their case, the Personnel Board has the power to agree with the City, or agree with the employee giving the employee his job back .
2. Affordable Housing Advisory Board / Miami Dade County 2013- 2017 met to approve housing projects sponsored by the county.
3. Parks & Police for kids board, Doral, Fl 2010-2013 This board with Doral Police department sponsored after hour school events in city parks and Doral golf country club (Trump Golf Club now). the idea was for troubled kids to be involved in the parks with police officers and adults with authority. it normally was a six week program and it was a delight how these troubled kids from hating police, got to know the officers and became friends hopefully to stay out of trouble in the future.
4. Doral Chamber of Commerce 2006-2012
5. Architectural control committee, Doral Isles Association, Doral Isle. 2004-2008 HOA Architectural approvals and recommendations for the Association.
6. Eloquence on the Bay Board of Directors / Secretary / 2025 - present

APPLICANT'S SIGNATURE: Clemente Vera Clemente Vera **DATE:** 10/27/27

FINANCIAL ADVISORY BOARD [FAB]

FIVE MEMBERS

The purpose of the **Financial Advisory Board** is to consider and make recommendations on all issues affecting the fiscal policies and procedures of the units and departments within the Village and to assist the Village Manager, Commission, and Village Staff in the establishment of priorities in the Village's yearly budget and to maintain supervision of any bond dollars except items that could create potential legal liability, such as, but not limited to, cone of silence, active procurements, contract disputes, and bid protests in which will be excluded.

FAB – SEEKING RE-APPOINTMENT

FIRST NAME	LAST NAME	2024 – 2026 SEAT HELD	SERVED BEFORE?
Lars	Schott	Chair	YES – FAB
Elizabeth	Avalo	Vice Chair	YES – FAB
Marcos	Gutierrez	Board Member	YES – FAB
Sidharth	Mehta	Board Member	YES – FAB
William "Bill"	Prendergast	Board Member	YES - FAB

FAB – NEW APPLICANTS

FIRST NAME	LAST NAME	MOST PREFERRED	SERVED BEFORE?

FINANCIAL ADVISORY BOARD

BOARD MEMBERS SEEKING REAPPOINTMENT

NORTH BAY VILLAGE
REQUEST FOR RE-APPOINTMENT
FINANCIAL ADVISORY BOARD

October 22**, 2026**

Lars Schoett

Name of the Board Member

X
___ I would like to respectfully request reappointment to the North Bay Village Financial Advisory Board for the 2026–2028 term.

___ I would like to give another individual the opportunity to serve on the North Bay Village Financial Advisory Board for the 2026–2028 term.

Signature

LARS SCHOTT

FINANCE & IT EXECUTIVE

North Bay Village, FL +1-954-348-3949 larsschott@icloud.com

SUMMARY

Experienced Vice President with a long history of working in Finance and the Telecommunications industry reporting to C-level executive leadership; current role in multi-national company with $4BN+ in revenues and 10,000+ employees across over 20 markets in Latin America, Caribbean and USA. Highly experienced in working in global multi-cultural organizations, providing hands-on senior leadership of business transformations while building a strong leadership culture.

Solid background in delivering tangible business performance improvements, multi-million post-merger synergies and cost benefits through developing and executing change management strategies, digital transformations, re-structuring programs and integration initiatives across Finance, IT and Commercial Operations. Proven track record in leadership development as well as providing oversight to establishing new operating models; development of organizations with an open and transparent culture, and ensuring relevant business processes are deployed with the proper tools and systems to maximize performance and automation needs.

Demonstrated and internally recognized key skills include People Management of senior leaders in large organizations, management of Post-merger Integration programs, Revenue Assurance & Fraud Prevention Management, Telecom Retail and Wholesale Billing, Business Process and Finance Controls Compliance Optimization, Project Management, IT Strategy Development, and Digital Transformations.

EDUCATION

School of Economics, Business & Law, Gothenburg University, Sweden

MSc Management and Financial Accounting

- Leadership Program Effectiveness Evaluation

- Valuation Models Intangible Assets

KEY SKILLS

- **Leadership Development**
- **Organizational Development**
- **Risk & Compliance Controls**
- **Finance Controls**
- **Process Improvement**
- **Performance Management**
- **Billing & Collections**
- **Cost Structure Transformation**
- **Digital / IT Strategy**
- **Post-merger Integration**

EXPERIENCE

Apr 2018 - present

VP, Revenue Management (Group Finance) • **Cable & Wireless Communications / Liberty Latin America** • Miami, FL

Group Revenue Assurance & Fraud Management, Finance Billing Operations, Carrier Billing Operations and Customer Payment Operations across 20 markets and Business Units - reporting to Group CFO. Leading a dedicated team of senior Finance leaders and professionals to transform but also run daily operations of the C&W Group Revenue Management function.

Key achievements: delivered new Operating Model; 50% OPEX reduction through digital initiatives in Risk and Billing & Collections; significant increase in controls framework scope and process automation; significant improvement in staff engagement scores through building a strong culture; awarded Top 10 Manager recognition four (4) consecutive years

Apr 2017 – Mar 2018

VP, Operational Excellence (Group Transformation Office) • **Cable & Wireless Communications** (Liberty Global) • Miami, FL

Operational Excellence (Transformation Office) - reporting to Chief Transformation Officer. Identifying, planning, and executing key transformation initiatives across Digital, Finance, Technology and Customer Experience.

Key achievements: supported transformation of Company Operating Model; overall program delivered $49M in cost savings; supported break-down of functional silos and encouraged staff to a mindset of continuous improvement.

Jul 2015 – Mar 2017

Senior Director, Integration & PMO (Group HR & Integration) • **Cable & Wireless Communications** • Miami, FL

Integration PMO – reporting to Senior Vice President, Integration. Overall program manager of integration between Cable & Wireless Communications and Columbus International operations across all center work streams and 17 markets (Finance, Customer Experience, Legal, IT, Network, HR, Marketing, Procurement).

Key achievements: supported delivery of $85M in cost synergies; re-branded 17 B2C / B2B markets; established combined Operating Model.

Sep 2007 – Jun 2015
Senior Advisory Consultant (CEO / COO Office) • **Columbus Communications Inc.** • Miami, FL

Corporate PMO – reporting to CEO and COO. Established and managed Columbus Communication's Corporate PMO in terms of people, processes and tools to drive executive sponsored programs across the business covering post-merger Integrations and strategic initiatives in Finance, Customer Experience, IT, Technology, Product and Marketing.

Apr 2002 – Apr 2009
Senior Consultant / Project Manager (Telecom Consultancy – IT & Billing) • **EC2B Business Partner AB** • Stockholm, Sweden

Apr 1999 – Apr 2002
Senior Consultant / Project Manager (Telecom Consultancy – IT & Billing) • **Kipling Systems Integration AB** • Gothenburg, Sweden

Mar 2001 – Feb 2002
Senior Consultant / Project Manager (Telecom Consultancy – IT & Billing) • **Telia Sonera** • Copenhagen, Denmark

Jan 1999 – Feb 2001
Consultant / Project Manager (Telecom Billing) • **Ericsson Hewlett Packard AB** • Stockholm, Sweden

KEY TECHNICAL SKILLS

PowerPoint Presentations – Expert Level | **Microsoft Office Product Suite** – Expert Level | **Visio** – Advanced Level | **Telecom BSS / OSS Systems** – Strategic User Level | **Oracle / RDMS** – Advanced Level

REFERENCES

Available upon request

NORTH BAY VILLAGE
REQUEST FOR RE-APPOINTMENT
FINANCIAL ADVISORY BOARD

October 1, 2026

Elizabeth (Liz) Avalo

Name of the Board Member

X I would like to respectfully request reappointment to the North Bay Village Financial Advisory Board for the 2026–2028 term.

___ I would like to give another individual the opportunity to serve on the North Bay Village Financial Advisory Board for the 2026–2028 term.

Signature

Elizabeth Avalo
1790 S. Treasure Drive
Unit 3C
Miami, Fl. 33141
305-331-5514

Objective A challenging and rewarding position as an Operations Manager

Experience I'm a Self-starter with proven leadership abilities, in all aspects of the Mortgage Industry. I've been in the industry since 1991 in many positions, As an Underwriter, Processor, Branch Manager, MLO, Account Executive.

Employment

DG Pinnacle Home Loans: Operations Manager – 1/2/2025 to present

I oversee and direct the day-to-day operational activities to ensure efficiency and effectiveness. I'm responsible for managing various aspects of the business, including production, quality control, inventory management, and resource allocation. Essentially, I ensure the smooth and efficient functioning of the organization's operational processes.

DG Pinnacle Home Loans: TPO Account Executive - 12/15/2023 to 1/2/2025

I am the Account Executive for their TPO Division, I am the liaison working with all our Approved Brokers to satisfy all their Mortgage needs. I assist all the Brokers in training their MLO's, help structuring loans, calculating income, and answering all types of Mortgage questions. I visit the Mortgage Broker Offices, attend Mortgage Trade Shows, and reach out to new potential Mortgage Brokers in the Industry.

Ready Mortgage Lenders: DE Underwriter - 10/8/14 to 6/27/2023

As DE Underwriter, I review all types of Residential Loans, including Conventional, FHA, and VA for Approval or Denial. Analyzing each Credit Profile to confirm that the Borrowers have the Credit, Income, and Assets to qualify for their Mortgage Application. Review the complete file including Appraisals, Contracts, Fraud Guards, AVM, Title, and etc. Answer all Help Desk Questions from the MLO's, help the Processing Dept. with any questions they may have. Work with the following DPA's Program with Florida Housing, MDEAT, Chenoa Funds, and SHIP. Constantly completing Trainings and Webinars to keep up with the changes in this Industry. Read all new Agency Guidelines along with the Investor Overlays to confirm that the Loan fits within the Guidelines.

All in One Mortgage Lenders, SR. Loan Processor- 7/19/13 to 10/1/14

As a Sr. Loan Processor, I process all Mortgage Loan Applications, review and package each loan for Underwriting approval. I get the loans to the closing table, making it as seamless as possible. I process all types of loans, FHA, VA, 203K, and Conventional. I work with the Encompass system using the milestones to ensure that all loans are processed in a timely fashion. I communicate with all parties involved in each transaction to make sure everyone is update to date on the status of each loan that is submitted. I work closely with the Underwriters to make sure that all loans have all the necessary documentation that is needed in order to close a salable loan.

Home Financing Center, Inc., Mortgage Underwriter - 12/09/10 to 7/17/13

I was responsible for the Pipeline Management in the Underwriting Dept. I underwrote all Conventional, FHA, and VA loans applications. Approved or rejected residential loan applications by analyzing credit reports, financial statements, income, assets, and appraisal documentation for qualifying purposes. I'm also certified through E-housing for their County and State Bond programs have experience with MMAP (Certified), OCED, NSP, City of Miami programs that are offered to the Community. Communicate loans decisions to Loan Processors and Loan Officers in a timely fashion and ensure compliance deadlines are met with regards to pre-disclosures, approval letters, denial notices, and counteroffers.

Education

NMLS, FL. - Since October 2009
Miami-Dade College, Miami, Fl -. Degree in Accounting Technology
Gold Coast School, Doral, Fl. – Mortgage Broker 2009
Massasoit College, Canton, Ma. - Business Management 1996
Seminars & Training for all types of loan systems & products, 1991 to current
Bilingual in Spanish

NORTH BAY VILLAGE
REQUEST FOR RE-APPOINTMENT
FINANCIAL ADVISORY BOARD

October 1, 2026

William Prendergast

Name of the Board Member

X I would like to respectfully request reappointment to the North Bay Village Financial Advisory Board for the 2026–2028 term.

___ I would like to give another individual the opportunity to serve on the North Bay Village Financial Advisory Board for the 2026–2028 term.

WILLIAM THOMAS PRENDERGAST

Digitally signed by WILLIAM THOMAS PRENDERGAST
DN: CN=WILLIAM THOMAS PRENDERGAST, E=wprendergast@tlgprop.com
Reason: I am the author of this document
Location:
Date: 2026.10.01 09:07:18+02'00'
Foxit PDF Reader Version: 2025.3.0

Signature

Bill Prendergast

Bill Prendergast (Age 47)

1660 S Treasure Dr, North Bay Village, FL 33141
wprendergast@itgprop.com | 617-899-3500
Commercial Real Estate Principal | Licensed Real Estate Broker (MA)

PROFESSIONAL SUMMARY

Commercial real estate executive with over 20 years of experience in financial oversight, asset management, budgeting, and long-term capital planning. Founder and Principal of a privately held real estate firm with responsibility for operational performance, financial discipline, and risk management. Offers practical, real-world financial judgment and fiduciary responsibility well suited for municipal financial advisory service and public stewardship.

PROFESSIONAL EXPERIENCE

Principal – Integrated Properties Inc. | 2007 – Present
- Financial, operational, and strategic oversight
- Operating budgets, forecasts, and capital planning
- Cash flow analysis, performance evaluation, and risk management
- Vendor contracts, expense controls, and lease negotiations
- Coordination with legal, accounting, and lending professionals
- Fiduciary responsibility for assets under management

Property Manager & Leasing Manager – Heritage Property Investment Trust | 2001 – 2006
- Budgeting and operating expense management
- Lease negotiations, renewals, and tenant improvements
- Cost-control initiatives and financial performance analysis
- Capital improvements and long-term maintenance planning

EDUCATION

Bachelor of Science in Business, Salve Regina University, Newport, RI | 2001

LICENSE

Massachusetts Real Estate Broker License

RELEVANT EXPERTISE

Municipal and organizational budgeting • Capital planning and forecasting • Financial oversight and reporting • Risk assessment and mitigation • Contract and vendor management • Governance-focused decision making • Fiduciary responsibility

COMMUNITY SERVICE OBJECTIVE

Seeking to serve as a **Volunteer Member of the North Bay Village Financial Advisory Board**, contributing disciplined financial oversight, transparency, and long-term fiscal planning in support of responsible municipal governance.

North Bay Village

ADVISORY BOARD APPLICATION FORM

Residents and business owners of North Bay Village are welcome to apply at any time; however, applications are only considered when a vacancy occurs. Please be advised that all submitted board/committee applications are a public record subject to the disclosure of Chapter 119 of the Florida Statutes.

Please return the signed and completed application to:

North Bay Village Hall
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Village Clerk's Office
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION

DATE January, 15, 2026 NAME Bill Prendergast

MAILING ADDRESS 1660 S. Treasure Dr., North Bay Vlg., FL ZIP 33141

EMAIL wprendergast@itgprop.com PHONE 617-899-3500

HOW DID YOU HEAR ABOUT US? WEBSITE ___ FACEBOOK ___ OTHER NBV Insider

ARE YOU A VILLAGE RESIDENT? YES X NO ___ IF YES, HOW MANY YEARS? 8

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP:

(Please submit documentation proving residency or business address.)

WHICH ISLAND DO YOU LIVE ON? NORTH BAY ISLAND X TREASURE ISLAND ___ HARBOR ISLAND ___

ARE YOU A REGISTERED VOTER? YES X NO ___

ARE YOU A BUSINESS OWNER: YES X NO ___ IF YES, HOW MANY YEARS? 20

NAME OF BUSINESS: Integrated Properties, Inc.

ADDRESS OF BUSINESS: P.O. Box 988, Sudbury, MA 01776

ADVISORY BOARD SELECTION

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES ___ NO X

IF SO, WHICH BOARD: _____

Please select your **first**, **second**, and **third** choices from among the following Boards and Committees. If you are interested in only one, please indicate this.

§ 32.18 - Membership limitation.

No individual shall serve on more than one Advisory Board at the same time unless a vacancy persists on any given Board after promotion of the vacancy for 90 days; thereafter, an individual already serving on an Advisory Board may be eligible to serve on a second Advisory Board. The foregoing notwithstanding, no individual may serve on more than two Advisory Boards simultaneously. All Advisory Board members shall serve without compensation and shall not otherwise obtain direct or indirect financial gain from their service in the Advisory Board (Ord. No. 2020-003, § 2, 1-14-20).

ANIMAL CONTROL BOARD	____	PLANNING and ZONING BOARD	2
RESIDENT SERVICES BOARD	____	SUSTAINABILITY and RESILIENCE TASK FORCE	____
FINANCIAL ADVISORY BOARD	1	CHARTER REVIEW BOARD	____
COMMUNITY ENHANCEMENT BOARD	____		

All Board Members are required to disclose their Financial Interests annually. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office. Planning and Zoning Board Members Complete Form 1 - Statement of Financial Interests, and all other Board Members complete Source of Income Statement.

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD. WHAT YOU MAY BE ABLE TO CONTRIBUTE:

Throughout my career, I have been directly responsible for the financial oversight of diverse portfolios spanning retail, office, and residential properties, requiring budget management, fiscal forecasting, and strategic resource allocation. As a principal, I make critical decisions involving capital expenditures, operational budgets, and long-term financial planning. This hands-on experience with budgeting, cash flow management, and balancing competing financial priorities directly mirrors the core responsibilities of this advisory board.

My civic engagement includes regular volunteer work with the Miami Rescue Mission through soup kitchen operations, toy drives, adult mentoring programs, and Thanksgiving meal delivery.

I believe I can contribute in several important areas: creating and managing budgets, balancing Village departments and resident needs, and understanding the complexities of capital planning through property development experience. I am committed to serving North Bay Village with the same fiscal responsibility and attention to detail that I apply to my professional work.

APPLICANT'S SIGNATURE: _____ DATE: January, 15, 2026

NORTH BAY VILLAGE
REQUEST FOR RE-APPOINTMENT
FINANCIAL ADVISORY BOARD

October 2, 2026

Sidharth R. Mehta

Name of the Board Member

x I would like to respectfully request reappointment to the North Bay Village Financial Advisory Board for the 2026–2028 term.

___ I would like to give another individual the opportunity to serve on the North Bay Village Financial Advisory Board for the 2026–2028 term.

Signature

SIDHARTH R. MEHTA, M.D.

sidharthrmehta@gmail.com | 732-259-6728 | linkedin.com/in/sidharthmehtamd

PROFESSIONAL EXPERIENCE

Allele Capital **2025-Present**

Director

- Lead origination and execution of life sciences advisory, licensing, and capital-markets transactions—own valuation, due diligence, and negotiation work-streams.
- Manage client relationships; translate complex scientific, clinical, and financial data into investor ready materials and investor decks.
- Drive sector coverage and idea generation: monitor pipeline catalysts, competitive landscapes, and regulatory shifts

Malinois Advisors **2023 – 2025**

President

- Lead comprehensive due diligence/opportunity assessment for LPs: Select advisory
  - Co-Lead $5M Pre-Series A SPV for cancer diagnostic startup
  - Advised LP to refrain from investing in $30M convertible note raise for Medtech
- Develop market models, valuation, and competitive market analysis resulting in SPV formation for Medtech startup

Jefferies, Inc **2021 – 2023**

Senior Associate, Equity Research; Biotechnology (II #2)

- Generated differentiated biotech investment theses by building granular financial models and publishing sector-leading research reports; leveraged clinical expertise to craft therapeutic-area landscapes (CVD, heme/onc, I&I, ID, T2D/obesity)
- Coverage Universe included: *MRNA, VRTX, CERE, PRTA, ALGS, IVVD, IMRX, FATE, MORF*
- **Select Recommendations:**
  - Pitched MORF as a long when Street was consensus short after underwhelming Phase IIa data readout, trade returned positive 75% on $3.2B buyout by LLY
  - Pitched MRNA as a short when Street was consensus long on tail revenues from COVID19 Vaccines, trade returned positive 27%

Entrée Health (Omnicom Health Group) **2020 – 2021**

Life Sciences Senior Consultant (fka AVP, Medical Director & Business Development)

- Developed market/opportunity/competitive analyses and pricing/market access strategies for 25 in-line products spanning 10 therapeutic areas to optimize clients' commercial advantage; examples:
  - **U.S. Launch & Payer Strategy:** Developed positioning strategy for a novel mAb in IBD, advised on HCP behaviors, patient treatment journey, competitor response, and formulary coverage
  - **Landscape & Coverage Policy Assessment:** Led the landscape and payer formulary coverage assessment for the launch of a novel oral therapeutic in the systemic autoimmune space
  - **Indication Expansion:** Designed the payer strategy and value proposition roadmap for two $10B franchises to inform approved FDA label expansions within the cardiology and I&I space
- Led firm's biopharma business development efforts, revenue generation and yearly business planning, increasing new business opportunities by 25% and YoY revenue growth by 30%

General Surgery Resident **2017 – 2019**

EDUCATION

- **MD** | St. George's University, School of Medicine **2017**
- **MS, Biomedical Sciences** | Rutgers University **2011**
- **BA, Economics** | Villanova University **2009**

OTHER

Platforms: FactSet, Microsoft Office Suite, Bloomberg, CapIQ

Skills: Financial modeling & Valuation, Scientific Expertise, Strategic Thinking, Market Research, Investment Due Diligence, Team Leadership, Risk Assessment, Research & Investment Analysis

Interests: Fishing, spearfishing, scuba diving, cooking, traveling

NORTH BAY VILLAGE
REQUEST FOR RE-APPOINTMENT
FINANCIAL ADVISORY BOARD

October 12, 2026

Marco Zuniga Gutierrez

Name of the Board Member

X I would like to respectfully request reappointment to the North Bay Village Financial Advisory Board for the 2026–2028 term.

___ I would like to give another individual the opportunity to serve on the North Bay Village Financial Advisory Board for the 2026–2028 term.

Marco Zuniga Gutierrez

Digital signatures Marco Zuniga Gutierrez
Distinguished name: CN=Marco Zuniga Gutierrez, O=Miami Jewish Health, OU=MIND Institute, E=mzuniga@miamijewishhealth.org, C=US
Reason: I am the author of this document
Location:
Date: 2026-10-12 13:00:43

Signature

Contact

7910 Harbor Island Dr, # 810
North Bay Village, FL 33141
7865219070 (Mobile)
zmarco3@gmail.com

www.linkedin.com/in/zmarco3 (LinkedIn)

Top Skills

Project Management
HRIS
Simulations

Languages

Spanish (Native or Bilingual)
French (Limited Working)
English (Full Professional)

Publications

A Discrete Event Simulation Model for Crew Movement in Cruise Lines using Arena

A Mathematical Model for Scheduling Shipboard Crew in Cruise Lines (Case Study: Royal Caribbean Cruises)

Marco Zuniga Gutierrez

I connect people with causes and opportunities; let's talk. Finance Leader @ Baptist Health. United Way Campaign Chair @ Baptist Health. Advisory Council @ Bounce Back from Cancer™. Treasurer @ Junior Orange Bowl.
Miami Beach, Florida, United States

Summary

As an Industrial Engineer with over 14 years of experience in finance, human resources and information technology, I facilitate the analysis of financial data into meaningful information for decision making. I leverage technology to deliver financial information and guarantee data reliability by establishing data governance as the framework for all data management.

Marco Zuniga Gutierrez
(786)521-9070
zmarco3@gmail.com

Experience

Baptist Health South Florida
Director, Finance Ops - Corporate Finance/Accounting
April 2020 - Present (3 years 9 months)
Coral Gables, Florida, United States

- Assist Central Finance Leadership by acting as the Finance Business Partner for Technology & Digital (T&D, formerly Information Technology)
- Partner with T&D and Central Finance Leadership in the development of a + $300M Operating & Capital budget for T&D
- Manage T&D financial performance and advise T&D and Central Finance Leadership on significant variances and year-end projections
- Lead T&D month and year-end close activities in partnership with the Controller's Office and T&D Corporate & Affiliate Finance Offices
- Champion process improvement and finance transformation initiatives such as:

o FY21 T&D Amortization Schedule (+300 POs, ~$9M/month) – Streamlined the current process moving from day three to day two of the close

o FY20 Finance Mobile Workforce – Led the IT Hardware & Access group, established IT mobile equip processes, and arranged +100 IT equip exchanges

o FY20 Emergency Capital – Partnered w/ the VP of Admin Ops in establishing a process to collectively review all emergency capital requests for T&D

University of Miami

Manager, Business Intelligence - Office of Financial Planning and Analysis

May 2014 - April 2020 (6 years)

- Led the full-system implementation and administration of the University's cloud EPM system solution for budgeting, planning and forecasting – Tidemark
- Managed partnership relations with Tidemark (Longview) netting YTD savings to the University of $0.9M in contract negotiations
- Centralized all annual budget tasks into one live, online system with twice the amounts of users (+400) and all year-long usage
- Replaced budget and capital planning requests in spreadsheets and e-mails, with structured business processes in Tidemark
- Positioned Tidemark as the University's leading solution for all financial reporting (Actual, Plan and Forecast) in GAAP and Management
- Partnered with Accenture and Deloitte in the implementation of the University's cloud ERP for finance and human resources – Workday

University of Miami, Miller School of Medicine

3 years 7 months

Sr. Compensation Analyst, Medical Human Resources

September 2012 - May 2014 (1 year 9 months)

- Acted as a lead and backup in the absence of the Director/Interim Director of Compensation
- Provided guidance and consultation in the resolution of compensation matters
- Reviewed and initiated the creation of new jobs using job content job evaluation methods and market pricing analysis
- Executed individual and group equity analyses and advised departments on appropriate employee/position actions
- Led the creation and distribution of periodic and non-periodic/ad hoc reporting needs
- Designed and maintained medical human resources reports, dashboards, metrics and forms

- Partnered and assisted medical human resources teams in special projects and/or university/department initiatives

Compensation Analyst, Medical Human Resources
November 2010 - September 2012 (1 year 11 months)

- Partnered with PwC consultants in the design and implementation of automated data validation processes during a reduction in force
- Co-managed the fiscal year 2012 pre and post medical staff merit increase auditing and correction process
- Reviewed and approved/denied all medical staff employee reclassification, new hire salaries and salary adjustment requests
- Reviewed and approved/denied all medical staff requests to create, fill and reclassify existing positions entered in Ariba
- Participated in healthcare salary surveys to include Towers Watson, Mercer, Hay Group and Florida Hospital Association
- Developed and updated sample job descriptions currently available at the University of Miami public compensation website
- Developed and maintained a MS Access application to securely enter, track and report all types of compensation transactions

Royal Caribbean Cruises Ltd.
Business Analyst, Human Resources
October 2009 - November 2010 (1 year 2 months)

- Managed a two-year old research partnership between the Industrial and Systems Engineering department at Florida International University and the HR Metrics team at Royal Caribbean Cruises Ltd.
- Partnered with Human Resources Business Partners and corporate financial teams in the development and maintenance of organization-wide quarterly headcount movement and payroll reports
- Partnered with human resources leaders and their teams to understand, document and analyze their goals, objectives and tasks
- Partnered with Information Technology in the cost estimation and functional specifications document of an optimization-based crew scheduling application interacting with Oracle's JD Edwards EntrepriseOne
- Designed and developed a MS Access application and MS Excel metrics dashboard for the File Room & Global Shared Employee Services management team
- Developed, tested and recommended forecasting models for the estimation of crew airfares

[redacted]

Florida International University
Graduate Research Assistant, Industrial & Systems Engineering
January 2008 - October 2009 (1 year 10 months)

- Worked as a consultant in a research partnership with Royal Caribbean Cruises Ltd. (May 2008 – August 2009)
o Developed SQL queries in Brio Intelligence version 6.6.4 to collect data relevant to crew scheduling
o Identified and analyzed crew no-show factors using statistical tools in Minitab version 15
o Developed regression models to estimate the number of crew no-shows at one of Royal Caribbean International vessels
o Developed a simulation model of crew movements using Arena version 10
o Developed an optimization model for crew scheduling using AMPL version 20090811 and ILOG's CPLEX version 10.1
o Verified and validated all models using historical data
o Presented results on a bi-weekly basis to Managers, Directors and Vice Presidents involved
- Worked in the development of a MS Excel VBA-based application to predict the performance measures of queue networks (January 2008 – May 2008)

Royal Caribbean Cruises Ltd.
Industrial & Systems Engineering Full-Time Intern, Human Resources Information Systems
May 2007 - January 2008 (9 months)

- Developed a MS Excel decision support system that aided company Vice Presidents in salary planning for 2008
- Developed a MS Excel weekly report that decreased 98.00% of the discrepancies found within shipboard and shoreside databases
- Conducted time studies within the Shipboard Compensation team and suggested opportunities for improvement
- Participated in the revision of the shipboard recruitment process throughout the crew member life cycle
- Designed and documented the functionality specifications of a web-enabled application for shoreside career tracking analysts

American Express
Industrial & Systems Engineering Student/Part-Time Vendor, Billing and Payment Services
August 2006 - May 2007 (10 months)

- Developed and updated existing process maps for all processes in the payment operation
- Collected and analyzed historical data using company databases, available reports and time studies
- Designed and coded the conceptual model using Arena version 10.0
- Documented all aspects of the model including assumptions, variables, and logic
- Presented to business management/stakeholders and transitioned model to company

J&M Karaoke, Audio y Video
Owner and Manager
January 2004 - May 2006 (2 years 5 months)

- Planned and executed corporate and non-corporate social events
- Directed and coordinated the logistics of events
- Hired personnel and services required
- Managed customers' relations and met their needs

Education

University of Miami
Master's Degree, MRED+U (Master of Real Estate Development and Urbanism) · (2024)

University of Miami
Master of Business Administration (M.B.A.), MBA for Working Professionals Program · (2013 - 2015)

University of Miami
Graduate Business Certificate Program · (2012 - 2013)

WorldatWork Society of Certified Professional
Global Remuneration Professional (GRP) · (2011 - 2013)

WorldatWork Society of Certified Professionals
Certified Compensation Professional (CCP) · (2011 - 2013)

SUSTAINABILITY and RESILIENCE TASK FORCE [SRTF]

FIVE MEMBERS

The purpose of the **SR Task Force** is to advise the Village Commission on strategies and policies for continuing to implement the adopted plan and its updates and taking adaptation measures in response to climate change.

SEEKING REAPPOINTMENT

FIRST NAME	LAST NAME	MOST PREFERRED / ISLAND	SERVED BEFORE?
Jessica	Alessio	Board Member / Treasure Island	Yes - SRTF
David	Doebler	Vice Chair / Harbor Island	Yes - SRTF
Alisha	Graham	Chair / Treasure Island	Yes - SRTF
Brenda	Krebs	Board Member / Harbor Island	Yes - SRTF

NEW APPLICANTS

FIRST NAME	LAST NAME	MOST PREFERRED / ISLAND	SERVED BEFORE?
Michelle	Samaroo*	*SRTF – 2nd Choice / Treasure Island*	No

***** ***Ms. Samaroo has also submitted a request for appointments to the Planning & Zoning Board (1) and the Community Enhancement Board (3).***

SUSTAINABILITY & RESIELIENCE TASK FORCE

BOARD MEMBERS SEEKING REAPPOINTMENT

NORTH BAY VILLAGE

REQUEST FOR RE-APPOINTMENT

SUSTAINABILITY & RESILIENCE TASK FORCE

2026-2028

October 1, 2026

Name of the Board Member

Jessica Alessio

X I would like to request reappointment to the North Bay Village Sustainability & Resilience Task Force for the term 2026-2028

___ I would like to give another individual the opportunity to serve on the North Bay Village North Bay Village Sustainability & Resilience Task Force for the term 2026-2028

Signature

JESSICA LUCIA ALESSIO, M.Ed. COMS, CVRT

EDUCATOR | MENTOR | LEADER | ENTREPRENEUR

jessicaluciaalessio@gmail.com

781-698-5293

Recognized history in Vision Rehabilitation and Education with extensive experience developing nonprofits, curriculum, and helping to create individualized modifications for clients and other vision professionals reach their goals. Proven track record of leadership through active board membership and presentations, mentorship, and supervision to University students.

EXPERIENCE

- **See the World Education, 501(c)(3) Nonprofit Organization,** **FOUNDER & CEO**
  2017 to Present- Founder of Nonprofit Organization to help individuals with disabilities expand their opportunities in the arts, recreation, and travel. Developed a series of community events focusing on inclusivity for people of all abilities. Created and implemented a vast volunteer program to battle COVID-19 and successfully delivered over 10,000 personal hygiene and cleaning supplies to the disabled community in financial need.
- **University of Massachusetts Boston,** **FLORIDA UNIVERSITY REPRESENTATIVE**
  2016 to Present- Supervisor and mentor to all Florida students in CVRT and O&M as the Florida University representative. Actively mentoring for various Vision Studies Graduate Students in Florida and Puerto Rico.
- **Tampa Public Schools and Florida Representative AIS,** **O&M LEAD FLORIDA**
  2020 to 2021- O&M provided to multiple schools K-12 Tampa Students, both in schools and at student homes, working as a lead in an interdisciplinary team to guide other orientation and mobility specialists for AIS in FL.
- **Lighthouse of Broward,** **O&M, VRT, AT**
  2017 to 2020 - Facilitated Caregiver Information Group, fundraisers, events & University Presenter, lessons taught in English and Spanish for VRT O&M and AT to all age groups and LHOB programs Ft. Lauderdale, FL.
- **Miami Public Schools,** **ORIENTATION AND MOBILITY SPECIALIST**
  2016 to 2017- Developed and implemented plans for K-12 students in Miami Public schools to reach their goals in orientation and mobility.
- **Miami Lighthouse for the Blind,** **O&M AND VISUAL REHABILITATION THERAPIST**
  2014 to 2016- Orientation and Mobility, Visual Rehabilitation Therapy and Assistive Technology taught in both English and Spanish to all age groups and programs. Provided itinerant and center based services in Miami. Organized family & community events, and worked as liaison for program & local businesses.

EDUCATION

- **ACVREP Certified in Orientation and Mobility** -since 2014-
- **ACVREP Certified in Visual Rehabilitation Therapy** -since 2015-
- **Master's in Education,** University of Massachusetts Boston, Vision Studies Program
- **Dean's List Honors,** University of Massachusetts Boston

PRESENTATIONS & BOARDS

- **Florida Chapter AER** **PRESIDENT, PAST PRESIDENT**
  2017 to 2023- Serving as Past President to the Florida Association for Education and Rehabilitation of the Blind and Visually Impaired. Development of biannual conferences and conducting board meetings regularly.
- **AER International 2018 Conference,** Reno, Nevada "Safety Techniques for Itinerant Professionals".
- **AER Resolutions Committee Member**
- **Member of Miami Beach Chapter, FCB Florida Council of the Blind**
- **Florida AER 2019 & 2017 Conference** "The Ultimate ADL Checklist", "South Florida Regional Meeting", "Tactile and Sensory Maps", Orlando, Florida. Raised over $30,000 for the Florida Chapter through development of both 2017 and 2019 FAER conferences.
- **AER International Orientation and Mobility Conference**, Pittsburgh, Pennsylvania, "The Medici Effect for Vision Professionals" Poster Session.

ADDITIONAL WORK EXPERIENCE & CERTIFICATIONS AVAILABLE ON REQUEST

NORTH BAY VILLAGE

REQUEST FOR RE-APPOINTMENT

SUSTAINABILITY & RESILIENCE TASK FORCE

2026-2028

October 30, 2026

Dave Doebler

Name of the Board Member

X I would like to request reappointment to the North Bay Village Sustainability & Resilience Task Force for the term 2026-2028

___ I would like to give another individual the opportunity to serve on the North Bay Village North Bay Village Sustainability & Resilience Task Force for the term 2026-2028

Signature

North Bay Village
ADVISORY BOARD APPLICATION FORM

Residents of North Bay Village are welcome to apply at any time, however applications are only considered when there is a vacancy on a board. Please be advised that all submitted board and committee applications are a public record and therefore subject to the disclosure of chapter 119 of the Florida statues.

Please note that a resume and/or cover letter must be submitted with your application.

Please return signed and completed application from to:

North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141 | Attn: Village Clerk's Office
Email: Villageclerk@nbvillage.com

APPLICANT'S INFORMATION

DATE 9/20/2023 NAME David Doebler

MAILING ADDRESS 8000 West Drive, Apt 116 ZIP 33141

EMAIL dave.doebler@gmail.com PHONE 954-415-7434

HOW DID YOUR HEAR ABOUT US? WEBSITE ___ FACEBOOK ___ OTHER Commissioner Streitfeld

ARE YOU ARE A VILLAGE RESIDENT: YES ☑ NO ☐ IF YES, HOW MANY YEARS? 0

VERIFICATION OF RESIDENCY:
(The following are required with application)

Driver's License *(Required)*: ☐ Voter's Registration Card *(Required)*: ☐

WHICH ISLAND DO YOU LIVE ON? NORTH BAY ISLAND ☑ TREASURE ISLAND ☐ HARBOR ISLAND ☐

ARE YOU A REGISTERED VOTER? YES ☐ NO ☑

ARE YOU A BUSINESS OWNER: YES ☐ NO ☑ IF YES, HOW MANY YEARS? 9

NAME OF BUSINESS: VolunteerCleanup.Org (Non-profit)

ADDRESS OF BUSINESS: 8000 West Drive, #116, North Bay Village, FL 33141

ORIGINAL APP - 2023

ADVISORY BOARD SELECTION

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES ☐ NO ☑

IF SO, WHICH BOARD: City of Miami Beach Sustainability Cmte, Waterfront Protection Authority and County Watershed Management Advisory Board

Please choose your first, second, and third choices amongst the following Boards and Committees. If you are interested in only one, this should be indicated. (At any given time, board members may not serve on more than one board and one committee or on two boards or on two committees).

ANIMAL CONTROL ADVISORY BOARD	☐	COMMUNITY ENHANCEMENT ADVISORY BOARD	☐
RESIDENT SERVICES ADVISORY BOARD	☐	PLANNING AND ZONING BOARD	☐
FINANCIAL ADVISORY BOARD	☐	SUSTAINABILITY & RESILIENCE TASK FORCE	☑

(All Board Members are required to disclose their Financial Interest annually. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office.) Planning & Zoning Board Members Complete Form 1, Statement of Financial Interest and all other Boards Members complete "Source of Income Statement".

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE & HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE (YOU MAY ALSO SUBMIT THIS SEPARATELY):

While I am just moving to North Bay Village (officially on 10/1/23), I have been active in Biscayne Bay and Sustainability issues for 13 years.

As a Miami native and environmental activist, I am a strong advocate for reasonable solutions to real problems and see strong social and economic opportunities within environmental protection. I have been working on marine debris issues in Biscayne Bay and Miami Beach since 2009 and have led numerous action-oriented campaigns to address the problem at the source. I believe that we can implement logical and fiscally responsible strategies to create a more sustainable city for residents, visitors, and the business community to enjoy.

I currently serve on:

- Miami Dade County Biscayne Bay Watershed Management Advisory Board
- Miami Dade County Marine Debris Working Group, NOAA Marine Debris Working Group and EPA Marine Debris Working Group
- Vice Chair, City of Miami Beach Marine & Waterfront Protection Authority
- Former Chair, City of Miami Beach Sustainability Committee (4 of my 8 years of service)
- Chair, Biscayne Bay Marine Health Coaltion

APPLICANT'S SIGNATURE: David Doebler Digitally signed by David Doebler Date: 2023.09.20 14:12:28 -04'00' DATE: 9/20/2023

SUBMIT

ORIGINAL APP - 2023

NORTH BAY VILLAGE

REQUEST FOR RE-APPOINTMENT

SUSTAINABILITY & RESILIENCE TASK FORCE

2026-2028

October ___, 2026

Alisha Graham
Name of the Board Member

X I would like to request reappointment to the North Bay Village Sustainability & Resilience Task Force for the term 2026-2028

___ I would like to give another individual the opportunity to serve on the North Bay Village North Bay Village Sustainability & Resilience Task Force for the term 2026-2028

Alisha Graham
Signature

North Bay Village
ADVISORY BOARD APPLICATION FORM

Residents of North Bay Village are welcome to apply at any time; however, applications are only considered when there is a vacancy. Please be advised that all submitted board/committee applications are a public record subject to the disclosure of Chapter 119 of the Florida Statutes.

Please note that a resume and valid photo ID must be submitted with your application.

Please return the signed and completed application to:

North Bay Village Hall
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141 | ATTN: Village Clerk's Office
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION

DATE November 18 2024 NAME Alisha Graham

MAILING ADDRESS 1730 South Treasure Drive North Bay Village FL ZIP _____

EMAIL _____ PHONE _____

HOW DID YOU HEAR ABOUT US? WEBSITE ___ FACEBOOK ___ OTHER_____

ARE YOU A VILLAGE RESIDENT? YES ___NO ___ IF YES, HOW MANY YEARS? _____

VERIFICATION OF RESIDENCY:
(The following are required with the application)

Driver's License *(Required)*: ☐ Voter's Registration Card *(Required)*: ☐

WHICH ISLAND DO YOU LIVE ON? NORTH BAY ISLAND ___ TREASURE ISLAND ___ HARBOR ISLAND ___

ARE YOU A REGISTERED VOTER? YES ___NO ___

ARE YOU A BUSINESS OWNER: YES ___NO ___ IF YES, HOW MANY YEARS? _____

NAME OF BUSINESS: _____

ADDRESS OF BUSINESS _____

ADVISORY BOARD SELECTION

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES X NO ___

IF SO, WHICH BOARD: Sustainability Resilience Task Force

Please choose your first, second, and third choices amongst the following Boards and Committees. If you are interested in only one, this should be indicated. (At any given time, board members may not serve on more than one board and one committee or on two boards or on two committees).

ANIMAL CONTROL ADVISORY BOARD	___	COMMUNITY ENHANCEMENT ADVISORY BOARD	___
RESIDENT SERVICES ADVISORY BOARD	___	PLANNING AND ZONING BOARD	X
FINANCIAL ADVISORY BOARD	___	SUSTAINABILITY & RESILIENCE TASK FORCE	___

(All Board Members are required to disclose their Financial Interest annually. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office.) Planning & Zoning Board Members Complete Form 1, Statement of Financial Interest, and all other Board Members complete "Source of Income Statement."

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE and HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD. WHAT YOU MAY BE ABLE TO CONTRIBUTE (YOU MAY ALSO SUBMIT THIS SEPARATELY):

As a licensed real estate broker with over 10 years of experience in real estate and construction, I bring a wealth of knowledge and expertise to planning and zoning. I have completed formal education in zoning and planning at Gold Coast and additional coursework through CCIM, further solidifying my understanding of this critical field.

Throughout my career, I have worked extensively with private property owners to rezone properties for their highest and best use, often achieving successful outcomes without legal representation. One of my most notable projects involved rezoning 11 acres from agricultural use to family residential affordable housing along South Dixie Highway in Homestead, Florida.

My approach to planning and zoning is rooted in sustainability, thorough research, and collaboration.

I am passionate about using my skills and education to contribute to North Bay Village's growth, working as part of a team to ensure thoughtful, forward-thinking development that maximizes the village's potential.

Additionally, my role as Chair of the Sustainability Resiliency Task Force has provided me with valuable experience in understanding processes, fostering collaboration, and ensuring effective meetings and discussions. It has also equipped me with the skills to develop proposals and craft clear, impactful language.

Having lived in North Bay Village for over a decade, I am deeply committed to this community and it is my home.

I plan to remain here for many years and am passionate about helping the village achieve the potential it has long been striving for.

APPLICANT'S SIGNATURE: Alisha Graham DATE: 11/18/2024

Alisha M. Graham

North Bay Village, FL 33141
(305) 610-0975
Miamimre@gmail.com



Work Experience

Millennium Innovations — *Account Manager*

North Miami Beach, FL | June 2015 - October 2016

Interviewed, onboard, and trained a team of 10-12 direct sales personnel.

Led team across technical, financial and business disciplines by creating detailed road maps and work breakdown structures.

Managed sales operations and attended industry conferences to maintain knowledge and network.

MBU Investments — *Multifamily Property Manager | 90 units*

Miami, FL | December 2015 - January 2017

Drafted and implemented new policies and procedures.

Established and maintained tenant payments and account information achieving low delinquent rents of less than 3%.

Performed evictions, month end financial reports (monthly transaction summary, delinquency, bank detail, and scheduled billing reports).

Square One Realty & Construction — *Office Manager*

Miami Beach, FL | January 2017 - August 2019

Interviewed, managed schedules, organized office functions, and oversaw daily operations for 30+ licensees.

Trained assistant manager on office functions. Defined customer service procedures and behaviors to foster positive rapport with clients and licensees.

Provide assistance such as technical guidance, and/or training to licensees.

Review sales contracts and maintain licensee transaction accounts for commission disbursements.

Education

Miami Dade College — *A.A. Business Administration*

Florida International University —*B.A. Business Management and Operations*

2018 - Current

Projects

28240 Old Dixie Hwy Homestead, FL — *Rezoning*

Rezoned 11.5 acres from AU (agricultural) to EU-M (single family homes 15,000 Sq Ft lots).

Prepared and presented the project to the Community Zoning Appeals Board.

La Belle, Venice, Port Charlotte, FL — *Commercial & Residential Construction*

Assisted general contractor with plan approvals, scheduling, and supervised construction activities.

Skills

- Data Trending
- CRM Systems
- MS Systems (Macros)
- Resource Management
- Florida Building Code
- Client Relations & Presentations
- MLS

Credentials

FL Notary Public - 2015 - Current

FL Real Estate Broker - 2015 - Current

Sole Proprietor Tenkeys Investments

NORTH BAY VILLAGE

REQUEST FOR RE-APPOINTMENT

SUSTAINABILITY & RESILIENCE TASK FORCE

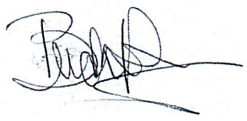
2026-2028

October _1_, 2026

Brenda Krebs
Name of the Board Member

✓ I would like to request reappointment to the North Bay Village Sustainability & Resilience Task Force for the term 2026-2028

___ I would like to give another individual the opportunity to serve on the North Bay Village North Bay Village Sustainability & Resilience Task Force for the term 2026-2028



Signature

Brenda Krebs

Communications Professional

Award-winning writer and editor with extensive experience in business journalism, environmental writing for lay audiences, marketing, arts and higher education.

Education

University of Kansas
Ph.D., Spanish Literature
Class of 2005

University of Kansas
M.S., Journalism
Class of 1997

University of Kansas
M.A., Spanish
Class of 1991

University of South Carolina
B.A., Major: Spanish
Minor: Business
Class of 1987

Skills

Content creation and editing
AP style
Proofreading
PC/Mac fluent
Adobe Dreamweaver, InDesign, Photoshop, Acrobat
MS Office
HTML
Various CMS (including ExactTarget, Lyris and Tridion)

Languages

English
Spanish
Portuguese

Contact

krebsbiz@gmail.com
C: 786.387.5036
7941 West Drive, Apt. 301
North Bay Village, FL 33141

Work Experience

Speech Writer/Media Relations Specialist (2018-present)

Office of the Mayor of Miami-Dade County

Responsible for speech writing and ghost writing for the Mayor, including letters, proposals and social media, collaborating with deputy mayors, department directors and senior staff. Launched #MiamiDadeThrives/#Resilient305 environmental social media campaign within the first quarter on the job.

Grants Writer (2017-2018)

Miami City Ballet

Responsible for grants writing, ghost writing for the Artistic Director and various marketing projects, including the annual report, Give Miami Day campaign and donor development.

Editorial Director (2010-2017)

Marketing Communications Dept., Miami Dade College

Responsible for writing and editing copy for collegewide marketing collaterals for print, radio, web, social media and e-marketing, including the award-winning College Forum newsletter and Leap magazine; coordinating staff to prioritize communication of key news and messages advancing the college's academic and artistic achievements; juggling multiple projects and deadlines; conducting interviews and collaborating with faculty, administrators and students; translating complex ideas into clear, concise language; ensuring accuracy in reporting; interpreting and simplifying complex figures and data; leading meetings with clients to ascertain marketing needs; collaborating with media relations and web services to enforce brand integrity across platforms, coaching the writing team; coordinating design; managing freelancers; managing communications with various stakeholders, and assisting with event management.

Editor & Writer (1998-2010)

The Miami Herald

Business Editor ('01-'10) – Duties included content writing, editing and the assignment of stories for the Business Monday section, a weekly tabloid focusing on local businesses, industry trends and international business issues. Job involved working closely with the art, photography and online/multimedia departments in developing story ideas.

Copy Editor/Paginator/Dance Writer ('98-'01).

BRENDA KREBS
Communications Professional

Internships & Fellowships

2009
New York Times Institute on the Environment, an NYT collaboration with the PUNTACANA Ecological Foundation and the Center for Environment and Society at Columbia University.

2008
Michigan State University Journalism Workshop, a competitive program in conjunction with the Society of Environmental Journalists' annual conference in Roanoke, Virginia.

1999
O Estado de São Paulo
Reporter at the São Paulo, Brasilia, Curitiba and Rio de Janeiro bureaus.

1995
The Philadelphia Inquirer
Features copy editor, dance critic.

Awards

2014
Gold Medallion Award
Viewbook, National Council for Marketing and Public Relations (NCMPR)

2013
Gold Medallion Award
Feature Writing, NCMPR

2011
First Place
Electronic Newsletter, Communications and Marketing Commission, Association of Florida Colleges

References

Monica Roos
Foundation Manager, Arsht Center
monica@provisero.com
305.237.3240

Terence Shepherd
News Director, WLRN/Miami Herald
tshepherd@miamiherald.com
954.648.8035

Work Experience (cont'd)

Course Supervisor & Instructor (1988-1998)
University of Kansas

Spanish Course Supervisor ('94-'98) – Directed a group of 15 to 25 instructors each semester in teaching first-year Spanish. Created syllabi, selected course textbooks and materials, designed midterm and final exams.

Spanish Instructor ('88-'98) – While supervising (above), taught first and second-year Spanish grammar classes, including composition and conversation. Also team taught introductory Spanish literature and pedagogy classes with senior professors.

Assistant Professor of English (1992-1993)
University of Santiago de Compostela, Spain

Through a professor exchange program offered by the University of Kansas, taught English grammar, conversation and composition to college students in Spain. In addition, created syllabi, selected textbooks, and taught beginning and intermediate courses in English for Business to Spanish businesswomen at a Galician employment center while offering career advice and coaching.

Dance Critic & Copy Editor (1995-1998)
The Kansas City Star

Wrote dance articles and reviews for The Kansas City Star as a freelancer while working at the University of Kansas (above). Concurrently served as copy editor on the universal copy desk and in the features department.

Editorial Assistant (1989-1991)
Latin American Theatre Review

Copy edited articles in English, Spanish and Portuguese for this journal on Latin American theater produced at the University of Kansas. Coordinated receipt of articles written by scholars from around the world and the review of those articles with an international editorial board prior to publication.

Professional Ballet Dancer (1983-1985)
Kansas City Ballet

Soloist under the direction of Todd Bolender. Leading roles included Jerome Robbins' *Afternoon of a Faun* and Francisco Moncion's 1984 recreation of George Balanchine's *Haleff Divertimento*.

SUSTAINABILITY & RESIELIENCE TASK FORCE

NEW APPLICANTS

ADVISORY BOARD APPLICATION FORM

Residents and Business Owners of North Bay Village are welcome to apply at any time; *however*, applications are **only** considered when a vacancy occurs. Please be advised that all submitted board/committee applications are public records subject to the disclosure of Chapter 119 of the Florida Statutes.

All Board Members must disclose their financial interests annually through ***Form 1 – Statement of Financial Interests*** or ***Source of Income Statement***. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office.

A resume and proof of residency/business ownership must be submitted with your application.
Please return the signed and completed application to:

North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Office of the Village Clerk
Email: villageclerk@nbvillage.com

DATE _10/13/2026_____ NAME _____Michele Samaroo_____

MAILING ADDRESS ___7601 E treasure Drive, 1405_____ ZIP ____33141_____

EMAIL _____LocalGovExpert@pm.me_____ PHONE _____3055280055_____

ARE YOU A VILLAGE RESIDENT? YES NO IF YES, HOW MANY YEARS? 16

Applicant must live within North Bay Village to serve on a board/committee

(Please submit documentation proving residency or business address.)

WHICH ISLAND DO YOU LIVE ON, or WHAT ISLAND IS YOUR BUSINESS LOCATED ON?

Applicants must either reside in North Bay Village or own or work for a business located in the Village to serve on a board or committee.

NORTH BAY TREASURE HARBOR ISLAND

ARE YOU A REGISTERED VOTER? YES NO

ARE YOU A BUSINESS OWNER? YES NO IF YES, HOW MANY YEARS? 1

NAME OF BUSINESS: Samaroo Legal Solutions, PLLC

ADDRESS OF BUSINESS: 7601 E. Treasure Drive, unit 1405

ADVISORY BOARD SELECTION:

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES NO

IF SO, WHICH BOARD/S: _____

§ 32.18 - Membership limitation.
No individual shall serve on more than one Advisory Board at the same time unless a vacancy persists on any given Board after promotion of the vacancy for 90 days; thereafter, an individual already serving on an Advisory Board may be eligible to serve on a second Advisory Board. The foregoing notwithstanding, no individual may serve on more than two Advisory Boards simultaneously. All Advisory Board members shall serve without compensation and shall not otherwise obtain direct or indirect financial gain from their service in the Advisory Board (Ord. No. 2020-003, § 2, 1-14-20).

INSTRUCTIONS: **Select your top three choices and number each choice from 1 to 3.** One is your most desired/preferred choice, and three is the least. Select number zero for boards that do not interest you. The maximum number of choices allowed is three. Refer to the last page for a brief description of each board's scope.

ANIMAL WELFARE BOARD COMMUNITY

ENHANCEMENT BOARD 3

FINANCIAL ADVISORY BOARD

PLANNING AND ZONING BOARD 1

RESIDENT SERVICES BOARD

SUSTAINABILITY AND RESILIENCE TASK FORCE 2

YOUTH ADVISORY BOARD

PLEASE GIVE A SUMMARY OF YOUR WORK and CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES TO SERVE/CONTRIBUTE TO THE BOARD:

I'm a Board Certified City, County and Local Government Attorney with 25 years of experience and have previously advised Planning and Zoning Boards and have had to deal with almost every type of municipal issue that a city can encounter. I have lived in NBV for 16 years and my law firm is also headquarted here. I love the city and would love to use my knowledge to continue to improve our little slice of paradise.

APPLICANT'S SIGNATURE: Michele Samaroo DATE: 10/23/2026

MICHELE SAMAROO, B.C.S.
BOARD CERTIFIED SPECIALIST IN CITY, COUNTY & LOCAL GOVERNMENT LAW
North Bay Village, Florida 33141 • (305) 528-0055 • LocalGovExpert@proton.me

PROFESSIONAL SUMMARY

Board Certified City, County and Local Government Attorney with twenty-five years of transactional and litigation experience. Recognized as the 2025 Government Lawyer of the Year, she provides strategic counsel in legislation, land use, code enforcement, election law, labor and employment, and appellate matters.

PROFESSIONAL EXPERIENCE

Hearing Officer | Broward County, Fort Lauderdale, FL
May 2026- Present

- Presides over Code Enforcement Hearings as a neutral adjudicator.

Solo Practitioner / Managing Attorney | Samaroo Legal Solutions, PLLC, North Bay Village, FL
June 2025 – Present

- Provides Special Counsel, Special Magistrate, services pertaining to Land Use, Code Enforcement, Procurement, Election Law, Labor & Employment, Appeals & Litigation.

Consultant Impartial Hearing Representative | NYC Department of Education, Manhattan, NY
April 2026 – September 2026

- Represented NYCDOE in special education claims from intake to resolution or settlement.

Assistant City Attorney / Labor & Employment Counsel | City of Hialeah, FL
December 2023 – March 2025,

- Spearheaded labor law procedures and litigation; provided general counsel to the Building, Human Resources, and Community Development Departments.
- Conducted code enforcement prosecutions and authored formal legal memos and advisory opinions.
- Drafted and reviewed complex municipal contracts and interlocal agreements.

Deputy City Attorney / Litigation Counsel | City of Hallandale Beach, FL
August 2022 –December 2023

- Managed all city litigation, including personal injury, appeals, RPOs, and forfeitures.
- Developed new processes for efficient in-house litigation and created training programs for the Police Department.
- Advised the Department of Sustainable Development, Innovation Technology, and Human Resources.

Deputy City Attorney / Appellate Counsel | City of Port St. Lucie, FL
July 2021 – August 2022

- Lead counsel for appeals.
- Handled legislation, contracts and procurement.
- Advised the Public Works Department on right-of-ways and easements
- Ensured compliance with Sunshine Law and Public Records.

Hearing Officer | Department of Economic Opportunity, Fort Lauderdale, FL
May 2021 – July 2021

- Presided over administrative hearings regarding economic and unemployment benefits.

Assistant City Attorney | City of Miami Gardens, FL
February 2019 – February 2021

- Handled a diverse portfolio: Procurement, Land Use, Real Estate, Code Enforcement and Quiet Title Actions.

Assistant City Attorney (via Brown Law Group) | Opa-locka, FL *January 2017 – February 2019*

- Managed land use, legislation, procurement, vendor agreements, code enforcement and commercial litigation for the municipality.

Assistant City Attorney / Litigation Counsel | City of North Miami Beach, FL *November 2015 – January 2017*

- Chief litigation attorney for forfeitures, bankruptcies, foreclosures, and personal injury defense.

Assistant City Attorney (via Brown Law Group) | Opa-locka, FL *September 2015 – November 2015*

- Advised on code enforcement, land use, labor/employment, and contract drafting.

Solo Practitioner / Managing Attorney | The Samaroo Law Group, P.A., Miami, FL
July 2011 – September 2015

- Managed a private firm focusing on business litigation, NDAs, and criminal defense.

Special Magistrate (Part-Time) | City of North Miami Beach, FL *January 2012 – December 2015*

- Presided over Code Enforcement Hearings as a neutral adjudicator.

Adjunct Professor (Labor & Employment Law) | Barry University, Miami Shores, FL
January 2012 – December 2015

General Magistrate | 11th Judicial Circuit, Miami, FL
December 2010 – July 2011

- Presided over foreclosure trials and hearings; prepared formal Reports and Recommendations for the Court.

Assistant Attorney General (Civil) | Office of the Attorney General, Fort Lauderdale, FL
September 2010 – December 2010

- Defended state agencies and judges in civil rights, employment, and personal injury litigation.

Solo Practitioner / Managing Attorney | Law Offices of Michele Samaroo, P.A., Miami, FL
November 2008 – September 2010

- Handled appeals, FLSA claims, and municipal personal injury defense.

Staff Counsel | GEICO General Insurance Company, Miami, FL
December 2006 – November 2008

- Managed 85–100 personal injury defense cases; conducted Examinations Under Oath (EUOs).

Assistant Attorney General (Appeals) | Office of the Attorney General, Miami, FL
January 2005 – December 2006

- Drafted 80+ appellate briefs and argued before the Third District Court of Appeal.

Assistant State Attorney | Office of the State Attorney, Fort Lauderdale, FL
October 2002 –January 2005

- Managed high-volume criminal caseload (150–250 cases) and prosecuted numerous jury trials.

Assistant Public Defender | Office of the Public Defender, Orlando, FL
May 2001 – July 2002

- Managed criminal proceedings and jury trials.
- Performed legal research and drafted/argued motions for a large-volume caseload.

EDUCATION

Florida State University College of Law, Tallahassee, FL *Juris Doctor (J.D.)* | MPLE Scholar (Full Scholarship)

Barry University, Miami, FL *Bachelor of Arts (B.A.) in Pre-Law*
Emory University, Atlanta, GA

LEADERSHIP & RECENT AWARDS

- Chair, Florida Bar City, County & Local Government Law Certification Committee (2026–2027)
- Florida Bar Government Advocacy Committee (2021-2027)
- Government Lawyer of the Year, Miami Dade FAWL (2025)
- Vice-Chair, Miami Dade Bar Government Law Committee (2024–2026)
- Member of the Year, Gwen S. Cherry Black Women Lawyers Association (2023–2024)
- President, Gwen S. Cherry Black Women Lawyers Association (2022–2023)
- President, Wilkie D. Ferguson Jr. Bar Association (2008–2009)
- Miami Dade Chapter of Florida Association of Women Lawyers Board of Directors (2025-2027)
- Miami Dade Chapter of Florida Association of Women Lawyers Foundation Board of Directors (2020 – 2027)
- Florida Bar YLD Board of Governors - 2009-2013
- Legal Services of Greater Miami, Inc. Board of Directors - 2009-2011
- In Focus Magazine's 2008 Multi-Cultural Achiever of the Year Award 2008
- Success Magazine's 40 Under 40 Leaders of Today and Tomorrow 2008
- H.T. Smith President's Award (WDFJBA Outstanding Member) 2008

COMMUNITY ENHANCEMENT BOARD [CEB]

FIVE MEMBERS

The Community Enhancement Board's purpose is to recognize the value of scenic surroundings and the branding of the Village to tourists, prospective residents, commercial developments, and the citizens and taxpayers of the Village, as well as to further preserve the environment's quality. The purpose of the Community Enhancement Board is to consider and advance improvements, programs, and services meant to enhance the aesthetic appeal and branding of the Village.

SEEKING RE-APPOINTMENT

FIRST NAME	LAST NAME	SEAT / ISLAND	SERVED BEFORE?
Bree	Farriga	Chair / Treasure Island	Yes – CEB
Jacob	Petrini	Board Member / Treasure Island	Yes – CEB
Alexei	Segall	Board Member / North Bay Island	Yes - CEB

NEW APPLICANTS

FIRST NAME	LAST NAME	MOST PREFERRED / ISLAND	SERVED BEFORE?
Elan	Lowenstein	1st Choice / Treasure Island	No
Michelle	Samaroo	3rd Choice / Treasure Island	No
Hector	Tirado	2nd Choice / Treasure Island	No
Clemente	Vera	2nd Choice / Harbor Island	No

COMMUNITY ENHANCEMENT BOARD

BOARD MEMBERS SEEKING REAPPOINTMENT

NORTH BAY VILLAGE

REQUEST FOR RE-APPOINTMENT

COMMUNITY ENHANCEMENT BOARD

October ___, 2026

Bree Farrugia

Name of the Board Member

___ I would like to respectfully request reappointment to the North Bay Village Community Enhancement Board for the 2026–2028 term.

___ I would like to give another individual the opportunity to serve on the North Bay Village Community Enhancement Board for the 2026–2028 term.

Signature

From:	North Bay Village
To:	Alba L. Chang, CMC
Subject:	[External] Board/Committee App..from "North Bay Village Website"
Date:	Wednesday, January 25, 2023 1:57:35 PM

Name: Bree Farrugia
Date: 2023-01-25
Mailing Address: 1660 S. Treasure Dr, North Bay Village
Email: breelouise79@gmail.com
Telephone #: 6193178458
Village Resident: Yes
How Many Years: 3
Business Owner: No
Name & Address of Business:
How Long Have You Been Operating in the Village: 0
Check The Board Committee You Would Like To Serve On: Community Enhancement Board, ~~Resident Services Advisory Board, Sustainability & Resilience Task Force~~
Do you have any experience with Advisory Boards or Task Force? If yes, please explain:: No
*Why do you want to serve on the Advisory Boards or Task Force:: Wishing to contribute meaningfully to the mission and objectives of the NBV Commission, I would be honored to serve on the NBV Advisory Board(s) in any capacity I am able.

I have lived in NBV for three years- originally from Sydney Australia- and I would be delighted to bring my advisory and legal skills to preserving and, where appropriate, enhancing the quality of values, services, and life of our village.

I have a history of public service throughout my life, most relevantly through working with various development projects as legal counsel for the United Nations Office for Project Services. In this role, I developed a passion for grass-roots development and sustainability programs worldwide. I firmly believe that community-led programs are most effectively navigated by local stakeholders and have always strived to do the same in the areas in which I live.

In the years I have been an NBV resident, I have been inspired by the wonderfully collegiate neighborhoods and community-focused residents. I would be privileged to bring my expertise, leadership, and skills to assist our NBV projects in becoming as successful as possible for all who have the opportunity to live here.
Have you ever served on Advisory Boards or Task Force? If yes, please provide date and name of Advisory Boards or Task Force:: No
What contributions could you make to the Advisory Boards or Task Force process?: I am a lawyer with 18 years experience, having worked in private practice, international organizations, and start-up companies. I am an excellent communicator, open to challenges, and comfortable navigating complexity.
Strategic perspective: I have developed and implemented sustainable business strategies on a long-term basis to shape future outcomes positively. I assess decisions and activities in their broader context and with a focus on strategic importance. As legal counsel, I have extensive experience highlighting high-risk engagements and advising senior management/ advisors on potential mitigation strategies.
Partnering: I strive always to develop an understanding of the impact of decisions on all partners and stakeholders and to consider the end beneficiary as a priority.

Business efficacy: I have deep experience working collaboratively to address business-critical issues and find solutions that fit the purpose. My contributions are made with practical knowledge and designed to be responsive to a particular organization's strategy.
Knowledge management: I strongly believe in transparency of knowledge and information and that it should be communicated appropriately to enable meaningful participation by all stakeholders.
Integrity and Inclusion: Having worked in multiple countries, I greatly respect diversity in all its forms- cultural, linguistic, socio-economic, political, and racial. I respond with sensitivity to differences and have always maintained high standards of trustworthiness and integrity.
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate: Yes

---

Date: January 25, 2023
Time: 2:59 pm
Page URL: https://northbayvillage-fl.gov advisory-boards ?
fbclid=IwAR0waeOLX5Sli9dnXLXsiP8TQ8uecFBgQAHxWDqn3Ghs98nnMWtLCkP5So
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NORTH BAY VILLAGE

REQUEST FOR RE-APPOINTMENT

COMMUNITY ENHANCEMENT BOARD

October 26**, 2026**

Jacob Petrini

Name of the Board Member

X I would like to respectfully request reappointment to the North Bay Village Community Enhancement Board for the 2026–2028 term.

___ I would like to give another individual the opportunity to serve on the North Bay Village Community Enhancement Board for the 2026–2028 term.

Signature

Jacob Petrini, MPH

North Bay Village, FL | (802) 282-9867 | jacobrpetrini@gmail.com | LinkedIn

Executive Summary

- Dynamic and adaptable leader with 10+ years of experience building and maturing high-performing collaborative teams and networks that deliver results leading to clinical and financial outcomes.
- Strategic partner to executives, external stakeholders, and organizational leaders in designing, maturing, and delivering highly efficient and effective strategies that drive organizational alignment and transformation.
- Adept and creative leader with proven ability to resolve complex organizational challenges through data-driven decision-making, human-centered design principles and conflict-resolution strategies.
- Experienced analytics, data and software product and strategy leader focused on intuitive and innovative solutions to address day-to-day and abstract business challenges.
- Passionate learner, utilizing emotional and fluid intelligence to identify opportunities, unify disjointed processes, create efficiencies, and build resilient problem-solving cultures.
- Core Values: Curiosity, Passion, Efficiency, Deliberateness, Transparency, and Courage.

Experience

ChenMed, Miami, FL **2020 – Present**

Director, Analytic Products & Strategy

[Formerly – Associate Director, Analytic Products & Director, Analytic Products]

- Lead Product, Strategy, Customer Success, Program Management, UI/UX Design, and Service Desk.
- Grew 10-member team to support a 90 FTE Analytics organization and delivers products to 130+ clinics.
- Product Inventor and Strategist for ChenMed's proprietary, configurable performance management & analytics application. Collaborate with data analysts, data scientists, clinicians, and operators to establish workflows and identify actions that drive clinical and financial outcomes.
- Lead cross-functional product development, operational alignment, and optimization initiatives.
- Oversee all new strategic, and undefined projects. Develop strategy and build business cases using strategy & design frameworks. Oversee and support initiative implementation and continued performance.
    - Example: Overseeing the strategy development and implementation of an Analytic Data Model – supporting our Analytic teams by applying Product Thinking to develop our future data product framework.
- Lead Customer Success for data and analytics education and product training. This includes product standardization, UAT, usage monitoring and data integrity monitoring.
- Lead Service Desk supporting end users with Analytic technical questions, access management, and data governance.
- Facilitate monthly town halls, standups, and onsite/offsite strategy sessions within and outside the COE.

Senior Manager, Data & Analytics Optimization (Deputy Chief of Staff, Founder)

- Acted as thought partner to Chief of Staff, Office of the Founder (COS), synthesizing and clarifying objectives and supporting Specialty Care, Networks, Data and Analytics. Collaborated with all Data, Analytic and Network teams, and stakeholders to identify gap areas, opportunities, and solutions.
- Created alignment between IT and Analytics on product analytics/ROI and opportunities for analytics to be incorporated into IT applications. Supported the onboarding of our Chief Data Officer, Chief Analytics Officer, and other Sr. Directors for Analytics.
- Acted as Analytics Product Manager for all IT related ROI dashboards and projects, and supported engagements with Slalom, McKinsey and Deloitte within Data and Analytics. Worked closely with Executive team members on deliverables and presentations.

Leader Fellow, Clinical Strategy & Efficiency

- The ChenMed Accelerated Leadership Academy is an elite 9–12-month program that develops future leaders in Medicare Advantage through rotations in Analytics, Clinical Operations, Specialist Networks, and Health Plan & Finance data.
- Key Focus Areas: Telehealth/Virtual Care, ROI on Product Initiatives, Social Determinants of Health Analytics, Clinical/Operational Analytics, and Clinic Operations.
- Analyzed market/clinic activities, clinical outcomes, medical and operation costs, and operational efficiencies to forecast progress towards goals and objectives. Accessed, organized, analyzed, and aggregated large, complex data sets creating problem analysis and solution suggestions for clinicals and organizational leaders. Visualized highly complex data into an easy-to-understand formatting to achieve clinical and operational goals. Conferred and partnered with corporate leadership and COEs to implement needed changes based on progress and conditions.

Harvard University – Global Health Institute, Boston, MA **2019-2021**

- *Intern* – Research Assistant to Patrick Whitney and Andre Nogueira. Conducted primary and secondary research for developing a design framework for information as a source of pollution.

Kaiser Permanente (KP)– National Quality Governance, Oakland, CA **2019**

- *Intern* – Support Information and Quality leaders share best practices across Kaiser.

Evergreen Health Cooperative, Baltimore, MD **2015-2018**

1 of 24 funded non-profit healthcare co-operatives provisioned as part of the Affordable Care Act.
*Receivership is a bankruptcy process in which a court-appointed receiver oversees company assets and business operations.

Office Manager (During Receivership, Liquidation, Bankruptcy processing)

- Administered Enterprise IT platforms, call center, and internal processes. Planned & implemented procedural changes to improve operations. Call center administration, troubleshooting, reporting, and IVR script setup.
- Fixed asset management: created, planned, and managed the accounting process for liquidation of assets; interviewed and researched auctioneering and appraisal companies.
- Proof of Claim Inventory management: created, organized, and managed process flow for 10,000+ return mailings, created procedures, and trained and managed 6 employees. Lead employee engagement team.

Executive Coordinator & Chief of Staff

- Worked directly with Executive Leaders internally and externally (Hospital Systems/Employer Groups) on strategic initiatives, communications management, business plan development, strategic planning, organizational restructuring, budgeting and customer experience strategy.
- Liaised between Investor groups, Executives, and Board of Directors; Synthesize and disseminate action items.
- Interviewed candidates for COO, CFO, and CMO and consulted on a Reduction in Force of 14 employees.
- Lead facilities team and front desk team.

Service Coordinator, Center for Community Service and Justice **2013-2016**

- Lead, coordinated, prepared, and managed 300+ Loyola students for 10+ one-time events with 6+ community partners and 30+ Service-Learning students with 6+ community partners, and 20+ volunteers at 2 neighborhood charter schools. Worked directly with non-profit leaders.
- Developed and facilitated 10+, 1-hour group reflections for volunteers on diversity, respectful language, food insecurity, public health, and sustainability. Held weekly peace talks and social justice conversations in conjunction with the Peace and Justice Studies Initiative.

Education

Massachusetts Institute of Technology, Sloan School of Management – *Design Course*	2020, 2022
Harvard University, T.H. Chan School of Public Health – *MPH, Health Management*	2019-2022
Loyola University Maryland – *BA, Global Studies*	2012-2016

Additional Leadership

Evolve: Student Healthcare Accelerator - Northeastern University *Mentor*	2022-Present
Vice President, Harvard Chan Alumni Association	2019-Present
Vice President of Academic Affairs, Harvard Chan Student Association	2019-2020
Student Leader, Committee on Education Policy – Harvard T.H. Chan SPH	2019-2020
Speaker of the Senate, Loyola Student Government Association	2015-2016
Committee Leader, Loyola Strategic Planning Committee	2016

Skills

- Microsoft Word, Excel, and PowerPoint; Memo writing; Public Speaking; Data Analysis; Interpersonal Communication; Servant Leadership; Adaptable; Teamwork; Problem Solving; Conflict Resolution
- StrengthsFinder: Restorative, Competition, Individualism, Responsible, Futurist
- Myers Briggs: ENTJ

NORTH BAY VILLAGE

REQUEST FOR RE-APPOINTMENT

COMMUNITY ENHANCEMENT BOARD

October 22, 2026

Alexei Segall

Name of the Board Member

X I would like to respectfully request reappointment to the North Bay Village Community Enhancement Board for the 2026–2028 term.

___ I would like to give another individual the opportunity to serve on the North Bay Village Community Enhancement Board for the 2026–2028 term.

Alexei Segall

Signature

North Bay Village
ADVISORY BOARD APPLICATION FORM

Residents of North Bay Village are welcome to apply at any time, however applications are only considered when there is a vacancy on a board. Please be advised that all submitted board and committee applications are a public record and therefore subject to the disclosure of chapter 119 of the Florida statues.

Please note that a resume and/or cover letter must be submitted with your application.

Please return signed and completed application from to:

North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141 | Attn: Village Clerk's Office
Email: Villageclerk@nbvillage.com

APPLICANT'S INFORMATION

DATE 12/04/2024 NAME Alexei Segall

MAILING ADDRESS 7800 Beachview Drive, North Bay Village, FL ZIP 33141

EMAIL alexei.j.segall@gmail.com; alexei.segall@kirkland.com PHONE 7327707917

HOW DID YOU HEAR ABOUT US? WEBSITE ☑ FACEBOOK ☐ OTHER ____

ARE YOU ARE A VILLAGE RESIDENT YES ☑ NO ☐ IF YES, HOW MANY YEARS? 1 year

VERIFICATION OF RESIDENCY:
(The following are required with application)

Driver's License *(Required)*: ▬ Voter's Registration Card *(Required)*: ▬

WHICH ISLAND DO YOU LIVE ON? NORTH BAY ISLAND ☑ TREASURE ISLAND ☐ HARBOR ISLAND ☐

ARE YOU A REGISTERED VOTER? YES ☑ NO ☐

ARE YOU A BUSINESS OWNER YES ☐ NO ☑ IF YES, HOW MANY YEARS? ____

NAME OF BUSINESS: ____

ADDRESS OF BUSINESS: ____

ADVISORY BOARD SELECTION

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES ☐ NO ☑

IF SO, WHICH BOARD: _____

Please choose your first, second, and third choices amongst the following Boards and Committees. If you are interested in only one, this should be indicated. (At any given time, board members may not serve on more than one board and one committee or on two boards or on two committees)

ANIMAL CONTROL ADVISORY BOARD	☐	COMMUNITY ENHANCEMENT ADVISORY BOARD	☑
RESIDENT SERVICES ADVISORY BOARD	☐	PLANNING AND ZONING BOARD	☑
FINANCIAL ADVISORY BOARD	☐	SUSTAINABILITY & RESILIENCE TASK FORCE	☐
CHARTER REVIEW ADVISORY BOARD	☐		

(All Board Members are required to disclose their Financial Interest annually. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office.) Planning & Zoning Board Members Complete Form 1 'Statement of Financial Interest' and all other Boards Members complete 'Source of Income Statement'

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE & HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE (YOU MAY ALSO SUBMIT THIS SEPARATELY):

see attachment in email.

APPLICANT'S SIGNATURE: Alexei Segall Digitally signed by Alexei Segall Date: 2024.12.03 12:33:02 -05'00' DATE: _____

SUBMIT

Advisory Board Application Statement – Alexei Segall

With over five years of experience as an attorney, I have developed a strong foundation in legal analysis, strategic planning, and collaborative problem-solving. My practice focuses on contractual and corporate matters including but not limited to private equity transactions, real estate transactions, investment funds transactions, debt finance transactions, and general corporate advice and board governance, providing me with expertise in complex regulatory frameworks and their practical applications. I am licensed to practice law in both Florida and New York, which has allowed me to work on diverse cases and serve clients with varying needs.

A key pillar of my career is my dedication to pro bono work, which has deepened my understanding of the unique challenges faced by various communities. I have advised individuals and organizations on legal matters that impact their quality of life, reinforcing my commitment to making a positive impact beyond the "courtroom".

In addition to my legal work, I founded a nonprofit organization aimed at addressing disparities in access to legal education. Through this initiative, I provided underprivileged law school applicants with full financial assistance and critical resources to prepare for the LSAT, apply to schools, and successfully gain admission to law programs. While the foundation is no longer operational, it achieved a commendable success rate and exemplified my ability to lead initiatives that create lasting opportunities for others.

Alignment with the Planning and Zoning Board

My expertise in legal work provides a strong foundation for the responsibilities of the Planning and Zoning Board:

- Zoning Knowledge: I have worked closely with real estate developers and investors, navigating zoning laws and regulations to facilitate projects. This experience enables me to evaluate variances, amendments, and district boundary changes with both technical precision and an understanding of broader community implications.

- Analytical Skills: My legal training has honed my ability to assess complex documents, identify potential challenges, and propose balanced solutions—skills essential for making zoning decisions that align with the Village's goals.

- Long-Term Vision: My work with private equity and development projects has taught me to think beyond immediate concerns, focusing on sustainable growth and future community needs.

Alignment with the Community Enhancement Board

My background equips me with the skills and insights needed to serve on the Community Enhancement Board. Specifically:

- Strategic Analysis and Planning: My legal experience involves addressing multifaceted challenges, which translates to a capacity for evaluating the Village's beautification needs and recommending actionable solutions.

- Community Engagement: Leading a nonprofit required me to engage with diverse stakeholders, a skill that directly supports the Board's mission to entertain citizen complaints and foster collaboration with public and private organizations.

- Program Development: My experience managing programs in my nonprofit aligns with the Board's emphasis on recreation, park planning, and social services. I understand how to structure initiatives that are inclusive, sustainable, and impactful.

Commitment to Civic Engagement

Across my career, I have consistently sought opportunities to contribute to community well-being. Whether through pro bono work, leading a nonprofit, or fostering equitable access to education, my efforts reflect a dedication to service and collaboration. These experiences have not only enhanced my leadership abilities but also strengthened my understanding of how to bring people together to achieve common goals.

My combined expertise in law, community engagement, and strategic development positions me to contribute meaningfully to both the Community Enhancement Board and the Planning and Zoning Board, ensuring that decisions are informed, equitable, and aligned with the Village's values.

COMMUNITY ENHANCEMENT BOARD

NEW APPLICANTS

North Bay Village

ADVISORY BOARD APPLICATION FORM

Residents and Business Owners of North Bay Village are welcome to apply at any time; *however*, applications are **only** considered when a vacancy occurs. Please be advised that all submitted board/committee applications are public records subject to the disclosure of Chapter 119 of the Florida Statutes.

ADDITIONAL REQUIREMENTS: All Board Members must disclose their financial interests annually through ***Form 1 – Statement of Financial Interests*** or ***Source of Income Statement***. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office.

A resume and proof of residency/business ownership must be submitted with your application.
Please return the signed and completed application to:

North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Office of the Village Clerk
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION:

DATE October 1, 2026 NAME Elan Lowenstein

MAILING ADDRESS 7549 Hispanola Ave ZIP 33141

EMAIL elanlowenstein@gmail.com PHONE 3059041778

** ARE YOU A VILLAGE RESIDENT? ✓ YES NO IF YES, HOW MANY YEARS? 5

*Applicant must live within North Bay Village to serve on a board/committee***

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP:
(Please submit documentation proving residency or business address.)

** WHICH ISLAND DO YOU LIVE ON, or WHAT ISLAND IS YOUR BUSINESS LOCATED ON?

*Applicants must either reside in North Bay Village or own or work for a business located in the Village to serve on a board or committee.***

NORTH BAY ✓TREASURE HARBOR ISLAND

ARE YOU A REGISTERED VOTER? ✓ YES NO

ARE YOU A BUSINESS OWNER? YES ✓ NO IF YES, HOW MANY YEARS? ___

NAME OF BUSINESS: _____

ADDRESS OF BUSINESS: _____

Continue to next page >>>

ADVISORY BOARD SELECTION:

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES ✓ NO

IF SO, WHICH BOARD/S: _____

§ 32.18 - Membership limitation.
No individual shall serve on more than one Advisory Board at the same time unless a vacancy persists on any given Board after promotion of the vacancy for 90 days; thereafter, an individual already serving on an Advisory Board may be eligible to serve on a second Advisory Board. The foregoing notwithstanding, no individual may serve on more than two Advisory Boards simultaneously. All Advisory Board members shall serve without compensation and shall not otherwise obtain direct or indirect financial gain from their service in the Advisory Board (Ord. No. 2020-003, § 2, 1-14-20).

INSTRUCTIONS: **Select your top three choices and number each choice from 1 to 3.** One is your most desired/preferred choice, and three is the least. Select number zero for boards that do not interest you. The maximum number of choices allowed is three. Refer to the last page for a brief description of each board's scope.

ANIMAL WELFARE BOARD	RESIDENT SERVICES BOARD
✓ COMMUNITY ENHANCEMENT BOARD	SUSTAINABILITY AND RESILIENCE TASK FORCE
FINANCIAL ADVISORY BOARD	YOUTH ADVISORY BOARD
PLANNING AND ZONING BOARD	

PLEASE GIVE A SUMMARY OF YOUR WORK and CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES TO SERVE/CONTRIBUTE TO THE BOARD:

I am an attorney at a boutique/concierge firm focusing on corporate transactions, private equity, M&A, real estate and general business advisory. I also have a background in environmental science and agriculture (University of Florida) and marine affairs (University of Miami). I have two daughters (2 years / 8 months). We own our home and will probably never leave so having a community with recreation and aesthetic landscaping is a long term interest and investment of my family.

My main interest is improving the appeal of NBV. When I bought my home my agent said "NBV! Amazing place but has no trees." A mother just said the same thing to me in deciding whether or not to move. I think it is extremely understated how the aesthetics and plantings of a community affect human health and well being. I have personal interests (an prior education) in agriculture which relates to landscaping have been a member of the South Florida Palm Society, Fairchild Tropical Garden. I've lived in Miami Beach my whole life and think NBV has the potential to be even nicer.

APPLICANT'S SIGNATURE: Elan Lowenstein DATE: 10/1/2026

Animal Welfare Advisory Board
The Animal Welfare Advisory Board aims to consider matters relating to animal control within the Village limits and improve the Village's ability to handle animal issues effectively.

Community Enhancement Advisory Board
Recognizing the value of scenic surroundings to tourists, prospective residents, and commercial developments, as well as the citizens and taxpayers of the Village, and further preserving the quality of the environment, the purpose of the Community Enhancement Board is to consider and advance improvements, programs, and services meant to enhance the aesthetic appeal of the Village.

Financial Advisory Board
The purpose of the Financial Advisory Board is to consider and make recommendations on all issues affecting the fiscal policies and procedures of the units and departments within the Village and to assist the Village Manager, Commission, and Village Staff in the establishment of priorities in the Village's yearly budget and to maintain supervision of any bond dollars except items which could create potential legal liability, such as, but not limited to, cone of silence, active procurements, contract disputes and bid protests in which will be excluded.

Planning and Zoning Advisory Board
The purpose of the Planning and Zoning Board is to recommend to the Village Commission all matters within the general purview of planning, zoning, and development.

Resident Services Advisory Board
The purpose of the Resident Services Board is to assist the Village Mayor and Commission in developing programs, projects, and policies that improve the quality of life of the Village's residents, including, but not limited to, the youth of the community.

Sustainability and Resiliency Task Force
The Sustainability and Resiliency Task Force aims to provide technical assistance and advice to the North Bay Village Commission on mitigation and adaptation measures to respond to global warming and climate change.

Youth Advisory Board
The purpose of the Youth Advisory Board is to assist the Village Commission with respect to developing programs, projects, and policies that promote civic engagement.

Elan M. Lowenstein, ESQ

7549 Hispanola Ave · North Bay Village, FL 33141 · (305) 904-1778 · elanlowenstein@gmail.com

BAR ADMISSION:

State of Florida, October 2019

EDUCATION:

University of Miami School of Law, Coral Gables, FL
Juris Doctor, *cum laude*, May 2019
Law Review: University of Miami International and Comparative Law Review
Honors: Dean's List
Startup Practicum Fellow
Stephen W. Arky Scholarship
Dean's Merit Scholarship
William and Beverly Bodenstein Scholarship

Activities: Start-Up Practicum, 2017-2019
STREET Law, 2017 – 2018

Interests: Corporate, Commercial, Real Estate, Hospitality, Technology,

University of Miami, Rosenstiel School of Marine and Atmospheric Sciences, Virginia Key, FL
Master of Professional Science in Marine Affairs (Aquaculture Technology), May 2019
Thesis: Offshore Aquaculture Regulation

University of Florida, College of Agriculture and Life Sciences, Gainesville, FL
Bachelor of Arts, Environmental Science and Policy, May 2016
Minor: Business Administration, Warrington College of Business

EXPERIENCE:

Bryn Law Group, Miami, FL
Attorney-Advisor, July 2025 – Present
- Private client general counsel and business advisory.
- M&A transactions, reorganizations, corporate structuring.
- Family Office investment review and governance.
- Clients range from individuals to billion dollar companies.

Lowenstein Law PLLC, Miami Beach, FL
Attorney, May 2024 – April 2026
- Corporate and commercial transactions, acquisitions, joint ventures, business formation, governance.
- Clients include private equity sponsors and small businesses in industries including software, manufacturing, marketing and advertising, and real estate.
- Structure and draft all agreements for special purpose vehicles and limited partnerships to finance acquisitions (buy-side).
- Draft and negotiate M&A transactions from term sheet to closing, including post-closing items such as employment and operations.

Early Charm Ventures, Baltimore, MD / Miami Beach, FL (Hybrid/Remote)
Corporate Counsel, January 2020 – May 2024
- Managed all legal operations in a complex, fast-paced, and high-growth matrix organization with over 40 highly technical pre-revenue and at-revenue portfolio companies and 50 employees.

- Commercial and Corporate Counsel for all portfolio companies and parent company.
- Drafted all commercial contract forms including MSAs, SOWs, NDAs, Consulting Agreements, R&D, SaaS/Cloud Services Agreements, Manufacturing Supply Agreements, IP Licensing, Software Licensing, Sales Terms and Conditions, and other "bespoke" agreements such as hardware/software services for niche markets.
- Successfully negotiated commercial agreements with Fortune 500 companies, government, universities, and customers/partners in LATAM, SEA, China, India, and UK/EU.
- Corporate secretary to all portfolio companies and parent company. Prepared shareholder/director board meetings, minutes, and resolutions. Advised each board on legal matters and corporate governance updates.
- Drafted all corporate and investment agreements including Operating Agreements/Charters, Stockholders Agreements, Bylaws, IRAs, Voting Agreements, Incentive Plans, Warrants, Conversion documents, and board/stockholder approvals.
- Set up data rooms for due diligence and took lead on all debt and equity financing. Successfully drafted and negotiated term sheets, promissory/convertible notes, and investment documents for multiple seed, bridge, and Series A raises. Familiarity with NVCA forms, dealing with international investors, and SEC filings.
- Successfully negotiated joint development/sponsored research agreements and joint ventures, including with a large hospital group.
- Implemented all company (and portco) policies including privacy, security, anti-harassment, Intellectual Property, and employment agreements/assignments.
- Drafted and negotiated all newco formations working with a diverse set of cofounders and stakeholders.
- Managed outside counsel for litigation and international operations.
- Managed in-house IP counsel and lead IP strategy throughout the portfolio.
- Embedded with product and sales teams to drive product development and sales initiatives.
- Successfully navigated unfamiliar legal and technical spaces including blue economy, computational drug discovery, drug development, advanced materials, medical devices, sonar, machine learning, AI, machine vision, diagnostics, sonar, energy storage, additives, and 3D printing.
- Oversaw day-to-day operations of entire portfolio.
- Held business development director roles to lead customer discovery, product development, sales, and financing.
- Successfully drafted commercialization plans and raised non-dilutive funding from SBIR/STTR, MIPS, and other grants.
- Vetted Contract Lifecycle Management (CLM) software.

University of Miami School of Law Startup Practicum, Coral Gables, FL
Fellow, 2018 – 2019

- Consulted clients regarding business organization, employment, intellectual property and drafted contracts.
- Certified to practice trademark matters by the USPTO Law School Certification Program.
- Drafted and reviewed operating agreements, privacy policies, service and employment contracts, purchase orders and trademark applications.

University of Rosenstiel School of Marine and Atmospheric Sciences, Key Biscayne, FL
Research Assistant, January 2018 – December 2018

- Assisted with Recover Consortium research.
- Reviewed technical papers.
- Tested new industry technologies in the aquaculture field.

The Honorable Spencer Eig, Eleventh Judicial Circuit of Florida, Miami, FL
Judicial Intern, May 2017 - August 2017

- Drafted bench memoranda. Conducted research and reviewed briefs for cases pending before the court.
- Observed civil and criminal proceedings.

ADVISORY BOARD APPLICATION FORM

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North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Office of the Village Clerk
Email: villageclerk@nbvillage.com

DATE _10/13/2026_____ NAME _____Michele Samaroo_____

MAILING ADDRESS ___7601 E treasure Drive, 1405_____ ZIP ____33141_____

EMAIL _____LocalGovExpert@pm.me_____ PHONE _____3055280055_____

ARE YOU A VILLAGE RESIDENT? YES NO IF YES, HOW MANY YEARS? 16

Applicant must live within North Bay Village to serve on a board/committee

(Please submit documentation proving residency or business address.)

WHICH ISLAND DO YOU LIVE ON, or WHAT ISLAND IS YOUR BUSINESS LOCATED ON?

Applicants must either reside in North Bay Village or own or work for a business located in the Village to serve on a board or committee.

NORTH BAY TREASURE HARBOR ISLAND

ARE YOU A REGISTERED VOTER? YES NO

ARE YOU A BUSINESS OWNER? YES NO IF YES, HOW MANY YEARS? 1

NAME OF BUSINESS: Samaroo Legal Solutions, PLLC

ADDRESS OF BUSINESS: 7601 E. Treasure Drive, unit 1405

ADVISORY BOARD SELECTION:

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES NO

IF SO, WHICH BOARD/S: _____

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ANIMAL WELFARE BOARD COMMUNITY	RESIDENT SERVICES BOARD
ENHANCEMENT BOARD 3	SUSTAINABILITY AND RESILIENCE TASK FORCE 2
FINANCIAL ADVISORY BOARD	YOUTH ADVISORY BOARD
PLANNING AND ZONING BOARD 1	

PLEASE GIVE A SUMMARY OF YOUR WORK and CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES TO SERVE/CONTRIBUTE TO THE BOARD:

I'm a Board Certified City, County and Local Government Attorney with 25 years of experience and have previously advised Planning and Zoning Boards and have had to deal with almost every type of municipal issue that a city can encounter. I have lived in NBV for 16 years and my law firm is also headquarted here. I love the city and would love to use my knowledge to continue to improve our little slice of paradise.

APPLICANT'S SIGNATURE: Michele Samaroo DATE: 10/23/2026

MICHELE SAMAROO, B.C.S.
BOARD CERTIFIED SPECIALIST IN CITY, COUNTY & LOCAL GOVERNMENT LAW
North Bay Village, Florida 33141 • (305) 528-0055 • LocalGovExpert@proton.me

PROFESSIONAL SUMMARY

Board Certified City, County and Local Government Attorney with twenty-five years of transactional and litigation experience. Recognized as the 2025 Government Lawyer of the Year, she provides strategic counsel in legislation, land use, code enforcement, election law, labor and employment, and appellate matters.

PROFESSIONAL EXPERIENCE

Hearing Officer | Broward County, Fort Lauderdale, FL
May 2026- Present

- Presides over Code Enforcement Hearings as a neutral adjudicator.

Solo Practitioner / Managing Attorney | Samaroo Legal Solutions, PLLC, North Bay Village, FL
June 2025 – Present

- Provides Special Counsel, Special Magistrate, services pertaining to Land Use, Code Enforcement, Procurement, Election Law, Labor & Employment, Appeals & Litigation.

Consultant Impartial Hearing Representative | NYC Department of Education, Manhattan, NY
April 2026 – September 2026

- Represented NYCDOE in special education claims from intake to resolution or settlement.

Assistant City Attorney / Labor & Employment Counsel | City of Hialeah, FL
December 2023 – March 2025,

- Spearheaded labor law procedures and litigation; provided general counsel to the Building, Human Resources, and Community Development Departments.
- Conducted code enforcement prosecutions and authored formal legal memos and advisory opinions.
- Drafted and reviewed complex municipal contracts and interlocal agreements.

Deputy City Attorney / Litigation Counsel | City of Hallandale Beach, FL
August 2022 –December 2023

- Managed all city litigation, including personal injury, appeals, RPOs, and forfeitures.
- Developed new processes for efficient in-house litigation and created training programs for the Police Department.
- Advised the Department of Sustainable Development, Innovation Technology, and Human Resources.

Deputy City Attorney / Appellate Counsel | City of Port St. Lucie, FL
July 2021 – August 2022

- Lead counsel for appeals.
- Handled legislation, contracts and procurement.
- Advised the Public Works Department on right-of-ways and easements
- Ensured compliance with Sunshine Law and Public Records.

Hearing Officer | Department of Economic Opportunity, Fort Lauderdale, FL
May 2021 – July 2021

- Presided over administrative hearings regarding economic and unemployment benefits.

Assistant City Attorney | City of Miami Gardens, FL
February 2019 – February 2021

- Handled a diverse portfolio: Procurement, Land Use, Real Estate, Code Enforcement and Quiet Title Actions.

Assistant City Attorney (via Brown Law Group) | Opa-locka, FL *January 2017 – February 2019*

- Managed land use, legislation, procurement, vendor agreements, code enforcement and commercial litigation for the municipality.

Assistant City Attorney / Litigation Counsel | City of North Miami Beach, FL *November 2015 – January 2017*

- Chief litigation attorney for forfeitures, bankruptcies, foreclosures, and personal injury defense.

Assistant City Attorney (via Brown Law Group) | Opa-locka, FL *September 2015 – November 2015*

- Advised on code enforcement, land use, labor/employment, and contract drafting.

Solo Practitioner / Managing Attorney | The Samaroo Law Group, P.A., Miami, FL
July 2011 – September 2015

- Managed a private firm focusing on business litigation, NDAs, and criminal defense.

Special Magistrate (Part-Time) | City of North Miami Beach, FL *January 2012 – December 2015*

- Presided over Code Enforcement Hearings as a neutral adjudicator.

Adjunct Professor (Labor & Employment Law) | Barry University, Miami Shores, FL
January 2012 – December 2015

General Magistrate | 11th Judicial Circuit, Miami, FL
December 2010 – July 2011

- Presided over foreclosure trials and hearings; prepared formal Reports and Recommendations for the Court.

Assistant Attorney General (Civil) | Office of the Attorney General, Fort Lauderdale, FL
September 2010 – December 2010

- Defended state agencies and judges in civil rights, employment, and personal injury litigation.

Solo Practitioner / Managing Attorney | Law Offices of Michele Samaroo, P.A., Miami, FL
November 2008 – September 2010

- Handled appeals, FLSA claims, and municipal personal injury defense.

Staff Counsel | GEICO General Insurance Company, Miami, FL
December 2006 – November 2008

- Managed 85–100 personal injury defense cases; conducted Examinations Under Oath (EUOs).

Assistant Attorney General (Appeals) | Office of the Attorney General, Miami, FL
January 2005 – December 2006

- Drafted 80+ appellate briefs and argued before the Third District Court of Appeal.

Assistant State Attorney | Office of the State Attorney, Fort Lauderdale, FL
October 2002 –January 2005

- Managed high-volume criminal caseload (150–250 cases) and prosecuted numerous jury trials.

Assistant Public Defender | Office of the Public Defender, Orlando, FL
May 2001 – July 2002

- Managed criminal proceedings and jury trials.
- Performed legal research and drafted/argued motions for a large-volume caseload.

EDUCATION

Florida State University College of Law, Tallahassee, FL *Juris Doctor (J.D.)* | MPLE Scholar (Full Scholarship)

Barry University, Miami, FL *Bachelor of Arts (B.A.) in Pre-Law*
Emory University, Atlanta, GA

LEADERSHIP & RECENT AWARDS

- Chair, Florida Bar City, County & Local Government Law Certification Committee (2026–2027)
- Florida Bar Government Advocacy Committee (2021-2027)
- Government Lawyer of the Year, Miami Dade FAWL (2025)
- Vice-Chair, Miami Dade Bar Government Law Committee (2024–2026)
- Member of the Year, Gwen S. Cherry Black Women Lawyers Association (2023–2024)
- President, Gwen S. Cherry Black Women Lawyers Association (2022–2023)
- President, Wilkie D. Ferguson Jr. Bar Association (2008–2009)
- Miami Dade Chapter of Florida Association of Women Lawyers Board of Directors (2025-2027)
- Miami Dade Chapter of Florida Association of Women Lawyers Foundation Board of Directors (2020 – 2027)
- Florida Bar YLD Board of Governors - 2009-2013
- Legal Services of Greater Miami, Inc. Board of Directors - 2009-2011
- In Focus Magazine's 2008 Multi-Cultural Achiever of the Year Award 2008
- Success Magazine's 40 Under 40 Leaders of Today and Tomorrow 2008
- H.T. Smith President's Award (WDFJBA Outstanding Member) 2008

North Bay Village

ADVISORY BOARD APPLICATION FORM

Residents and Business Owners of North Bay Village are welcome to apply at any time; *however*, applications are **only** considered when a vacancy occurs. Please be advised that all submitted board/committee applications are public records subject to the disclosure of Chapter 119 of the Florida Statutes.

ADDITIONAL REQUIREMENTS: All Board Members must disclose their financial interests annually through ***Form 1 – Statement of Financial Interests*** or ***Source of Income Statement***. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office.

A resume and proof of residency/business ownership must be submitted with your application.
Please return the signed and completed application to:

North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Office of the Village Clerk
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION:

DATE 10/27/26 NAME Hector Xavier Tirado

MAILING ADDRESS 7521 Bounty Ave. North Bay Village ZIP 33141

EMAIL hxtirado@gmail.com PHONE 267-357-9125

** ARE YOU A VILLAGE RESIDENT? YES ✓ NO IF YES, HOW MANY YEARS? 4

*Applicant must live within North Bay Village to serve on a board/committee***

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP:
(Please submit documentation proving residency or business address.)

** WHICH ISLAND DO YOU LIVE ON, or WHAT ISLAND IS YOUR BUSINESS LOCATED ON?

*Applicants must either reside in North Bay Village or own or work for a business located in the Village to serve on a board or committee.***

	NORTH BAY	TREASURE	HARBOR ISLAND
ARE YOU A REGISTERED VOTER?	YES ✓	NO	
ARE YOU A BUSINESS OWNER?	YES ✓	NO	IF YES, HOW MANY YEARS? 14

NAME OF BUSINESS: Xavier's Auto Center & Arka Church

ADDRESS OF BUSINESS: 1845 Wakeling st. Philadelphia PA 19124 9806 NE. 2nd ave. Miami Shores FL33138

Continue to next page >>>

ADVISORY BOARD SELECTION:

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES NO ✓

IF SO, WHICH BOARD/S: _____

§ 32.18 - Membership limitation.
No individual shall serve on more than one Advisory Board at the same time unless a vacancy persists on any given Board after promotion of the vacancy for 90 days; thereafter, an individual already serving on an Advisory Board may be eligible to serve on a second Advisory Board. The foregoing notwithstanding, no individual may serve on more than two Advisory Boards simultaneously. All Advisory Board members shall serve without compensation and shall not otherwise obtain direct or indirect financial gain from their service in the Advisory Board (Ord. No. 2020-003, § 2, 1-14-20).

INSTRUCTIONS: **Select your top three choices and number each choice from 1 to 3.** One is your most desired/preferred choice, and three is the least. Select number zero for boards that do not interest you. The maximum number of choices allowed is three. Refer to the last page for a brief description of each board's scope.

0 ANIMAL WELFARE BOARD

1 RESIDENT SERVICES BOARD

2 COMMUNITY ENHANCEMENT BOARD

0 SUSTAINABILITY AND RESILIENCE TASK FORCE

0 FINANCIAL ADVISORY BOARD

0 YOUTH ADVISORY BOARD

0 PLANNING AND ZONING BOARD

PLEASE GIVE A SUMMARY OF YOUR WORK and CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES TO SERVE/CONTRIBUTE TO THE BOARD:

As a North Bay Village resident and pastor of Arka Church, I am committed to serving people and strengthening community connections. My pastoral experience includes supporting individuals and families, developing leaders, coordinating volunteers, and helping organize activities for adults, youth, and children. These responsibilities have strengthened my ability to listen, bring people together, and work collaboratively toward shared goals.
I would welcome the opportunity to contribute these skills to the Resident Services Board or Community Enhancement Board by supporting community programs, family-friendly activities, and partnerships that address residents' needs. Although my church is located outside North Bay Village, this is the community I call home. I am committed to serving all residents with respect, regardless of their backgrounds or beliefs, and helping make our Village a welcoming and connected place to live.

APPLICANT'S SIGNATURE: _____ DATE: 10-27-26

HECTOR XAVIER TIRADO VALLES
North Bay Village, FL
267-357-9125 | hxtirado@gmail.com

PROFESSIONAL SUMMARY

Pastor, entrepreneur, and community leader with experience managing church operations, automotive services, and hospitality businesses. Musician, composer, live sound engineer, and instructor with a background in concerts and event production. North Bay Village resident committed to contributing leadership, business experience, and creative skills to community programs that serve residents of all backgrounds.

LEADERSHIP AND PROFESSIONAL EXPERIENCE

Co-Founder, President, and Pastor | Arka Church
March 2023–Present

- Co-founded Arka Church with wife, Daniela, and oversee church operations, ministry development, and pastoral care.
- Provide biblical teaching, leadership development, and guidance to individuals and families.
- Coordinate volunteers and activities serving adults, youth, and children.
- Lead City Reach With Love, the church's outreach program, helping individuals, families, and business owners identify needs and connect with resources and practical support.
- Lead Arka Worship, the church's band, coordinating musicians and musical preparation while teaching music and production skills.
- Oversee audio, visual, and live production needs for church services and events.

Founder, Owner, and Operations Manager | Xavier's Auto Center
2013–Present

- Founded and actively manage an automotive service business.
- Oversee daily operations, staff coordination, customer relationships, and service delivery.
- Bring hands-on experience as an automotive technician, sales advisor, manager, and owner.
- Apply business administration, sales, marketing, and hiring knowledge to support business operations.
- Previously performed Pennsylvania vehicle safety and emissions inspections while holding the required state credentials.

Founder, Owner, and Operations Manager | Sweet Casa
Philadelphia, PA | 2020–Present

- Founded and operate a short-term rental business in Philadelphia.
- Manage reservations, guest communications, property readiness, and daily operations.
- Coordinate cleaning, maintenance, and service providers to support property upkeep and a welcoming guest experience.
- Bring additional experience owning and managing residential and commercial properties.

Church Leadership and Pastoral Service | H2O Church
Philadelphia, PA | Involved 2013–2022; leadership beginning in 2015

• Began participating in the church in 2013, assumed leadership responsibilities in 2015, and subsequently served as pastor.
• Provided spiritual guidance and support to individuals and families.
• Collaborated with church leaders to support ministry activities and congregational care.

MUSIC, SOUND, AND EVENT PRODUCTION

Musician, Composer, Song Producer, Live Sound Engineer, and Instructor

• Active in music since age 13, with experience in live performance, original composition, and song production.
• Have composed original music and produced several songs.
• Worked on concerts and events featuring established bands.
• Provide live sound engineering and audio production support for concerts, church services, and events.
• Coordinate audio, visual, and live event production.
• Teach music and production skills, helping musicians and production teams develop their abilities.

EDUCATION AND PROFESSIONAL TRAINING

Automotive Training Institute (ATI) | Linthicum, MD
Business Owner Training, Levels 1–5 | Completed 2018

Completed professional training covering business administration, sales, marketing, operations management, and employee recruitment and selection.

Association of Related Churches (ARC)
Church-Launch Training

Completed training in preparation for launching Arka Church.

Nueva Esperanza College / Eastern University
Business Administration Coursework

Attended courses in business administration; no degree earned.

High School Education
Completed.

PREVIOUS PROFESSIONAL CREDENTIALS

Pennsylvania Safety Inspection and Emissions Inspector

Previously held state credentials and performed vehicle safety and emissions inspections. Credentials are no longer active.

RELEVANT SKILLS

Community Outreach • Operations Management • Volunteer Coordination
Leadership Development • Business Administration • Sales and Marketing
Music Instruction and Composition • Live Sound Engineering
Concert and Event Production • Audio and Visual Production
Hospitality and Property Management • Customer Relations • Public Speaking

REsu

North Bay Village

ADVISORY BOARD APPLICATION FORM

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Please return the signed and completed application to:

North Bay Village Hall
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Village Clerk's Office
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION

DATE 10/26/26 NAME Clemente Vera

MAILING ADDRESS 7928 East Dr # 1802 NBV, Fl. ZIP 33141

EMAIL cfveraghb@gmail.com PHONE 786/367-5457

HOW DID YOU HEAR ABOUT US? WEBSITE ___ FACEBOOK ___ OTHER personal knowledge

ARE YOU A VILLAGE RESIDENT? YES x NO ___ IF YES, HOW MANY YEARS? 3

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP:

(Please submit documentation proving residency or business address.)

WHICH ISLAND DO YOU LIVE ON? NORTH BAY ISLAND ___ TREASURE ISLAND ___ HARBOR ISLAND x

ARE YOU A REGISTERED VOTER? YES x NO ___

ARE YOU A BUSINESS OWNER: YES x NO ___ IF YES, HOW MANY YEARS? 30

NAME OF BUSINESS: GH Builders Inc.

ADDRESS OF BUSINESS: 300 NE 59 Terrace # 101, Maimi, Fl. 33137

ADVISORY BOARD SELECTION

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES ___ NO x

IF SO, WHICH BOARD: Planning & Zoning Board / Community enhancement board

Please select your **first**, **second**, and **third** choices from among the following Boards and Committees. If you are interested in only one, please indicate this.

§ 32.18 - Membership limitation.

No individual shall serve on more than one Advisory Board at the same time unless a vacancy persists on any given Board after promotion of the vacancy for 90 days; thereafter, an individual already serving on an Advisory Board may be eligible to serve on a second Advisory Board. The foregoing notwithstanding, no individual may serve on more than two Advisory Boards simultaneously. All Advisory Board members shall serve without compensation and shall not otherwise obtain direct or indirect financial gain from their service in the Advisory Board (Ord. No. 2020-003, § 2, 1-14-20).

ANIMAL CONTROL BOARD	____	**PLANNING and ZONING BOARD**	1
RESIDENT SERVICES BOARD	____	**SUSTAINABILITY and RESILIENCE TASK FORCE**	____
FINANCIAL ADVISORY BOARD	____	**CHARTER REVIEW BOARD**	____
COMMUNITY ENHANCEMENT BOARD	2		

All Board Members are required to disclose their Financial Interests annually. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office. Planning and Zoning Board Members Complete Form 1 - Statement of Financial Interests, and all other Board Members complete Source of Income Statement.

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD. WHAT YOU MAY BE ABLE TO CONTRIBUTE:

I have always been interested and involved in the community I live in. To me it's very important to learn and be involved where you and your family lives.

1. My first involvement was on the Personnel Board at the City of Hialeah, this is an advisory board created to oversee employment rules and personnel matters. What really interested me of this board was, if a City employees feels he/she has been treated unfairly, wrong, fired, reprimanded etc. The employee, and the City of Hialeah would face the board and plead their case, the Personnel Board has the power to agree with the City, or agree with the employee giving the employee his job back .
2. Affordable Housing Advisory Board / Miami Dade County 2013- 2017 met to approve housing projects sponsored by the county.
3. Parks & Police for kids board, Doral, Fl 2010-2013 This board with Doral Police department sponsored after hour school events in city parks and Doral golf country club (Trump Golf Club now). the idea was for troubled kids to be involved in the parks with police officers and adults with authority. it normally was a six week program and it was a delight how these troubled kids from hating police, got to know the officers and became friends hopefully to stay out of trouble in the future.
4. Doral Chamber of Commerce 2006-2012
5. Architectural control committee, Doral Isles Association, Doral Isle. 2004-2008 HOA Architectural approvals and recommendations for the Association.
6. Eloquence on the Bay Board of Directors / Secretary / 2025 - present

APPLICANT'S SIGNATURE: Clemente Vera *Clemente Vera* **DATE:** 10/27/27

ANIMAL WELFARE BOARD [AWB]

FIVE MEMBERS

The Animal Welfare Board aims to consider matters relating to animal control within the Village limits to improve the Village's ability to handle animal issues effectively.

SEEKING RE-APPOINTMENT

FIRST NAME	LAST NAME	SEAT HELD / ISLAND	SERVED BEFORE?
Maria	De La Cruz Marquez Arrechea	Chair / Treasure Island	YES – ACB
Sabrina	Fasana	Board Member / Treasure Island	YES – ACB

NEW APPLICANTS

FIRST NAME	LAST NAME	MOST PREFERRED / ISLAND	SERVED BEFORE?
Sandra	Garcia-Pardo	1 Choice / Treasure Island	Yes - AWB

ANIMAL WELFARE BOARD

BOARD MEMBERS SEEKING REAPPOITMENT

Maria de la Cruz Marquez Arrechea
7545 East Treasure Drive Apt 7J, North Bay Village, FL 33141
Animal Control Board

October 29th, 2020

Dear North Bay Village Mayor and Committee,

I would like to take the opportunity to thank you for your support in these past years and also to ask you to consider my application to continue to be part of the animal control board.

I have been working for years in the island's TNR program which traps neutered and return the community cats after surgery.

We contribute to decrease the population by spaying and neutering all cats in the island.

As of today, our rate is 95% of the cats fixed.

I'm also a registered feeder for treasure island.

I would love to continue doing this work which I love and I'm passionate about.

I hope you can give me the chance to do so.

Thank you!

Sincerely,

Alba L. Chang, CMC

From: sabrina fasana <sabrinafasana@yahoo.com>
Sent: Thursday, October 1, 2026 5:12 PM
To: Maria De La Cruz Marquez Arrechea; Rosaura Lopez
Cc: Alba L. Chang, CMC; Indira Shakti; Sole Anamaria Amadi
Subject: Re: [ALERT External Email] Request for Re-Appointment - AWB

Hi, I would be interested in reapply, thank you
Sabrina Fasana

On Thursday, October 1, 2026 at 10:05:20 AM EDT, Rosaura Lopez <rosauralopez72@gmail.com> wrote:

Good morning,

I will not be seeking re-appointment in order to make space for another member of the feeders team to be part of the board. They will submit their application before the deadline.

Thank you,

Rosaura Lopez
Sent from my iPhone please excuse typos and brevity.

On Wed, Sep 30, 2026 at 4:14 PM Maria de la Cruz Marquez <mariamarquezarrechea@gmail.com> wrote:
I would be happy to participate.

https://www.luminpdf.com/app/pdf/viewer/request-for-re-appointment-animal-welfare-board-6abd6cbca8f6f8028d1b8dc7
Maria de la Cruz Marquez
786 344 9532

El mié, 30 sept 2026 a las 16:09, Alba L. Chang, CMC (<villageclerk@nbvillage.com>) escribió:

Good afternoon Board Members,

As we approach the end of your term with the Animal Welfare Board, I would like to extend our sincere appreciation on behalf of the Village for your time, dedication, and commitment to serving our community.

Your thoughtful input, valuable feedback, and willingness to share your knowledge and perspectives have been greatly appreciated. Your contributions have helped support the important work of the Animal Welfare Board and have made a meaningful difference in our community.

If you would like to be considered for reappointment to the Animal Welfare Board please complete the attached form and return it to me at your earliest convenience. We anticipate bringing All Advisory Board appointments before the Commission for consideration at the November Commission Meeting.

APPLICATION FOR ANIMAL CONTROL ADVISORY BOARD

Name...Sabrina Fasana

[redacted]

Home address: 7532 Buccaneer Ave, North bay Village , Fl 33141

Work.... Italian tutor for Rosetta Stone, 10 years

Volunteering activity: Humane Society of Greater Miami, Born free dog shelter Miami.

Cat feeder in North Bay Village

Married to Glenn Baskin

Place of birth : Como, Italy

ANIMAL WELFARE BOARD

NEW APPLICANTS

North Bay Village
ADVISORY BOARD APPLICATION FORM

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Please return the signed and completed application to:

North Bay Village Hall
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Village Clerk's Office
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION

DATE OCT 14-2026 NAME SANDRA GARCIA-PARDO

MAILING ADDRESS 1865 79TH ST. CAUSEWAY APT 9K ZIP 33141

EMAIL SGART100@GMAIL.COM PHONE 786-547-8681

HOW DID YOU HEAR ABOUT US? WEBSITE (circled) FACEBOOK ___ OTHER ___

ARE YOU A VILLAGE RESIDENT? YES (circled) NO ___ IF YES, HOW MANY YEARS? 12

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP:

(Please submit documentation proving residency or business address.)

WHICH ISLAND DO YOU LIVE ON? NORTH BAY ISLAND ___ TREASURE ISLAND (circled) HARBOR ISLAND ___

ARE YOU A REGISTERED VOTER? YES (circled) NO ___

ARE YOU A BUSINESS OWNER: YES (circled) NO ___ IF YES, HOW MANY YEARS? 6

NAME OF BUSINESS: METAL WORK MIAMI, LLC

ADDRESS OF BUSINESS: 132 NW 36 ST MIAMI, FL - 33127

ADVISORY BOARD SELECTION

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES (circled) NO ___

IF SO, WHICH BOARD: ANIMAL CONTROL BOARD

Please select your **first**, **second**, and **third** choices from among the following Boards and Committees. If you are interested in only one, please indicate this.

ADVISORY BOARD SELECTION:

HAVE YOU EVER SERVED ON A VILLAGE BOARD? (YES) NO

IF SO, WHICH BOARD/S: ANIMAL CONTROL BOARD

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INSTRUCTIONS: **Select your top three choices and number each choice from 1 to 3.** One is your most desired/preferred choice, and three is the least. Select number zero for boards that do not interest you. The maximum number of choices allowed is three. Refer to the last page for a brief description of each board's scope.

ANIMAL WELFARE BOARD 1	RESIDENT SERVICES BOARD 0
COMMUNITY ENHANCEMENT BOARD 0	SUSTAINABILITY AND RESILIENCE TASK FORCE 0
FINANCIAL ADVISORY BOARD 0	YOUTH ADVISORY BOARD 0
PLANNING AND ZONING BOARD 0	

PLEASE GIVE A SUMMARY OF YOUR WORK and CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES TO SERVE/CONTRIBUTE TO THE BOARD:

I SERVED ON THE ANIMAL CONTROL BOARD IN 2013 AND HAVE VOLUNTEERED SINCE THEN FEEDING AND CARING FOR THE COMMUNITY CATS OF THE ISLANDS. BEYOND PROVIDING FOOD, I HAVE HELPED COORDINATE SPAYING AND NEUTERING AND VETERINARY CARE FOR SICK CATS, ADDRESSING BOTH, ANIMAL WELFARE AND RESIDENTS' CONCERNS. I'M PARTICULARLY INTERESTED IN SUPPORTING RESPONSIBLE FEEDING PRACTICES, KEEPING SPACES CLEAN AND ENCOURAGING COOPERATION TO CONTRIBUTE TO THE WELL-BEING OF ANIMALS AND OUR COMMUNITY AS WEL

APPLICANT'S SIGNATURE: [signature] DATE: OCT 14-2026

NORTH BAY VILLAGE

2026-2028 RESIDENT ADVISORY BOARD

PLANNING & ZONING BOARD			
LAST NAME	**FIRST NAME**	**DESIRED BOARD**	**RETURNING MEMBER OR NEW APPLICANT**
Murphy	Paul	Planning & Zoning Board	Yes
Shaw	Ryan	Planning & Zoning Board	Yes
Turbides	Maximo	Planning & Zoning Board	Yes
Jacob	Paul	Planning & Zoning Board	New Applicant
Michelle	Samarro	PZB (1); SRTF (2) CEB - (3)	New Applicant
Vera	Clemente	PZB(1); CEB(2)	New Applicant

FINANCIAL ADVISORY BOARD			
LAST NAME	**FIRST NAME**	**DESIRED BOARD**	**RETURNING MEMBER OR NEW APPLICANT**
Avalo	Elizabeth	Financial Advisory Board	Yes
Gutierrez	Marco	Financial Advisory Board	Yes
Mehta	Sidharth	Financial Advisory Board	Yes
Prendergast	William "Bill"	Financial Advisory Board	Yes
Schott	Lars	Financial Advisory Board	Yes

SUSTAINABILITY & RESILIENCY TASK FORCE			
LAST NAME	**FIRST NAME**	**DESIRED BOARD**	**RETURNING MEMBER OR NEW APPLICANT**
Alessio	Jessica	Sustainability & Resilience Task Force	Yes
Doebler	Dave	Sustainability & Resilience Task Force	Yes
Graham	Alisha	Sustainability & Resilience Task Force	Yes
Krebs	Brenda	Sustainability & Resilience Task Force	yes
Samaroo	Michelle	PZB (1); SRTF (2) CEB - (3)	New Applicant

COMMUNITY ENHANCEMENT BOARD			
LAST NAME	**FIRST NAME**	**DESIRED BOARD**	**RETURNING MEMBER OR NEW APPLICANT**
Farriga	Bree	Community Enhancement Board	Yes
Petrini	Jacob	Community Enhancement Board	Yes
Segall	Alexei	Community Enhancement Board	Yes
Lowenstein	Elan	Community Enhancement Board	New Applicant
Samaroo	Michelle	PZB (1); SRTF (2) CEB - (3)	New Applicant
Tirado	Hector	RSB(1) ; CEB (2)	New Applicant

RESIDENT SERVICES BOARD			
LAST NAME	**FIRST NAME**	**DESIRED BOARD**	**RETURNING MEMBER OR NEW APPLICANT**
Swarts	Susan	Resident Services Board	Yes
Collin	Kevin	Resident Services Board	New Applicant
Indira	Shakti	Resident Services Board	New Applicant for CEB- Former AWB
Tirado	Hector	RSB(1); CEB (2)	New Applicant

ANIMAL WELFARE BOARD			
LAST NAME	**FIRST NAME**	**DESIRED BOARD**	**RETURNING MEMBER OR NEW APPLICANT**
De La Cruz Marquez	Maria	Animal Welfare Board	Yes
Fasana	Sabrina	Animal Welfare Board	Yes
Garcia-Pardo	Sandra	Animal Welfare Board	New Applicant - Served on AWB in 2023

YOUTH ADVISORY BOARD			
LAST NAME	**FIRST NAME**	**DESIRED BOARD**	**RETURNING MEMBER OR NEW APPLICANT**

RESIDENT ADVISORY BOARD [RSB]

FIVE MEMBERS

The **Resident Services Board** assists the Village Mayor and Commission in developing programs, projects, and policies that improve the quality of life of the Village's residents, including, but not limited to, the community's youth.

RSB – CURRENT MEMBERS

FIRST NAME	LAST NAME	ISLAND	SEAT
Susan	Swartz	Treasure Island	Board Member
Farahim	Alili	Treasure Island	Board Member

RSB – NEW APPLICANTS

FIRST NAME	LAST NAME	MOST PREFERRED / ISLAND	MOST PREFERRED
Kevin	Collin	1st Choice / Treasure Island	YES
Indira	Shakti	1st Choice / Treasure Island	YES
Hector	Tirado	1st Choice / Treasure Island	No

RESIDENT SERVICES BOARD

APPLICANTS SEEKING RE-APPOINTMENT

NORTH BAY VILLAGE
REQUEST FOR RE-APPOINTMENT
RESIDENT SERVICES BOARD

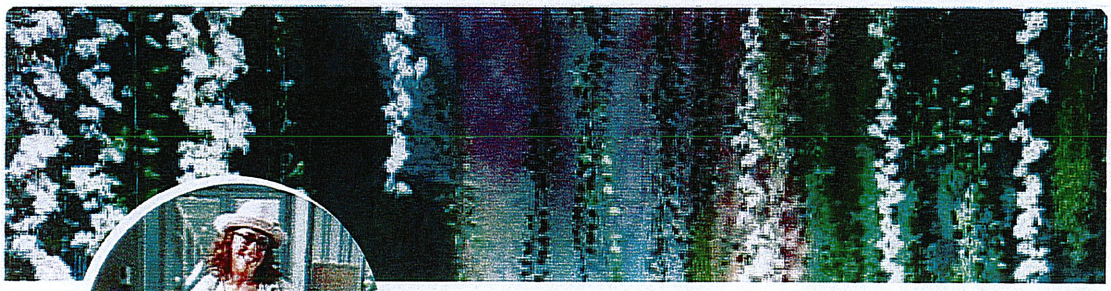
October ___, 2026

Susan Swartz
Name of the Board Member

✓ I would like to respectfully request reappointment to the North Bay Village Resident Services Board for the 2026–2028 term.

___ I would like to give another individual the opportunity to serve on the North Bay Village Resident Services Board for the 2026–2028 term.

Susan Swartz
Signature





Susan S. 3rd

Versatile Professional | Empowering Growth and Transformation

- SageFull Living
- Emerson College

Miami Beach, Florida, United States **Contact info**

500+ connections

Connect | Message | More

About

Susan is a versatile professional with a background spanning marketing, communications, client relations, and production. Transitioning her career to yoga and spirituality in 2015, she excelled in leading a highly successful Miami Beach yoga studio and later founded The Sageuary, a Miami-based sacred community space...

Experience

Founder
SageFull Living · Self-employed
Nov 2024 - Present · 9 mos

SageFull Living is a global community brand that invites individuals to explore mindful living, self-awareness, and holistic well-being. Created by Susan the Sage, it offers a space for personal growth, healing, and alignment with your true self. Through The SageFull Living Podcast, mentorship programs, retreats, and workshops, SageFull Living provides tools, guidance, and inspiration to support a balanced life and empower individuals on their journey toward self-discovery.

While SageFull Living reaches people worldwide, it also has a physical presence in Miami at The Sageuary—a healing home for healers. This space hosts in-person gatherings that deepen personal growth and transformation, providing an environment for reflection and connection with like-minded souls.

At its core, SageFull Living is about personal transformation. It's a community that celebrates self-awareness, guiding individuals to pause, reflect, and reconnect with their inner wisdom, wherever they are on their journey.

Skills: Coaching · Hosting Events · Marketing

Creative Contributor, Advisor, Investor
Cloud9 Online · Contract
Feb 2020 - Present · 5 yrs 6 mos
Connecticut, United States · Remote

Crafted an extensive collection of specialized medical meditations uniquely designed for a leading healthcare system, emphasizing movement integration within their mindfulness programs. Produced and recorded these sessions professionally for exclusive utilization on customized private-label apps.
Conducted meticulous research and competitive analysis, offering strategic recommendations to elevate the functionality and appeal of Cloud9's applications.

Skills: Creativity and Innovation · Creative Writing · Research · Business Development

Founder
The Sageuary
Feb 2018 - Present · 7 yrs 6 mos
Miami Beach, Florida, United States

A sacred community space nestled in the heart of vibrant Miami. With a mission to "open a healing home for healers," we invite an array of coaches, leaders, and healers to come together and foster transcendent connection and transformation among our community. Whether it be through workshops, dinners, or day retreats, our doors are open to all who seek to collaborate and cultivate a space for healing. Community, Connection, Collaboration. All events are expertly marketed, organized and hosted by Susan the Sage.

Skills: Client Liaison · Connector · Writing · Creativity and Innovation · Event Management · Leadership · Public Speaking · Teaching · Interpersonal Skills · Communication · Hosting Events · Community Organizing · Marketing Communications

Director of Portfolio & Investor Relations, Investor
Sacral Capital · Full-time
Oct 2023 - Mar 2024 · 6 mos
Miami Beach, Florida, United States · Hybrid

As a Portfolio and Investor Relations Manager, I oversaw the strategic management of investment portfolios while fostering strong relationships with investors. The role involved optimizing portfolio performance, collaborating closely with portfolio companies to drive growth and maximize returns. Specializing in cultivating and maintaining robust connections with existing and potential investors, and serving as a primary liaison to ensure transparent and effective communication regarding fund performance, opportunities, and market insights. Exceled in preparing comprehensive reports and presentations, providing valuable insights to support informed decision-making. With a blend of financial acumen, relationship-building skills, and a strategic mindset, dedicated to delivering exceptional value to both portfolio and investor community.

Skills: Networking · Leadership · Business Management · Interpersonal Skills · Market Research · Communications

Chief Peace Officer
The Women of Peace
Jun 2019 - Jun 2021 · 2 yrs 1 mo
Miami Beach, Florida, United States

"The Women of Peace" is a 501(c)3 organization founded by Dr. Jelena Petkovic. Aimed is to create opportunities for women all over the world to

gather, learn, create art and mastermind with each other. The organization invites world-renowned speakers and peace facilitators to share their inspiration and expertise during assemblies, peace talks, fundraisers and celebrations. Additionally, it supports women in becoming peace-rooted leaders and assists in providing aid to orphanages and children's homes across the world in order to bring light and peace to the children who need it most.
In my role as Chief Peace Officer, I was responsible for conceptualizing, establishing, and managing the operations of the organization. My leadership contributed to a meaningful impact in the world.

Skills: Client Liaison · Writing · Creativity and Innovation · Event Management · Leadership · Teaching · Business · Interpersonal Skills · Event Planning · Marketing Communications

Wellness Retreat Curator

Wellbands at Luna Beach - Resort World Bimini · Seasonal
Dec 2017 - Apr 2018 · 5 mos
Bimini, The Bahamas · Hybrid

Organized and led weekend wellness retreats to the Bahamas, overseeing logistics, scheduling, and coordinating facilitators to create immersive, rejuvenating experiences for participants. Focused on delivering a seamless retreat flow, fostering a peaceful environment, and ensuring each retreat offered a transformative wellness journey for all participants.

Skills: Organization Skills · Event Planning · Event Management

Studio Operations Manager

Green Monkey | Health and Well-Being · Full-time
Dec 2015 - Jun 2017 · 1 yr 7 mos
Miami/Fort Lauderdale Area

As manager of an established yoga studio, I was responsible for overseeing day-to-day operations. This included managing a team of 30 teachers and 10 front desk staff members, as well as organizing and scheduling of 45 classes. Facilitated the seamless transition of studio to a new, larger space, without interruption to the clients or schedule. All while teaching 4-6 classes per week.

Skills: Client Liaison · Team Leadership · Networking · Sales Management · Leadership · Teaching · Business Management · Interpersonal Skills

Client Relations Manager

Neogroup / Diebold Inc. · Freelance
Apr 2014 - Apr 2015 · 1 yr 1 mo

In my role as an organizer of banking equipment and securities valued at over $2 million, I successfully managed over 900 orders and installations. Within the first six weeks, I established efficient systems and infrastructure to fulfill a backlog of outstanding orders resulting in a significant increase of 30% in revenue collection.

Skills: Client Liaison · Writing · Business · Interpersonal Skills · Research · Strategic Communications



Marketing Team Member

Whole Foods Market · Full-time
Jul 2013 - Apr 2014 · 10 mos
Miami/Fort Lauderdale Area

Responsible for organizing and running a variety of events and promotions, both on and off-site. Among the highlights of my work were the successful launch of Whole Paws Pet Products line, the Live Ultimate Half Marathon, as well as various educational events for the Miami Beach community.

Re-organized in-store systems and processes specifically for the Holiday orders, which led to a 25% increase in sales from 2012 to 2013. I took pride in serving as a champion for the Whole Foods brand, leading a team of individuals in improving morale and fostering pride and positivity with team members and customers, alike. Through product and recipe introductions, as well as demos and cooking classes, I helped to create an enjoyable, informative, and supportive shopping experience.

Skills: Client Liaison · Event Management · Teamwork · Interpersonal Skills · Event Planning · Marketing · Marketing Communications



Day Of Event Manager

Lori Paige Consulting
2012 - 2014 · 2 yrs
Miami/Fort Lauderdale Area

Executed seamless events by managing vendor setups, coordinating schedules, and resolving on-site challenges to ensure flawless experiences in high-pressure environments.

Skills: Organization Skills · Event Management · Interpersonal Skills · Logistics Management

Chief of Staff to Consul General

British Consulate-General Miami · Full-time
Sep 2011 - May 2013 · 1 yr 9 mos
Miami/Fort Lauderdale Area

As a diplomatic liaison, I developed and maintained relationships with various stakeholders, including the US military, airport protocol, city and state officials, the British Embassy, and the Foreign Office UK. Through these efforts, I strengthened connections with the British government and created programs for visiting officials and trade missions.

I also coordinated logistics for visits by high-profile officials and diplomats, including coordinating their speaking engagements, invitation-only events, and meetings with city officials, educators, and executives. To ensure these visits were successful, I prepared extensive briefing documents for these officials in advance of their meetings with high-level Florida representatives, helping to expand business opportunities in both the US and UK.

Additionally, I produced special events, including managing budgets, sponsorships, catering, invitations, staffing, and décor, and was responsible for managing all marketing and communications related to these events.

Skills: Client Liaison · Organization Skills · Writing · Event Management · Interpersonal Skills · Logistics Management · Event Planning · Travel

Business Development Associate

British Consulate-General Boston
Jan 2011 - Sep 2011 · 9 mos
Greater Boston Area

As a Business Development Associate, I leveraged my expertise in market research to analyze the New England market and generate promising leads for international trade and investment. Through strategic calls with head officials and key stakeholders, I successfully promoted the UK Trade & Investment services and fostered opportunities for cross-continental business growth.

Additionally, I played a pivotal role as co-manager of a 500-person reception and presentation at the Massachusetts State House, which included the Consul General, the Governor of Boston and a group of local businesses. My event management skills were further showcased through the successful launch and execution of the 'Business Innovation Awards', from inception to selection and awards ceremony.

Skills: Client Liaison · Writing · Event Management · Interpersonal Skills · Event Planning · Market Research · Business Development

Acting Operating Officer/Casting Director

Extra Mile, Inc.
May 2009 - Apr 2010 · 1 yr
Greater New York City Area

As a Operating Officer and Casting Director, I took on the daily operations of a background casting company, efficiently placing up to 200 clients across multiple television, film, and print productions. I expanded the reach of the company through strategic networking and relationship-building efforts with casting agencies and actors, resulting in a 15% increase in clientele. Through my sales efforts, I marketed the Extra Mile Services of the company to potential clients, and utilized my ability to negotiate and identify opportunities to drive business growth.

Skills: Client Liaison · Customer Service · Interpersonal Skills · Logistics Management · Management

Marketing & Public Relations Manager

Shawmut Design and Construction
Jul 2005 - Nov 2008 · 3 yrs 5 mos
Greater New York City Area

Adept at fostering media relationships, I secured prominent coverage for high-profile projects, including multiple features in VM+SD Magazine, Hartford Business Journal, Hartford Courant, Metals in Construction, and The New York Times. Notably, instrumental in Lonchamp Soho's VM+SD 'Retail Renovation Award.' Honored with the 2007 'Bell Ringer Award' by the Publicity Club of New England for The New York Times - Sunday's Blueprints article on Ermenegildo Zegna Fifth Avenue. Managed regional office marketing initiatives, crafting RFPs, and ensuring consistent, high-quality sales collateral. Orchestrated successful photo shoots, leveraging professional imagery for Shawmut, client projects, and architectural publications to elevate brand visibility.

Skills: Client Liaison · Writing · Interpersonal Skills · Event Management · Marketing · New Business Development · Public Relations

Volunteer/Event Coordinator

Tribeca Film Festival
2005 - 2005 · Less than a year
Greater New York City Area

Creative Executive/Directors Assistant

Harpo, Inc.
Aug 2002 - Jan 2004 · 1 yr 6 mos
Greater Los Angeles Area

As a highly skilled administrator I had the honor of setting up offices for an Emmy Award winning Director and contributed to numerous successful projects. Among my many achievements, I was responsible for negotiating deals with agents and managers, which resulted in the production of several

shorts. Furthermore, I was instrumental in coordinating efforts in all stages of production for six highly acclaimed episodic television shows, including logging dailies. During pilot season, I leveraged my excellent communication skills to work alongside agents and managers to secure the directing of a pilot for ABC. Additionally, amidst all of these accomplishments, I also played a critical role in supporting the recording of an original soundtrack for a stage production the Director wrote. Finally, I capably managed a group of interns and successfully organized a reading of the production. Throughout all of these experiences, I demonstrated a remarkable ability to juggle multiple responsibilities while maintaining an unwavering commitment to excellence.

Skills: Organization Skills · Writing · Office Administration · Interpersonal Skills · Logistics Management · Production · Communications

Assistant to Television Managers

Joan Agelis Productions
Mar 2001 - Aug 2002 · 1 yr 6 mos
Greater Los Angeles Area

As a successful marketing specialist, I played a pivotal role in establishing strong relationships with prominent media trade publications and securing editorial coverage and PR opportunities for numerous high-profile projects. My efforts included securing articles in VM+SD Magazine, Hartford Business Journal, Hartford Courant, Metals in Construction, and The New York Times - Sunday, including two cover features. I was particularly instrumental in Longchamp Soho's receipt of the VM+SD 'Retail Renovation Award', which was largely attributed to my advocacy and public relations efforts.

My achievements in public relations were further recognized by the Publicity Club of New England, who awarded me the prestigious 'Bell Ringer Award' in 2007 for my contribution to an article on Ermenegildo Zegna Fifth Avenue that was published in The New York Times - Sunday's Blueprints section.

I was also responsible for managing regional office marketing programs for new business, including the creation of all RFPs, and the production and maintenance of evolving sales collateral. My focus on quality control and consistency resulted in successful project completions, client satisfaction, and the establishment of long-standing relationships with architects. Additionally, I managed photo shoots and budgets to obtain professional photos of finished stores has allowed us to create stunning storefront images for use in collateral, award submissions, and magazine publications, which has effectively elevated the profile of Shawmut, clients, and architects.

Skills: Marketig · Organization Skills · Public Relations · Business · Interpersonal Skills · Management

Project Manager / Presentations Manager

Digitas

Feb 1997 - Jan 2001 · 4 yrs

Greater Boston Area

In my tenure at Strategic Interactive Group, the digital arm of Bronner Slosberg Humphrey, I began as a Presentations Manager, crafting executive-level presentations to showcase company services. Advancing swiftly, I became the personal presentations specialist for the President and supported the Creative Department with website image resizing. Recognized for my contributions, I spearheaded the agency's rebranding to Digitas, overseeing content development for the global corporate website across six offices. My strength in presentations management and content creation drove exceptional outcomes, surpassing anticipated results. Leveraging strategic planning and effective communication, I ensured a seamless rebranding process, collaborating with diverse teams to deliver top-tier results within budget and timeline. The widely acclaimed new corporate website resonated well with our global clientele, validating the success of my approach—a testament to my ability to exceed expectations while staying adaptable to organizational needs.

Skills: Organization Skills · Writing · Project Management · Presentations · Interpersonal Skills

NORTH BAY VILLAGE
REQUEST FOR RE-APPOINTMENT
RESIDENT SERVICES BOARD

October 28**, 2026**

Farahim Alili

Name of the Board Member

___ I would like to respectfully request reappointment to the North Bay Village Resident Services Board for the 2026–2028 term.

x
___ I would like to give another individual the opportunity to serve on the North Bay Village Resident Services Board for the 2026–2028 term.

Signature

RESIDENT SERVICES BOARD

NEW APPLICANTS

North Bay Village

ADVISORY BOARD APPLICATION FORM

Residents and business owners of North Bay Village are welcome to apply at any time; however, applications are only considered when a vacancy occurs. Please be advised that all submitted board/committee applications are a public record subject to the disclosure of Chapter 119 of the Florida Statutes.

Please return the signed and completed application to:

North Bay Village Hall
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Village Clerk's Office
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION

DATE 10/13/26 NAME Kevin Colin

MAILING ADDRESS 7901 Hispanola Ave. ZIP 33141

EMAIL Kevin.colin@verizon.net PHONE 240-538-3557

HOW DID YOU HEAR ABOUT US? WEBSITE ___ FACEBOOK ___ OTHER email

ARE YOU A VILLAGE RESIDENT? YES X NO ___ IF YES, HOW MANY YEARS? 3 t years

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP:

(Please submit documentation proving residency or business address.)

WHICH ISLAND DO YOU LIVE ON? NORTH BAY ISLAND ___ TREASURE ISLAND X HARBOR ISLAND ___

ARE YOU A REGISTERED VOTER? YES X NO ___

ARE YOU A BUSINESS OWNER: YES ___ NO X IF YES, HOW MANY YEARS? _____

NAME OF BUSINESS: _____

ADDRESS OF BUSINESS: _____

ADVISORY BOARD SELECTION

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES ___ NO X

IF SO, WHICH BOARD: _____

Please select your **first**, **second**, and **third** choices from among the following Boards and Committees. If you are interested in only one, please indicate this.

§ 32.18 - Membership limitation.
No individual shall serve on more than one Advisory Board at the same time unless a vacancy persists on any given Board after promotion of the vacancy for 90 days; thereafter, an individual already serving on an Advisory Board may be eligible to serve on a second Advisory Board. The foregoing notwithstanding, no individual may serve on more than two Advisory Boards simultaneously. All Advisory Board members shall serve without compensation and shall not otherwise obtain direct or indirect financial gain from their service in the Advisory Board (Ord. No. 2020-003, § 2, 1-14-20).

ANIMAL CONTROL BOARD	___	**PLANNING and ZONING BOARD**	___
RESIDENT SERVICES BOARD	X	**SUSTAINABILITY and RESILIENCE TASK FORCE**	___
FINANCIAL ADVISORY BOARD	___	**CHARTER REVIEW BOARD**	___
COMMUNITY ENHANCEMENT BOARD	___		

All Board Members are required to disclose their Financial Interests annually. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office. Planning and Zoning Board Members Complete Form 1 - Statement of Financial Interests, and all other Board Members complete Source of Income Statement.

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD. WHAT YOU MAY BE ABLE TO CONTRIBUTE:

I have 27 years of dedicated military service. I have 15+ years of federal government experience with over a decade in management roles. I served 3 terms on the Vista Lake Arbor (VLA) Board, including 1 term as the board president. I am currently serving as the Lexi board president for 2 terms and a total of 3 terms as a Lexi board member. I hope to use my experience to serve the residents of North Bay Village (NBV).

APPLICANT'S SIGNATURE: _____ **DATE:** 10/13/26

North Bay Village

ADVISORY BOARD APPLICATION FORM

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ADDITIONAL REQUIREMENTS: All Board Members must disclose their financial interests annually through ***Form 1 – Statement of Financial Interests*** or ***Source of Income Statement***. Additionally, at least four hours of Ethics Training are required for all Board members during their term of Office.

A resume and proof of residency/business ownership must be submitted with your application.
Please return the signed and completed application to:

North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Office of the Village Clerk
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION:

DATE 10/1/2026 NAME Indira Shakti

MAILING ADDRESS 1555 N. Treasure Dr. #515 NBV, FL ZIP 33141

EMAIL indirashakti22@gmail.com PHONE 305-970-6880X

** ARE YOU A VILLAGE RESIDENT? ✓ YES NO IF YES, HOW MANY YEARS? 8

*Applicant must live within North Bay Village to serve on a board/committee***

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP:
(Please submit documentation proving residency or business address.)

** WHICH ISLAND DO YOU LIVE ON, or WHAT ISLAND IS YOUR BUSINESS LOCATED ON?

*Applicants must either reside in North Bay Village or own or work for a business located in the Village to serve on a board or committee.***

	NORTH BAY	TREASURE	HARBOR ISLAND
ARE YOU A REGISTERED VOTER?	✓ YES	NO	
ARE YOU A BUSINESS OWNER?	YES	✓ NO	IF YES, HOW MANY YEARS? ___

NAME OF BUSINESS: _____

ADDRESS OF BUSINESS: _____

Continue to next page >>>

ADVISORY BOARD SELECTION:

HAVE YOU EVER SERVED ON A VILLAGE BOARD? ✓ YES NO

IF SO, WHICH BOARD/S: Resident Services, Animal Advisory, Charter Review, Brent Latham Community Ctr

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INSTRUCTIONS: **Select your top three choices and number each choice from 1 to 3.** One is your most desired/preferred choice, and three is the least. Select number zero for boards that do not interest you. The maximum number of choices allowed is three. Refer to the last page for a brief description of each board's scope.

ANIMAL WELFARE BOARD	✓ RESIDENT SERVICES BOARD 1
COMMUNITY ENHANCEMENT BOARD	SUSTAINABILITY AND RESILIENCE TASK FORCE
FINANCIAL ADVISORY BOARD	YOUTH ADVISORY BOARD
PLANNING AND ZONING BOARD	

PLEASE GIVE A SUMMARY OF YOUR WORK and CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES TO SERVE/CONTRIBUTE TO THE BOARD:

Since moving to North Bay Village in 2018, serving this community has been an important part of my life. I have had the privilege of working alongside fellow residents through several advisory boards:

- Resident Services Board, Chair: 2018–2022
- Ad-Hoc Charter Review Board, Vice-Chair: 2023–2024
- Animal Advisory Board, Secretary: 2023–2026
- Ad-Hoc Brent Latham North Bay Village Community Center Planning Committee, Chair: 2026

Professionally, I serve as Operations Manager for Shanti Bhavan Children's Project, a nonprofit dedicated to breaking the cycle of poverty through education and long-term support for children in India. I lead a team across fundraising, communications, sponsorships, and administration. This work reminds me every day that meaningful service begins with listening, building trust, and following through on our commitments. Returning to the Resident Services Board would be especially meaningful because it is where my service to North Bay Village began. My experience has taught me that we do our best work when people feel heard and respected, even when we see things differently.

APPLICANT'S SIGNATURE: Shakti DATE: 10/1/2026

INDIRA SHAKTI, MBA

DIRECTOR OF OPERATIONS | STRATEGIC LEADERSHIP & GLOBAL TEAM MANAGEMENT

Florida, United States • 305-970-6880 • indirashakti22@gmail.com • linkedin.com/in/indirashakti/

EXECUTIVE PROFILE

Operations leader with 10+ years of experience translating strategic priorities into measurable results. Trusted partner to senior leadership, managing budgets of $9M+ and guiding distributed teams with clear expectations, accountability, and support. Combines strategic judgment with hands-on execution to streamline operations, improve efficiency by up to 45%, and strengthen the systems behind successful fundraising. Holds an MBA and Director of Operations and Online Business Manager certifications.

CORE CAPABILITIES

Strategic Operations & Execution	**COO & Senior Leadership Partnership**	**International & Remote Team Operations**	**Cross-Functional Team Coaching & Leadership**
AI & Workflow Automation	**KPI Development & Executive Reporting**	**Fundraising & Campaign Operations**	**SOP Design & Process Improvement**

PROFESSIONAL EXPERIENCE

Operations Manager | Shanti Bhavan Children's Project — **09/2025–Present**

Remote | International

- Partner with the COO, and senior leadership to drive cross-functional operations spanning fundraising, marketing, alumni relations, programming, and organizational initiatives supporting goals exceeding $8.8M.
- Lead, coach, and mentor a geographically distributed team across multiple time zones, strengthening accountability, professional growth, collaboration, and execution against organizational priorities.
- Created and implemented 30+ standard operating procedures, increasing operational efficiency by 45% and establishing consistent, scalable workflows across departments.
- Use AI tools and workflow automation to accelerate reporting, documentation, communications, and project coordination while improving accuracy and reducing manual administrative effort.
- Develop KPI dashboards, executive updates, presentations, and briefing materials that improve leadership visibility, support data-informed decisions, and keep strategic initiatives on track.

Founder CEO & Fractional Director of Operations | Mindfully Virtual, LLC — **09/2018–09/2025**

North Bay Village, FL | Remote

- Provide fractional operations leadership, executive support, marketing coordination, strategic partnerships, and community management for mission-driven and seven-figure organizations.
- Directed two flagship coaching programs generating $600K in revenue and $30K in sponsorships, and supported syndication campaigns that raised $18M+, with 10% benefiting a nonprofit serving children with disabilities in India.
- Managed cross-functional teams, vendors, launch calendars, executive priorities, virtual summits, and investor-facing events, ensuring timely delivery across multiple stakeholders.
- Streamlined vendor and creative workflows, reducing costs by 30%, while building performance tracking systems aligned with growth objectives.

Chief Operating Officer | Success With Soul | Kate Kordsmeier — 03/2022–07/2023

Atlanta, GA | Remote

- Partnered with the CEO to oversee day-to-day operations, team performance, project delivery, sales strategy, SEO initiatives, affiliate launches, and quarterly business planning within a four-day workweek model.
- Established and monitored quarterly KPIs across operations, marketing, sales, and team execution, giving leadership clearer visibility into priorities, progress, and performance.
- Led an SEO-driven affiliate launch that achieved a Top 10 placement in Amy Porterfield's Digital Course Academy promotion, coordinating timelines, communications, assets, and cross-functional execution.
- Implemented the Run Like Clockwork framework, strengthened SOPs and delegation, coached team members, and refined policies to reinforce accountability, business continuity, and mission alignment.

Integrator | The Darin Olien Show — 06/2020–05/2022

Malibu, CA | Remote

- Managed and coached a remote team of seven across five countries and eight time zones, maintaining clear priorities, communication rhythms, and accountability.
- Helped grow the show's social audience from 30,000 to 500,000 by coordinating content, marketing, partnerships, and execution around an award-winning podcast and Emmy-recognized platform.
- Improved operations and project management through automation, contributing to a 60% increase in affiliate sales and more efficient cross-functional delivery.
- Partnered with the CEO on special projects, events, logistics, meeting coordination, and stakeholder communications, ensuring confidential and time-sensitive work moved forward smoothly.

Director of Sales & Marketing | D'Angelo Realty Group — 06/2006–09/2018

Fort Lauderdale, FL

- Led sales and marketing operations for a luxury real estate firm that achieved more than $2B in sales, supporting senior leadership, agents, clients, and external partners.
- Managed four employees and supported 45+ sales associates, coordinating priorities, communications, events, collateral, vendors, and deadlines across departments.
- Negotiated with vendors to reduce costs, improve service delivery, and ensure timely completion of high-quality marketing and client-facing materials.

EDUCATION & CERTIFICATIONS

Master of Business Administration (MBA)	Florida Atlantic University — Boca Raton, FL
Bachelor of Arts, Sociology	Florida Atlantic University — Boca Raton, FL
Certified Director of Operations | Certified OBM®	Ops Authority | International Association of Online Business Managers

TECHNOLOGY, LANGUAGES & COMMUNITY LEADERSHIP

Technology: Microsoft Excel, PowerPoint, Word, Outlook; Google Workspace; ChatGPT, Claude; Asana, ClickUp, Monday.com, Notion, Airtable; Slack, Zoom, Calendly; Zapier; Canva; WordPress; HubSpot, ActiveCampaign; Kajabi; Kartra; GoHighLevel.

Languages: Spanish — Fluent

Leadership & Service:
Unsung Hero Award, North Bay Village Mayor and Commissioners (2024)
Secretary, Animal Wellness Advisory Board (2023–Present);
Chair, Resident Services Advisory Board (2018–2022).

North Bay Village

ADVISORY BOARD APPLICATION FORM

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1666 Kennedy Causeway, Suite 300 | North Bay Village, FL 33141
ATTN: Office of the Village Clerk
Email: villageclerk@nbvillage.com

APPLICANT'S INFORMATION:

DATE 10/27/26 NAME Hector Xavier Tirado

MAILING ADDRESS 7521 Bounty Ave. North Bay Village ZIP 33141

EMAIL hxtirado@gmail.com PHONE 267-357-9125

** ARE YOU A VILLAGE RESIDENT? YES ✓ NO IF YES, HOW MANY YEARS? 4

*Applicant must live within North Bay Village to serve on a board/committee***

VERIFICATION OF RESIDENCY and/or BUSINESS OWNERSHIP:
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** WHICH ISLAND DO YOU LIVE ON, or WHAT ISLAND IS YOUR BUSINESS LOCATED ON?

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	NORTH BAY	TREASURE	HARBOR ISLAND
ARE YOU A REGISTERED VOTER?	YES ✓	NO	
ARE YOU A BUSINESS OWNER?	YES ✓	NO	IF YES, HOW MANY YEARS? 14
NAME OF BUSINESS:	Xavier's Auto Center	&	Arka Church
ADDRESS OF BUSINESS:	1845 Wakeling st. Philadelphia PA 19124		9806 NE. 2nd ave. Miami Shores FL33138

Continue to next page >>>

ADVISORY BOARD SELECTION:

HAVE YOU EVER SERVED ON A VILLAGE BOARD? YES NO ✓

IF SO, WHICH BOARD/S: _____

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0 ANIMAL WELFARE BOARD

1 RESIDENT SERVICES BOARD

2 COMMUNITY ENHANCEMENT BOARD

0 SUSTAINABILITY AND RESILIENCE TASK FORCE

0 FINANCIAL ADVISORY BOARD

0 YOUTH ADVISORY BOARD

0 PLANNING AND ZONING BOARD

PLEASE GIVE A SUMMARY OF YOUR WORK and CIVIC SERVICE EXPERIENCE, and HOW YOU THINK YOUR BACKGROUND QUALIFIES TO SERVE/CONTRIBUTE TO THE BOARD:

As a North Bay Village resident and pastor of Arka Church, I am committed to serving people and strengthening community connections. My pastoral experience includes supporting individuals and families, developing leaders, coordinating volunteers, and helping organize activities for adults, youth, and children. These responsibilities have strengthened my ability to listen, bring people together, and work collaboratively toward shared goals.
I would welcome the opportunity to contribute these skills to the Resident Services Board or Community Enhancement Board by supporting community programs, family-friendly activities, and partnerships that address residents' needs. Although my church is located outside North Bay Village, this is the community I call home. I am committed to serving all residents with respect, regardless of their backgrounds or beliefs, and helping make our Village a welcoming and connected place to live.

APPLICANT'S SIGNATURE: _____ DATE: 10-27-26

HECTOR XAVIER TIRADO VALLES
North Bay Village, FL
267-357-9125 | hxtirado@gmail.com

PROFESSIONAL SUMMARY

Pastor, entrepreneur, and community leader with experience managing church operations, automotive services, and hospitality businesses. Musician, composer, live sound engineer, and instructor with a background in concerts and event production. North Bay Village resident committed to contributing leadership, business experience, and creative skills to community programs that serve residents of all backgrounds.

LEADERSHIP AND PROFESSIONAL EXPERIENCE

Co-Founder, President, and Pastor | Arka Church
March 2023–Present

- Co-founded Arka Church with wife, Daniela, and oversee church operations, ministry development, and pastoral care.
- Provide biblical teaching, leadership development, and guidance to individuals and families.
- Coordinate volunteers and activities serving adults, youth, and children.
- Lead City Reach With Love, the church's outreach program, helping individuals, families, and business owners identify needs and connect with resources and practical support.
- Lead Arka Worship, the church's band, coordinating musicians and musical preparation while teaching music and production skills.
- Oversee audio, visual, and live production needs for church services and events.

Founder, Owner, and Operations Manager | Xavier's Auto Center
2013–Present

- Founded and actively manage an automotive service business.
- Oversee daily operations, staff coordination, customer relationships, and service delivery.
- Bring hands-on experience as an automotive technician, sales advisor, manager, and owner.
- Apply business administration, sales, marketing, and hiring knowledge to support business operations.
- Previously performed Pennsylvania vehicle safety and emissions inspections while holding the required state credentials.

Founder, Owner, and Operations Manager | Sweet Casa
Philadelphia, PA | 2020–Present

- Founded and operate a short-term rental business in Philadelphia.
- Manage reservations, guest communications, property readiness, and daily operations.
- Coordinate cleaning, maintenance, and service providers to support property upkeep and a welcoming guest experience.
- Bring additional experience owning and managing residential and commercial properties.

Church Leadership and Pastoral Service | H2O Church
Philadelphia, PA | Involved 2013–2022; leadership beginning in 2015

• Began participating in the church in 2013, assumed leadership responsibilities in 2015, and subsequently served as pastor.
• Provided spiritual guidance and support to individuals and families.
• Collaborated with church leaders to support ministry activities and congregational care.

MUSIC, SOUND, AND EVENT PRODUCTION

Musician, Composer, Song Producer, Live Sound Engineer, and Instructor

• Active in music since age 13, with experience in live performance, original composition, and song production.
• Have composed original music and produced several songs.
• Worked on concerts and events featuring established bands.
• Provide live sound engineering and audio production support for concerts, church services, and events.
• Coordinate audio, visual, and live event production.
• Teach music and production skills, helping musicians and production teams develop their abilities.

EDUCATION AND PROFESSIONAL TRAINING

Automotive Training Institute (ATI) | Linthicum, MD
Business Owner Training, Levels 1–5 | Completed 2018

Completed professional training covering business administration, sales, marketing, operations management, and employee recruitment and selection.

Association of Related Churches (ARC)
Church-Launch Training

Completed training in preparation for launching Arka Church.

Nueva Esperanza College / Eastern University
Business Administration Coursework

Attended courses in business administration; no degree earned.

High School Education
Completed.

PREVIOUS PROFESSIONAL CREDENTIALS

Pennsylvania Safety Inspection and Emissions Inspector

Previously held state credentials and performed vehicle safety and emissions inspections. Credentials are no longer active.

RELEVANT SKILLS

Community Outreach • Operations Management • Volunteer Coordination
Leadership Development • Business Administration • Sales and Marketing
Music Instruction and Composition • Live Sound Engineering
Concert and Event Production • Audio and Visual Production
Hospitality and Property Management • Customer Relations • Public Speaking

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