

NORTH BAY VILLAGE
REGULAR VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE

Tuesday, March 17, 2026 at 6:00 PM
1666 Kennedy Causeway, #101, North Bay Village, FL 33141
(In-person and virtual via Zoom. See below for details)

The meeting agenda is available online at:
https://northbayvillage-fl.gov/agendas-minutes

Elected Officials and Village staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION: The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time. The Village highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.
Watch the Public Meeting: https://northbayvillage-fl.gov/videos TV Channel 661 Facebook Live
Participate in the meeting via Zoom: Meeting ID: 891 2658 3746
Listen via telephone to the Virtual Public Meeting: 1-305-224-1968 or 1-929-205-6099
For technical support during the meeting, please contact: (786) 309-4991

PUBLIC COMMENTS

Public comments will be accepted by the following means:

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

VIRTUAL COMMENTS: ***Public comments will also be accepted during the meeting using the virtual meeting platform.***

VIA E-MAIL TO: publiccomment@nbvillage.com

Interested parties or their authorized representatives may address the Commission and/or Board via written or electronic commentary ("e-comments") by emailing the Village Clerk at least two (2) hours prior to the commencement of the meeting. E-comments will not be read during the meeting but will be distributed to the Village Commission or Board prior to the commencement of the meeting. You may send your concerns with the subject line "PUBLIC COMMENT" and the following information in the body of the email: your name, address, if you are a hired Consultant or Village Employee, and/or if you are engaged in lobbying activities and/or representing an organization.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. Minutes of the meeting will be taken and will be made available.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 786-224-8070 NO LATER THAN FIVE DAYS PRIOR TO SUCH PROCEEDING. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT 786-224- 8070 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

LOBBYING ACTIVITIES

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38- 17. ""Lobbyist"" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term ""lobbyist"" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex -parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

Have questions or need additional information?

E-mail: villageclerk@nbvillage.com

Call: 305-756-7171

North Bay Village

OFFICIAL AGENDA
REGULAR VILLAGE COMMISSION MEETING
1666 Kennedy Causeway, #101, North Bay Village, FL 33141 (In-person and virtual via Zoom. See below for details) Meeting ID: 891 2658 3746
Tuesday, March 17, 2026
6:00 PM

Decorum: Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the board shall be barred from further appearance before the board by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38-17. "Lobbyist" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term "lobbyist" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex-parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

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1. **Opening Items**
   - ***A. Call to Order***
   - ***B. Roll Call***
   - ***C. Pledge of Allegiance***
   - ***D. Invocation***

2. **Order of Business**

3. **Presentations**
   - ***A. Proclamations and Awards***
   - ***B. Special Presentations to Commission***

3.A. Recognition of Police Officer of the Quarter

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

Officer of the Quarter- Oct-Dec 2025- Officer Salvant.pdf

4. Open Forum

5. Approval of Commission Minutes

6. Advisory Board Minutes/Written Reports.

6.A. Community Enhancement Board Report - Chair Bree Farrugia

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

7. Village Commission's Report

8. Village Attorney's Report

9. Village Manager's Report

For detailed reporting of the prior month's expenditures, please visit the Finance Department webpage on the North Bay Village website at: NBV Finance Department

9.A. Traffic Enforcement Report (February 2026)
Monthly Traffic Report (February 2026).pdf

9.B. Community Engagement Report (February 2026)
Community Engagement Report Feb. 2026.pdf

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

10. Village Clerk's Report

10.A. Village Clerk Report for February of 2026
PRR Log 2026.pdf

11. Consent Agenda
A. Staff Items
B. Proclamation/Award/Village Key Requests

11.A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF AMENDMENT NO. 1 TO WORK ORDER RIB2401 TO RIBBECK ENGINEERING, INC. FOR MODIFIED DESIGN, PERMITTING, AND BIDDING SERVICES FOR PHASE 1 OF THE HARBOR ISLAND STORMWATER IMPROVEMENTS PROJECT RELATED TO THE VILLAGE'S STORMWATER IMPROVEMENT PROGRAM IN AN AMOUNT NOT TO EXCEED $147,609.28; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

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

Resolution wo - Stormwater Design for Hi - Ribbeck.DOCX
Work Order RIB24.01-A1 Design Services.pdf
Work Order RIB24.01-A1 Design Services.docx

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

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

Resolution - 1st Amendment to Galleon DA 03.17.26.DOCX
First Amendment to Galleon DA - 2026 - 03.17.26.DOCX
Comm._Center_Architectural.pdf

12. First Reading of Ordinances

Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to 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.

12.A. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA AMENDING CHAPTER 11, "SIGNS," AND CHAPTER 15, "FORM BASED CODE," TO ADDRESS CURRENT LEGAL REQUIREMENTS, TO ESTABLISH SPECIFIC STANDARDS AND REGULATIONS, AND TO CONSOLIDATE ALL PROVISIONS RELATED TO SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

It is recommended that the Planning and Zoning Board approve the proposed Ordinance.

Memo - 03.17.26.DOCX
Ordinance Chapters 8 and 11 and 15 - Sign Code - 03.17.26.DOCX
Exhibit A to Ordinance - 03.17.26.DOCX
Exhibit B to Ordinance 03.17.26.DOCX
Exhibit C to Ordinance 03.17.26.DOCX

12.B. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 150, "BOATS, VESSELS, AND HOUSEBOATS," OF THE VILLAGE CODE OF ORDINANCES, BY CREATING SECTION 150.22, "OVERNIGHT ANCHORING RESTRICTIONS," TO REGULATE CERTAIN OVERNIGHT ANCHORING OF VESSELS WITHIN THE WATERS OF THE VILLAGE; AMENDING SECTION 153.04, "SCHEDULE OF FINES AND CIVIL PENALTIES," TO ESTABLISH A PENALTY FOR VIOLATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - SPONSORED BY MAYOR RACHEL STREITFELD AND CO-SPONSORED BY COMMISSIONER DORIS ACOSTA
Ordinance-Prohibit Overnight Anchoring Vessel on Bay.DOCX

13. Public Hearings

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14. Discussion/Action Items

A. Unfinished Business
B. New Business

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

14.B. Discussion on the Village's Construction Fence Materials/ Design - Sponsored by Commissioner Doris Acosta

14.C. Discussion on the State's Proposed Elimination or Reduction of Property Taxes
County Correspondence.pdf

14.D. Discussion on the Parking Lease Agreement for Treasure Island Care Center - Sponsored by Mayor Rachel Streitfeld
Treasure Island Care Center - Parking Lease Agreement.pdf

14.E. Discussion and Direction on Enforcement of Illegal Vehicle Noise and Potential Future Use of Noise Cameras on the Causeway - Sponsored by Vice Mayor Goran Cuk

14.F. Discussion Regarding Potential ULDC Amendments relating to Public Buildings and Grounds (PBG) Zoning District Regulations and Property Designations, and Approvals for Construction Trailers/Sales Centers and Construction staging

Discuss potential ULDC amendments

15. Adjournment

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ITEM NO. 3.A

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Ana Gonzalez, Executive Assistant to Chief of Police

SPONSORED BY: NONE

SUBJECT: Recognition of Police Officer of the Quarter

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

BACKGROUND AND ANALYSIS
The North Bay Village Police Department has an Officer of the Quarter Award program as part of our continued commitment to recognize the outstanding service delivered by our excellent team of law enforcement professionals. This award recognizes our top performers each quarter. As such, the Police Department has reviewed the nominations submitted and, has selected Officer Edwidge Salvant as the recipient of the Officer of the Quarter for October-December 2025.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
NONENONE

PERSONNEL IMPACT
NONE

ATTACHMENTS
Officer of the Quarter- Oct-Dec 2025- Officer Salvant.pdf

North Bay Village Police Department
COMMENDATION

Date of Occurrence: 2/17/2026

Submitted By: Chief Carlos Noriega

Employee Name(s):

Officer Edwidge Salvant

Department/Unit/Division: Police Department/

Award/Commendation Type and Recommendations (check boxes):

☐ Commendation ☑ Officer of the Quarter ☐ Officer of the Year
☐ Civilian of the Quarter ☐ Civilian of the Year

Narrative:

It is with great pride that I nominate Officer Edwidge Salvant as Officer of the Quarter due to his exceptional performance in a life-saving incident that occurred on November 30, 2025. His professionalism, courage, dedication, and commitment to duty saved the life of a one-year-old child in a high pressure, and dynamic environment. This law enforcement professional exemplifies our Oath of Office to, "…faithfully serve and protect to the best of my ability, all individuals I may encounter." Delivering exceptional service with decisiveness, compassion and honor.

At approximately 18:39 on November 30, 2025, units responded Code 3 to a report of an unresponsive child that was not breathing.

The Body Worn Camera footage and the Incident Report document the facts that immediately after arrival, as Ofc. Salvant was making his way into the building and was at the top of the building's driveway entrance ramp, he was suddenly confronted by a frantic mother carrying an unconscious child that was not breathing and was cyanotic. Without hesitation, Ofc. Salvant transitioned into emergency rescue mode, placed the child down in a safe position and initiated CPR. Despite being thrust into a sudden surprise situation, he demonstrated calm, decisive action in extremely high-stress, and emotionally charged circumstances. Lieutenant Benitez arrived seconds later and joined Ofc. Salvant in providing life-saving measures, assisting with positioning, obstruction assessment, clearing the airway, and chest compressions while maintaining verbal communication with the parents, and taking overall command of the chaotic, rapidly developing scene. Their combined efforts were focused, coordinated, and entirely centered on one priority – restoring the child's breathing and saving his life. Their valiant efforts paid off as, within a short time, the child began to cry and breathe on his own, a clear indication that their Life-Saving interventions were effective and successfully averted a horrific tragedy.

North Bay Village Police Department
COMMENDATION

Narrative Continued:

Of course, the NBVPD effectively operates on the team concept and while Lt. Benitez and Ofc. Salvant focused on the resuscitation efforts, they were aided and supported by others, including Sgt. Frank Angulo who in a supervisory role, assisted with providing an AED with the correct infant pads, coordinated units, and ensured that resources were properly purposed. Cpl. Wuihudson Francois and Ofc. Marcia Sangronis, who managed the emotionally distressed family members, gathered essential information about the child, and ensured that communication with dispatch and the incoming fire-rescue units were accurate and up to date. Additional Day Shift One personnel collectively secured the immediate area, cleared vehicles and bystanders, and established a safe, unobstructed corridor from the entrance ramp to the roadway so that Miami-Dade Fire Rescue Engine 27 could locate and access the patient without delay. This coordination of effort allowed MDFR, under the command of Lt. Grace, to arrive, assume patient care, and transport the child, who was breathing and crying at the time, to Jackson Hospital for further treatment.

The NBVPD's response was not just technically sound; it was tactically disciplined. Officers balanced life-saving medical intervention with scene control, traffic and pedestrian safety, and emotional support for the family, all while preserving clear access for fire-rescue.

Officer Salvant displayed decisiveness, courage, leadership, calm and empathy while "under fire" in a pressure-cooker situation where every action counted, and seconds mattered. Incidents involving injured children are among the most stressful and emotionally charged incidents any officer will face. In this case, the child was unresponsive, not breathing and cyanotic, with a distraught mother that was facing her greatest nightmare, yet Ofc. Salvant demonstrated exceptional presence of mind by immediately recognizing the severity of the situation and commencing CPR without pause, relying on his training rather than being overwhelmed by the chaos and emotion around him. Lt. Benitez, despite his supervisory responsibilities, stepped directly into hands-on care, assisting with CPR, monitoring the child's condition, and guiding the scene until the child again was able to breathe on their own. Both maintained calm, clear, and reassuring communication with each other, the parents, helping them remain as composed as possible, and supporting units, every action contributing to a successful, lifesaving outcome, and all the while, the child's life hung in the balance. Ofc. Salvant's performance epitomize the highest standards of courage, competence, compassion and professionalism in a Law Enforcement Officer. His successful life-saving efforts bring great credit to himself, the North Bay Village Police Department and the whole of our law enforcement profession.

North Bay Village Police Department
COMMENDATION

Narrative Continued:

Based on Officer Salvant's performance, which successfully saved the life of a one-year-old child, as well as his outstanding work with all his daily Law Enforcement duties and responsibilities, he is clearing deserving of Officer of the Quarter recognition.

Sergeant of Police: _____ **Date** _____
Print/Sign

Lieutenant of Police: _____ **Date** _____
Print/Sign

Assistant Chief: _____ **Date** _____
Print/Sign

Deputy Chief: _____ **Date** _____
Print/Sign

Chief of Police: CARLOS NORTIEGA /Cn **Date** 2/24/26
Print/Sign

ITEM NO. 6.A

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Community Enhancement Board Report - Chair Bree Farrugia

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Chair Bree Farrugia of the Community Enhancement Board will present a brief report to the Village Commission on the Board's recent discussion.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

None

ITEM NO. 6.B

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Lili Torres, Marketing and Special Events Coordinator

SPONSORED BY: Village Manager, Frank Rollason

SUBJECT: Ad Hoc Brent Walter Latham Community Center Grand Opening Planning Committee Report (March 2026)

RECOMMENDATION

BACKGROUND AND ANALYSIS

Ad Hoc Brent Walter Latham Community Center Grand Opening Planning Committee Report (March 2026)

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

NONE

PERSONNEL IMPACT

NONE

ITEM NO. 9.A

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Ana Gonzalez, Executive Assistant to Chief of Police

SPONSORED BY: NONE

SUBJECT: Traffic Enforcement Report (February 2026)

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
NONENONE

PERSONNEL IMPACT
NONE

ATTACHMENTS
Monthly Traffic Report (February 2026).pdf

North Bay Village Police Department
Memorandum

Date: March 04, 2026

To: Assistant Chief, R. Jenkins

From: Lieutenant, Norlan Benitez

Subject: Monthly Traffic Enforcement Report for February 1 to February 28, 2026

The following is the Monthly After-Action Report for the Department's continuing traffic educational/enforcement initiative. The information contained herein details the activity for the month of February 2026. The purpose of our traffic safety campaign is to enhance traffic safety in our community and mitigate violations of traffic laws through the apprehension and citation of drivers, public education, and raise awareness of the dangers of aggressive driving, speeding, red-light running, seat belt compliance, bike/pedestrian safety, impaired driving, distracted driving, and general traffic safety. Our Traffic Enforcement Team will continue to monitor all Village-wide traffic-related issues and conduct strategic enforcement, reporting our continuing progress on a monthly basis.

Traffic Enforcement on Kennedy Causeway:

- 269 – Speeding Citations
- 56 – Criminal Citations
- 89 –Moving Violation Citations
- 265 – Non-Moving Citations
- 138 – Warnings

Traffic Enforcement on Harbor Island:

- 0 – Speeding Citation
- 4 – Criminal Citation
- 57– Moving Violation Citations
- 41– Non-Moving Citations
- 10 – Warnings

Traffic Enforcement on Treasure Island:

- 0 – Speeding Citation
- 2 – Criminal Citations
- 48 – Moving Violation Citations
- 27– Non-Moving Citations
- 9 – Warnings

Traffic Enforcement on North Bay Island:

- 0 – Speeding
- 0 – Criminal Citation
- 0 – Moving Violation Citations
- 0 – Non-Moving Violation Citations
- 0 – Warnings

Traffic Enforcement Totals:

- 858– Citations
- 157–Warnings
- 190– Parking Citations

ITEM NO. 9.B

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Lili Torres, Marketing and Special Events Coordinator

SPONSORED BY: Village Manager, Frank Rollason

SUBJECT: Community Engagement Report (February 2026)

RECOMMENDATION

BACKGROUND AND ANALYSIS
Community Engagement Report (February 2026)

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
NONE

PERSONNEL IMPACT
NONE

ATTACHMENTS
Community Engagement Report Feb. 2026.pdf

NORTH BAY VILLAGE COMMUNITY ENGAGEMENT REPORT

February 2026

Strategic Communications & Social Media

Created all promotional flyers, planned strategic messaging and successfully executed comprehensive social media campaigns for every event and initiative.

Social Media Reach: Instagram 5,051 followers | Facebook 2,200+ followers | Twitter 1,264 followers | LinkedIn 60,000 impressions

Promoted 20+ initiatives across **5 communication channels** and sent **4 newsletters** including YMCA Summer Camp, A4L Summer Camp, Commissioner Mickey Steinberg's Small Business Grant, DMV Flow Services, NBV Against Hate sponsored by Commissioner Richard Chervony, February Movie Night, Parents Night Out, Rip Currents Advisory, Commissioner Doris Acosta's Community Conversation, NBV Condominium Special Assessment Program, FAB Vacancy, 2026 NBV Recycling Calendar, Monday Nights with the Mayor, Commissioner Acosta's Virtual Agenda Review, Ad Hoc Community Center Grand Opening Committee Recruitment, Vice Mayor Cuk's STEM Scholarship, Spring Camp, and Trolley Services.

Events & Programming

February: NBV Against Hate, Movie Night, Parents Night Out, Family Science Day, Monday Night with the Mayor

Recreation Programs

Created list of proposed recreational activities for new Community Center based on neighboring municipalities and scheduled first meeting for the Ad Hoc Grand Opening Committee.

Environmental Awareness

Distributed 2026 Recycling Calendar, educating residents and inviting for engagement

Monthly Overview

Category	Accomplishments
Communications	20+ campaigns | 68,461+ total social media impressions
Events	4 February events executed
Environmental	Recycling calendar distributed

ITEM NO. 9.C

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Orlando Rodriguez, Code Enforcement Division Director

SPONSORED BY:

SUBJECT: Code Enforcement Report (February 2026)

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Recovered $1,250.00 in code compliance fines.

PERSONNEL IMPACT
NONE

ATTACHMENTS
December 2025 CM-Code Report.pdf
January 2026 CM-Code Report.pdf
February 2026 CM-Code Report.pdf

	Code	Statistics	Dec-25	$	$	X	X
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7925 West Drive	Bulk Trash	Warning	12/1/2025				
7927-7931 East Drive	Trash Violation	Citation	12/1/2025	$200.00			
8000 West Drive	Gas Blowers	Warning	12/1/2025				
7509 W Treasure Drive	Construction Site Maint	Citation	12/1/2025	$750.00			
7720 Miami View Drive	Noise	Citation	12/1/2025	$500.00			
7720 Miami View Drive	Operating/Advertising	Citation	12/1/2025	$500.00			
7720 Miami View Drive	BTR	Citation	12/1/2025	$250.00			
1872 Kennedy Cswy	Damaged Fence	Warning	12/2/2025				
7721 Coquina Drive	Construction Site Maint/ID	Citation	12/2/2025		$250.00		
1601 S Treasure Drive	Bulk Trash	Warning	12/3/2025				
7536 Bounty Ave	Trash Cans	Warning	12/4/2025				
7600 Beach View Drive	Expired Permits	Citation	12/4/2025	$250.00			
TECO/Buccanner Ave	Blocking ROW	Warning	12/4/2025				
1660 S Treasure Drive	Construction Site Maint	Warning	12/4/2025				
7939 East Drive	Operating/Advertising	Warning	12/4/2025				
7801 Center Bay Drive	Special Magistrate	Order	12/4/2025		$700.00		
7927-7931 East Drive	Bulk Trash	Citation	12/8/2025	$200.00			
7920 East Drive	Bulk Trash	Citation	12/8/2025		$200.00		
7509 Buccaneer Ave	Construction Site Maint/ID	Citation	12/9/2025	$500.00			
7520 Beach View Drive	Illegal Dumping	Removed	12/9/2025				
7509 W Treasure Drive	Noise	Citation	12/9/2025		$250.00		
7509 W Treasure Drive	Construction Site Maint/ID	Citation	12/9/2025		$500.00		
7509 W Treasure Drive	Construction Site Maint/ID	Citation	12/9/2025		$750.00		
7552 W Treasure Drive	Prohibited Sign	Removed	12/10/2025				
7731 Coquina Drive	Recycling Violation	Tagged	12/10/2025				
7720 Coquina Drive	Recycling Violation	Tagged	12/10/2025				
7711 Coquina Drive	Recycling Violation	Tagged	12/10/2025				
7601 Coquina Drive	Recycling Violation	Tagged	12/10/2025				
7501 Coquina Drive	Recycling Violation	Tagged	12/10/2025				
7421 Center Bay Drive	Recycling Violation	Tagged	12/10/2025				
7501 Center Bay Drive	Recycling Violation	Tagged	12/10/2025				
7531 Center Bay Drive	Recycling Violation	Tagged	12/10/2025				
7544 W Treasure Drive	Construction Site Maint	Warning	12/10/2025				
7421 Center Bay Drive	Trash	Warning	12/10/2025				
7917 West Drive	Property maintenance	Warning	12/10/2025				
1819 Kennedy Cswy	Trash Violation	Warning	12/10/2025				
7544 W Treasure Drive	Prohibited Sign	Removed	12/10/2025				
7918 West Drive	Construction Site Maint/ID	Citation	12/10/2025		$500.00		
7549 Adventure Ave	Bulk Trash	Warning	12/10/2025				
7601 Center Bay Drive	Recycling Violation	Tagged	12/10/2025				
7610 Center Bay Drive	Recycling Violation	Tagged	12/10/2025				
7620 Center Bay Drive	Recycling Violation	Tagged	12/10/2025				
7800 Center Bay Drive	Recycling Violation	Tagged	12/10/2025				
7530 Miami View Drive	Recycling Violation	Tagged	12/10/2025				
7720 Miami View Drive	Recycling Violation	Tagged	12/10/2025				
7700 Miami View Drive	Recycling Violation	Tagged	12/10/2025				
7511 Miami View Drive	Recycling Violation	Tagged	12/10/2025				
7500 Miami View Drive	Recycling Violation	Tagged	12/10/2025				
1311 Bay Terrace	Recycling Violation	Tagged	12/10/2025				
1660 S Treasure Drive	Open/Unsecure	Warning	12/11/2025				
7531 Miami View Drive	Bulk Trash	Removed	12/11/2025				
7800 Coquina Drive	Recycling Can	Warning	12/12/2025				
1510 S Treasure Drive	Recycling Can	Warning	12/12/2025				
7501 Adventure Ave	Recycling Can	Warning	12/12/2025				
1601 N Treasure Drive	Fence Mesh	Warning	12/15/2025				
7711 Miami View Drive	Recycling Can	Warning	12/16/2025				
7720 Miami View Drive	Recycling Can	Warning	12/16/2025				
7520 Beach View Drive	Trash Violation	Warning	12/16/2025				
1820 S Treasure Drive	Expired Permit	Warning	12/16/2025				
1671 S Treasure Drive	Expired Permit	Warning	12/16/2025				
1800 Kennedy Cswy #A111	Expired Permit	Warning	12/16/2025				
1735 N Treasure Drive	Expired Permit	Warning	12/16/2025				
7928 West Drive	Expired Permit	Warning	12/16/2025				
7928 West Drive	Expired Permit	Warning	12/16/2025				
7928 West Drive #407	Expired Permit	Warning	12/16/2025				
7904 West Drive #910	Expired Permit	Warning	12/16/2025				
7920 East Drive #5	Expired Permit	Warning	12/16/2025				
7920 East Drive	Bulk Trash	Warning	12/16/2025				
7801 Miami View Drive	Expired Permit	Warning	12/16/2025				
7800 Center Bay Drive	Expired Permit	Warning	12/16/2025				

7904 West Drive #602	Expired Permit	Warning	12/16/2025				
7901 Hispanola Ave #707	Expired Permit	Warning	12/16/2025				
1880 S Treasure Drive	Expired Permit	Warning	12/17/2025				
1880 S Treasure Drive #4K	Expired Permit	Warning	12/17/2025				
1880 S Treasure Drive #3N	Expired Permit	Warning	12/17/2025				
1880 S Treasure Drive #2H	Expired Permit	Warning	12/17/2025				
1865 Kennedy Cswy #16L	Expired Permit	Warning	12/17/2025				
1865 Kennedy Cswy #14D	Expired Permit	Warning	12/17/2025				
1865 Kennedy Cswy #5H	Expired Permit	Warning	12/17/2025				
1865 Kennedy Cswy #3A	Expired Permit	Warning	12/17/2025				
1865 Kennedy Cswy #11M	Expired Permit	Warning	12/17/2025				
1681 Kennedy Cswy	Trash	Warning	12/18/2025				
8000 West Drive #704	Noise	Citation	12/18/2025		$250.00		
1872 Kennedy Cswy	Noise	Citation	12/19/2025	$250.00			
1872 Kennedy Cswy	Construction Site Maint	Citation	12/19/2025	$250.00			
7545 E Treasure Drive	Fence Maintenance	Warning	12/22/2025				
7931 East Drive	Bulk Trash	Warning	12/22/2025				
7917 West Drive	Bulk Trash	Warning	12/22/2025				
1441 S Treasure Drive	Trash Violation	Warning	12/22/2025				
1851 Galleon Street	Open/Unsecure	Warning	12/26/2025				
7721 Coquina Drive	Open/Unsecure	Warning	12/27/2025				
7801 Center Bay Drive	Open/Unsecure	Warning	12/27/2025				
1441 S Treasure Drive	WWP	Citation	12/29/2025	$250.00			
7516 Bounty Ave	Noise	Citation	12/30/2025		$500.00		
7553 W Treasure Drive	Expired Permit	Warning	12/30/2025				
7520 W Treasure Drive	Expired Permit	Warning	12/30/2025				
7513 W Treasure Drive	Expired Permit	Warning	12/30/2025				
7545 E Treasure Drive #5K	Expired Permit	Warning	12/30/2025				
1365 Bay Terrace	Noise	Warning	12/30/2025				
7601 E Treasure Dr #721	Expired Permit	Warning	12/30/2025				
7710 Miami View Drive	Expired Permit	Warning	12/30/2025				
7601 E Treasure Dr #2401	Expired Permit	Warning	12/30/2025				
7601 E Treasure Dr #1819	Expired Permit	Warning	12/30/2025				
7601 E Treasure Dr #CU12	Expired Permit	Warning	12/30/2025				
7601 E Treasure Drive	Expired Permit	Warning	12/31/2025				
(42) Lien Searches							
				$3,900.00	$3,900.00		

Violation Type Abbreviation	**Definition**
WWP	Work Without Permits
ROW	Right-of-Way
BTR	Business Tax Receipt
Operating/Advertising	Operating / Advertising a Short Term Vacation Rental
SWO	Stop Work Order
STVR	Short Term Vacation Rental
MOT	Maintenance of Traffic
Special Magistrate	Fines Collected as a Result of a Special Magistrate Order
Open/Unsecured	Construction Site Open and Unsecured
ID	Illicit Discharge
STRV Strike	Code violation counted when revoking/denying an STVR License

	Code	Statistics	Jan-26	$	$	X	X
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1555 N Treasure Dr #304	Expired Permit	Warning	1/5/2026				
1625 Kennedy Cswy #802	Expired Permit	Warning	1/5/2026				
1630 S Treasure Drive	Expired Permit	Warning	1/5/2026				
23-3209-000-0030	Vacant Lot Fee	Warning	1/6/2026				
23-3209-000-0020	Vacant Lot Fee	Warning	1/6/2026				
1356 Bay Terrace	Vacant Lot Fee	Warning	1/6/2026				
7700 Center Bay Drive	Vacant Lot Fee	Warning	1/6/2026				
7531 Coquina Drive	Construction Site Maint/ID	Warning	1/6/2026				
7524 W Treasure Drive	Vacant Lot Fee	Warning	1/6/2026				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	1/6/2026				
7508 W Treasure Drive	Vacant Lot Fee	Warning	1/6/2026				
7922 East Drive	Vacant Lot Fee	Warning	1/6/2026				
23-3209-001-0270	Vacant Lot Fee	Warning	1/6/2026				
23-3209-001-0250	Vacant Lot Fee	Warning	1/6/2026				
1670 S Treasure Drive	Vacant Lot Fee	Warning	1/6/2026				
8000 East Drive	Fence Mesh	Warning	1/6/2026				
7711 Beach View Drive	Construction Site Maint/ID	Warning	1/6/2026				
7509 Buccaneer Ave	Construction Site Maint/ID	Citation	1/7/2026		$250.00		
7509 Buccaneer Ave	Construction Site Maint/ID	Citation	1/7/2026		$500.00		
7600 Beach View Drive	Expired Permit	Citation	1/7/2026		$250.00		
7700 Center Bay Drive	Vacant Lot Fee	Citation	1/7/2026		$250.00		
7720 Miami View Drive	Operating / Advertising	Warning	1/8/2026				
7531 Beach View Drive	Operating / Advertising	Warning	1/8/2026				
1550 Kennedy Cswy	Bulk Trash	Warning	1/8/2026				
1356 Bay Terrace	Vacant Lot Fee	Citation	1/8/2026		$250.00		
7731 Miami View Drive	Noise	Citation	1/9/2026	$250.00			
1524 Kennedy Cswy	Trash	Warning	1/9/2026				
7610 Beach View Drive	Noise	Warning	1/9/2026				
23-3209-001-0270	Vacant Lot Fee	Citation	1/9/2026		$250.00		
23-3209-001-0250	Vacant Lot Fee	Citation	1/9/2026		$250.00		
7516 Bounty Ave	Construction Site Maint/ID	Warning	1/12/2026				
7400 Beach View Drive	Bulk Trash	Warning	1/12/2026				
7512 Buccaneer Ave	Noise	Warning	1/12/2026				
7927 East Drive	Trash	Citation	1/13/2026		$200.00		
7927 East Drive	Trash	Citation	1/13/2026		$200.00		
7927 East Drive	Trash	Citation	1/13/2026		$200.00		
7922 East Drive	Vacant Lot Fee	Warning	1/13/2026		$250.00		
1621 S Treasure Drive	WWP	Citation	1/14/2026	$250.00			
1441 S Treasure Drive	WWP	Citation	1/14/2026		$250.00		
1647 N Treasure Drive	Fence Mesh	Warning	1/15/2026				
7720 Miami View Drive	Recycle Cans	Citation	1/16/2026	$200.00			
7821 Beach View Drive	WWP	Citation	1/16/2026	$250.00			
7557 Mutiny Ave	Landscape	Warning	1/20/2026				
7921 East Drive	Bulk Trash	Warning	1/20/2026				
7939 West Drive	Bulk Trash	Warning	1/20/2026				
7731 Miami View Drive	Noise	Citation	1/20/2026		$250.00		
1872 Kennedy Cswy	Blocking ROW	Warning	1/20/2026				
7730 Center Bay Drive	Recycle Can	Warning	1/21/2026				
7421 Center Bay Drive	Bulk Trash	Warning	1/21/2026				
7922 East Drive	Bulk Trash	Warning	1/21/2026				
1755 Kennedy Cswy	Fence Maintenance	Warning	1/21/2026				
7924 East Drive	Bulk Trash	Warning	1/21/2026				
7524 Buccaneer Ave	Recycling Violation	Warning	1/21/2026				
7921 West Drive	Bulk Trash	Warning	1/21/2026				
23-3209-000-0030	Vacant Lot Fee	Warning	1/23/2026		$250.00		
23-3209-000-0020	Vacant Lot Fee	Warning	1/23/2026		$250.00		
7501 Adventure Ave	Recycle Can	Warning	1/23/2026				
7929 West Drive	Bulk Trash	Warning	1/23/2026				
1621 S Treasure Drive	WWP	Citation	1/26/2026		$250.00		
7516 Buccaneer Ave	Bulk Trash	Warning	1/27/2026				
7510 Miami View Drive	Noise	Warning	1/27/2026				
7731 Miami View Drive	Construction Site Maint	Warning	1/27/2026				
1819 Kennedy Cswy	Special Event	Citation	1/27/2026	$250.00			
1819 Kennedy Cswy	Noise	Citation	1/27/2026	$250.00			
7821 Beach View Drive	WWP	Citation	1/28/2026		$250.00		
1700 Kennedy Cswy	Open / Unsecure	Warning	1/30/2026				
7920 East Drive	Special Magistrate	Order	1/30/2026		$15,000.00		
1660 S Treasure Drive	Noise	Citation	1/30/2026		$250.00		
7548 Cutlass Ave	Bulk Trash	Warning	1/30/2026				
7510 Miami View Drive	Noise	Citation	1/30/2026	$250.00			

(30) Lien Searches							
				$1,700.00	$19,600.00		

Glossary	
Violation Type Abbreviation	**Definition**
WWP	Work Without Permits
ROW	Right-of-Way
BTR	Business Tax Receipt
Operating/Advertising	Operating / Advertising a Short Term Vacation Rental
SWO	Stop Work Order
STVR	Short Term Vacation Rental
MOT	Maintenance of Traffic
Special Magistrate	Fines Collected as a Result of a Special Magistrate Order
Open/Unsecured	Construction Site Open and Unsecured
STRV Strike	Code violation counted when revoking/denying an STVR License

	Code	Statistics	Feb-26	$	$	X	X
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7508 W Treasure Drive	Fence Mesh	Warning	2/2/2026				
8000 East Drive	Fence Maintenance	Warning	2/2/2026				
1647 N Treasure Drive	Fence Mesh	Warning	2/2/2026				
1670 S Treasure Drive	Vacant Lot Fee	Warning	2/3/2026		$250.00		
Treasure Island	Handbills	Removed	2/4/2026				
1665 Kennedy Cswy	Property Maintenance	Warning	2/4/2026				
1665 Kennedy Cswy	Illict Discharge	Warning	2/4/2026				
7544 Hispanola Ave	Bulk Trash	Warning	2/4/2026				
1671 S Treasure Drive	Landscape	Warning	2/4/2026				
Treasure Island	Recycling Violation	Tagged	2/4/2026				
7821 Coquina Drive	Landscape	Warning	2/4/2026				
7525 E Treasure Drive	SWO	Posted	2/5/2026				
7915 East Drive	Bulk Trash	Warning	2/5/2026				
7921 East Drive	Bulk Trash	Warning	2/5/2026				
1800 Kennedy Cswy #208	WWP	Citation	2/9/2026	$250.00			
1665 Kennedy Cswy	Illicit Discharge	Citation	2/9/2026	$250.00			
1880 S Treasure Drive	Minimum Housing	Warning	2/9/2026				
1670 S Treasure Drive	Construction Site Maint	Warning	2/10/2026				
Treasure Island	Prohibited Sign	Removed	2/10/2026				
Treasure Island	Prohibited Sign	Removed	2/10/2026				
Treasure Island	Prohibited Sign	Removed	2/10/2026				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	2/10/2026		$250.00		
1671 S Treasure Drive	Bulk Trash	Warning	2/10/2026				
7811 Miami View Drive	Bulk Trash	Warning	2/10/2026				
1624 Kennedy Cswy	Sign Maintenance	Warning	2/11/2026				
1356 Bay Terrace	Prohibited Signs	Warning	2/11/2026				
1872 Kennedy Cswy	WWP	Citation	2/11/2026	$250.00			
Bounty Ave	Illegal Dumping	Removed	2/13/2026				
7801 Center Bay Drive	Landscape	Warning	2/17/2026				
7920 East Drive #3	Posted Unsafe	Posted	2/17/2026				
1872 Kennedy Cswy	Noise	Citation	2/17/2026		$250.00		
1872 Kennedy Cswy	WWP	Citation	2/17/2026		$250.00		
1872 Kennedy Cswy	WWP	Citation	2/17/2026		$250.00		
7421 Center Bay Drive	Recycling Violation	Posted	2/17/2026				
1801 S Treasure Drive	Construction Site Maint	Citation	2/18/2026	$500.00			
Mutiny Ave	Trash on ROW	Removed	2/18/2026				
Treasure Island	Prohibited Sign	Removed	2/18/2026				
1801 S Treasure Drive	Blocking ROW	Warning	2/19/2026				
1801 S Treasure Drive	Construction Site Maint	Citation	2/19/2026	$750.00			
1441 W Treasure Drive	Bulk Trash	Warning	2/19/2026				
7525 W Treasure Drive	Bulk Trash	Warning	2/19/2026				
1801 S Treasure Drive	MOT	Warning	2/20/2026				
7500 Bounty Ave	Bulk Trash	Warning	2/20/2026				
7801 Center Bay Drive	Fence Maintenance	Warning	2/24/2026				
1755 Kennedy Cswy	Prohibited Sign	Warning	2/24/2026				
1666 Kennedy Cswy #200	BTR	Warning	2/24/2026				
1666 Kennedy Cswy #206	BTR	Warning	2/24/2026				
1666 Kennedy Cswy #603	BTR	Warning	2/24/2026				
1666 Kennedy Cswy #600	BTR	Warning	2/24/2026				
7545 E Treasure Dr #9H	WWP	Citation	2/24/2026	$250.00			
1400 Kennedy Cswy #1460	BTR	Warning	2/25/2026				
7601 E Treasure Dr #CU4	BTR	Warning	2/25/2026				
7601 E Treasure Dr #CU20	BTR	Warning	2/25/2026				
1700 Kennedy Cswy #170	BTR	Warning	2/25/2026				
1508 Kennedy Cswy	BTR	Warning	2/25/2026				
1819 Kennedy Cswy	BTR	Warning	2/25/2026				
1800 Kennedy Cswy #301	Operating / Advertising	Citation	2/26/2026	$250.00			
1800 Kennedy Cswy #301	BTR	Citation	2/26/2026	$250.00			
(26) Lien Searches							
				$2,750.00	$1,250.00		

Glossary

Violation Type Abbreviation	Definition
WWP	Work Without Permits
ROW	Right-of-Way
BTR	Business Tax Receipt
Operating/Advertising	Operating / Advertising a Short Term Vacation Rental
SWO	Stop Work Order
STVR	Short Term Vacation Rental
MOT	Maintenance of Traffic

Special Magistrate	Fines Collected as a Result of a Special Magistrate Order						
Open/Unsecured	Construction Site Open and Unsecured						
STRV Strike	Code violation counted when revoking/denying an STVR License						

ITEM NO. 10.A

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Village Clerk Report for February of 2026

RECOMMENDATION

BACKGROUND AND ANALYSIS

This monthly report is presented to the Village Commission to keep you informed of the activities and responsibilities within the Office of the Village Clerk.

The primary responsibilities of the department include, but are not limited to, Records Management, Administrative processing of agreements, Resolutions and Ordinances, Management and Oversight of the Village Business Tax Receipts, Residents' Board Administration/Support, and the coordination of the General and Special Elections.

The Village Clerk is responsible for preparing agendas and postings for all of the Village Commission Meetings, Planning & Zoning Board, Special Magistrate, and all of the Resident Advisory Boards.

Public Notices

The Village Clerk's Office issued a total of 5 Public Meeting Notices for February 2026. These notices include various types of meetings, including Town Hall, Village Commission Meetings, Workshops, Resident Advisory Boards, Special Magistrate Hearings, Sunshine Meetings and Request for Proposals.

Execution of Document

Resolutions	Agreements
15	4

Records Management / Digitization Project

In mid-January, First Choice Digital, took collected the final phase of the Building Department

property files for scanning, consisting mainly of large architectural plans. These files are expected to be scanned and uploaded into the Village's digital repository (Laserfiche) over the course of the year.

As of March 9, 2026, the vendor has scanned and completed OCR processing for 48 of the 59 boxes that were initially taken off-site. The next phase involves properly coding these records in the Laserfiche repository for labeling and inclusion in the appropriate property files.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ATTACHMENTS
PRR Log 2026.pdf

Public Records Request Log - February					
DATE	NAME (REQUESTOR)	DEPARTMENT	REQUESTED INFORMATION	COST	RESPONSE DATE (BUSINESS DAYS) CLOSED / COMPLETED
2/2/2026	Valeria Restrepo	Village Clerk	Police clearance letter	N/A	2/2/2026
2/2/2026	Amanda Henderson	Building	Records for property located at 1755 79th St Causeway Folio # 23-3209-000-0010	N/A	2/2/2026
2/3/2026	Israel Pineiro	Village Clerk	Plans		
2/6/2026	Jordan Brush	Village Clerk	Pluming Plans	N/A	2/10/2026
2/10/2026	Rick Muller	Building	Documents for Breeze Condominium 1555 N Treasure Dr 1575 N Treasure Dr		
2/11/2026	Noberto Spangaro		Contract with the AFA	N/A	2/11/2026
2/11/2026	Noreen Ismail		Footage of cameras		2/13/2026
2/13/2026	Shameka Hobson	Building	MicroFilms 7501 East Treasure Drive	$125.76	2/17/2026
2/13/2026	Paulo Ferreira	Building	Permits	N/A	2/13/2026
2/24/2026	Jon Mann	Building	Plans		2/13/2026
2/25/2026	Avilane Jane		Records of code enforcement/building inspection		2/25/2026

POLICE RECORDS REQUEST					
2/2/2026	Thomas Spiegelhalter	Police	Case # 202600006537	N/A	2/4/2026
2/5/2026	Elianny Vera	Police	Traffic citation # ALO44PE	N/A	2/6/2026
2/5/2026	Miguel Palacios	Police	Case # 20250001107	N/A	2/5/2026
2/6/2026	Nicole Munoz	Police	Case # 202500062706	N/A	2/9/2026
2/6/2026	Jose Morales	Police	Case # 202500086584	N/A	2/9/2026
2/9/2026	Alejandra Martinez	Police	Case # 202600010688	N/A	
2/9/2026	Karmin Norris	Police	Police report and BWC	N/A	
2/10/2026	Jerome Wolfson	Police	Videos of BWC	$ 206.04	2/10/2026
2/13/2026	Maximilian Gonzalez Brito	Police	Case # 202500082019	N/A	2/17/2026

2/17/2026	Aileen Godoy	Police	Case # 202600012459	N/A	2/17/2026
2/18/2026	Kamari Dawson	Police	Case # 202600008351	N/A	2/20/2026
2/18/2026	Kamari Dawson	Police	Case # 202600001556	N/A	2/20/2026
2/19/2026	Jose Morales	Police	Case # 2026000001943	N/A	2/20/2026
2/19/2026	Gary Scott	Police	Case # 202500086973	N/A	
2/19/2026	Musab Omar	Police	Case # 202300053175	$542.77	2/19/2026
2/19/2026	Mitch Hagen	Police	Public records BWC	N/A	2/19/2026
2/19/2026	Cole Castro	Police	Case # 202600006537	$603.94	2/19/2026
2/23/2026	Jose Morales	Police	Case # 202600001885		2/23/2026
2/23/2026	Jose Morales	Police	Case # 202600001697	N/A	2/23/2026
2/23/2026	Jose Morales	Police	Case # 202600000943	N/A	2/23/2026
2/24/2026	Gary Scott	Police	Case # AMQJ7DE	N/A	
2/25/2026	Sara William	Police	Case # 202400037155	N/A	2/27/2026

ITEM NO. 11.A

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Christina Viala, Chief Resilience Officer

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF AMENDMENT NO. 1 TO WORK ORDER RIB2401 TO RIBBECK ENGINEERING, INC. FOR MODIFIED DESIGN, PERMITTING, AND BIDDING SERVICES FOR PHASE 1 OF THE HARBOR ISLAND STORMWATER IMPROVEMENTS PROJECT RELATED TO THE VILLAGE'S STORMWATER IMPROVEMENT PROGRAM IN AN AMOUNT NOT TO EXCEED $147,609.28; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON**

RECOMMENDATION

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

BACKGROUND AND ANALYSIS

The proposed Resolution seeks the Village Commission's approval to authorize a Work Order RIB2401 Amendment No. 1 to expand the scope of work for the final design, permitting of the Civic Park Project.

On December 12, 2023, the Village Commission adopted Resolution No. 2023-155 selecting Ribbeck Engineering, Inc. as one of the consultants for continuing professional engineering services. Subsequently, on June 11, 2024, the Village Commission approved Work Order No. RIB2401 with Ribbeck Engineering, Inc., for Phase 1 underground stormwater design services for Harbor Island as part of the Village's Stormwater Improvement Program. This program is

funded through the Stormwater General Obligation Bonds and guided by the Village's Stormwater Master Plan.

The amended Work Order expands the scope of services to include:
* Final design, permitting, and bid support for approximately 90 linear feet of new living seawall
* Modified outfall
* Adjustments to pump station layout to accommodate the future Civic Park site

The work will be performed by Ribbeck Engineering, Inc., with subconsultants CHA Consulting, Inc. (structural) and WGI, Inc. (environmental). This expanded scope supports long-term resilience and flood protection goals through 2060 and aligns with NBV100 initiatives.

The work is scheduled for completion within 450 days of Notice to Proceed. Funding will be provided through Stormwater General Obligation Bonds.

It is recommended that the Village Commission authorize the amended work order RIB2401 No. 1 with Ribbeck Engineering, Inc. for the expanded scope of services related to the Civic Park project in the amount of $147,609.28

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Fund Name: Capital Project-Harbor Island Stormwater Improvement
GL Line-Item Number: 340-36-538-6305
Total Budget Allocated: $660,511.00
Encumbered Amount: $416,164.46
Remaining Balance: $ 244,346.54
Amount Requested: $147,609.28.

The total not-to-exceed amount for the amended Work Order is $147,609.28. Funding is available within the Stormwater GOB Capital Fund under Project SW24-05 (Harbor Island Phase 1). No additional budget amendment is required at this time.

PERSONNEL IMPACT
None

ATTACHMENTS
Resolution wo - Stormwater Design for Hi - Ribbeck.DOCX
Work Order RIB24.01-A1 Design Services.pdf
Work Order RIB24.01-A1 Design Services.docx

RESOLUTION NO. 2026- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE ISSUANCE OF AMENDMENT NO. 1 TO WORK ORDER RIB2401 TO RIBBECK ENGINEERING, INC. FOR MODIFIED DESIGN, PERMITTING, AND BIDDING SERVICES FOR PHASE 1 OF THE HARBOR ISLAND STORMWATER IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED $147,609.28; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 12, 2023, the North Bay Village ("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, pursuant to the Resolution, on April 4, 2024, the Village entered into an agreement with Ribbeck Engineering, Inc. (the "Consultant") as one of the selected firms (the "Agreement"); and

WHEREAS, the Village has begun implementing a Stormwater Improvement Program (the "Program"); and

WHEREAS, on June 11, 2024, the Village Commission adopted Resolution No. 2024-52 authorizing the issuance of various work orders for design services related to various projects within the Program, including the issuance of a work order for the Consultant to provide design, permitting, and bid assistance services for Phase 1 of the Harbor Island Stormwater Project (the "Project") in an amount not to exceed $416,164.46 ("Work Order No. RIB2401"); and

WHEREAS, the Village seeks to modify the design of the stormwater pump station system and drainage layout for the Project and also desires to obtain design, permitting, and bid assistance for a seawall as part of the Project (the "Additional Services"); and

WHEREAS, in accordance with the terms of the Agreement, the Consultant submitted a proposal to provide the Additional Services as further described in Amendment No. 1 to Work Order No. RIB2401 attached hereto as Exhibit "A" ("Amendment No. 1"); and

WHEREAS, the Village Commission desires to authorize the Village Manager to issue Amendment No. 1, consistent with the Agreement previously executed in an amount not to exceed $147,609.28; 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 Amendment No. 1 to Work Order RIB2401 attached hereto as Exhibit "A" with the Consultant to add the Additional Services to the scope of the Project, consistent with the Agreement previously executed in an amount not to exceed $147,609.28.

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 Andy Rotondaro _____

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. RIB2401 – AMENDMENT NO. 1

Dated this ___ day of _____, 2026

NORTH BAY VILLAGE PUBLIC WORKS DEPARTMENT

HARBOR ISLAND PHASE 1 – STORMWATER IMPROVEMENT PROJECT

PROFESSIONAL SERVICES

This Amendment No. 1 to the Work Order between North Bay Village, a Florida municipal corporation ("VILLAGE"), and Ribbeck Engineering, Inc. ("CONSULTANT"), is made pursuant to the Continuing General Professional Engineering and Architectural Services Agreement (the "Agreement") dated April 4th, 2024.

PROJECT DESCRIPTION

This amended work order is part of an amendment to the Harbor Island Phase I pump station system design approved by Commission per Resolution 2024-52. The supplemental work effort consists of coordinating, managing, designing, permitting and developing plans and contract documents for approximately 90-LF of new seawall, along the eastern edge of the future Civic Park site, and includes an outfall connection along the eastern face of the property. The new seawall will be constructed to EL+5.94' NAVD and designed to EL. +8.44' NAVD for a future improvement by increasing the cap height. The new seawall design will also include the additional incidental structural design work to accommodate the new pump station special outfall structure.

In addition, as coordinated with the Village, since the Harbor Island Phase 1 Stormwater Improvement Project will take place prior to the Civic Park project, the original pump station layout will be consolidated and further modified to adjust layout to maximize available space for future Civic Park use. The new seawall will be located along the eastern edge of the future Civic Park. Pump station component layout including force-main, injection wells, special outfall structure, electrical control panel and generator pads will be redesigned and adjusted accordingly.

The new seawall will also require the following permits:

- North Bay Village Building Department
- Miami Dade County DRER Class I (coastal)
- Miami Dade County DRER Class II (water control section)
- SFWMD ERP Permit (drainage improvement and dredge and fill activities)
- FDEP SSL easement
- USACE Section 10/Section 404 (D&F)
- USACE Federal Authorization State Programmatic General Permit VI-R1

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.

Documentation Standards

The CONSULTANT shall maintain organized records of coordination, design rationale, and permitting support materials throughout the project. Documentation should be suitable for internal review, regulatory submittals, and future reference.

Quality Control

The CONSULTANT is responsible for the quality control (QC) of their work and of its sub-consultants. The CONSULTANT shall provide to 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

The CONSULTANT shall submit a preliminary project schedule as an exhibit to this Work Order. The schedule shall be prepared in Microsoft Project and shall include the Consultant’s best estimate as to the project start date.

Within 10 business days after receiving the Notice to Proceed and prior to beginning work, the CONSULTANT shall submit a final 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. Some of the regulatory or permitting agencies associated with this project include, but are not limited to:

- South Florida Water Management District (SFWMD)
- U.S. Army Corps of Engineers (USACE)
- Miami Dade County Department of Regulatory & Economic Resources (RER)
- Florida Department of Environmental Protection (FDEP)
- North Bay Village Building Permit

SPECIFIC SCOPE OF SERVICES

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

CONSULTANT will provide supplemental engineering services to the VILLAGE to conduct analysis, design and plans for modifications to the stormwater pump station system and the drainage layout, as well as a 90-LF of new seawall, and includes a modified outfall connection within Harbor Island. Supplemental Engineering services will include:

- Contract management (Ribbeck Engineering, Inc.)
- Drainage Design (Ribbeck Engineering, Inc.)
- Environmental & Permitting (Ribbeck Engineering, Inc. and WGI, Inc.)
- Structural Design (CHA Consulting, Inc.)

The **amended work effort** consists of coordinating, managing, designing, permitting and developing plans and contract documents for approximately 90-LF of new seawall, and includes an outfall connection along the eastern face of the property. The new seawall will be constructed to EL+5.94' NAVD and designed to EL. +8.44' NAVD for a future improvement by increasing the cap height. The new seawall design will also include the additional incidental structural design work to accommodate the new pump station special outfall structure.

In addition, as coordinated with the Village, since the pump station project will take place prior to the Civic Park project, the original pump station layout will be consolidated and further modified to to maximize available space for future Civic Park use. Pump station component layout including force-main, injection wells, special outfall structure, electrical control panel and generator pads will be adjusted accordingly.

The amended Scope of Work is comprised of the following essential tasks:

Task 1 – Project Coordination & Data Collection (Time & Materials)
Task 2 – Not Applicable
Task 3 – 60% Design Submission (Lump Sum)
Task 4 – 90% Design Submission (Lump Sum)
Task 5 – 100% Design Submission (Lump Sum)
Task 6 – Permitting (Time & Materials)
Task 7 – Bid Support Services (Time & Materials)

Task 1 – Project Coordination & Data Collection *(Modified drainage, pump station and new seawall)*

This task includes coordination between the CONSULTANT and the VILLAGE for the new seawall and the modification to the pump station and trunk line layout to maximize available space for future Civic Park use.
This task includes structural data collection for the new seawall; which includes gathering existing site information and design standards. The CONSULTANT will retain **CHA Consulting, Inc.** to perform the structural design services associated with the new seawall design and plans development. **CHA Consulting, Inc.** scope and fee are included in **Exhibit D**.

This task includes environmental services including conducting a benthic resource survey of the area of the new seawall. Document findings in a report/memorandum to be included with regulatory applications. The CONSULTANT will retain **WGI, Inc.** to perform the environmental data collection. **WGI, Inc.** scope and fee are included in **Exhibit E**.

Any additional Survey, SUE (subsurface utility exploration) and/or Geotechnical will be provided by the VILLAGE as coordinated during the progress meetings. This proposal assumes that permitting fees will be handled by the VILLAGE. The CONSULTANT will provide the amount of the permit fees to the VILLAGE in order for the VILLAGE to provide payment to the permitting agencies.

Deliverables:

- Monthly Project Status Reports thru completion of the project (electronic)
- One (1) copy of the Community Integration & Impact Summary Memo, which summarizes coordination with the Village to refine the pump station layout and minimize conflicts with the future Civic Park site.
- One (1) copy of the Construction Impact Mitigation Memo, which outlines the anticipated construction impacts and mitigation strategies, including noise, vibration, access, and community coordination protocols.

Task 2 - 30% Design Submission *(Not Applicable)*

- 30% design was completed under the original work order; this amendment modifies that design. However, no 30% resubmittal is part of the scope. The modifications will be reflected under the 60% design submission shown under Task 3 below.

Task 3 - 60% Design Submission *(Modified drainage, pump station and new seawall)*

- The CONSULTANT shall incorporate the modifications to the pump station and drainage layout to minimize conflicts with the future Civic Park development and integrate it with the new seawall and outfall design.
- In addition, it includes the structural design and detailing for the new proposed seawall and outfall installation. The outfall installation includes details of the opening to the seawall and the addition of a concrete collar as needed to connect to the outfall structure.
- Development of structural notes, new seawall and outfall connection of the seawall. The design will be based on existing as-built information, survey, and geotechnical report.

- Initial Coordination with Kind Designs to include a living seawall alternative. Seawall alternative would require and amendment and future Village Commission approval.
- The supplemental 60% design submission shall include, at a minimum, the following revised sheets including the revised pump station system layout design modifications due to the future Civil Park project and the integration to the new seawall and outfall:
  - Tabulation of quantities
  - Drainage Plans
  - Drainage Structure Data Tabulation
  - Pump Station Drainage Details
- The supplemental 60% design submission shall also include, at a minimum, the following new sheets due to the incorporation of a new seawall:
  - Sewall Structural Plans including:
    - S-1 Sea Wall General Notes
    - S-2 Sea Wall Site Plan
    - S-3 Existing Seawall Demolition Plan
    - S-4 Sea Wall – Wall Control Drawings
    - S-5 Sea Wall – Structural Details
    - S-6 Sea Wall – Structural Details
    - S-7 Sea Wall – Structural Details
    - S-8 Sea Wall – General Details
    - S-9 Sea Wall – Reinforcing Bar Schedule
- The CONSULTANT shall provide one (1) hard copy and one (1) CD of the report to the VILLAGE's Project Manager. This report shall be signed and sealed by a Professional Engineer registered in the State of Florida and shall contain, at a minimum, project vicinity map, plan view showing the location of borings, basis and results of tests performed, detailed description of findings, recommendations, and an executive summary.
- The CONSULTANT shall submit plans, and specifications for VILLAGE review. The design drawings shall be submitted in 11" x 17" plan sheets. The VILLAGE shall provide comments to the CONSULTANT within 14 days of receiving the submittal.
- The CONSULTANT shall attend one (1) coordination meeting with the VILLAGE to address review comments. CONSULTANT shall prepare the agenda, record and submit meeting minutes.
- The CONSULTANT shall provide an updated schedule in Microsoft Project as part of this submittal package for VILLAGE review and approval.
- The CONSULTANT shall prepare a construction cost estimate and make the changes to the design if needed to have it within the proposed budget.

Deliverables: The following deliverables shall be provided under Task 3:

- Three (3) original sets of the 60% design package (11" x 17" plan sheets), together with one (1) electronic copy.
- One (1) copy of the meeting minutes.
- One (1) copy of the Resilience Integration Memo, which documents how the design addresses projected sea level rise, and stormwater system adaptability through 2060.
- One (1) copy of the Materials & Waste Strategy Memo, which summarizes material selection considerations, including recycled content, local sourcing, and construction waste management practices.
- One (1) copy of updated project schedule.

- One (1) copy of the construction cost estimate.

Task 4 - 90% Design Submission *(New Seawall)*

- The CONSULTANT shall incorporate the review comments applicable to the amended scope from the 60% design submission in the 90% design submission. The supplemental 90% design submission shall include, at a minimum, the following updated plans:
  - Seawall Structural Plans including:
    - S-1 Sea Wall General Notes
    - S-2 Sea Wall Site Plan
    - S-3 Existing Seawall Demolition Plan
    - S-4 Sea Wall – Wall Control Drawings
    - S-5 Sea Wall – Structural Details
    - S-6 Sea Wall – Structural Details
    - S-7 Sea Wall – Structural Details
    - S-8 Sea Wall – General Details
    - S-9 Sea Wall – Reinforcing Bar Schedule
- The CONSULTANT shall submit the plans, and specifications for VILLAGE review. The design drawings shall be submitted in 11" x 17" plan sheets. The VILLAGE shall provide comments to the CONSULTANT within twenty (20) business days of receiving the submittal.
- The CONSULTANT shall attend one (1) coordination meeting with the VILLAGE to address review comments. CONSULTANT shall prepare the agenda, record and submit meeting minutes.
- The CONSULTANT shall provide an updated schedule in Microsoft Project as part of this submittal package for VILLAGE review and approval.
- The CONSULTANT shall prepare a construction cost estimate and make the changes to the design if needed to have it within the proposed budget.

Deliverables: The following deliverables shall be provided under Task 4:

- Three (3) original sets of the 90% design package (11" x 17" plan sheets), one (1) electronic copy.
- One (1) copy of the meeting minutes.
- One (1) copy of updated project schedule.
- One (1) copy of the construction cost estimate.

Task 5 – 100% Design Submission *(New Seawall)*

- The CONSULTANT shall incorporate the review comments from supplemental 90% design submission in the supplemental 100% design submission. The supplemental 100% design submission shall be complete.
- The CONSULTANT shall submit the 100% design submission for VILLAGE review. The design drawings shall be submitted in 11" x 17" plan sheets. The VILLAGE shall provide comments to the CONSULTANT within 10 business days of receiving the submittal.
- The CONSULTANT shall attend one (1) coordination meeting with the VILLAGE to address review comments. CONSULTANT shall prepare the agenda, record and submit meeting minutes.

- The CONSULTANT shall provide an updated schedule in Microsoft Project as part of this submittal package for VILLAGE review and approval.
- The CONSULTANT shall prepare a construction cost estimate, and make the changes to the design if needed to have it within the proposed budget.
- Once all comments are addressed, or if no comments or corrections are necessary, the CONSULTANT shall submit the Final Plans and Specifications, and any other document required for a complete design.by the VILLAGE. CONSULTANT shall provide three (3) original signed and sealed sets of the Final Design Package (24" x 36" plan sheets), together with an electronic copy.

Deliverables: The following deliverables shall be provided under Task 5:

- Three (3) original sets of the 100% design package (11" x 17" plan sheets), together with an electronic copy.
- Three (3) original sets, signed and sealed of the Final Plans and Specifications 100% design package (24" x 36" plan sheets), together with an one (1) electronic copy.
- One (1) copy of the meeting minutes.
- One (1) copy of the Operations & Maintenance Readiness Memo, which documents key design features that support long-term maintainability, inspection access, and operational efficiency.
- One (1) copy of updated project schedule.
- One (1) copy of the construction cost estimate.

Task 6- Permitting *(New Seawall)*

- The CONSULTANT shall obtain all required permits from the VILLAGE, regulatory agencies, and authorities having jurisdiction, for this project.
- The CONSULTANT shall respond to all permit comments from the VILLAGE, regulatory agencies, or authorities having jurisdiction.
- The CONSULTANT shall attend permit meetings with VILLAGE, regulatory agencies, and authorities having jurisdiction, record and prepare meeting minutes, and provide documentation to the VILLAGE.
- The CONSULTANT is responsible for determining which permits are required and which agencies are applicable to the project.

Deliverables: The following deliverables shall be provided under Task 6:

- One (1) copy of the Environmental Coordination Summary Memo, which provides documentation of environmental resource findings, permitting coordination, and mitigation measures related to the seawall and outfall.

Task 7 - Bidding Services *(New Seawall/Modified Stormwater/Pump Station Design)*

- Bidding services will include both the seawall and the modified stormwater/pump station design.

- The CONSULTANT shall assist the VILLAGE in preparing the bid documents, including incorporating the VILLAGE's front-end documents.
- The CONSULTANT shall attend the pre-bid meeting. The CONSULTANT shall respond to questions from prospective bidders.
- The CONSULTANT shall provide supplemental information to prospective bidders as required during the bidding process through the issuance of addenda

Task 8 - Post Design Services *(to be negotiated and approved by the Village at a future date)*

- Post Design services will be negotiated at a later time.

PROJECT ASSUMPTIONS

- VILLAGE shall provide access to site.
- VILLAGE shall provide existing electronic CAD files, if available. It is the CONSULTANTS responsibility to verity accuracy.
- VILLAGE shall handle any Public Information task.
- It is the CONSULTANT's responsibility to verity existing geometry is acceptable to all permitting agencies.
- If required, additional Survey, SUE (subsurface utility exploration) and Geotechnical will be provided by the VILLAGE as coordinated during the progress meetings.
- Payment of application and permit fees will be made by the VILLAGE. The CONSULTANT staff will request checks from the VILLAGE prior to the submittal of permit applications to cover any associated fees.

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 - 6 within 450 days of the written Notice to Proceed. Task 7 schedule shall be determined based on the bid dates and construction award period.

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 accomplished using the Not-to-Exceed method of compensation. 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 Not-to-Exceed amounts:

Lump Sum (LS) Activities		
Task 3 - 60% Design *(Ribbeck Engineering - Management and Drainage)*	$40,640.00	$64,900.00
Task 3 - 60% Design *(CHA - Structural)*	$24,260.00	
Task 4 - 90% Design *(CHA - Structural)*	$12,970.00	$12,970.00
Task 5 - 100% Design *(CHA - Structural)*	$8,400.00	$8,400.00
Contingency	$8,000.00	$8,000.00
	Sub Total (LS)	**$94,270.00**
Time & Materials (T&M) Activities		
Task 1 - Project Coordination & Data Collection *(Ribbeck Engineering - Management and Drainage)*	$16,300.00	$23,259.28
Task 1 - Project Coordination & Data Collection *(CHA - Structural)*	$3,740.00	
Task 1 - Project Coordination & Data Collection *(WGI - Environmental)*	$3,219.28	
Task 6 - Permitting *(Ribbeck Engineering for Seawall)*	$20,380.00	$26,640.00
Task 6 - Permitting *(CHA for Seawall)*	$6,260.00	
Task 7 - Bid Support/Post Design Services *(CHA - Structural)*	$3,440.00	$3,440.00
	Sub Total (T&M)	**$53,339.28**
	Grand Total	**$147,609.28**

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 Project Manager. All other correspondence and submittals should be directed to the attention of Name of *PM*, Project Manager, 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, 3rd Floor
1666 Kennedy Causeway
North Bay Village, FL 33141
(305) 756-7171
cviala@nbvillage.com

M. Roger Hogg
Capital Improvements Director
North Bay Village
Village Hall, 3rd Floor
1666 Kennedy Causeway
North Bay Village, FL 33141
(305) 756-7171
rhogg@nbvillage.com

CONSULTANT CONTACTS

Consultant POC
Hans Ribbeck, MSEM, PE (Project Manager)
Carlos Ribbeck, PE (President)
Ribbeck Engineering, Inc.
14335 SW 120 Street, Suite 205
Email: hr@ribbeck.co
Phone: 954 918-6769
Fax: 305 383-5979

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: _____
M. Roger Hogg
Capital Improvements 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:

_____

_____
[Witness print/type name]

_____

_____
[Witness print/type name]

(CORPORATE SEAL)

Ribbeck Engineering, Inc.

_____

_____
[Print Name, check title]

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

ATTEST:

_____
Secretary

_____
[Print Name]

ACKNOWLEDGMENT

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 20___, by_____(name of person) as _____ (type of authority) for _____ (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

Exhibit A – Work Break Down Fee Schedule

Time & Materials Activities

Harbor Island Phase 1 - Supplemental No. 1 - Limited Amount

Position	Name & (Company)	Labor Multiplier [1]	Hourly Rate [2]	Loaded Hourly Rate [1x2]	Contract Max. Rate	Task 1 - Project Coordination & Data Collection		Task 2 - 30% Design		Task 3 - 60% design		Task 4 - 90% design		Task 5 - 100% design		Task 6 - Permitting		Task 7 - Bid Support		Total Labor	Costs
Ribbeck Engineering, Inc.			$	$	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hours	$
Principal In Charge	Hans Ribbeck, PE (Ribbeck Engineering)	2.90		0.00	295.00	16	$ 4,720.00		$ -		$ -		$ -		$ -	4	$ 1,180.00		$ -	20	$5,900.00
Project Manager	Carlos Ribbeck, PE (Ribbeck Engineering)	2.90		0.00	235.00	16	$ 3,760.00		$ -		$ -		$ -		$ -	4	$ 940.00		$ -	20	$4,700.00
Senior Project Engineer	Francis Mitchell, PE (Ribbeck Engineering)	2.90		0.00	230.00	16	$ 3,680.00		$ -		$ -		$ -		$ -	40	$ 9,200.00		$ -	56	$12,880.00
Project Engineer	Johanna Ribbeck, PE (Ribbeck Engineering)	2.90		0.00	190.00	8	$ 1,520.00		$ -		$ -		$ -		$ -	12	$ 2,280.00		$ -	20	$3,800.00
Designer	Javier Veliz, EI (Ribbeck Engineering)	2.90		0.00	135.00	16	$ 2,160.00		$ -		$ -		$ -		$ -	40	$ 5,400.00		$ -	56	$7,560.00
CADD Technician	Horacio Lopez (Ribbeck Engineering)	2.90		0.00	115.00	4	$ 460.00		$ -		$ -		$ -		$ -	12	$ 1,380.00		$ -	16	$1,840.00
	Sub-totals					**60**	**$16,300.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**112**	**$20,380.00**	**0**	**$0.00**	172	**$36,680.00**
Subconsultants																					
CHA - Structural Analysis and Plans - Refer to attached Exhibit E for Fee Estimate and Scope for detailed fee and scope information.																				72	$13,440.00
WGI - New benthic resource survey																				28	$3,219.28
Task Sub-totals																				**272**	**$53,339.28**

Summary of Reimbursable Expenses

Description	Total
Reimbursable Expense	**$0.00**

Total **$53,339.28**

Lump Sum Activities

Harbor Island Phase 1 - Supplemental No. 1 - Lump Sum

Position	Name & (Company)	Labor Multiplier [1]	Hourly Rate [2]	Loaded Hourly Rate [1x2]	Contract Max. Rate	Task 1 - Project Coordination & Data Collection		Task 2 - 30% Design		Task 3 - 60% design		Task 4 - 90% design		Task 5 - 100% design		Task 6 - Permitting		Task 7 - Bid Support/Post Design		Total Labor	Costs
Ribbeck Engineering, Inc.			$	$	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hours	$
Principal In Charge	Hans Ribbeck, PE (Ribbeck Engineering)	2.90		0.00	295.00		$ -		$ -	16	$ 4,720.00						$ -		$ -	16	$4,720.00
Project Manager	Carlos Ribbeck, PE (Ribbeck Engineering)	2.90		0.00	235.00		$ -		$ -	16	$ 3,760.00						$ -		$ -	16	$3,760.00
Senior Project Engineer	Francis Mitchell, PE (Ribbeck Engineering)	2.90		0.00	230.00		$ -		$ -	48	$ 11,040.00						$ -		$ -	48	$11,040.00
Project Engineer	Johanna Ribbeck, PE (Ribbeck Engineering)	2.90		0.00	190.00		$ -		$ -	48	$ 9,120.00						$ -		$ -	48	$9,120.00
Designer	Javier Veliz, EI (Ribbeck Engineering)	2.90		0.00	135.00		$ -		$ -	48	$ 6,480.00						$ -		$ -	48	$6,480.00
CADD Technician	Horacio Lopez (Ribbeck Engineering)	2.90		0.00	115.00		$ -		$ -	48	$ 5,520.00						$ -		$ -	48	$5,520.00
	Sub-totals					**0**	**$0.00**	**0**	**$0.00**	**224**	**$40,640.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	224	**$40,640.00**
Subconsultants																					
CHA - Structural Analysis and Plans - Refer to attached Exhibit E for Fee Estimate and Scope for detailed fee and scope information.																				282	$45,630.00
Contingency																					$8,000.00
																				506	**$94,270.00**

Summary of Reimbursable Expenses

Description	Total
Reimbursable Expense	**$0.00**

Total **$94,270.00**

Exhibit B – Location Map

HARBOR ISLAND

PROPOSED STORMWATER IMPROVEMENT

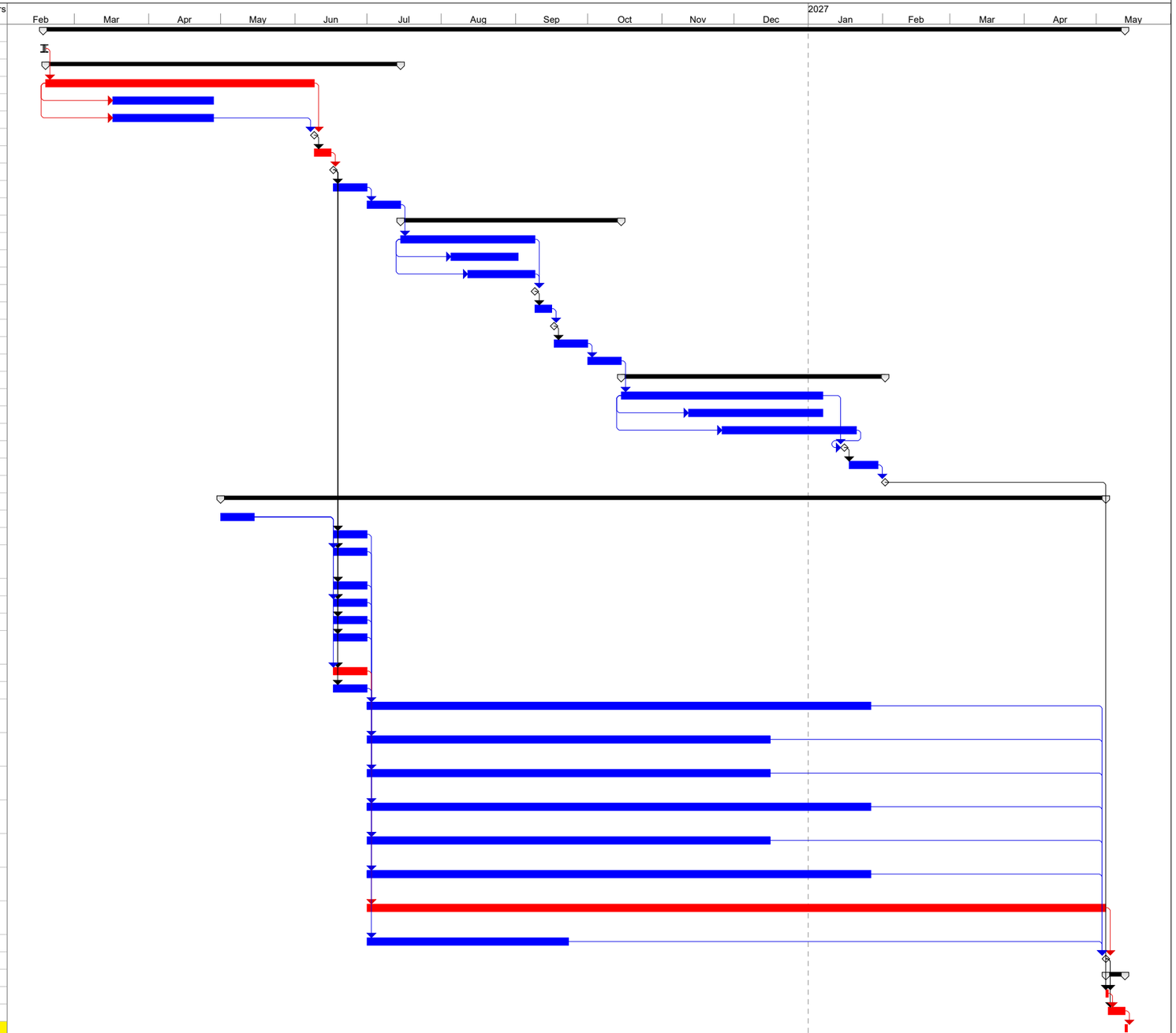
PHASED IMPLEMENTATION APPROACH



Exhibit C – Project Tentative Schedule

Drainage Improvements for Harbor Island Phase 1 - Supplemental No. 1

ID	Task Name	Duration	Start	Finish	Predecessors
1	**TOTAL PROJECT DURATION**	**323 days**	**Mon 2/16/26**	**Wed 5/12/27**	
2	**NOTICE TO PROCEED**	**1 day**	**Mon 2/16/26**	**Mon 2/16/26**	
3	**60% DESIGN AND PLANS**	**106 days**	**Tue 2/17/26**	**Tue 7/14/26**	
4	Update/Prepare 60% Analysis and Plans	80 days	Tue 2/17/26	Mon 6/8/26	2
5	Update Drainage Report and prepare structures report	30 days	Tue 3/17/26	Mon 4/27/26	4SS+20 days
6	Prepare 60% Plans	30 days	Tue 3/17/26	Mon 4/27/26	4SS+20 days
7	Update Cost Estimate	2 days	Fri 6/5/26	Mon 6/8/26	4FS-2 days,6FS-2 days
8	**QA/QC of 60% documents and Implementation**	**5 days**	**Tue 6/9/26**	**Mon 6/15/26**	7
9	**60% Submittal**	**1 day**	**Tue 6/16/26**	**Tue 6/16/26**	8
10	**Village Review of 60% Plans**	**10 days**	**Wed 6/17/26**	**Tue 6/30/26**	9
11	Respond to 60% Review Comments	10 days	Wed 7/1/26	Tue 7/14/26	10
12	**90% DESIGN AND PLANS**	**66 days**	**Wed 7/15/26**	**Wed 10/14/26**	
13	Prepare 90% Analysis and Plans	40 days	Wed 7/15/26	Tue 9/8/26	11
14	Update Drainage Report and prepare structures report	20 days	Wed 8/5/26	Tue 9/1/26	13SS+15 days
15	Prepare 90% Plans	20 days	Wed 8/12/26	Tue 9/8/26	13SS+20 days
16	Update Cost Estimate	2 days	Mon 9/7/26	Tue 9/8/26	13FS-2 days,15FS-2 days
17	**QA/QC of 90% Plans and Implementation**	**5 days**	**Wed 9/9/26**	**Tue 9/15/26**	16
18	**90% Plans Submittal**	**1 day**	**Wed 9/16/26**	**Wed 9/16/26**	17
19	**Village Review of 60% Plans**	**10 days**	**Thu 9/17/26**	**Wed 9/30/26**	18
20	Respond to 90% Review Comments	10 days	Thu 10/1/26	Wed 10/14/26	19
21	**100% DESIGN AND PLANS**	**78 days**	**Thu 10/15/26**	**Mon 2/1/27**	
22	Prepare 100% Analysis and Plans	60 days	Thu 10/15/26	Wed 1/6/27	20
23	Final Drainage and Structure Reports	40 days	Thu 11/12/26	Wed 1/6/27	22SS+20 days
24	Prepare 100% plans	40 days	Thu 11/26/26	Wed 1/20/27	22SS+30 days
25	Update Cost Estimate	2 days	Thu 1/14/27	Fri 1/15/27	22FS-5 days,24FS-5 days
26	**QA/QC of 100% Plans and Implementation**	**10 days**	**Mon 1/18/27**	**Fri 1/29/27**	25
27	**100% plans and documents, and Final Plans Submittal**	**1 day**	**Mon 2/1/27**	**Mon 2/1/27**	26
28	**PERMITTING**	**263 days**	**Fri 5/1/26**	**Tue 5/4/27**	
29	Perform Benthic Resource Survey	10 days	Fri 5/1/26	Thu 5/14/26	
30	Prepare and Submit Miami Dade County DRER Class II Permit (water control section)	10 days	Wed 6/17/26	Tue 6/30/26	9
31	Prepare and submit South Florida Water Management District ERP Permit (Drainage improvement and dredge and fill activities)	10 days	Wed 6/17/26	Tue 6/30/26	9,29
32	Prepare and submit Florida Department of Environmental Protection (FDEP) Class V Permit	10 days	Wed 6/17/26	Tue 6/30/26	9
33	Prepare and submit Miami Dade County DRER Class I Permit	10 days	Wed 6/17/26	Tue 6/30/26	9,29
34	Prepare and submit South Florida Water Management District Individual Permit	10 days	Wed 6/17/26	Tue 6/30/26	9
35	Prepare and submit Florida Department of Environmental Protection – Sovereign Submerged Lands Easement	10 days	Wed 6/17/26	Tue 6/30/26	9
36	Prepare and submit U.S. Army Corps of Engineers - Section 10 Permit	10 days	Wed 6/17/26	Tue 6/30/26	9,29
37	Prepare and submit Village Buidling Permit	10 days	Wed 6/17/26	Tue 6/30/26	9
38	Receive, implement comments, resubmit and get approval for Miami Dade County DERM Class II Permit	150 days	Wed 7/1/26	Tue 1/26/27	30
39	Receive, implement comments, resubmit and get approval for South Florida Water Management District ERP Permit	120 days	Wed 7/1/26	Tue 12/15/26	31
40	Receive, implement comments, resubmit and get approval for Florida Department of Environmental Protection (FDEP) Class V Permit	120 days	Wed 7/1/26	Tue 12/15/26	32
41	Receive, implement comments, resubmit and get approval for Miami Dade County DERM Class I Permit	150 days	Wed 7/1/26	Tue 1/26/27	33
42	Receive, implement comments, resubmit and get approval for South Florida Water Management District Individual Permit	120 days	Wed 7/1/26	Tue 12/15/26	34
43	Receive, implement comments, resubmit and get approval for Florida Department of Environmental Protection – Sovereign Submerged Lands Easement	150 days	Wed 7/1/26	Tue 1/26/27	35
44	Receive, implement comments, resubmit and get approval for U.S. Army Corps of Engineers - Section 10 Permit	220 days	Wed 7/1/26	Tue 5/4/27	36
45	Receive, implement comments, resubmit and get approval for Village Buidling Permit	60 days	Wed 7/1/26	Tue 9/22/26	37
46	**All Permits Cleared and Certified**	0 days	Tue 5/4/27	Tue 5/4/27	38,39,40,41,42,43,44,45
47	**PRODUCTION PACKAGE**	**6 days**	**Wed 5/5/27**	**Wed 5/12/27**	
48	Signed and Sealed Plans and Reports	1 day	Wed 5/5/27	Wed 5/5/27	27,46
49	Prepare Contract Package	5 days	Thu 5/6/27	Wed 5/12/27	48,46
50	**Submit Contract Package & Specs Package**	**1 day**	**Thu 5/13/27**	**Thu 5/13/27**	**49**



Project: Drainage Improvements Harbor Island
Date: Wed 1/21/26

Task | Summary | Rolled Up Milestone | External Tasks | Inactive Milestone | Duration-only | Start-only | External Milestone
Critical Task | Rolled Up Task | Rolled Up Progress | Project Summary | Inactive Summary | Manual Summary Rollup | Finish-only | Progress
Milestone | Rolled Up Critical Task | Split | Group By Summary | Manual Task | Manual Summary | External Tasks | Deadline

Exhibit D – Subconsultant CHA (Structural)

Exhibit D – CHA Scope of Services and Fee Estimate

CHA has been retained by Ribbeck Engineering, Inc. to provide supplemental structural engineering services. The scope of work includes the structural engineering analysis and plans for approximately 90-LF of new seawall, along the eastern edge of Harbor Island adjacent to the future Civic Park site, and includes an outfall connection along the eastern face of the property. The new seawall will be constructed to EL+5.94' NAVD and designed to EL. +8.44' NAVD for a future improvement by increasing the cap height. The new seawall design will also include the additional incidental structural design work to accommodate the new pump station special outfall structure.

The structural design will be performed and in compliance with the latest design guidelines from the Florida Building Code.

The Scope of Work is comprised of the following essential tasks:

Task 1 – Project Coordination & Data Collection
Task 2 – Not Applicable
Task 3 – 60% Design Submission
Task 4 – 90% Design Submission
Task 5 – 100% Design Submission
Task 6 – Permitting
Task 7 – Bid Support Services

Task 1 – Project Coordination & Data Collection

- CHA's scope of services includes the design and plan development of approximately 90LF of new seawall with an outfall connection along the eastern face of the property. The new seawall will be constructed to EL+5.94' NAVD and designed to EL. +8.44' NAVD for a future improvement by increasing the cap height.
- Gather existing site information and design standards.
- Perform a field visit.
- Set up meeting between the Village and Kind Design to review the possibility of using the Kind Design Living Seawall solution. The purpose of the meeting will be to establish the direction of the project and determine if the Village will require the use of the Kind Design system. An initial engineering and cost estimate analysis will be provided to the Village for review. The design submissions will be based on the outcome of these meetings and any future changes are subject to a modification to the scope and fee.

Task 2 - 30% Design Submission (Not Applicable – First submittal will be 60%)

Task 3 - 60% Design Submission

- The CONSULTANT shall incorporate the review comments from the 30% design submission in the 60% plans submission. The 60% design submission shall include, at a minimum, the following:
    - Responses to draft 30% submittal
    - Plan sheets, including but not limited to the following sheets (the following plan listing is anticipated based on the Scope of Work:
        - S-1 Structural General Notes

        - S-2 Temporary Wall Plan and Elevation
        - S-3 Temporary Wall Miscellaneous Details
    - Attendance to submittal review meeting

Deliverables: The following deliverables shall be provided under Task 3:

- Three (3) original sets of the 60% design package (11" x 17" plan sheets), together with one (1) electronic copy.
- Structural report calculations.

Task 4 - 90% Design Submission

- The CONSULTANT shall incorporate the review comments from the 60% design submission in the 90% design submission. The 90% design submission shall include, at a minimum, the following:
    - Responses to 60% submittal
    - Plan sheets, including but not limited to the following sheets (the following plan listing is anticipated based on the Scope of Work:
        - S-1 Sea Wall General Notes
        - S-2 Sea Wall Site Plan
        - S-3 Existing Seawall Demolition Plan
        - S-4 Sea Wall – Wall Control Drawings
        - S-5 Sea Wall – Structural Details
        - S-6 Sea Wall – Structural Details
        - S-7 Sea Wall – Structural Details
        - S-8 Sea Wall – General Details
        - S-9 Sea Wall – Reinforcing Bar Schedule
- Attendance to submittal review meetings. The CONSULTANT shall submit the plans, and specifications for VILLAGE review. The design drawings shall be submitted in 11" x 17" plan sheets. The VILLAGE shall provide comments to the CONSULTANT within twenty (20) business days of receiving the submittal.
- The CONSULTANT shall attend one (1) coordination meeting with the VILLAGE to address review comments. CONSULTANT shall prepare the agenda, record and submit meeting minutes.
- The CONSULTANT shall provide an updated schedule in Microsoft Project as part of this submittal package for VILLAGE review and approval.
- The CONSULTANT shall prepare a construction cost estimate and make the changes to the design if needed to have it within the proposed budget.

Deliverables: The following deliverables shall be provided under Task 4:

- Three (3) original sets of the 90% design package (11" x 17" plan sheets), one (1) electronic copy.
- One (1) copy of the updated structural report.

Task 5 – 100% Design Submission

- The CONSULTANT shall incorporate the review comments from 90% design submission in the 100% design submission. The 100% design submission shall be complete.

- The CONSULTANT shall submit the 100% design submission for VILLAGE review. The design drawings shall be submitted in 11" x 17" plan sheets. The VILLAGE shall provide comments to the CONSULTANT within 10 business days of receiving the submittal.
- The CONSULTANT shall attend one (1) coordination meeting with the VILLAGE to address review comments. CONSULTANT shall prepare the agenda, record and submit meeting minutes.
- The CONSULTANT shall provide an updated schedule in Microsoft Project as part of this submittal package for VILLAGE review and approval.
- The CONSULTANT shall prepare a construction cost estimate, and make the changes to the design if needed to have it within the proposed budget.
- Once all comments are addressed, or if no comments or corrections are necessary, the CONSULTANT shall submit the Final Plans and Specifications, and any other document required for a complete design.by the VILLAGE. CONSULTANT shall provide three (3) original signed and sealed sets of the Final Design Package (24" x 36" plan sheets), together with an electronic copy.

Deliverables: The following deliverables shall be provided under Task 5:

- Three (3) original sets of the 100% design package (11" x 17" plan sheets), together with an electronic copy.
- One (1) copy of the 100% structural report.
- Three (3) original sets, signed and sealed of the Final Plans and Specifications 100% design package (24" x 36" plan sheets), together with one (1) electronic copy.

Task 6 - Permitting

- Coordinate and assist Ribbeck Engineering, Inc. and provide them structural sketches required for the following anticipated permits:
    - North Bay Village Building Department
    - Miami Dade County DRER Class I (coastal)
    - Miami Dade County DRER Class II (water control section)
    - SFWMD ERP Permit (drainage improvement and dredge and fill activities)
    - FDEP SSL easement
    - USACE Section 10/Section 404 (D&F)
    - USACE Federal Authorization State Programmatic General Permit VI-R1

Task 7 – Bid Support Services

- The CONSULTANT shall assist the VILLAGE in preparing the bid documents, including incorporating the VILLAGE's front-end documents.
- The CONSULTANT shall attend the pre-bid meeting. The CONSULTANT shall respond to questions from prospective bidders.
- The CONSULTANT shall provide supplemental information to prospective bidders as required during the bidding process through the issuance of addenda
- The CONSULTANT shall review all bids to determine the most responsible and responsive bidder and provide the VILLAGE with a recommendation for award of the construction contract.

The fee estimate can be found in the following page.

Time & Materials Activities

Harbor Island Phase 1	Supplemental No. 1 - Structural (Seawall) Services - Subconsultant CHA - Limited Amount																				
Position	Name & (Company)	Labor Multiplier [1]	Hourly Rate [2]	Loaded Hourly Rate [1x2]	Contract Max. Rate	Task 1 - Project Coordinatoin & Data Collection		Task 2 - 30% Design		Task 3 - 60% design		Task 4 - 90% design		Task 5 - 100% design		Task 6 - Permitting		Task 7 - Bid Support		Total Labor	Costs
Consultant			$	$	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hours	$
		2.90					$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$0.00
SENIOR PROJECT ENGINEER	Jim Aitken (CHA)	2.90		0.00	230.00		$ -	0	$ -		$ -		$ -		$ -		$ -		$ -	0	$0.00
SENIOR PROJECT ENGINEER	Adrian Alfonso (CHA)	2.90		0.00	230.00	8	$ 1,840.00	0	$ -		$ -		$ -		$ -	8	$ 1,840.00	8	$ 1,840.00	24	$5,520.00
PROJECT ENGINEER	Nicolas Fernandez (CHA)	2.90		0.00	190.00	10	$ 1,900.00	0	$ -		$ -		$ -		$ -	16	$ 3,040.00	6	$ 1,140.00	32	$6,080.00
CADD	Pablo Artega (CHA)	2.90		0.00	115.00		$ -	0	$ -		$ -		$ -		$ -	12	$ 1,380.00	4	$ 460.00	16	$1,840.00
							$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$0.00
	Sub-totals					**18**	**$3,740.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**36**	**$6,260.00**	**18**	**$3,440.00**	72	**$13,440.00**
	Task Sub-totals						**$3,740.00**		**$0.00**		**$0.00**		**$0.00**		**$0.00**		**$6,260.00**		**$3,440.00**		**$13,440.00**

Summary of Reimbursable Expenses							
Units	No. of		$/Unit				Total
Reimbursables Allowance							$0.00
							$0.00
							$0.00
						Reimbursable Expense	**$0.00**

Total **$13,440.00**

Lump Sum Activities

Harbor Island Phase 1	Supplemental No. 1 - Structural (Seawall) Services - Subconsultant CHA - Lump Sum																				
Position	Name & (Company)	Labor Multiplier [1]	Hourly Rate [2]	Loaded Hourly Rate [1x2]	Contract Max. Rate	Task 1 - Project Coordinatoin & Data Collection		Task 2 - 30% Design		Task 3 - 60% design		Task 4 - 90% design		Task 5 - 100% design		Task 6 - Permitting		Task 7 - Bid Support		Total Labor	Costs
Consultant			$	$	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hours	$
		2.90					$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$0.00
SENIOR PROJECT ENGINEER	Jim Aitken (CHA)	2.90		0.00	230.00		$ -	0	$ -	2	$ 460.00	2	$ 460.00	2	$ 460.00		$ -		$ -	6	$1,380.00
SENIOR PROJECT ENGINEER	Adrian Alfonso (CHA)	2.90		0.00	230.00		$ -	0	$ -	8	$ 1,840.00	8	$ 1,840.00	8	$ 1,840.00		$ -		$ -	24	$5,520.00
PROJECT ENGINEER	Nicolas Fernandez (CHA)	2.90		0.00	190.00		$ -	0	$ -	72	$ 13,680.00	38	$ 7,220.00	20	$ 3,800.00		$ -		$ -	130	$24,700.00
CADD	Pablo Artega (CHA)	2.90		0.00	115.00		$ -	0	$ -	72	$ 8,280.00	30	$ 3,450.00	20	$ 2,300.00		$ -		$ -	122	$14,030.00
							$ -		$ -		$ -		$ -		$ -		$ -		$ -	0	$0.00
	Sub-totals					**0**	**$0.00**	**0**	**$0.00**	**154**	**$24,260.00**	**78**	**$12,970.00**	**50**	**$8,400.00**	**0**	**$0.00**	**0**	**$0.00**	282	**$45,630.00**
	Task Sub-totals						**$0.00**		**$0.00**		**$24,260.00**		**$12,970.00**		**$8,400.00**		**$0.00**		**$0.00**		**$45,630.00**

Summary of Reimbursable Expenses							
Units	No. of		$/Unit				Total
Reimbursables Allowance							$0.00
							$0.00
							$0.00
						Reimbursable Expense	**$0.00**

Total **$45,630.00**

Exhibit E – Subconsultant WGI (Environmental)

Exhibit E – WGI Scope of Services and Fee Estimate

WGI has been retained by Ribbeck Engineering, Inc. to perform the environmental data collection.

The Scope of Work is comprised of the following essential tasks:

Task 1 – Project Coordination & Data Collection

Task 1 - Project Coordination & Data Collection (Time & Materials)

- Conduct a benthic resource survey of the area of seawall to be replaced and submerged bottom area immediately waterward of the seawall/rip-rap at the proposed outfall location. Document findings in a report/memorandum to be included with regulatory applications.

Deliverables: The following deliverables shall be provided under Task 1:

- Benthic Resources Survey & Memorandum of Findings

The fee estimate can be found in the following page.

Time & Materials Activities

Harbor Island Phase 1	Supplemental No. 1 - Environmental Services - Subconsultant WGI - Limited Amount																				
Position	Name & (Company)	Labor Multiplier [1]	Hourly Rate [2]	Loaded Hourly Rate [1x2]	Contract Max. Rate	Task 1 - Project Coordinatoin & Data Collection		Task 2 - 30% Design		Task 3 - 60% design		Task 4 - 90% design		Task 5 - 100% design		Task 6 - Permitting		Task 7 - Bid Support		Total Labor	Costs
Consultant			$	$	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hours	$
Senior Environmental Specialist	Greg Griffith - WGI	2.90	70.91	205.64	205.64	2	$ 411.28		$ -		$ -		$ -		$ -		$ -		$ -	2	$411.28
Environmental Specialist	Amanda Montgomery - WGI	2.90		0.00	108.00	26	$ 2,808.00		$ -		$ -		$ -		$ -		$ -		$ -	26	$2,808.00
			Sub-totals			**28**	**$3,219.28**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	28	**$3,219.28**
			Task Sub-totals				**$3,219.28**		**$0.00**		**$0.00**		**$0.00**		**$0.00**		**$0.00**		**$0.00**		**$3,219.28**

Summary of Reimbursable Expenses				
Units	No. of		$/Unit	Total
Reimbursables Allowance				$0.00
			Reimbursable Expense	**$0.00**

Total **$3,219.28**

WORK ORDER No. RIB2401 – AMENDMENT NO. 1

Dated this ___ day of _____, 2026

NORTH BAY VILLAGE PUBLIC WORKS DEPARTMENT

HARBOR ISLAND PHASE 1 – STORMWATER IMPROVEMENT PROJECT

PROFESSIONAL SERVICES

This Amendment No. 1 to the Work Order between North Bay Village, a Florida municipal corporation ("VILLAGE"), and Ribbeck Engineering, Inc. ("CONSULTANT"), is made pursuant to the Continuing General Professional Engineering and Architectural Services Agreement (the "Agreement") dated April 4th, 2024.

PROJECT DESCRIPTION

This amended work order is part of an amendment to the Harbor Island Phase I pump station system design approved by Commission per Resolution 2024-52. The supplemental work effort consists of coordinating, managing, designing, permitting and developing plans and contract documents for approximately 90-LF of new seawall, along the eastern edge of the future Civic Park site, and includes an outfall connection along the eastern face of the property. The new seawall will be constructed to EL+5.94' NAVD and designed to EL. +8.44' NAVD for a future improvement by increasing the cap height. The new seawall design will also include the additional incidental structural design work to accommodate the new pump station special outfall structure.

In addition, as coordinated with the Village, since the Harbor Island Phase 1 Stormwater Improvement Project will take place prior to the Civic Park project, the original pump station layout will be consolidated and further modified to adjust layout to maximize available space for future Civic Park use. The new seawall will be located along the eastern edge of the future Civic Park. Pump station component layout including force-main, injection wells, special outfall structure, electrical control panel and generator pads will be redesigned and adjusted accordingly.

The new seawall will also require the following permits:

- North Bay Village Building Department
- Miami Dade County DRER Class I (coastal)
- Miami Dade County DRER Class II (water control section)
- SFWMD ERP Permit (drainage improvement and dredge and fill activities)
- FDEP SSL easement
- USACE Section 10/Section 404 (D&F)
- USACE Federal Authorization State Programmatic General Permit VI-R1

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.

Documentation Standards

The CONSULTANT shall maintain organized records of coordination, design rationale, and permitting support materials throughout the project. Documentation should be suitable for internal review, regulatory submittals, and future reference.

Quality Control

The CONSULTANT is responsible for the quality control (QC) of their work and of its sub-consultants. The CONSULTANT shall provide to 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

The CONSULTANT shall submit a preliminary project schedule as an exhibit to this Work Order. The schedule shall be prepared in Microsoft Project and shall include the Consultant’s best estimate as to the project start date.

Within 10 business days after receiving the Notice to Proceed and prior to beginning work, the CONSULTANT shall submit a final 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. Some of the regulatory or permitting agencies associated with this project include, but are not limited to:

- South Florida Water Management District (SFWMD)
- U.S. Army Corps of Engineers (USACE)
- Miami Dade County Department of Regulatory & Economic Resources (RER)
- Florida Department of Environmental Protection (FDEP)
- North Bay Village Building Permit

SPECIFIC SCOPE OF SERVICES

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

CONSULTANT will provide supplemental engineering services to the VILLAGE to conduct analysis, design and plans for modifications to the stormwater pump station system and the drainage layout, as well as a 90-LF of new seawall, and includes a modified outfall connection within Harbor Island. Supplemental Engineering services will include:

- Contract management (Ribbeck Engineering, Inc.)
- Drainage Design (Ribbeck Engineering, Inc.)
- Environmental & Permitting (Ribbeck Engineering, Inc. and WGI, Inc.)
- Structural Design (CHA Consulting, Inc.)

The **amended work effort** consists of coordinating, managing, designing, permitting and developing plans and contract documents for approximately 90-LF of new seawall, and includes an outfall connection along the eastern face of the property. The new seawall will be constructed to EL+5.94' NAVD and designed to EL. +8.44' NAVD for a future improvement by increasing the cap height. The new seawall design will also include the additional incidental structural design work to accommodate the new pump station special outfall structure.

In addition, as coordinated with the Village, since the pump station project will take place prior to the Civic Park project, the original pump station layout will be consolidated and further modified to to maximize available space for future Civic Park use. Pump station component layout including force-main, injection wells, special outfall structure, electrical control panel and generator pads will be adjusted accordingly.

The amended Scope of Work is comprised of the following essential tasks:

Task 1 – Project Coordination & Data Collection (Time & Materials)
Task 2 – Not Applicable
Task 3 – 60% Design Submission (Lump Sum)
Task 4 – 90% Design Submission (Lump Sum)
Task 5 – 100% Design Submission (Lump Sum)
Task 6 – Permitting (Time & Materials)
Task 7 – Bid Support Services (Time & Materials)

Task 1 – Project Coordination & Data Collection *(Modified drainage, pump station and new seawall)*

This task includes coordination between the CONSULTANT and the VILLAGE for the new seawall and the modification to the pump station and trunk line layout to maximize available space for future Civic Park use.
This task includes structural data collection for the new seawall; which includes gathering existing site information and design standards. The CONSULTANT will retain **CHA Consulting, Inc.** to perform the structural design services associated with the new seawall design and plans development. **CHA Consulting, Inc.** scope and fee are included in **Exhibit D**.

This task includes environmental services including conducting a benthic resource survey of the area of the new seawall. Document findings in a report/memorandum to be included with regulatory applications. The CONSULTANT will retain **WGI, Inc.** to perform the environmental data collection. **WGI, Inc.** scope and fee are included in **Exhibit E**.

Any additional Survey, SUE (subsurface utility exploration) and/or Geotechnical will be provided by the VILLAGE as coordinated during the progress meetings. This proposal assumes that permitting fees will be handled by the VILLAGE. The CONSULTANT will provide the amount of the permit fees to the VILLAGE in order for the VILLAGE to provide payment to the permitting agencies.

Deliverables:

- Monthly Project Status Reports thru completion of the project (electronic)
- One (1) copy of the Community Integration & Impact Summary Memo, which summarizes coordination with the Village to refine the pump station layout and minimize conflicts with the future Civic Park site.
- One (1) copy of the Construction Impact Mitigation Memo, which outlines the anticipated construction impacts and mitigation strategies, including noise, vibration, access, and community coordination protocols.

Task 2 - 30% Design Submission *(Not Applicable)*

- 30% design was completed under the original work order; this amendment modifies that design. However, no 30% resubmittal is part of the scope. The modifications will be reflected under the 60% design submission shown under Task 3 below.

Task 3 - 60% Design Submission *(Modified drainage, pump station and new seawall)*

- The CONSULTANT shall incorporate the modifications to the pump station and drainage layout to minimize conflicts with the future Civic Park development and integrate it with the new seawall and outfall design.
- In addition, it includes the structural design and detailing for the new proposed seawall and outfall installation. The outfall installation includes details of the opening to the seawall and the addition of a concrete collar as needed to connect to the outfall structure.
- Development of structural notes, new seawall and outfall connection of the seawall. The design will be based on existing as-built information, survey, and geotechnical report.

- Initial Coordination with Kind Designs to include a living seawall alternative. Seawall alternative would require and amendment and future Village Commission approval.
- The supplemental 60% design submission shall include, at a minimum, the following revised sheets including the revised pump station system layout design modifications due to the future Civil Park project and the integration to the new seawall and outfall:
  - Tabulation of quantities
  - Drainage Plans
  - Drainage Structure Data Tabulation
  - Pump Station Drainage Details
- The supplemental 60% design submission shall also include, at a minimum, the following new sheets due to the incorporation of a new seawall:
  - Sewall Structural Plans including:
    - S-1 Sea Wall General Notes
    - S-2 Sea Wall Site Plan
    - S-3 Existing Seawall Demolition Plan
    - S-4 Sea Wall – Wall Control Drawings
    - S-5 Sea Wall – Structural Details
    - S-6 Sea Wall – Structural Details
    - S-7 Sea Wall – Structural Details
    - S-8 Sea Wall – General Details
    - S-9 Sea Wall – Reinforcing Bar Schedule
- The CONSULTANT shall provide one (1) hard copy and one (1) CD of the report to the VILLAGE's Project Manager. This report shall be signed and sealed by a Professional Engineer registered in the State of Florida and shall contain, at a minimum, project vicinity map, plan view showing the location of borings, basis and results of tests performed, detailed description of findings, recommendations, and an executive summary.
- The CONSULTANT shall submit plans, and specifications for VILLAGE review. The design drawings shall be submitted in 11" x 17" plan sheets. The VILLAGE shall provide comments to the CONSULTANT within 14 days of receiving the submittal.
- The CONSULTANT shall attend one (1) coordination meeting with the VILLAGE to address review comments. CONSULTANT shall prepare the agenda, record and submit meeting minutes.
- The CONSULTANT shall provide an updated schedule in Microsoft Project as part of this submittal package for VILLAGE review and approval.
- The CONSULTANT shall prepare a construction cost estimate and make the changes to the design if needed to have it within the proposed budget.

Deliverables: The following deliverables shall be provided under Task 3:

- Three (3) original sets of the 60% design package (11" x 17" plan sheets), together with one (1) electronic copy.
- One (1) copy of the meeting minutes.
- One (1) copy of the Resilience Integration Memo, which documents how the design addresses projected sea level rise, and stormwater system adaptability through 2060.
- One (1) copy of the Materials & Waste Strategy Memo, which summarizes material selection considerations, including recycled content, local sourcing, and construction waste management practices.
- One (1) copy of updated project schedule.

- One (1) copy of the construction cost estimate.

Task 4 - 90% Design Submission *(New Seawall)*

- The CONSULTANT shall incorporate the review comments applicable to the amended scope from the 60% design submission in the 90% design submission. The supplemental 90% design submission shall include, at a minimum, the following updated plans:
  - Seawall Structural Plans including:
    - S-1 Sea Wall General Notes
    - S-2 Sea Wall Site Plan
    - S-3 Existing Seawall Demolition Plan
    - S-4 Sea Wall – Wall Control Drawings
    - S-5 Sea Wall – Structural Details
    - S-6 Sea Wall – Structural Details
    - S-7 Sea Wall – Structural Details
    - S-8 Sea Wall – General Details
    - S-9 Sea Wall – Reinforcing Bar Schedule
- The CONSULTANT shall submit the plans, and specifications for VILLAGE review. The design drawings shall be submitted in 11" x 17" plan sheets. The VILLAGE shall provide comments to the CONSULTANT within twenty (20) business days of receiving the submittal.
- The CONSULTANT shall attend one (1) coordination meeting with the VILLAGE to address review comments. CONSULTANT shall prepare the agenda, record and submit meeting minutes.
- The CONSULTANT shall provide an updated schedule in Microsoft Project as part of this submittal package for VILLAGE review and approval.
- The CONSULTANT shall prepare a construction cost estimate and make the changes to the design if needed to have it within the proposed budget.

Deliverables: The following deliverables shall be provided under Task 4:

- Three (3) original sets of the 90% design package (11" x 17" plan sheets), one (1) electronic copy.
- One (1) copy of the meeting minutes.
- One (1) copy of updated project schedule.
- One (1) copy of the construction cost estimate.

Task 5 – 100% Design Submission *(New Seawall)*

- The CONSULTANT shall incorporate the review comments from supplemental 90% design submission in the supplemental 100% design submission. The supplemental 100% design submission shall be complete.
- The CONSULTANT shall submit the 100% design submission for VILLAGE review. The design drawings shall be submitted in 11" x 17" plan sheets. The VILLAGE shall provide comments to the CONSULTANT within 10 business days of receiving the submittal.
- The CONSULTANT shall attend one (1) coordination meeting with the VILLAGE to address review comments. CONSULTANT shall prepare the agenda, record and submit meeting minutes.

- The CONSULTANT shall provide an updated schedule in Microsoft Project as part of this submittal package for VILLAGE review and approval.
- The CONSULTANT shall prepare a construction cost estimate, and make the changes to the design if needed to have it within the proposed budget.
- Once all comments are addressed, or if no comments or corrections are necessary, the CONSULTANT shall submit the Final Plans and Specifications, and any other document required for a complete design.by the VILLAGE. CONSULTANT shall provide three (3) original signed and sealed sets of the Final Design Package (24" x 36" plan sheets), together with an electronic copy.

Deliverables: The following deliverables shall be provided under Task 5:

- Three (3) original sets of the 100% design package (11" x 17" plan sheets), together with an electronic copy.
- Three (3) original sets, signed and sealed of the Final Plans and Specifications 100% design package (24" x 36" plan sheets), together with an one (1) electronic copy.
- One (1) copy of the meeting minutes.
- One (1) copy of the Operations & Maintenance Readiness Memo, which documents key design features that support long-term maintainability, inspection access, and operational efficiency.
- One (1) copy of updated project schedule.
- One (1) copy of the construction cost estimate.

Task 6- Permitting *(New Seawall)*

- The CONSULTANT shall obtain all required permits from the VILLAGE, regulatory agencies, and authorities having jurisdiction, for this project.
- The CONSULTANT shall respond to all permit comments from the VILLAGE, regulatory agencies, or authorities having jurisdiction.
- The CONSULTANT shall attend permit meetings with VILLAGE, regulatory agencies, and authorities having jurisdiction, record and prepare meeting minutes, and provide documentation to the VILLAGE.
- The CONSULTANT is responsible for determining which permits are required and which agencies are applicable to the project.

Deliverables: The following deliverables shall be provided under Task 6:

- One (1) copy of the Environmental Coordination Summary Memo, which provides documentation of environmental resource findings, permitting coordination, and mitigation measures related to the seawall and outfall.

Task 7 - Bidding Services *(New Seawall/Modified Stormwater/Pump Station Design)*

- Bidding services will include both the seawall and the modified stormwater/pump station design.

- The CONSULTANT shall assist the VILLAGE in preparing the bid documents, including incorporating the VILLAGE's front-end documents.
- The CONSULTANT shall attend the pre-bid meeting. The CONSULTANT shall respond to questions from prospective bidders.
- The CONSULTANT shall provide supplemental information to prospective bidders as required during the bidding process through the issuance of addenda

Task 8 - Post Design Services *(to be negotiated and approved by the Village at a future date)*

- Post Design services will be negotiated at a later time.

PROJECT ASSUMPTIONS

- VILLAGE shall provide access to site.
- VILLAGE shall provide existing electronic CAD files, if available. It is the CONSULTANTS responsibility to verity accuracy.
- VILLAGE shall handle any Public Information task.
- It is the CONSULTANT's responsibility to verity existing geometry is acceptable to all permitting agencies.
- If required, additional Survey, SUE (subsurface utility exploration) and Geotechnical will be provided by the VILLAGE as coordinated during the progress meetings.
- Payment of application and permit fees will be made by the VILLAGE. The CONSULTANT staff will request checks from the VILLAGE prior to the submittal of permit applications to cover any associated fees.

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 - 6 within 450 days of the written Notice to Proceed. Task 7 schedule shall be determined based on the bid dates and construction award period.

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 accomplished using the Not-to-Exceed method of compensation. 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 Not-to-Exceed amounts:

Lump Sum (LS) Activities		
Task 3 - 60% Design *(Ribbeck Engineering - Management and Drainage)*	$40,640.00	$64,900.00
Task 3 - 60% Design *(CHA - Structural)*	$24,260.00	
Task 4 - 90% Design *(CHA - Structural)*	$12,970.00	$12,970.00
Task 5 - 100% Design *(CHA - Structural)*	$8,400.00	$8,400.00
Contingency	$8,000.00	$8,000.00
	Sub Total (LS)	**$94,270.00**
Time & Materials (T&M) Activities		
Task 1 - Project Coordination & Data Collection *(Ribbeck Engineering - Management and Drainage)*	$16,300.00	$23,259.28
Task 1 - Project Coordination & Data Collection *(CHA - Structural)*	$3,740.00	
Task 1 - Project Coordination & Data Collection *(WGI - Environmental)*	$3,219.28	
Task 6 - Permitting *(Ribbeck Engineering for Seawall)*	$20,380.00	$26,640.00
Task 6 - Permitting *(CHA for Seawall)*	$6,260.00	
Task 7 - Bid Support/Post Design Services *(CHA - Structural)*	$3,440.00	$3,440.00
	Sub Total (T&M)	**$53,339.28**
	Grand Total	**$147,609.28**

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 Project Manager. All other correspondence and submittals should be directed to the attention of Name of *PM*, Project Manager, 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, 3rd Floor
1666 Kennedy Causeway
North Bay Village, FL 33141
(305) 756-7171
cviala@nbvillage.com

M. Roger Hogg
Capital Improvements Director
North Bay Village
Village Hall, 3rd Floor
1666 Kennedy Causeway
North Bay Village, FL 33141
(305) 756-7171
rhogg@nbvillage.com

CONSULTANT CONTACTS

Consultant POC
Hans Ribbeck, MSEM, PE (Project Manager)
Carlos Ribbeck, PE (President)
Ribbeck Engineering, Inc.
14335 SW 120 Street, Suite 205
Email: hr@ribbeck.co
Phone: 954 918-6769
Fax: 305 383-5979

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: _____
M. Roger Hogg
Capital Improvements 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:

_____

_____
[Witness print/type name]

_____

_____
[Witness print/type name]

(CORPORATE SEAL)

Ribbeck Engineering, Inc.

_____

_____
[Print Name, check title]

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

ATTEST:

_____
Secretary

_____
[Print Name]

ACKNOWLEDGMENT

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _ day of _____, 20__, by_____(name of person) as _____ (type of authority) for _____ (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

Exhibit A – Work Break Down Fee Schedule

Exhibit B – Location Map

Exhibit C – Project Tentative Schedule

Exhibit D – Subconsultant CHA (Structural)

Exhibit E – Subconsultant WGI (Environmental)

ITEM NO. 11.B

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Daniela Cimo, Village Attorney

SPONSORED BY: Frank Rollason, Village Manager

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

RECOMMENDATION

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

BACKGROUND AND ANALYSIS

The proposed Resolution seeks to authorize the Village Manager to execute the First Amendment to the Development Agreement with Project Football, LLC for the development of the Village Community Center.

After the January 20, 2026, Regular Commission Meeting discussion on the Village's Agreement with Project Football, LLC (PFL) about the Community Center, the Village Administration was asked to draft a first amendment to the existing agreements. There was Village Commission consensus on the following

1. If an agreement is reached, PFL will complete the second and third floors for an additional cost of $350,000, including the glass panels as required by DCF.
2. Expansion of the rooftop garden in accordance with the Code.

3. In return, the Village will authorize the use of 600 square feet of office space on the third floor.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
TBD

PERSONNEL IMPACT
[TBD]

ATTACHMENTS
Resolution - 1st Amendment to Galleon DA 03.17.26.DOCX
First Amendment to Galleon DA - 2026 - 03.17.26.DOCX
Comm._Center_Architectural.pdf

RESOLUTION NO. 2026- _____

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

WHEREAS, on October 11, 2021, North Bay Village (the "Village") received an unsolicited proposal from the Asociación del Fútbol Argentino ("AFA")(a/k/a the Argentine Football Association) for the development of the Village-owned property located at 1851 Galleon Street (the "Galleon St. Property") and the recreational fields adjacent to the Galleon St. Property at Treasure Island Elementary School located at 7540 Treasure Drive (the "TIES Property"); and

WHEREAS, the Village subsequently issued a Request for Proposal ("RFP") for the Development and Operation of a Sports Complex and Academy, Recreational Facilities, Municipal Offices, and Other Amenities at the Galleon St. Property and TIES Property (the "Project"); and

WHEREAS, on February 17, 2022, the Village Commission selected the proposal submitted by AFA for the Project and authorized the Village Manager to negotiate with AFA to clarify and improve potential deal terms for the Project; and

WHEREAS, on September 21, 2022, the Village and AFA entered into a Development and Construction Management Agreement for the development of the Galleon St. Property component of the Project (the "Development Agreement"), and, in consideration of AFA's development of the Galleon St. Property, an Operations and Management Agreement for the operation and management of the Galleon St. component to be developed as part of the Project (the "Operations Agreement"); and

WHEREAS, the Village Commission has previously approved revisions to the Development Agreement and Operations Agreement pursuant to various resolutions, each of which revised, amended and restated the terms of the original agreements; and

WHEREAS, on November 12, 2024, the Village Commission adopted Resolution No. 2024-097, which approved and authorized four new agreements with Project Football LLC ("PFL"), thereby formally substituting PFL for AFA as the contracting party; and

WHEREAS, subsequently, on April 15, 2025, the Village Commission approved the addition of a third floor for the development of the Community Center at the Galleon St. Property for future use by the Village; and

WHEREAS, in addition, PFL had requested, and the Village agreed, that the Community Center portion of the Project include a food and beverage concession area ("Concession Area"); and

WHEREAS, on July 15, 2025, the Village Commission approved a First Amendment to the Development Agreement and the First Amendment to the Operations Agreement, which have not been signed by either Party and has not been made effective; and

WHEREAS, following the July 15, 2025 approval, the Parties engaged in discussions and have agreed to a series of amendments, which the Parties seek to include in a First Amendment to the Development Agreement (attached hereto), which shall supersede and replace the First Amendment that was approved on July 15, 2025; and

WHEREAS, the Village Commission desires to approve and authorize the Village Manager to execute the First Amendment to the Development Agreement, in substantially the form attached hereto as Exhibit "A"; 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. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Approval; Authorization; First Amendment to Development Agreement. That the Village Commission hereby approves and authorizes the Village Manager to execute the First Amendment to the Development Agreement in substantially the form attached hereto as Exhibit "A," subject to the Village Attorney's approval as to form, content, and legal sufficiency.

Section 3. Implementation. The Village Manager is hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution, including such non-material changes as may be needed to the First Amendment approved by this resolution. That the Village Commission hereby confirms that implementation of this Resolution may include administrative approval of the amended Site Plan.

Section 4. Severability. In the event any portion or section of this Resolution is determined to be invalid, illegal, or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no way affect the remaining portions of this Resolution, which shall remain full force and effect.

Section 5. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and 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 Andy Rotondaro	_____

PASSED AND ADOPTED on this ___ day of March, 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 AMENDMENT
TO
THE DEVELOPMENT AND CONSTRUCTION MANAGEMENT AGREEMENT
BETWEEN NORTH BAY VILLAGE
AND
PROJECT FOOTBALL LLC
(Galleon St. Property)

THIS FIRST AMENDMENT ("**Amendment**") to the DEVELOPMENT AND CONSTRUCTION MANAGEMENT AGREEMENT dated March 13, 2025 (the "**Development Agreement**") is made, adopted and executed this ____ day of _____, 2026 by and between NORTH BAY VILLAGE, a Florida municipal corporation (the "**Village**") and PROJECT FOOTBALL LLC, a Florida limited liability company ("PFL"). The Village and PFL shall be referred to individually as a "**Party**" and collectively as the "**Parties.**"

R E C I T A L S

WHEREAS, on April 15, 2025, the Village Commission approved the Village Manager's request to include an additional floor in the Village Facility for future use by the Village; and

WHEREAS, on July 15, 2025, the Village Commission approved a First Amendment to the Development Agreement, which has not been signed by either Party and has not been made effective; and

WHEREAS, following the July 15, 2025 approval, the Parties engaged in discussions and have agreed to a series of amendments, which the Parties seek to include in this First Amendment to the Development Agreement, which shall supersede and replace the First Amendment that was approved on July 15, 2025; and

WHEREAS, the Village and PFL hereby amend the Development Agreement as set forth herein to provide for: PFL to construct a third floor in the Village Facility; the Village to contribute an additional $4,263,494.95 towards the construction of the Village Facility; for PFL to build out a food and beverage concession on the ground floor, which shall be operated by PFL or a sublicensee subject to the Village's approval and in accordance with the First Amendment to the Operations and Management Agreement that is being executed simultaneously with this First Amendment; for PFL to utilize 600 square feet of occupiable space on the third floor of the Village Facility subject to the terms of a commercial lease to be entered into between the Parties which lease shall provide for annual renewals; and to amend such other terms and conditions as set forth herein.

NOW, **THEREFORE**, in consideration of the mutual promises and covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged by the Parties and intending to be legally bound hereby, agree as follows:

1. **Recitals**. All of the above recitals are true and correct in every respect and are incorporated herein and made a part hereof.

2. **Defined Terms**. All capitalized terms used in this Amendment that are not otherwise defined herein shall have the meaning ascribed to it in the Development Agreement.

3. **Amended Provisions**. The Development Agreement is amended as follows:

3.1. Recital C shall be deleted in its entirety and replaced as follows:

C. The Village and AFA have agreed that PFL will pay (subject to the Village Contribution and Preliminary Budget, as such terms are defined below) for and coordinate the development on the Project Site of the following improvements (the "**Project**"), which will be owned by the Village, as such Project is further described in in the specifications attached hereto as **Exhibit "B"** (the "**Description of Improvements**") and in the proposal and recommendations submitted by PFL regarding the concept, development strategy, architectural and design schedule guidelines, process and strategy for obtaining governmental approvals, construction schedule requirements, construction budget requirements, and other relevant construction and development matters related to the Project (the "**PFL Proposal**"): (i) one, three story building with a minimum of 15,000 gross square feet of office space, bathrooms, food and beverage concession, locker rooms, community center facilities, a rooftop seating area, and a fully built out third floor that shall be constructed with a minimum of 5,000 gross square feet of which 600 square feet shall be for PFL to utilize subject to the terms of a commercial lease to be entered into between the Parties which lease shall provide for annual renewals (such building, the "**Village Facility,**" and such 600 square foot office space, the "**Office Space**"); and (ii) six multi-use courts, including 4 padel courts and 2 pickleball courts.

3.2. Section 1.1(e) shall be deleted in its entirety and replaced as follows:

(e) The Village will have no responsibilities or obligations in connection with obtaining financing to build or operate the Project. Rather, PFL shall be responsible for any and all costs in connection with the Project, including without limitation, the repayment of any financing and costs in connection therewith except for the costs of the Village Galleon Improvements and Village Contribution. For the avoidance of doubt, any financing obtained by PFL shall not result in the imposition of any mortgage, security interest or lien upon the Project Site. Notwithstanding the foregoing, the Village shall be financially responsible for certain items (the "**Village Galleon Improvements**") as set forth in the preliminary budget attached hereto as **Exhibit "C"** (the "**Preliminary Budget**") and the cost of the bond and insurance associated with the Village Galleon Improvements. The Village shall be financially responsible for any overage arising from the Village Galleon Improvements. In addition to the Village Galleon Improvements, the Village agrees to contribute the sum of $5,463,494.95 (such amount, the

"**Village Contribution**") towards the Village Facility construction. The Village Contribution shall be disbursed in accordance with monthly draws as submitted by PFL, which shall be accompanied by the invoices from the General Contractor, Project Architect, Engineers, and all other consultants, professionals and material suppliers engaged in the Project.

3.3. Exhibit B to the Development Agreement shall be deleted in its entirety and replaced to reflect: a new third floor, inclusive of 600 square feet of office space; modifications to the first floor to accommodate the restaurant/concession area; modifications to the second floor to provide for community rooms; and modifications to the rooftop to reflect a redesigned rooftop with water connections. The amended Exhibit B to the Development Agreement is attached hereto as "Exhibit B-1 to the First Amendment."

4. **Term**. This Amendment will become effective as described in Section 12 below and will remain in effect throughout the term of the Development Agreement, unless terminated at an earlier date pursuant to the provisions of the Development Agreement, by mutual agreement of the Parties, or by law.

5. **Conflicts**. If there is a conflict between this Amendment and the Development Agreement, the terms of this Amendment will govern.

6. **Agreement Continuance**. Except as expressly modified and supplemented by this Amendment, all other terms and conditions in the Development Agreement remain in full effect and continue to bind the Parties thereto.

7. **Amendments**. No amendments to this Amendment will be effective unless it is in writing and signed by all Parties or their authorized representatives.

8. **Counterparts**. The Parties may execute this Amendment in any number of counterparts, each of which is an original but all of which constitute one and the same instrument. This Amendment, agreements ancillary to this Amendment, and related documents entered into in connection with this Amendment are signed when a party's signature is delivered by facsimile, e-mail, or other electronic medium. These signatures must be treated in all respects as having the same force and effect as original signatures.

9. **Severability**. If any provision contained in this Amendment is, for any reason, held to be invalid, illegal or unenforceable in any respect, that invalidity, illegality, or unenforceability will not affect any other provision of this Amendment, but this Amendment will be construed as if the invalid, illegal, or unenforceable provision had never been contained in it, unless the deletion of the provision would result in such a material change so as to cause completion of the transaction contemplated by this Amendment to be unreasonable.

10. **Entire Agreement**. This Amendment, together with the Development Agreement, constitutes the final agreement between the Parties. It is the complete and exclusive expression of the Parties' agreement with respect to its subject matter. All prior and contemporaneous communications, negotiations, and agreements between the Parties relating to the subject matter of this Amendment are expressly merged into and superseded by this Amendment. The provisions of this Amendment may not be explained, supplemented, or qualified by evidence of trade usage or a prior course of dealings. Neither Party was induced to enter into this Amendment by, and neither Party is relying on, any statement, representation, warranty, or agreement of the other party except those set forth expressly in this Amendment. Except as set forth expressly in this Amendment, there are no conditions precedent to this Amendment's effectiveness.

11. **Headings**. The descriptive headings of the sections and subsections of this Amendment are for convenience only, and do not affect this Amendment's construction or interpretation.

12. **Effectiveness**. This Amendment will become effective when the Parties have signed it. The date this Amendment is signed by the last party to sign (as indicated by the date associated with that party's signature) will be deemed the date of this Amendment.

13. **Necessary Acts; Further Assurances**. Each Party shall use all reasonable efforts to take, or cause to be taken, all actions necessary or desirable to consummate and make effective the transactions this Amendment contemplates or to evidence or carry out the intent and purpose of this Amendment.

[THIS SPACE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Amendment for the purposes herein expressed as of the date and year next to each signature.

PROJECT FOOTBALL LLC, a Florida limited liability company

By: Roberto Dominguez
Its: Manager
Date: _____

Attest:

NORTH BAY VILLAGE, a Florida municipal corporation

By: Alba Chang
Village Clerk
Date: _____

By: Frank Rollason
Its: Village Manager
Date: _____

Approved for legal form and sufficiency for the use and benefit of the Village

Weiss Serota Helfman Cole + Bierman P.L.
Village Attorney
Date: _____

EXHIBIT B-1

AMENDED SITE PLAN AND BUILDING PLANS

NORTH BAY VILLAGE COMMUNITY CENTER

1851 GALLEON STREET NORTH BAY VILLAGE, FLORIDA



ARCHITECTURAL

A-1.0 SITE PLAN
A-1.1 GROUND FLOOR PLAN
A-1.1.1 COURTS PLANS
A-1.2 SECOND FLOOR PLAN
A-1.3 THIRD FLOOR
A-1.4 ROOF TOP FLOOR
A-1.5 ROOF PLAN
A-1.6 ROOF PLAN
A-2.0 SOUTH ELEVATION
A-2.1 WEST ELEVATION
A-2.2 NORTH ELEVATION
A-2.3 EAST ELEVATION
A-3.0 SECTION 1
A-3.1 SECTION 2
A-4.0 ADA RESTROOM
A-4.1 ENLARGED RESTROOM
A-4.2 ENLARGED RESTROOM
A-4.3 ENLARGED RESTROOM
A-5.0 STAIR DETAIL
A-5.1 STAIR DETAIL
A-5.2 ELEVATOR DEILS
A-5.3 ELEVATOR DETAILS
A-5.4 RAMP DETAILS
A-5.5 RAMP DETAILS
A-6.0 REFLECTED CEILING PLAN (GROUND FLOOR)
A-6.1 REFLECTED CEILING PLAN (SECOND FLOOR)
A-6.2 REFLECTED CEILING PLAN (THIRD FLOOR)
A-6.3 REFLECTED CEILING PLAN (TERRACE FLOOR)
A-7.0 WINDOWS AND DOOR SCHEDULE
A-7.1 STOREFRONT
A-7.2 STOREFRONT
A-7.3 GLASS RAILING SCHEDULE
A-7.4 HANDRAIL DETAILS
A-8.0 WALL & PARTITION DETAILS
A-9.0 ROOF DETAILS
A-9.1 ROOF TYPICAL DETAIL
A-9.2 *REMOVED SHEET
A-9.3 *REMOVED SHEET
A-9.4 PADDLE COURT DETAILS
A-9.5 *NEW SHEET FENCE DETAILS
A-9.6 *NEW SHEET GREEN BUILDING PROGRAM
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LS-2.0 LIFE SAFETY GROUND FLOOR
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E-1.1PHE GROUND FLOOR PLAN - ELECTRICAL EMERGENCY PHOTOMETRIC
E-2.0 SECOND FLOOR PLAN- ELECTRICAL POWER PLAN
E-2.1 SECOND FLOOR PLAN- ELECTRICAL POWER PLAN
E-3.1PH THIRD FLOOR PLAN- ELECTRICAL PHOTOMETRIC NORMAL POWER
E-2.1PHE SECOND FLOOR PLAN- ELECTRICAL EMERGENCY PHOTOMETRIC
E-3.0 THIRD FLOOR PLAN- ELECTRICAL POWER PLAN
E-3.1 THIRD FLOOR PLAN- ELECTRICAL POWER PLAN
E-3.1PH THIRD FLOOR PLAN- ELECTRICAL PHOTOMETRIC NORMAL POWER
E-3.1PHE THIRD FLOOR PLAN- ELECTRICAL EMERGENCY PHOTOMETRIC
E-4.0 TERRACE FLOOR PLAN- ELECTRICAL POWER PLAN
E-4.1 TERRACE FLOOR PLAN- ELECTRICAL POWER PLAN
E-4.1PH TERRACE FLOOR PLAN- ELECTRICAL PHOTOMETRIC NORMAL POWER
E-4.1PHE TERRACE FLOOR PLAN- ELECTRICAL EMERGENCY PHOTOMETRIC
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FP-1.02 SECOND FLOOR PLAN- FIRE PROTECTION
FP-1.03 THIRD FLOOR PLAN- FIRE PROTECTION
FP-1.04 ROOF PLAN- FIRE PROTECTION

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M-1.2 SECOND FLOOR PLAN- MECHANICAL
M-1.3 THIRD FLOOR PLAN- MECHANICAL
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S4.00 COLUMN SCHEDULE
S4.01 SCHEDULE
S5.00 SECTIONS
S5.01 SECTIONS
S6.00 SECTION STAIR
S7.00 COMPONENT & CLADDING WIND PRESSURE

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ARCHITECTURE

Digitally signed by Ariel Valdes
Date: 2026.02.04 22:53:32 -05'00'

Ariel Valdes, AIA
Florida Registration No.: AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:

NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

Issue	Issue date / For
01	09.08.25 / City comments
02	10.10.25 / City comments
03	10.31.25 / City comments

DRAWING TITLE:

COVER SHEET

SHEET ID:

A-0.0

MIAMI-DADE COUNTY CONSTRUCTION NOTES

1. BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES, AND COMPLY WITH THE 2023 FLORIDA BUILDING CODE 8th EDITION AND 2020 NATIONAL ELECTRICAL CODE.
2. BUILDER, SUBCONTRACTOR, SUPPLIER, ETC., SHALL VERIFY ALL DIMENSIONS, PLANS, SPECIFICATIONS, CONDITIONS AT JOBSITE, ETC. PRIOR TO STARTING ANY WORK AND WITHIN (7) AND WITHIN (7) SEVEN CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE ARCHITECT (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE ARCHITECT WILL ASSUME NO RESPONSIBILITY FOR ANYERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE. NOTE: ALL DIMENSIONS ARE NOMINAL: TO FACE OF STUD, STEM WALL, OR MONOLITHIC FOOTINGS UNLESS OTHERWISE NOTED. THE ARCHITECT DOES NOT HAVE ANY FIELD SUPERVISION NOR CONSTRUCTION ADMINISTRATION ON THIS PROJECT. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT FOR ANY PERSONAL INJURY OR DAMAGE TO THE PROJECT OR TO ADJACENT PROPERTIES AND OMISSIONS.
3. FIRST FLOOR ELEVATION AT THE LOWEST LEVEL SHALL BE A MIN. 18" ABOVE CROWN OF ROAD, OR AS SPECIFIED BY LOCAL AUTHORITIES.
4. SOIL STATEMENT: SOIL AT THIS SITE IS SAND AND ROCK SOIL WITH A BEARING CAPACITY 2000 P.S.F. WHICH IS CAPABLE OF SUPPORTING THE CONSTRUCTION OF FOUNDATIONS DESIGNED FOR THIS PROJECT. FILL UNDER ALL SLABS SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% PER ASTM D-1557. AFTER COMPACTION IS COMPLETED, CONTRACTOR WILL SUBMIT A CERTIFICATION SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER OF RECORD ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON
5. THE ARCHITECT RESERVES, MAINTAINS AND RETAINS ITS COMMONLAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND / OR IMPLIED) IN THESE PLANS, DESIGNS, IDEAS,, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ARCHITECT, NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSON, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ARCHITECT IN WRITING FOR EACH AND EVERY INSTANCE.
6. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER AND THE OWNER TO THE ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE ARCHITECT WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, OR LIABILITIES AGAINST THE ARCHITECT FOR CULPABILITY, ETC. FROM DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.
7. INTERIOR BEARING PARTITIONS - MIN. 2x4 WOOD STUDS (#2N S.Y.P.) 16" ON CENTER WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6d COOLER NAILS 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. TABLE 37-B, ITEM 75 - NO. 16 GAUGE APPROVED NAILABLE METAL STUDS 16" ON CENTER WITH FULL-LENGTH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY AND NAILED 7" ON CENTER WITH 6d COOLER NAILS. APPROVED METAL FASTENER GRIPS USED WITH NAILS AT VERTICAL BUTT JOINTS ALONG STUDS.
8. CONCRETE: ALL SLABS ON GRADE TO HAVE A COMPRESSIVE STRENGTH OF 2500 P.S.I., BEAMS AND COLUMNS 3,000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE. CONCRETE PER ASTM C95, CONCRETE WORK PER ACI 301.
9. REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-615 GRADE 60, BENT, LAPPED AND PLACED IN ACCORD. WITH THESE DRAWINGS AND THE LATEST SPECIFICATIONS IN ACI 318.
10. CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLABS, FOOTINGS, OR PADS.
11. THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
12. LUMBER USED FOR JOISTS , RAFTERS , TRUSSES , COLUMNS , BEAMS AND / OR STRUCTURAL MEMBERS SHALL BE NO.2 SOUTHERN YELLOW PINE STRESS GRADE A, NOT LESS THAN fb = 1000 PSI UNLESS OTHERWISE SPECIFIED.
13. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.
14. APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURERS PUBLISHED INSTRUCTIONS OR, IF NO INSTRUCTIONS EXIST. INSTALL PER STANDARD INDUSTRY PRACTICE'S.
15. SMOKE DETECTORS TO BE POWERED BY HOUSE ELECTRIC SERVICE AND HAVE BATTERY BACK-UP. MULTIPLE DETECTORS MUST BE INTERCONNECTED AS PER .F.B.C. LATEST EDITION,
16. ALL VERTICAL ELEVATION DATUM FOLLOWED BY "AFF" (ABOVE FINISHED FLOOR) IS REFERENCED FROM THE 0'-0" FINISHED FLOOR. IF NOT FOLLOWED BY "AFF" THE VERTICAL ELEVATION DATUM IS REFERENCED FROM THAT ROOMS FLOOR ELEVATION.
17. SOIL LOADS = NO NEW LOADS, EXISTING SOIL REMAINS SINCE IT IS WITHIN THE ORIGINAL BUILDING PERIMETER LINE.
18. ROOF LOADS = 30PSF LIVE LOAD, 17 PSF DEAD LOAD
19. DESIGN CERTIFICATION FOR BUILDING COMPLIANCE: ARCHITECT HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED TO COMPLY WITH THE APPLICABLE STRUCTURAL PORTIONS OF THE FLORIDA BUILDING CODE 2020 EDITION, ADOPTED AND ENFORCED BY THE MIAMI-DADE COUNTY PLANNING, ZONING AND BUILDING DEPARTMENT, BUILDING DIVISION. THE STRUCTURAL COMPONENTS DEPICTED IN THESE PLANS ARE DESIGNED TO RESIST WIND LOADS, AND FORCES SPECIFIED BY THE CURRENT CODE PROVISIONS.
20. DESIGN PARAMETER AND ASSUMPTIONS: CODE = ASCE 7-10 AT 175 MPH/ BUILDING DESIGNED AS ENCLOSED / PORCH DESIGNED AS OPEN STRUCTURE IMPORTANCE FACTOR = 1.0 / BASIC WIND PRESSURE=28 PSF / MEAN ROOF HEIGHT= 16 FEET / REQUIRED PRESSURE COEFFICIENTS WERE APPLIED TO ALL WALL & ROOF ZONES BUILDING HEIGHT IS LESS THAN 60 FEET / MINIMUM SOIL BEARING PRESSURE=2,500 PSF / ROOF DEAD LOAD=17 PSF / HAS BEEN REVIEWED FOR SHEAR WALL REQUIREMENTS AND FOUND NONE REQUIRED/ GLAZING IMPACT PROTECTION HAS BEEN SPECIFIED. BUILDING EXPOSURE C.

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF CONSTRUKOMUSA AND JAIME PLANA, ARCHITECT AND SHALL NOT BE USED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. ANY MODIFICATIONS, DELETIONS OR ADDITIONS TO THESE DRAWINGS ARE STRICTLY PROHIBITED.
2. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE AND REQUIREMENTS IMPOSED BY ALL OTHER APPLICABLE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
3. THE BIDDER, BY MAKING A BID, REPRESENTS THAT THE BIDDER HAS READ AND UNDERSTANDS THE DRAWINGS (BIDDING DOCUMENTS) TO THE EXTENT THAT SUCH DOCUMENTATION RELATES TO THE WORK FOR WHICH BID IS SUBMITTED. THE BID SHALL BE BASED UPON THE MATERIALS, SYSTEMS & EQUIPMENT SPECIFIED BY THE DWGS (BIDDING DOCUMENTS)WITHOUT EXCEPTION. SHOULD QUESTIONS ARISE, DURING THE BIDDING PROCESS, REGARDING THE CLEAR INTENT OF ANY PORTION OF THESE DRAWINGS (BIDDING DOCS)THE BIDDER SHALL PROMPTLY SUBMIT SUBMIT A WRITTEN REQUEST FOR CLARIFICATION TO THE ARCHITECT AND OBTAIN ALL NEEDED INFORMATION PRIOR TO SUBMITTAL OF BID.
4. THE DRAWINGS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.
5. IN AS MUCH AS THE DRAWINGS ARE COMPLIMENTARY, BEFORE STARTING EACH PORTION OF THE WORK THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DISCIPLINES OF THE DRAWINGS WITH EACH OTHER AND WITH INFORMATION FURNISHED BY THE OWNER AND SHALL REPORT PROMPTLY TO THE ARCHITECT, ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED. SHOULD THE CONTRACTOR PROCEED WITH ANY CONSTRUCTION ACTIVITY KNOWING THAT IT INVOLVES A RECOGNIZED ERROR; THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COST FOR CORRECTION.
6. IT IS NOT THE INTENT OF THESE DRAWINGS TO DEPICT EVERY DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK OUTLINED IN THE DRAWINGS.
7. SHOULD A VARIANCE OCCUR WITHIN THE DRAWINGS, THE ITEM OR ARRANGEMENT OF BETTER QUALITY AND / OR HIGHER COST SHALL
8. ABBREVIATIONS NOTED IN THE DRAWINGS ARE THOSE COMMONLY USED. THE ARCHITECT WILL DEFINE ANY ABBREVIATION QUESTIONED UPON REQUEST.
9. THE CONTRACTOR SHALL EXECUTE THE WORK IN ACCORDANCE WITH THE DRAWINGS TO THE EXTENT POSSIBLE. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES IN ORDER TO AVOID CONFLICT. WHERE CONFLICTS OCCUR THAT CANNOT BE EASILY RESOLVED, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK. WHERE DIRECTED BY THE ARCHITECT THE CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH VARIOUS TRADES AND / OR PROPER EXECUTION OF WORK.
10. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE DRAWINGS BEFORE COMMENCING WORK ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. CONTRACTOR'S COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.
11. THE CONTRACTOR'S REPORT TO THE ARCHITECT OR REQUEST FOR INFORMATION SHALL BE SUBMITTED IN SUCH FORMS AS THE ARCHITECT MAY REQUIRE.
12. ALL DEMOLITION, AS APPLICABLE, SHALL BE COORDINATED WITH THE OWNER PRIOR TO THE EXECUTION OF WORK.
13. THE MEP ENGINEERING DISCIPLINES (TO INCLUDE FIRE SPRINKLER AND FIRE ALARM SYSTEMS, AS APPLICABLE) ARE DIAGRAMMATIC BY NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT OUTLINED IN THE DRAWINGS.
14. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF AS-BUILT DRAWINGS, DEPICTING ACTUAL COMPONENT PLACEMENT AND ROUTING, FIELD MODIFICATIONS, ADDITIONS AND DELETIONS MADE DURING CONSTRUCTION OF THE PROJECT.
15. ALL SPECIFIED MATERIALS, SYSTEMS AND EQUIPMENT, REQUIRING SHOP DRAWINGS, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION OR PURCHASING.
16. ALL PROPOSED SUBSTITUTIONS OF SPECIFIED MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION OR PURCHASING.
17. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE UTILITY COMPANIES FROM WHICH SERVICE IS TO BE OBTAINED.
18. THE CONTRACTOR SHALL FIELD INSPECT ALL AVAILABLE EXISTING SITE UTILITIES AND VERIFY THAT SAID UTILITIES COMPLY REQUIREMENTS IMPOSED BY ALL OTHER APPLICABLE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
19. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BUILDING PERMITS, INSURANCE CERTIFICATES, LICENSES (INCLUDING ALL APPLICABLE TAXES), ETC. REQUIRED TO PERFORM THE WORK OUTLINED IN THE DRAWINGS.
20. THE CONTRACTOR SHALL COORDINATE AND SUPERVISE ALL WORK PERFORMED BY HIS FORCES AND BY SUB-CONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND SUPERVISION OF ALL WORK ACTIVITIES TO ASSURE COMPLIANCE WITH THE DRAWINGS.
21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERING, BRACING, SHORING, FIRE PROTECTION AND ALL OTHER EQUIPMENT, MEANS AND METHODS NECESSARY TO PROTECT THE SAFETY AND SECURITY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
22. THE CONTRACTOR SHALL COORDINATE ALL PARKING AND ON-SITE STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT.
23. THE CONTRACTOR SHALL CLEAN AREAS WHERE WORK IS IN PROCESS TO THE LEVEL OF CLEANLINESS NECESSARY FOR THE PROPER EXECUTION OF WORK AND REMOVE WASTE MATERIALS AND DEBRIS FROM THE SITE PERIODICALLY AND DISPOSE OFF-SITE LAWFULLY.
24. THE CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY FOR ALL WORKMANSHIP, MATERIALS, SYSTEMS AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND WILL, AT NO EXPENSE TO OWNER, REPAIR, RESTORE AND / OR REPLACE ALL DEFECTIVE WORK DURING THE TERM OF SAID WARRANTY. THE TERM AND CONDITIONS OF THE WARRANTY MAY BE EXTENDED OR MODIFIED BY THE AGREEMENT BETWEEN OWNER AND CONTRACTOR.
25. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH EQUIPMENT / APPLIANCE WARRANTIES, AS APPLICABLE.
26. WHERE DISSIMILAR MATERIALS COME IN CONTACT, THE CONTRACTOR SHALL PROVIDE PROPER INSULATION TO PREVENT GALVANIC OR ELECTROLYTIC ACTION.
27. THE CONTRACTOR SHALL PROPERLY ISOLATE ALL MATERIALS, SYSTEMS AND EQUIPMENT TO PREVENT VIBRATION AND / OR NOISE TRANSMISSION.
28. ALL WOOD IN CONTACT WITH CEMENTITIOUS MATERIAL SHALL BE PRESSURE TREATED. A. BORATE BASED PRESERVATIVE - FOR ABOVE GROUND APPLICATIONS THAT ARE CONTINUOUSLY PROTECTED FROM LIQUID WATER. B. COPPER BASED PRESERVATIVE - FOR FULL EXPOSURE TO ABOVE GROUND, GROUND CONTACT AND FREEWATER APPLICATIONS. C. ALL METAL PRODUCTS USED IN CONJUNCTION WITH PRESSURE TREATED WOOD SHALL BE IN ACCORDANCE WITH PUBLICIZED RECOMMENDATIONS OF THE METAL PRODUCTS MANUFACTURER AND WOOD PRESERVATIVE PRODUCTS.
29. ALL NAILS USED IN EXTERIOR APPLICATIONS SHALL BE HOT-DIPPED GALVANIZED.
30. ALL PRE-MANUFACTURED ITEMS THAT REPRESENT COMPONENTS OF THE WORK, OUTLINED IN THE DWGS, SHALL COMPLY WITH DADE COUNTY PRODUCT CONTROL APPROVAL, AS APPLICABLE.
31. ALL NEW APPLICABLE ASSEMBLIES / EQUIPMENT SHALL BE AFFIXED WITH A U. L. (UNDERWRITERS LABORATORY) APPROVAL LABEL, AS ACCEPTED BY LOCAL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
32. THE CONTRACTOR SHALL COORDINATE THE PURCHASING AND INSTALLATION OF SPECIFIED CABINETRY AND MILLWORK WITH THE OWNER.
33. ALL DRYWALL SHALL RECEIVE A SMOOTH FINISH, UNLESS OTHERWISE NOTED.
34. 34. PROVIDE 2 X 4 BLOCKING AT THE PERIMETER OF ALL INTERIOR DOOR AND WINDOW OPENINGS. PROVIDE DOUBLE PLATES ABOVE HEADERS OF ALL OPENINGS GREATER THAN 4'-0" IN WIDTH.
35. ALL DOOR AND WINDOW FRAMES SHALL RECEIVE CAULK AROUND THE ENTIRE ASSEMBLY PERIMETER.
36. AT LEAST ONE STAIRWAY SHALL BE PROVIDED THAT IN USABLE CONDITION AT ALL TIMES AND THAT MEETS THE REQUIREMENTS OF NFPA 101-7-2.2.
37. STAN PIPE SHALL BE INSTALLED IN ACCORDANCE W/ NFPA-1
38. REQUIRED NFPA 704 SIGNAGE SHALL BE INSTALLED ON THE OUTERMOST EXTERIOR WALL FACING THE ACCESS ROADWAY NEXT TO ALL DOORS.
39. INSTALLATION OF PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION SHALL COMPLY W/ FLORIDA FIRE PREVENTION ODE NFPA 1 - 2014 EDITION 29-2.7, 29-2.8, 29-2.9. NFPA 1141 SECTION 3-9.6 - AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 4-A, 30-BC SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT. OR LESS TO ANY POINT OF A
40. STRUCTURE UNDER CONSTRUCTION.

GENERAL NOTES

1816.1 TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIEDPESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
AS PER FBC 803.1 AND TABLE 803.11

GROUP	CLASS OF INTERIOR FINISH MATERIALS (SPRINKLERED)		
	Interior exit stairways and ramps and exit passageways	Corridors and enclosure for exit access stairways and ramps	Rooms and enclosed spaces
ASSEMBLY	B	B	C
BUSINESS	B	C	C
STORAGE	C	C	C

02

DEFERRED SUBMITTAL LIST:

1. WINDOWS
2. DOORS
3. ROOFING SYSTEM
4. RAILINGS
5. INTERIOR FINISH
6. A/C SYSTEMS
7. LIGHTING SYSTEM
8. PLUMBING FIXTURE
9. SWICHGEAR
10. ELEVATOR SYSTEM
11. FIRE ALARM
12. STRUCTURAL (POST TENSED SLABS)
13. ARC FLASH RISK ASSESSMENT STUDY

03 02

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Date: 2026.02.04 22:54:06 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

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PROJECT NAME:

NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE,
FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195
DESIGNED BY: O. GONZALEZ / N. SANTAMARIA
DRAWN BY: N. SANTAMARIA / A. MURGA
CHECKED BY: A. VALDES
DATE: 07/30/2025

REVISIONS

Issue	Issue date / For
01	09.08.25 / City comments
02	10.10.25 / City comments
03	11.20.25 / City comments

DRAWING TITLE:

CONSTRUCTION AND GENERAL NOTES

SHEET ID:

A-0.3

SITE GENERAL NOTES

GENERAL CONTRACTOR ("GC") SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.

GC SHALL CONSULT WITH ARCHITECT TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DESCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.

ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINACES

GC SHALL VERIFY THE LOCATION OF ALL UTILITIES.

GC TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY ARCHITECT OF ANY DESCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS

GC IS RESPONSIBLE FOR OBTAINING PERMITS FOR THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.

GC SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION.

IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND ENGINEER, IN WRITING, OF THE SAME PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. IN THE EVENT THAT THE CONTRACTOR FAILS TO GIVE NOTICE, OR PROVIDE SUFFICIENT TIME FOR A RESPONSE, CONTRACTOR IS RESPONSIBLE OF SUCH ERRORS OR OMISSIONS, AND FOR ALL COSTS FOR RECTIFYING SAME AND FOR DELAYS OR ANY OTHER COSTS INCURRED BY SAME.

POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RESPONSE FROM ARCHITECT/ENGINEER.
TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.

THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIAL SHALL BE NEW. MATERIALS AND WORKMANSHIP SHALL OF GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE LICENSED, INSURED AND SKILLED IN THEIR TRADE.

THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.

THE PREMISES SHALL BE KEPT FROM ACCUMULATION OF WATER, MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.

NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM A STRUCTURAL ENGINEER.

NO SHOP DRAWING SHALL BE SUBMITTED FOR ARCHITECT/ENGINEER'S REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONING, AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR, AND STAMPED WITH THE CONTACTOR'S APPROVAL SEAL. ENGINEER ASSUMES NO RESPONSABILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMOSSIONS, AS A RESULT OF CHECKING AND REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY ENGINEER, AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH SHOP DRAWINGS.

SCOPE OF WORK

NEW 3 STORY BUILDING AND NEW PADDLE & PICKLE BALL COURTS

NOTE:
THE ADDITION OF THE THIRD FLOOR WAS DISCUSSED AND ENDORSED BY THE VILLAGE COMMISSION ON APRIL 15, 2025, **RESOLUTION NO. 2025-065**, APPROVED ON JULY 15, 2025, FORMALLY MODIFIED THE VILLAGE'S DEVELOPMENT AND CONSTRUCTION AGREEMENT WITH FPL TO ALLOW THE ADDITION OF A THIRD FLOOR AND OTHER CHANGES TO THE PROJECT.

AREA TABULATION

a.	Area under A/C (first floor)	4,112 sq.ft.
b.	Area under A/C (second floor)	5,667 sq.ft.
c.	Area under A/C (third floor)	5,667 sq.ft.
d.	Area under A/C (rooftop)	203 sq.ft.
	TOTAL Area under A/C	**15,649 sq.ft.**
a.	Built area (first floor)	4,592 sq.ft.
b.	Built area (second floor)	6,147 sq.ft.
c.	Built area (third floor)	6,147 sq.ft.
d.	Built area (rooftop)	858 sq.ft.
e.	**Total built area**	**17,744 sq.ft.**
	GROUND FLOOR EXTERIOR AREAS	4,189 sq.ft.
	GREEN SPACE ON TERRACE	2,884 sq.ft.

PARKING CALCULATIONS:

REQUIRED	PROVIDED
OFFICE: 1 PS/300 SF 1 PS/300 SF 6,240 SF / 300 = 20.08 PS	20 PS
COMMUNITY ROOM / ASSEMBLY AREAS: 1 PS/300 SF 5.336 SF / 300 = 17.78 PS	18 PS
COURTS: 5 PS x COURT 5 PS x 6 COURTS = 30 PS	30 PS
ADA PARKING: 3 PS (FBC-A, TABLE 208.2.)	5 PS
TOTAL PARKING SPACES (PS) REQUIRED: **71 PS**	TOTAL PARKING SPACES (PS) PROVIDED AT THE ADJACENT COMMUNITY PARK: **73 PS**

PARKING AND LOADING FACILITIES LOCATED ON THE TIES PROPERTY ADJACENT TO THE PROJECT PREMISES, SUBJECT TO APPROVAL OF AN EXCEPTION PURSUANT TO SEC. 9.3.E.1. AND TO THE TERMS OF THE JUA BETWEEN THE VILLAGE AND SCHOOL BOARD, SHALL BE IN COMPLIANCE WITH THE STANDARDS OF THE ULDC.

VILLAGE STAFF SHALL ENSURE THAT GARBAGE COLLECTION OCCURS DURING OFF- PEAK HOURS.

SIDEWALK/ GRASS STRIP RESTORATION SHALL BE PERFORMED ACCORDING TO VILLAGE CORE REQUIREMENTS.

ALL SIDEWALK PROVIDING CIRCULATION TO THE PUBLIC SHALL MEET THE MINIMUM DESIGN CRITERIA OF THE ADA.

NO SEATS, FURNITURE, CARS, FIXED EQUIPMENT, STORAGE AREA, PARKING SPACE, ETC., IS ALLOWED AT THE FCD LOCATION.



01 LOCATION PLAN
Scale: NTS

ZONING INFORMATION

1851 GALLEON STREET, NORTH BAY VILLAGE, FLORIDA 3314133141
FOLIO # 23-3209-014-0200
ZONING DISTRICT — RM-40 RESIDENTIAL MULTIFAMILY DISTRICT
LAND USE — MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL
FUTURE LAND USE — PARKS & RECREATION
PROPOSED USE — SPORTS & COMMUNITY FACILITY
TOTAL AREA — 48,000 SQ. FT. - 1.10 ACRES

		REQUIRED	PROPOSED
LOT COVERAGE		N/A	7,000 SQ. FT.
BUILDING TOTAL AREA (UNDER AC)			17,300 SQ. FT.
LOT AREA		MINIMUM 10,000 SQ. FT.	48,000 SQ. FT.
LOT FRONTAGE		MINIMUM 100'-0"	480'-0"
MINIMUM YARD SETBACKS	FRONT	MINIMUM 25'-0"	25'-0"
	SIDE (INTERIOR)	MINIMUM 20'-0"	135'-8" / 227'-1 1/2"
	REAR	MINIMUM 15'-0"	15'-0"
MINIMUM BUILDING HEIGHT		4 STORIES 45'-0"	3 STORIES 58'-0"
SITE COVERAGE PERCENTAGE			45.85% (21,418 SQ.FT.)
PERVIOUS AREA		MINIMUM 25%	49.83% (23,918 SQ.FT.)
SIDEWALKS			5,255 SQ. FT.
FITNESS USE AREAS 12,561 SQ. FT.	PADEL COURTS		9,040 SQ. FT.
	PICKLEBALL COURTS		3,521 SQ. FT.
OFFICE USE AREAS 11,805 SQ. FT.	GROUND FLOOR		2,057 SQ. FT.
	SECOND FLOOR		4,906 SQ. FT.
	THIRD FLOOR		4,842 SQ. FT.
BICYCLE PARKING		6 BICYCLE PARKING / PER 50,000 SQ. FT.	6 BYCICLE PARKING
LOADING SPACE		25,000 SQ. FT. 0 SPACES	1 SPACE

LEGAL DESCRIPTION:
LOT 3 THROUGH 8, BLOCK 9, OF "PORTION OF TRACT B 1ST ADDITION TO TREASURE ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGENDS
- (#) DOOR NUMBER SEE SCHEDULE SHEET A6-1.1
- (#) STOREFRONT/WINDOW NUMBER SEE SCHEDULE SHEET A6-1.1
- [#] WALL TYPE DESIGNATION SEE SHEET A7-1.1

NOTE:
ACCESSIBLE ROUTES WILL HAVE RUNNING AND CROSS SLOPES WILL MEET ADA STANDARDS.

FLOOD ZONE INFORMATION

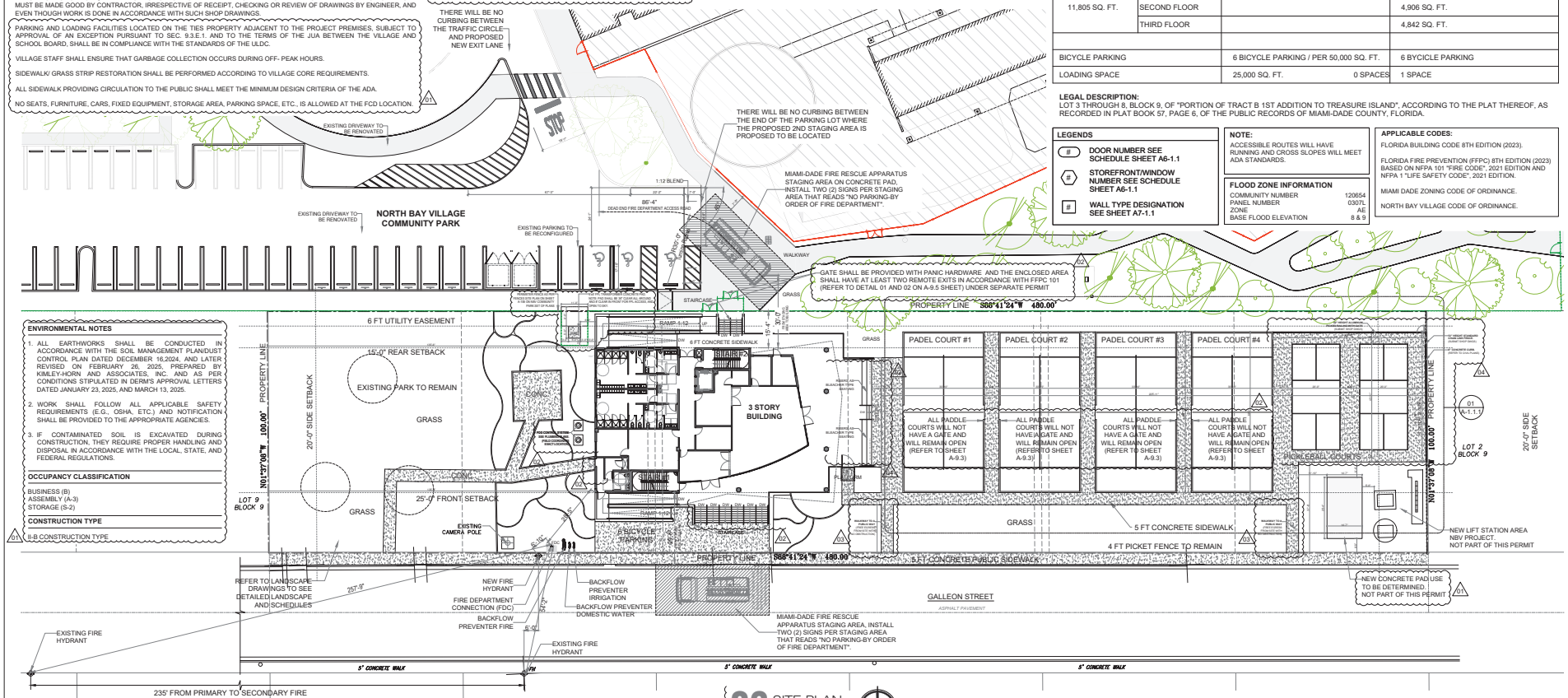
COMMUNITY NUMBER	120654
PANEL NUMBER	0307L
ZONE	AE
BASE FLOOD ELEVATION	8 & 9

APPLICABLE CODES:
FLORIDA BUILDING CODE 8TH EDITION (2023).

FLORIDA FIRE PREVENTION (FFPC) 8TH EDITION (2023) BASED ON NFPA 101 "FIRE CODE", 2021 EDITION AND NFPA 1 "LIFE SAFETY CODE", 2021 EDITION.

MIAMI DADE ZONING CODE OF ORDINANCE.

NORTH BAY VILLAGE CODE OF ORDINANCE.



02 SITE PLAN
Scale: 1" = 20-0"

ENVIRONMENTAL NOTES

1. ALL EARTHWORKS SHALL BE CONDUCTED IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN/DUST CONTROL PLAN DATED DECEMBER 16,2024, AND LATER REVISED ON FEBRUARY 26, 2025, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. AND AS PER CONDITIONS STIPULATED IN DERM'S APPROVAL LETTERS DATED JANUARY 23, 2025, AND MARCH 13, 2025.
2. WORK SHALL FOLLOW ALL APPLICABLE SAFETY REQUIREMENTS (E.G., OSHA, ETC.) AND NOTIFICATION SHALL BE PROVIDED TO THE APPROPRIATE AGENCIES.
3. IF CONTAMINATED SOIL IS EXCAVATED DURING CONSTRUCTION, THEY REQUIRE PROPER HANDLING AND DISPOSAL IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS.

OCCUPANCY CLASSIFICATION

BUSINESS (B)
ASSEMBLY (A-3)
STORAGE (S-2)

CONSTRUCTION TYPE

II-B CONSTRUCTION TYPE

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STATE OF FLORIDA — ARIEL VALDES — AR96144 — REGISTERED ARCHITECT
Digitally signed by Ariel Valdes
Date: 2026.02.04 22:54:47 -05'00'
Florida Registration No. AR96144

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NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:
1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:
AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:
MG3 GROUP

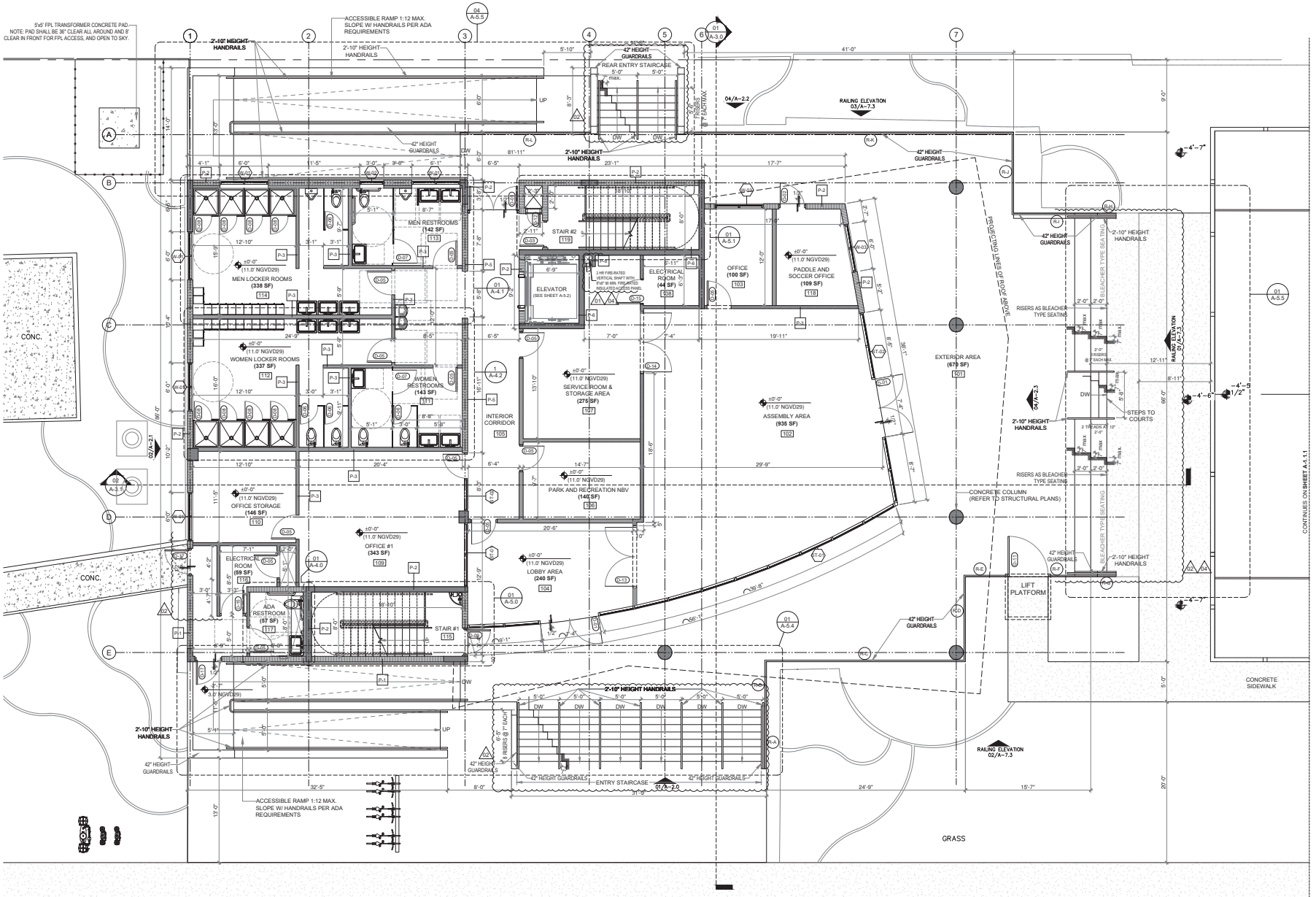
PROJECT NO.: 195
DESIGNED BY: O. GONZALEZ / N. SANTAMARIA
DRAWN BY: N. SANTAMARIA / A. MURGA
CHECKED BY: A. VALDES
DATE: 07/30/2025

REVISIONS

Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments

DRAWING TITLE:
SITE PLAN

SHEET ID:
A-1.0



01 GROUND FLOOR PLAN

Scale: 3/16" = 1'-0"

WALL TYPE/ PARTITION TYPE LEGEND:

NEW 8" CMU (CONCRETE MASONRY WALL)
1HR FIRE-RATED.
REFER TO WALL SECTIONS & WALL TYPES.

NEW 8" CMU (CONCRETE MASONRY WALL)
GYPSUM BOARD ATTACHED. REFER TO WALL SECTIONS & WALL TYPES.

NEW INTERIOR PARTITION 3-5/8" METAL STUDS (5" DIMENSIONED PARTITION) @ 24" O.C. ATTACHED TO BOTTOM & TOP METAL TRACKS & GYPSUM BOARD ATTACHED TO EACH SIDE OF STUDS.

EACH WALL TYPES REPRESENTATIVE FOR THE WALL MATERIAL AND THE FIRE RATE ASSIGNED. THE FINISHED MATERIAL ON EACH SIDE OF THE WALL IT IS NOT ALWAYS REPRESENTED. SEE FINISH SCHEDULE FOR EACH ROOM FINISH MATERIAL.

WALL TYPES/ PARTITION TYPES.
WALL TYPES AND PARTITION TYPES ARE LABELED ON OVERALL FLOOR PLANS REFER TO WALL TYPES AND PARTITION TYPES DETAILS

STEEL COLUMN (SEE STRUCTURAL DRAWING)
DOORS
WINDOWS AND DOOR SCHEDULE FOR ALL DOOR TYPES AND DETAILS
WINDOW
RAILING TYPE

APPLICABLE CODES:

FLORIDA BUILDING CODE 8TH EDITION (2023).

FLORIDA FIRE PREVENTION 8TH EDITION (2023)
BASED ON: NFPA FIRE CODE, 2021 EDITION & NFPA 101 LIFE SAFETY CODE, 2021 EDITION.

MIAMI DADE ZONING CODE OF ORDINANCE.

NORTH BAY VILLAGE CODE OF ORDINANCE.

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STATE OF FLORIDA · REGISTERED ARCHITECT · ARIEL VALDES · AR96144

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AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195
DESIGNED BY: O. GONZALEZ / N. SANTAMARIA
DRAWN BY: N. SANTAMARIA / A. MURGA
CHECKED BY: A. VALDES
DATE: 07/30/2025

REVISIONS

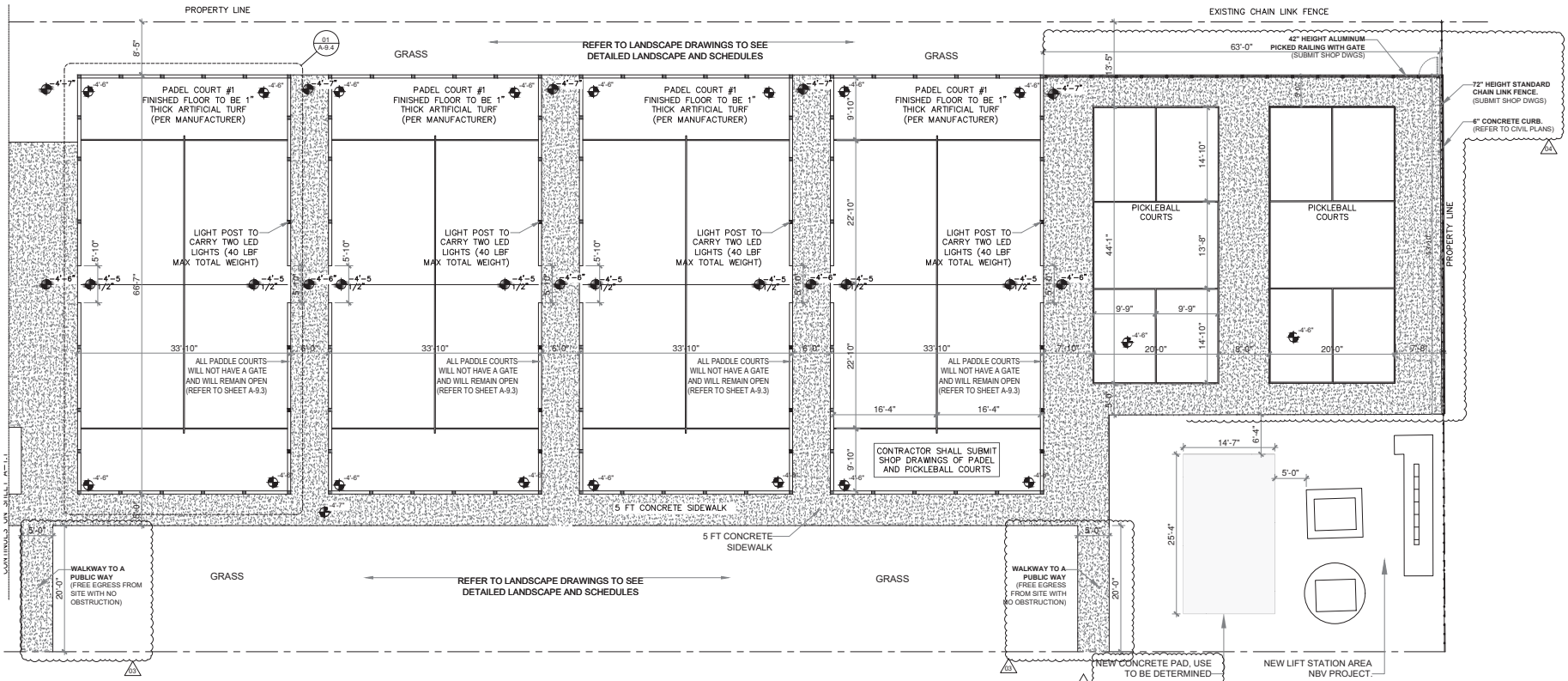
Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments

DRAWING TITLE:

GROUND FLOOR PLAN

SHEET ID:

A-1.1



01 COURTS ENLARGED SITE PLAN
Scale: 1/8" = 1'-0"

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ARCHITECT OF RECORD

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ARIEL VALDES
AR96144
REGISTERED ARCHITECT
STATE OF FLORIDA

Florida Registration No.: AR96144

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DATE: 07/30/2025

REVISIONS

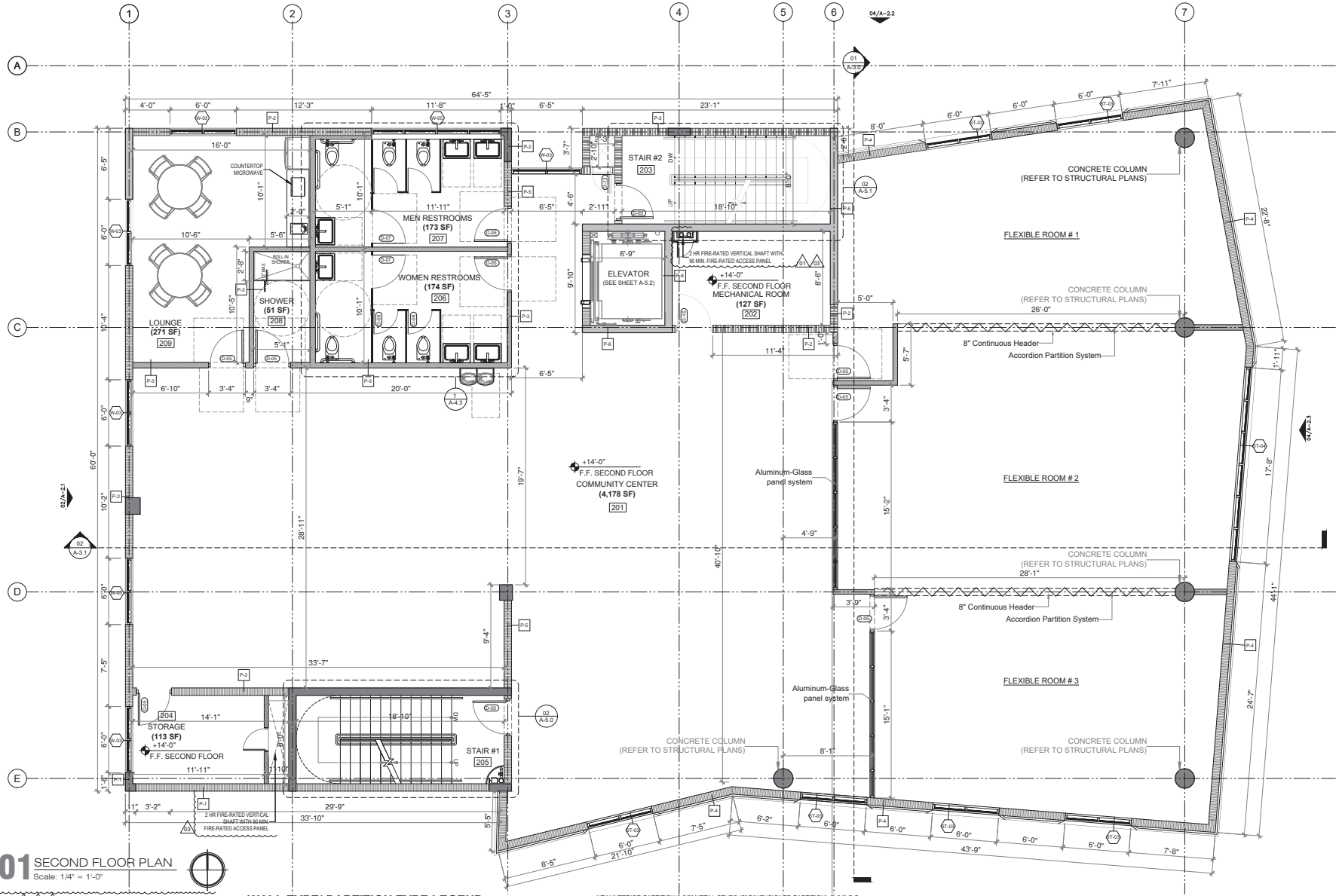
Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments

DRAWING TITLE:

COURTS ENLARGED PLANS

SHEET ID:

A-1.1.1



01 SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

WALL TYPE/ PARTITION TYPE LEGEND:

NEW 8" CMU (CONCRETE MASONRY WALL)
1HR FIRE-RATED.
REFER TO WALL SECTIONS & WALL TYPES.

NEW 8" CMU (CONCRETE MASONRY WALL)
GYPSUM BOARD ATTACHED. REFER TO WALL SECTIONS & WALL TYPES.

NEW INTERIOR PARTITION 3-5/8" METAL STUDS (5" DIMENSIONED PARTITION) @ 24" O.C.
ATTACHED TO BOTTOM & TOP METAL TRACKS ⅝" GYPSUM BOARD ATTACHED TO EACH SIDE OF STUDS.

EACH WALL TYPES REPRESENTATIVE FOR THE WALL MATERIAL AND THE FIRE RATE ASSIGNED. THE FINISHED MATERIAL ON EACH SIDE OF THE WALL IT IS NOT ALWAYS REPRESENTED. SEE FINISH SCHEDULE FOR EACH ROOM FINISH MATERIAL.

WALL TYPES/ PARTITION TYPES.
WALL TYPES AND PARTITION TYPES ARE LABELED ON OVERALL FLOOR PLANS REFER TO WALL TYPES AND PARTITION TYPES DETAILS

STEEL COLUMN (SEE STRUCTURAL DRAWING)

DOORS
WINDOWS AND DOOR SCHEDULE FOR ALL DOOR TYPES AND DETAILS

WINDOW

RAILING TYPE

APPLICABLE CODES:

FLORIDA BUILDING CODE 8TH EDITION (2023).

FLORIDA FIRE PREVENTION 8TH EDITION (2023) BASED ON: NFPA FIRE CODE, 2021 EDITION & NFPA 101 LIFE SAFETY CODE, 2021 EDITION.

MIAMI DADE ZONING CODE OF ORDINANCE.

NORTH BAY VILLAGE CODE OF ORDINANCE.

TWO30 STUDIO ARCHITECTURE + INTERIOR DESIGN

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NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

195

DESIGNED BY:

O. GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A. VALDES

DATE:

07/30/2025

REVISIONS

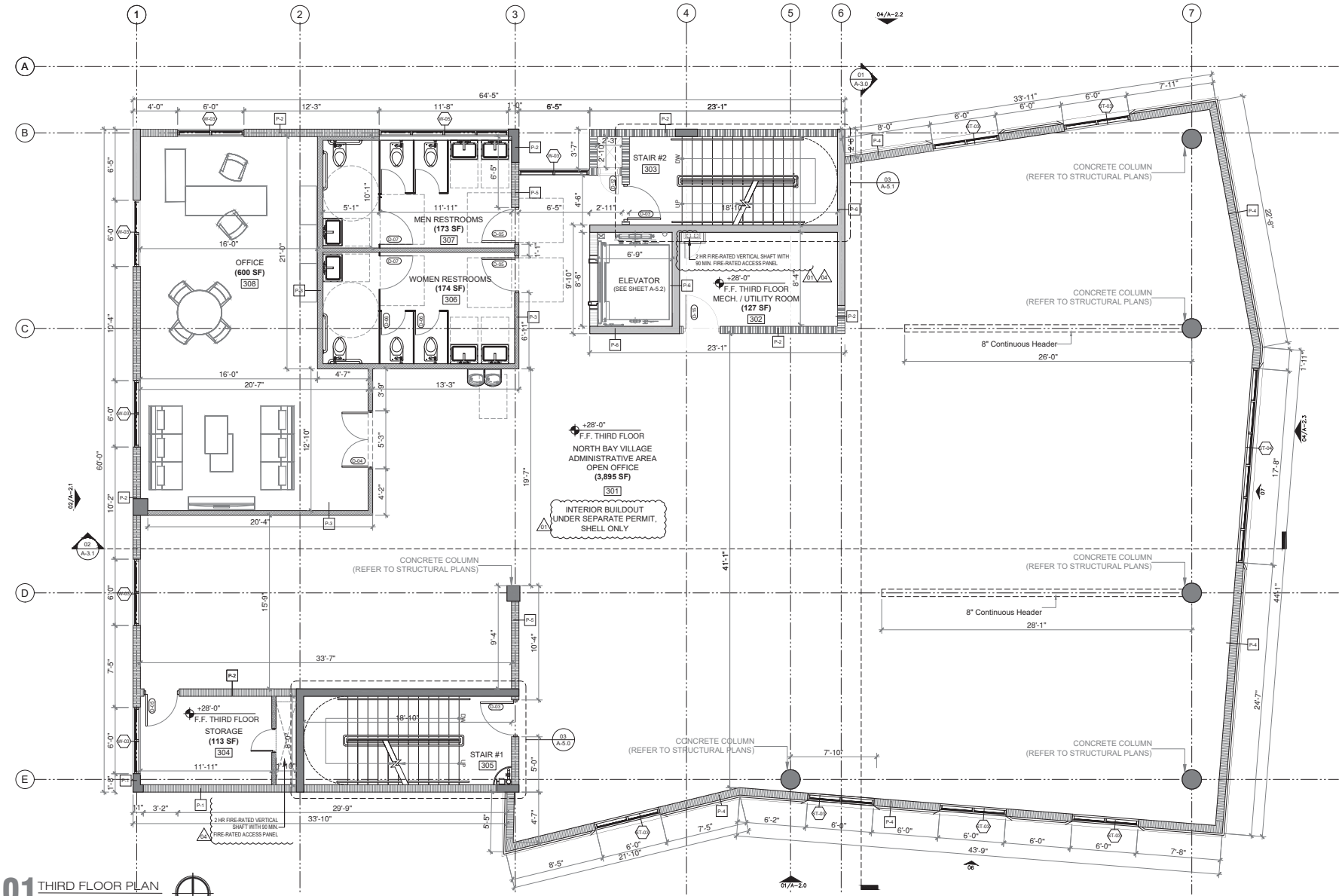
Issue	Issue date / For
01	09.08.25 / City comments
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03	11.13.25 / City comments
04	12.08.25 / By the Client

DRAWING TITLE:

SECOND FLOOR PLAN

SHEET ID:

A-1.2



01 THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"

WALL TYPE/ PARTITION TYPE LEGEND:

NEW 8" CMU (CONCRETE MASONRY WALL)
1HR FIRE-RATED.
REFER TO WALL SECTIONS & WALL TYPES.

NEW 8" CMU (CONCRETE MASONRY WALL)
GYPSUM BOARD ATTACHED. REFER TO WALL SECTIONS & WALL TYPES.

NEW INTERIOR PARTITION 3-5/8" METAL STUDS (5" DIMENSIONED PARTITION) @ 24" O.C.
ATTACHED TO BOTTOM & TOP METAL TRACKS W GYPSUM BOARD ATTACHED TO EACH SIDE OF STUDS.

EACH WALL TYPES REPRESENTATIVE FOR THE WALL MATERIAL AND THE FIRE RATE ASSIGNED. THE FINISHED MATERIAL ON EACH SIDE OF THE WALL IT IS NOT ALWAYS REPRESENTED. SEE FINISH SCHEDULE FOR EACH ROOM FINISH MATERIAL.

WALL TYPES/ PARTITION TYPES.
WALL TYPES AND PARTITION TYPES ARE LABELED ON OVERALL FLOOR PLANS REFER TO WALL TYPES AND PARTITION TYPES DETAILS

STEEL COLUMN (SEE STRUCTURAL DRAWING)

DOORS
WINDOWS AND DOOR SCHEDULE FOR ALL DOOR TYPES AND DETAILS

WINDOW

RAILING TYPE

APPLICABLE CODES:

FLORIDA BUILDING CODE 8TH EDITION (2023).

FLORIDA FIRE PREVENTION 8TH EDITION (2023) BASED ON: NFPA FIRE CODE, 2021 EDITION & NFPA 101 LIFE SAFETY CODE, 2021 EDITION.

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PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

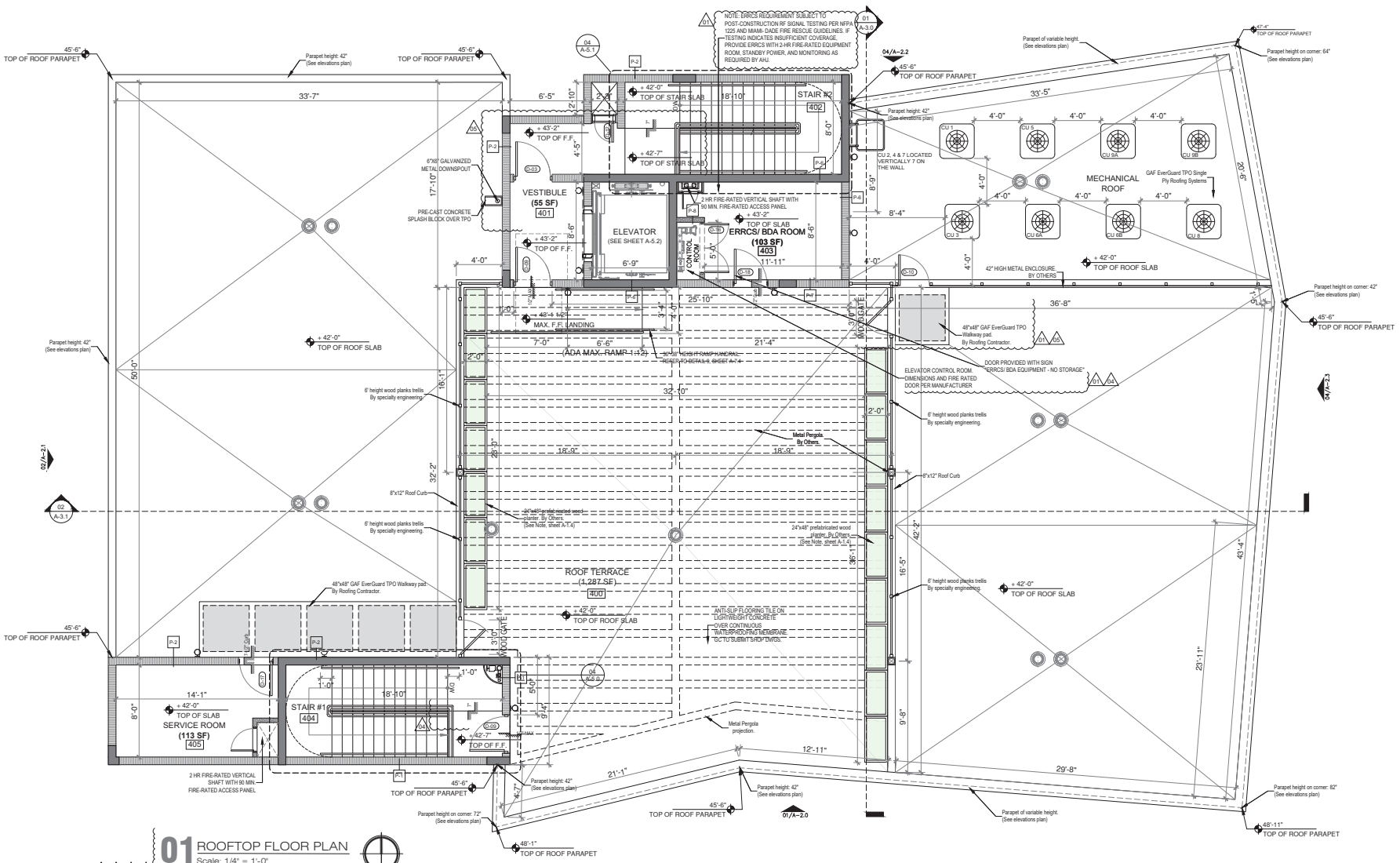
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03	10.31.25 / City comments
04	11.13.25 / City comments
05	12.08.25 / By the Client

DRAWING TITLE:

THIRD FLOOR PLAN

SHEET ID:

A-1.3



01 ROOFTOP FLOOR PLAN

Scale: 1/4" = 1'-0"

05 04 03 02

05 NOTE:
ROOFTOP PLANTERS SHALL BE ELEVATED ON NON-PENETRATING LEGS OR SUPPORTS, SET ABOVE THE ROOF WATERPROOFING SYSTEM, MAINTAINING CLEAR ACCESS TO PRIMARY AND OVERFLOW ROOF DRAINS AT ALL TIMES. NO PLANTER OR SUPPORT SHALL BLOCK, COVER OR IMPEDE DRAINAGE FLOW.

WALL TYPE/ PARTITION TYPE LEGEND:

NEW 8" CMU (CONCRETE MASONRY WALL)
1HR FIRE-RATED.
REFER TO WALL SECTIONS & WALL TYPES.

NEW 8" CMU (CONCRETE MASONRY WALL)
GYPSUM BOARD ATTACHED. REFER TO WALL SECTIONS & WALL TYPES.

NEW INTERIOR PARTITION 3-5/8" METAL STUDS (5" DIMENSIONED PARTITION) @ 24" O.C. ATTACHED TO BOTTOM & TOP METAL TRACKS ⅝" GYPSUM BOARD ATTACHED TO EACH SIDE OF STUDS.

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X WALL TYPES/ PARTITION TYPES.
WALL TYPES AND PARTITION TYPES ARE LABELED ON OVERALL FLOOR PLANS REFER TO WALL TYPES AND PARTITION TYPES DETAILS

STEEL COLUMN (SEE STRUCTURAL DRAWING)

D-C DOORS
WINDOWS AND DOOR SCHEDULE FOR ALL DOOR TYPES AND DETAILS

A WINDOW

A RAILING TYPE

APPLICABLE CODES:

FLORIDA BUILDING CODE 8TH EDITION (2023).

FLORIDA FIRE PREVENTION 8TH EDITION (2023)
BASED ON: NFPA FIRE CODE, 2021 EDITION & NFPA 101 LIFE SAFETY CODE, 2021 EDITION.

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03

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Ariel Valdes, AIA
Florida Registration No.: AR96144

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PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

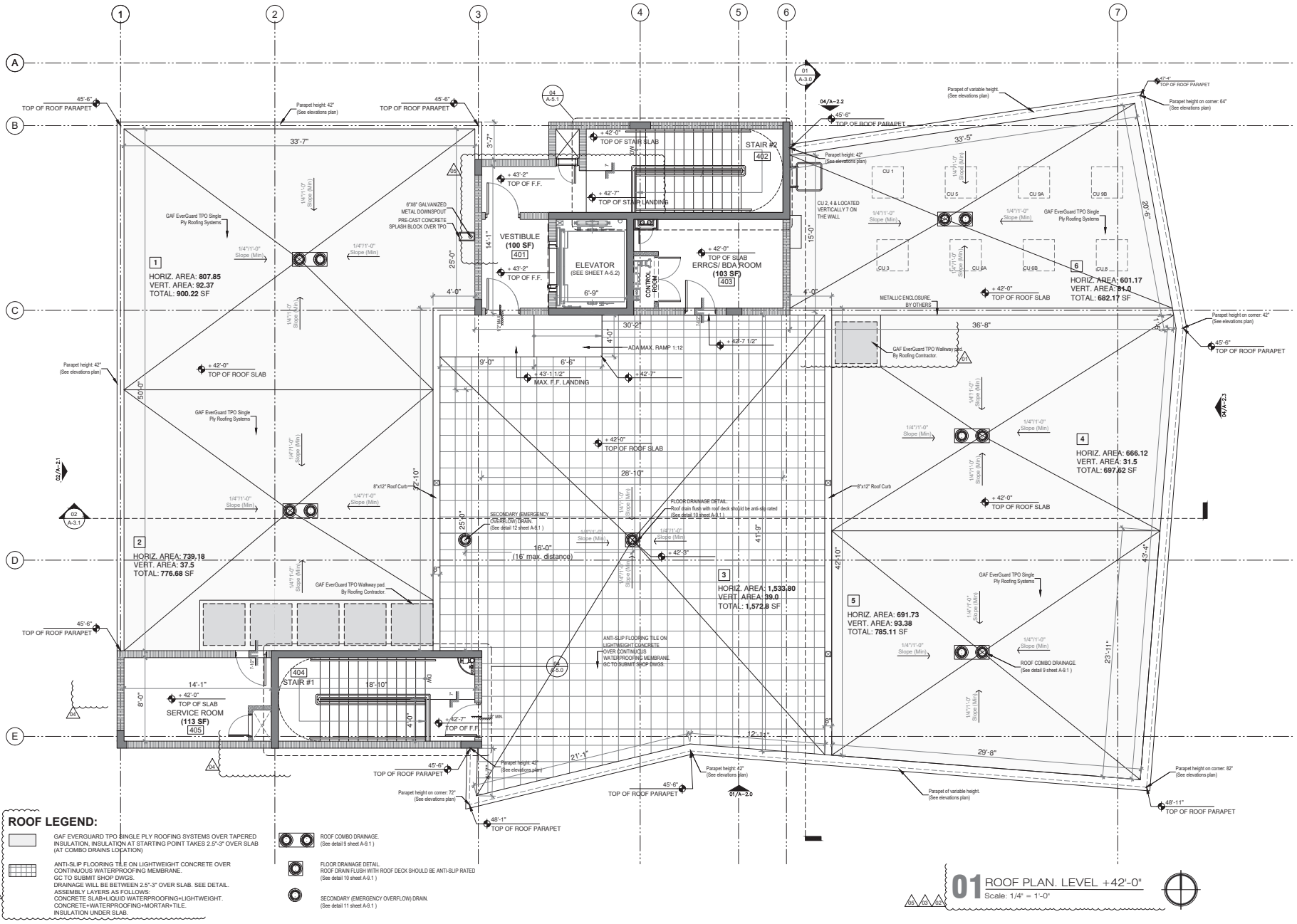
Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments
05	01.26.25 / By the Client

DRAWING TITLE:

ROOFTOP FLOOR PLAN

SHEET ID:

A-1.4



ROOF LEGEND:

- GAF EVERGUARD TPO SINGLE PLY ROOFING SYSTEMS OVER TAPERED INSULATION, INSULATION AT STARTING POINT TAKES 2.5"-3" OVER SLAB (AT COMBO DRAINS LOCATION)
- ANTI-SLIP FLOORING TILE ON LIGHTWEIGHT CONCRETE OVER CONTINUOUS WATERPROOFING MEMBRANE. GC TO SUBMIT SHOP DWGS. DRAINAGE WILL BE BETWEEN 2.5"-3" OVER SLAB. SEE DETAIL. ASSEMBLY LAYERS AS FOLLOWS: CONCRETE SLAB+LIQUID WATERPROOFING+LIGHTWEIGHT. CONCRETE+WATERPROOFING+MORTAR+TILE. INSULATION UNDER SLAB.
- ROOF COMBO DRAINAGE. (See detail 9 sheet A-9.1)
- FLOOR DRAINAGE DETAIL. ROOF DRAIN FLUSH WITH ROOF DECK SHOULD BE ANTI-SLIP RATED (See detail 10 sheet A-9.1)
- SECONDARY (EMERGENCY OVERFLOW) DRAIN. (See detail 11 sheet A-9.1)

01 ROOF PLAN. LEVEL +42'-0"

Scale: 1/4" = 1'-0"

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ARCHITECT OF RECORD

ARIEL VALDES LICENSE AR96144 STATE OF FLORIDA REGISTERED ARCHITECT

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Ariel Valdes, AIA
License AR96144

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NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

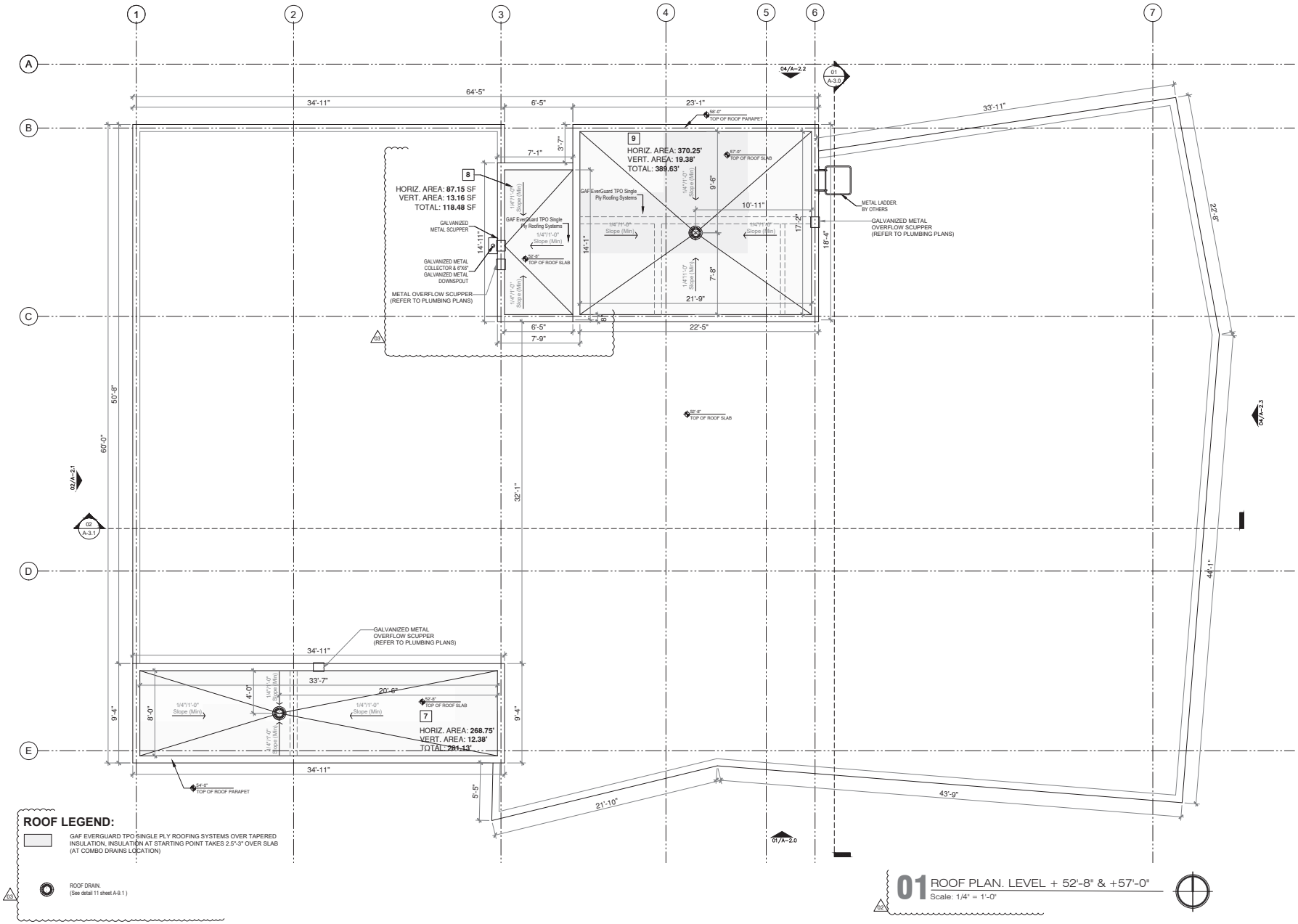
Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments
05	12.08.25 / By the Client

DRAWING TITLE:

ROOF PLAN LEVEL +42'-0"

SHEET ID:

A-1.5



ROOF LEGEND:

GAF EVERGUARD TPO SINGLE PLY ROOFING SYSTEMS OVER TAPERED INSULATION, INSULATION AT STARTING POINT TAKES 2.5"-3" OVER SLAB (AT COMBO DRAINS LOCATION)

ROOF DRAIN. (See detail 11 sheet A-9.1)

01 ROOF PLAN. LEVEL + 52'-8" & +57'-0"

Scale: 1/4" = 1'-0"

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FLORIDA REGISTRATION # AR96144

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1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

Issue	Issue date / For
02	09.29.25 / City comments
03	12.08.25 / By the Client

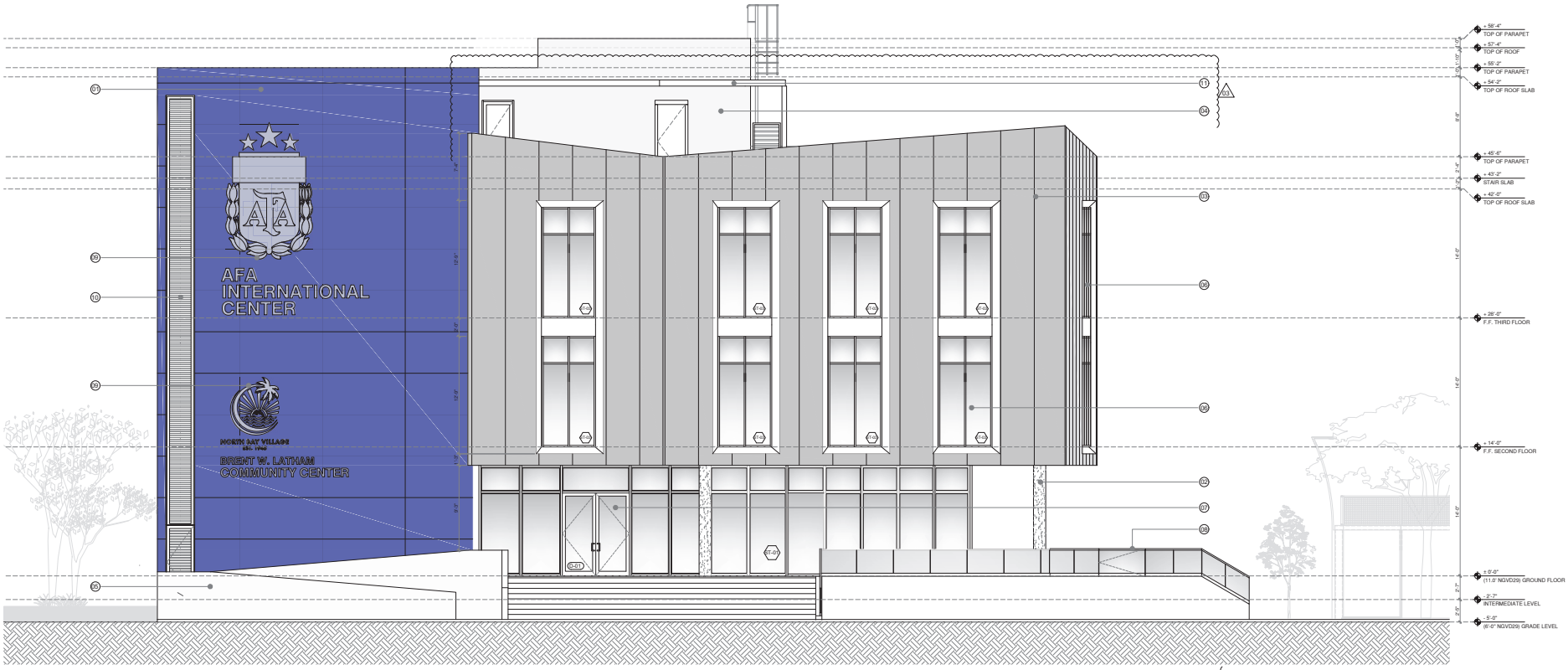
DRAWING TITLE:

ROOF PLAN

SHEET ID:

A-1.6

ELEVATION LEGEND	
MARK	KEYNOTE
1	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6817 GENTIAL OR APPROVED EQUAL
2	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6253 OLYMPUS WHITE OR APPROVED EQUAL
3	HWH BIO WHITE ALUCOBOND CLADDING OR APPROVED EQUAL
4	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6254 LAZY GRAY OR APPROVED EQUAL
5	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 7064 PASSIVE OR APPROVED EQUAL
6	ALUM/GLASS HURRICANE RATED STOREFRONT SYSTEM (TYP.)
7	ALUMINUM AND GLASS HURRICANE RATED DOOR SYSTEM (TYP.)
8	EXTERIOR ALUMINUM RAILING SYSTEM
9	3D ARCHITECTURAL SIGNAGE (BY OTHERS)
10	DECORATIVE METAL TRELLIS (BY OTHERS)
11	METAL PERGOLA (BY OTHERS)



01 SOUTH ELEVATION (FRONT FACADE)
Scale: 3/16" = 1'

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Florida License AR96144

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NORTH BAY VILLAGE,
FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

Issue	Issue date / For
01	09.08.25 / City comments
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03	12.08.25 / By the Client

DRAWING TITLE:

SOUTH ELEVATIONS

SHEET ID:

A-2.0

ELEVATION LEGEND	
MARK	KEYNOTE
1	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6817 GENTIAL OR APPROVED EQUAL
2	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6253 OLYMPUS WHITE OR APPROVED EQUAL
3	HWH BIO WHITE ALUCOBOND CLADDING OR APPROVED EQUAL
4	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6254 LAZY GRAY OR APPROVED EQUAL
5	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 7064 PASSIVE OR APPROVED EQUAL
6	ALUM/GLASS HURRICANE RATED STOREFRONT SYSTEM (TYP.)
7	ALUMINUM AND GLASS HURRICANE RATED DOOR SYSTEM (TYP.)
8	EXTERIOR ALUMINUM RAILING SYSTEM
9	3D ARCHITECTURAL SIGNAGE (BY OTHERS)
10	DECORATIVE METAL TRELLIS (BY OTHERS)
11	METAL PERGOLA (BY OTHERS)



01 WEST ELEVATION (LEFT FACADE)
Scale: 3/16" = 1'

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NORTH BAY VILLAGE,
FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

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03	12.08.25 / By the Client

DRAWING TITLE:

WEST ELEVATIONS

SHEET ID:

A-2.1

ELEVATION LEGEND	
MARK	KEYNOTE
1	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6817 GENTIAL OR APPROVED EQUAL
2	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6253 OLYMPUS WHITE OR APPROVED EQUAL
3	HWH BIO WHITE ALUCOBOND CLADDING OR APPROVED EQUAL
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7	ALUMINUM AND GLASS HURRICANE RATED DOOR SYSTEM (TYP.)
8	EXTERIOR ALUMINUM RAILING SYSTEM
9	3D ARCHITECTURAL SIGNAGE (BY OTHERS)
10	DECORATIVE METAL TRELLIS (BY OTHERS)
11	METAL PERGOLA (BY OTHERS)



01 NORTH ELEVATION (REAR FACADE)

Scale: 3/16" = 1'

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Ariel Valdes, AIA
Florida Registration No.: AR96144

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PROJECT NAME:

NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	12.08.25 / By the Client

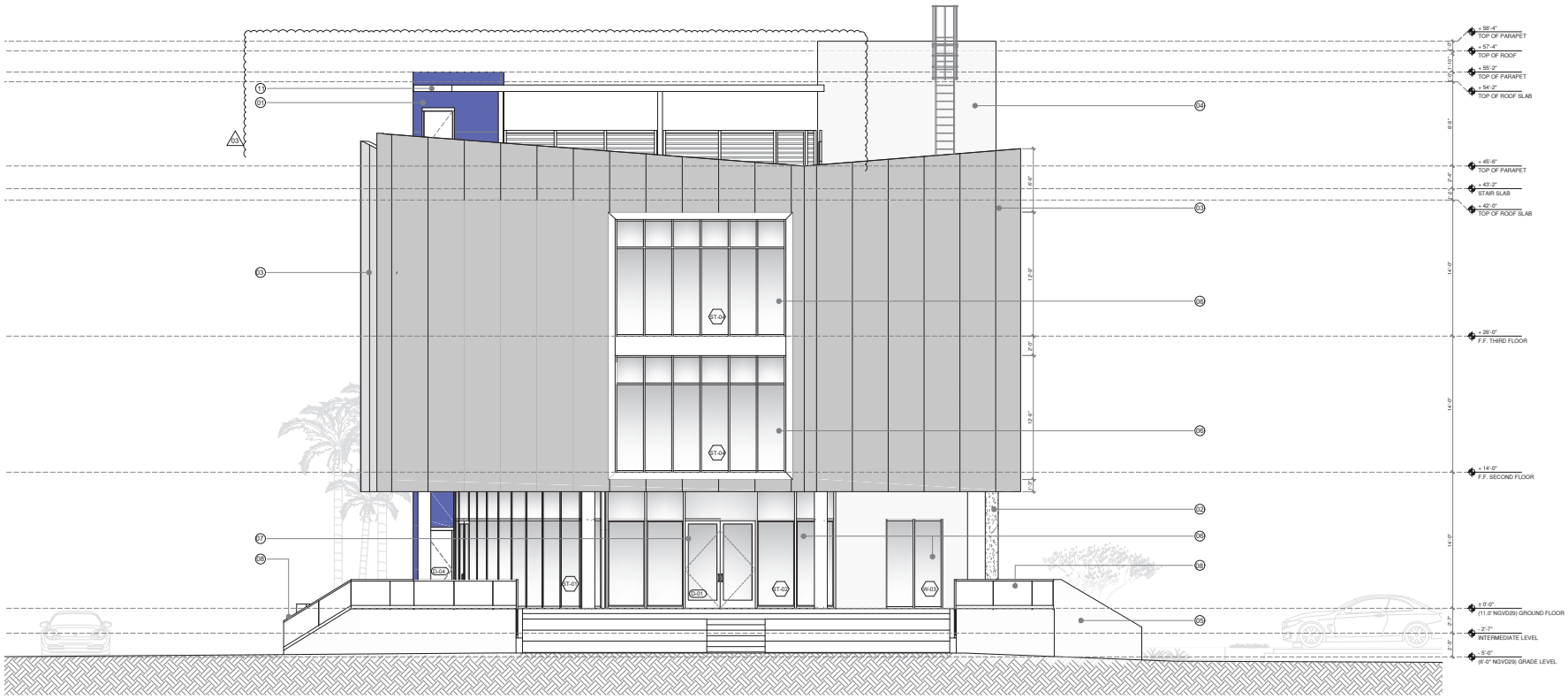
DRAWING TITLE:

NORTH ELEVATIONS

SHEET ID:

A-2.2

ELEVATION LEGEND	
MARK	KEYNOTE
1	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6817 GENTIAL OR APPROVED EQUAL
2	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6253 OLYMPUS WHITE OR APPROVED EQUAL
3	HWH BIO WHITE ALUCOBOND CLADDING OR APPROVED EQUAL
4	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 6254 LAZY GRAY OR APPROVED EQUAL
5	PAINT ON SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW 7064 PASSIVE OR APPROVED EQUAL
6	ALUM/GLASS HURRICANE RATED STOREFRONT SYSTEM (TYP.)
7	ALUMINUM AND GLASS HURRICANE RATED DOOR SYSTEM (TYP.)
8	EXTERIOR ALUMINUM RAILING SYSTEM
9	3D ARCHITECTURAL SIGNAGE (BY OTHERS)
10	DECORATIVE METAL TRELLIS (BY OTHERS)
11	METAL PERGOLA (BY OTHERS)



01 EAST ELEVATION (RIGHT FACADE)
Scale: 3/16" = 1'

TWO30 STUDIO ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7655 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 870-9233 / (305) 336-0345
www.two30studio.com

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ARCHITECT OF RECORD:

STATE OF FLORIDA ARIEL VALDES AR96144 REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2026.02.04 23:20:59 -05'00'

Ariel Valdes, AIA
Florida Registration No.: AR96144

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DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

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03	12.08.25 / By the Client

DRAWING TITLE:

EAST ELEVATIONS

SHEET ID:

A-2.3



01 LONGITUDINAL SECTION (1)
Scale: 1/4" = 1"

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AFA / NORTH BAY VILLAGE

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DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

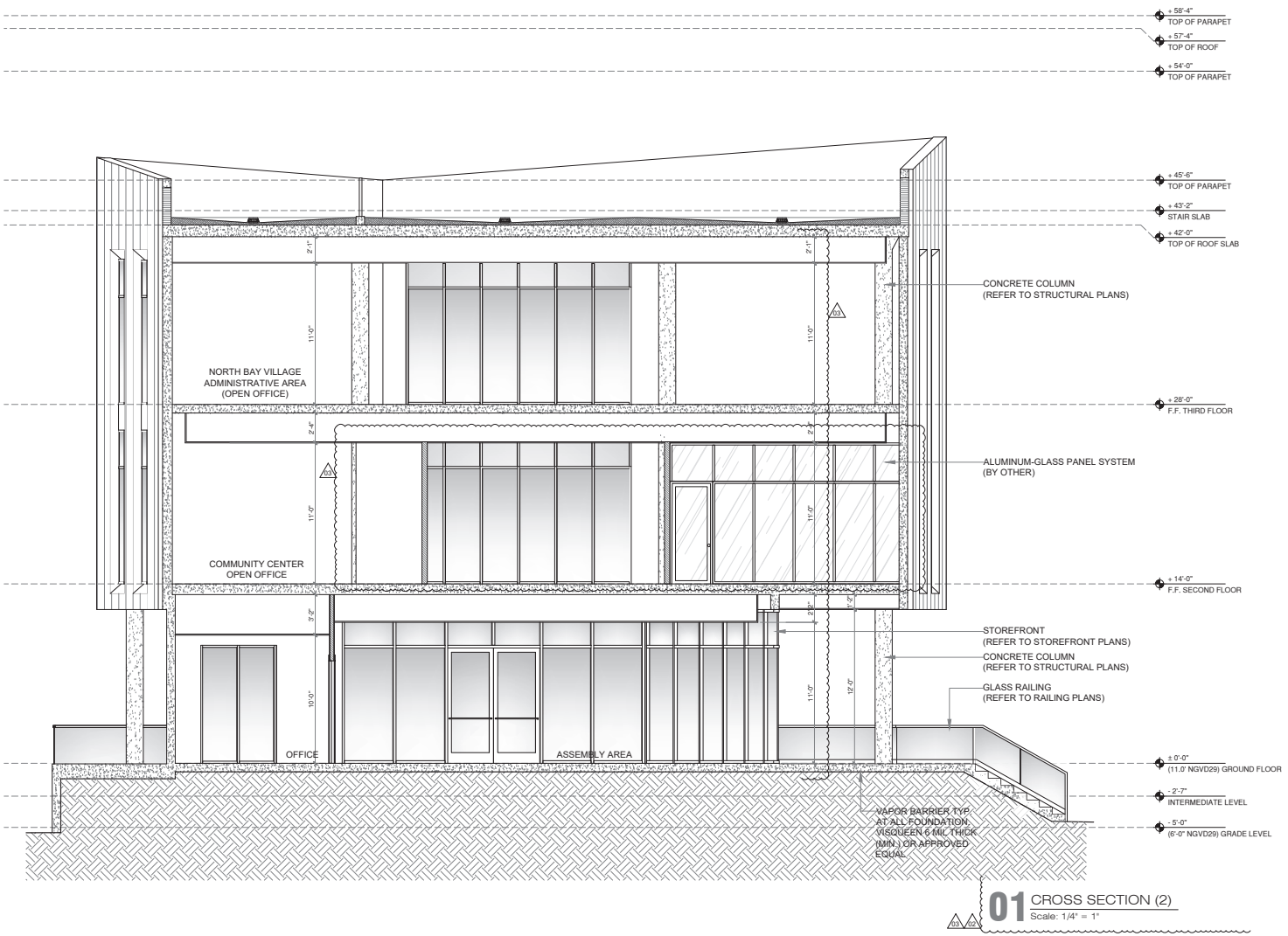
Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	12.08.25 / By the Client

DRAWING TITLE:

LONGITUDINAL SECTION

SHEET ID:

A-3.0



01 CROSS SECTION (2)
Scale: 1/4" = 1"

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Date: 2026.02.04 23:22:34 -05'00'

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REVISIONS

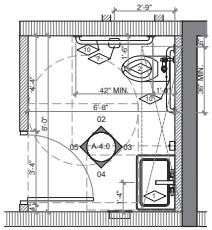
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02	09.29.25 / City comments
03	12.08.25 / By the Client

DRAWING TITLE:

CROSS SECTION

SHEET ID:

A-3.1



01 ADA RESTROOM FLOOR PLAN
Scale: 3/8" = 1"

PARTITION SUPPORT NOTES

ALL PARTITIONS SUPPORTING WALL–HUNG CABINETS OR PLUMBING FIXTURES SHALL COMPLY W/ F.B.C. 2318.1.15 2517.5.1.

F.B.C. 2318.1.15 – NON–BEARING PARTITIONS WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4, @ 16" O.C. MAX. OR LESS THAN 2X6 @ 24" O.C. MAX. F.B.C. 2318.1.15.1 MINIMUM 2X4 HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHEMENT OF EACH WALL HUNG PLUMBING FIXTURE AND/ OR CABINET.

F.B.C. 2517.5.1.1 STEEL STUDS SUPPORTING WALL PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUN EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN. (36O M).

F.B.C. 2517.5.1.2 SUCH STUDS SHALL BE RIGIDLY TOP AND BOTTON TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT.

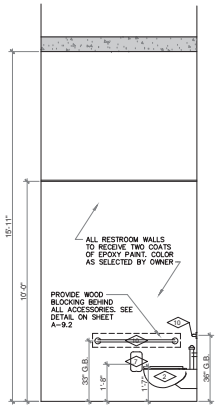
F.B.C. 2517.5.1.3 A HORIZONTAL MEMBER FASTENED TO NOT LESS THAN TWO STUDS SHALL INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.

NOTES

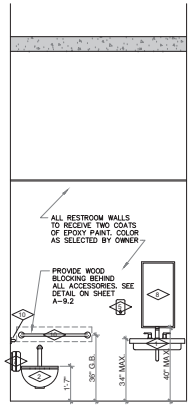
1. MOUNTING HEIGHTS OF ALL ACCESSORIES SHALL COMPLY W/ HANDICAP REQUIREMENTS.
2. PROVIDE WOOD BLOCKING FOR THE FASTENING OF ALL ACCESSORIES TO WALLS.
3. ALL RESTROOM WALLS SHALL BE PAINTED W/ TWO COATS OF EPOXY PAINT. COLOR TO BE SELECTED TENANT.
4. COLOR OF PLUMBING FIXTURES SHALL BE "WHITE".
5. PROVIDE BOLT CAPS FOR ALL TOILETS.
6. ALL SUPPLY VALVES TO LAVATORIES AND WATER CLOSETS SHALL BE CHROME PLATED WITH ESCUTCHEON PLATES AND MOUNTED ABOVE BASE.
7. PROVIDE LEVER OPERATED FAUCETS AT ALL LAVATORIES. COMPLY W/ HANDICAP STANDARDS.
8. ALL GALV. METAL STUDS IN RESTROOM WALLS SHALL BE 20 GAUGE.

HANDICAP ACCESSIBILITY AND GENERAL NOTES

1. THE DESIGN OF SPACES DEPICTED IN THESE DRAWINGS COMPLIES WITH THE ACCESSIBILITY REQUIREMENTS OF THE FLORIDA BUILDING CODE 2004 EDITION.
2. BUILDING SHALL INCLUDE AN ACCESSIBLE ROUTE FOR THE PUBLIC FROM ACCESSIBLE PARKING SPACES TO ENTRY DOORS AND INTO THE BUILDING. ALL PUBLIC AREAS ARE ACCESSIBLE AND HAVE NO LEVEL CHANGES THAN ¼".
3. ALL DOORS IN ACCESSIBLE AREAS SHALL PROVIDE A MINIMUM CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES. (34 INCH DOOR PROVIDES MINIMUM ACCEPTABLE OPENING)
4. DOOR HARDWARE SHALL HAVE A SHAPE EASY TO GRASP WITHOUT TIGHT GRASPING, PINCHING OR TWISTING. ACCEPTABLE HARDWARE MECHANISMS ARE: LEVEL HANDLES, PUSH TYPE HARDWARE AND U–SHAPED HANDLES. SAID HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48–INCHES A.F.F.
5. RESTROOMS SHALL BE PROVIDED WITH GRAB BARS AROUND WATER CLOSETS, INSTALLED ACCORDING TO THESE DRAWINGS. WATER CLOSETS SHALL BE PLACED SO AS TO ALLOW A GRAB BAR TO BE INSTALLED ABOVE AND ON SIDE OF THE FIXTURE WITH A MINIMUM CLEARANCE OF 18–INCHES FROM THE CENTER LINE OF THE WATER CLOSET TO ADJACENT WALL OR FIXTURES. CENTER OF GRAB BARS SHALL BE MOUNTED AT 33 TO 36–INCHES A.F.F. CLOSETS SHALL BE 30–INCHES IN DEPTH AND 17–INCHES TO HEIGHT A.F.F, MEASURED TO THE TOP OF THE SEAT. LAVATORIES SHALL BE MINIMUM OF 17–INCHES DEEP AND 19–INCHES WIDE. LAVATORIES SHALL PLACED WITH A MINIMUM OF 5\–INCHES BETWEEN LAVATORY AND ADJACENT WALL. FIXTURE RIM SHALL OCCUR AT A MAXIMUM HEIGHT OF 34–INCHES A.F.F. FAUCETS SHALL BE LEVER OPERATED (COMPLY WITH STANDARDS.) EXPOSED HOT WATER PIPES UNDER LAVATORIES SHALL INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER
6. COLOR OF PLUMBING FIXTURES SHALL BE "WHITE".
7. PROVIDE BOLT CAPS FOR ALL WATER CLOSETS.
8. ALL SUPPLY VALVES TO LAVATORIES AND WATER CLOSETS SHALL BE CHROME PLATED WITH ESCUTCHEON (MOUNTED ABOVE WALL BASE).
9. ALL METAL STUDS AT RESTROOM WALLS SHALL BE 20–GAUGE. METAL SUPPORTING WALL–HUNG PLUMBING FIXTURES SHALL BE RIGIDLY CONNECTED AT TOP AND BOTTOM TO PREVENT SIGNIFICANT ROTATION OR DISPLACEMENT.
10. PROVIDE WOOD BLOCKING FOR THE ATTACHMENT OF ALL ACCESSORIES TO WALLS.
11. MOUNTING HEIGHTS OF ALL ACCESSORIES SHALL COMPLY W/ HANDICAP REQUIREMENTS.
12. ALL RESTROOM WALLS SHALL RECEIVE TWO COATS OF EPOXY PAINT. COLOR AS SELECTED BY OWNER.
13. PROVIDE RESTROOM TACTILE SIGNAGE AT EACH RESTROOM BEARING THE HANDICAP SYMBOL. SIGNAGE MODEL # (ADA) SS–4 MANUFACTURED BY THE SOUTH WELL COMPANY OR EQUAL COLOR TO BE "9115A" WEATHERED GRAY WITH WHITE CORE. LETTERING STYLE : HELVETICA REGULAR.
14. DRINKING FOUNTAINS, WALL AND POST–MOUNTED CANTILEVERED UNITS, SHALL HAVE A CLEAR KNEE SPACE BETWEEN THE BOTTOM OF THE APRON THE FLOOR OF AT LEAST 27–INCHES HIGH, 30–INCHES WIDE AND 17–INCHES 19–INCHES DEEP WITH A MINIMUM CLEAR FLOOR SPACE OF 30–INCHES BY INCHES. THE SPOUT SHALL BE LOCATED AT THE FRONT OF THE UNIT OCCUR NO HIGHER THAN 36–INCHES A.F.F. (MEASURED FROM THE FINISHED FLOOR TO THE SPOUT OUTLET) AND SHALL PROVIDE A MINIMUM 4–INCH HIGH WATER FLOW.
15. LIGHT SWITCHES, ELECTRICAL RECEPTACLES AND OTHER CONTROLS SHALL BE LOCATED WITH OPERABLE COMPONENTS AT 48–INCHES MAXIMUM AND 15–INCHES MINIMUM A.F.F.



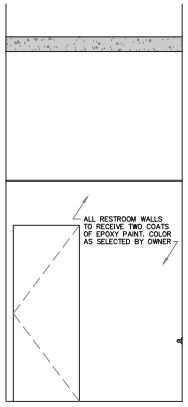
02 ADA RESTROOM ELEVATION
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03 ADA RESTROOM ELEVATION
Scale: 3/8" = 1"



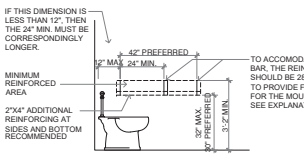
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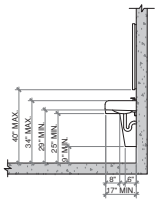
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FIXTURES

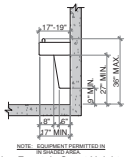
1	BATHROOM SINK
2	TOILET
3	URINAL
4	SHOWER
5	SOAP DISPENSER (WALL MOUNTED)
6	PAPER TOWEL DISPENSER / WASTE DISPOSAL
7	TOILET PAPER DISPENSER
8	MIRROR
9	URINAL DIVIDER PANEL
10	GRAB BARS (SEE PLANS EOBATION AND SIZE)
11	LOCKERS



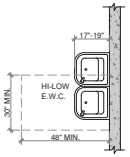
Minimum Reinforcing To The Side Of Toilets.



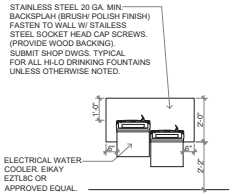
Lavatory Spout Height & Knee Clearance Detail 3/8"



Drinking Fountain Spout Height & Knee Clearance Detail 3/8"

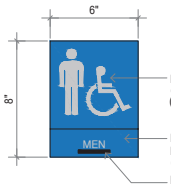


Clear Floor Space At Drinking Fountains 3/8"

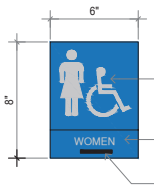


Typical Hi-Lo Backsplash Detail. 3/8"

06 RESTROOMS ADA STANDARDS
Scale: 3/8" = 1"



SIGN ELEVATION
MALE



SIGN ELEVATION
WOMEN

07 RESTROOMS SIGNAGE STANDARDS
Scale: 3" = 1"

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Date: 2026.02.04 23:23:49 -05'00'

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MG3 GROUP

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DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 06/25/2025

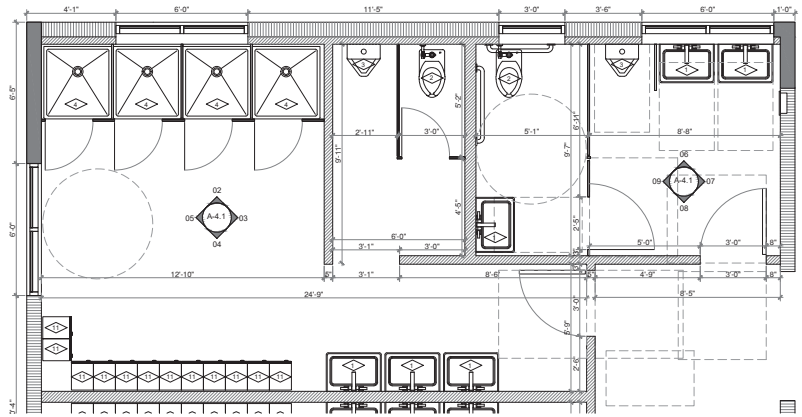
REVISIONS
Issue — Issue date / For

DRAWING TITLE:

ADA RESTROOMS FLOOR PLAN, ELEVATIONS STANDARDS & NOTES

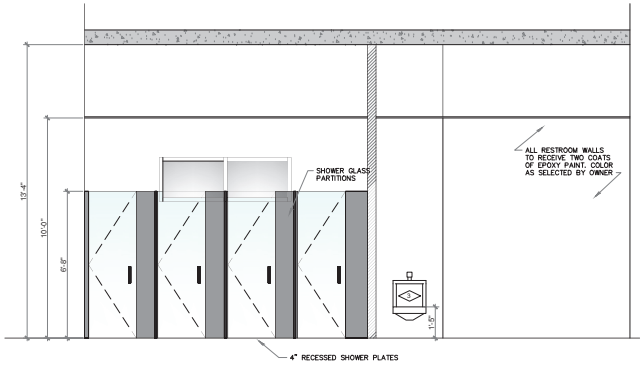
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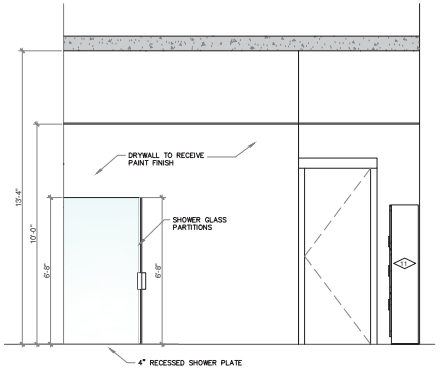


FIXTURES	
1	BATHROOM SINK
2	TOILET
3	URINAL
4	SHOWER
5	SOAP DISPENSER (WALL MOUNTED)
6	PAPER TOWEL DISPENSER / WASTE DISPOSAL
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10	GRAB BARS (SEE PLANS FOR LOCATION AND SIZE)
11	LOCKERS

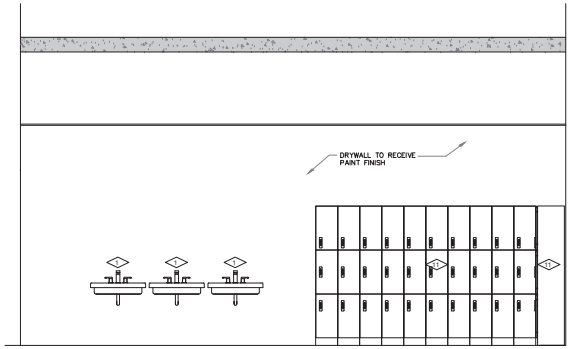
GROUND FLOOR
01 MEN RESTROOMS FLOOR PLAN
Scale: 3/8" = 1"



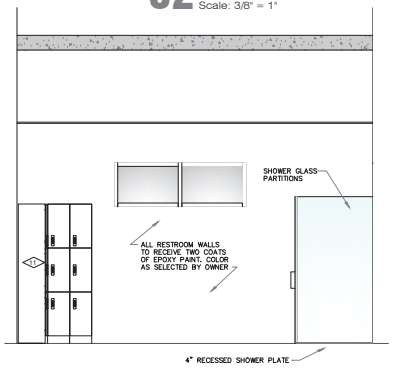
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Scale: 3/8" = 1"



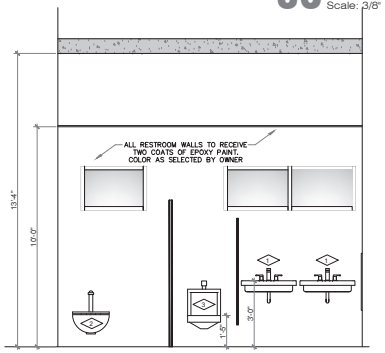
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Scale: 3/8" = 1"



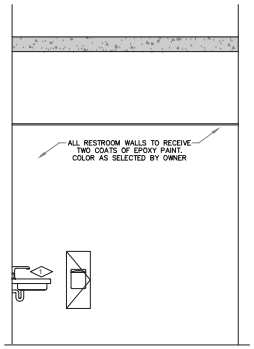
04 MEN LOCKER ROOM ELEVATION
Scale: 3/8" = 1"



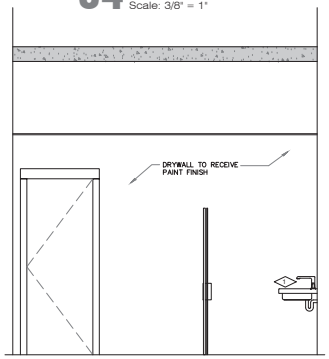
05 MEN LOCKER ROOM ELEVATION
Scale: 3/8" = 1"



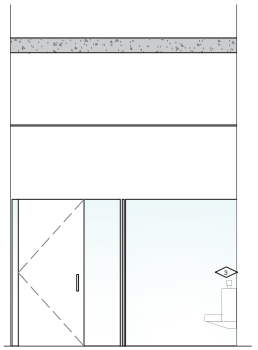
06 MEN RESTROOMS ELEVATION
Scale: 3/8" = 1"



07 MEN RESTROOMS ELEVATION
Scale: 3/8" = 1"



08 MEN RESTROOMS ELEVATION
Scale: 3/8" = 1"



09 MEN RESTROOMS ELEVATION
Scale: 3/8" = 1"

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architects@two30studio.com
phones: (786) 870-9233 / (305) 336-0345
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PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

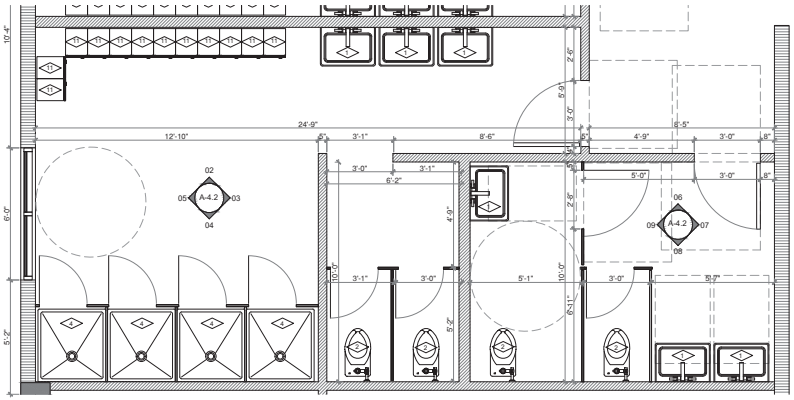
Issue	Issue date / For
01	09.08.25 / City comments

DRAWING TITLE:

ENLARGED RESTROOMS & LOCKERS FLOOR PLANS ELEVATIONS

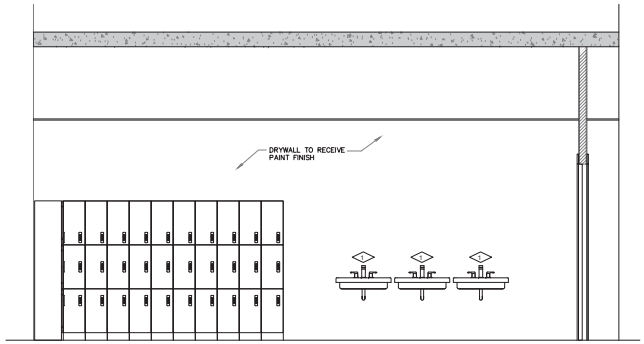
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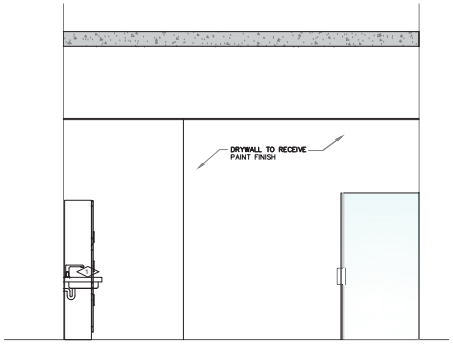


FIXTURES	
1	BATHROOM SINK
2	TOILET
3	URINAL
4	SHOWER
5	SOAP DISPENSER (WALL MOUNTED)
6	PAPER TOWEL DISPENSER / WASTE DISPOSAL
7	TOILET PAPER DISPENSER
8	MIRROR
9	URINAL DIVIDER PANEL
10	GRAB BARS (SEE PLANS FOR LOCATION AND SIZE)
11	LOCKERS

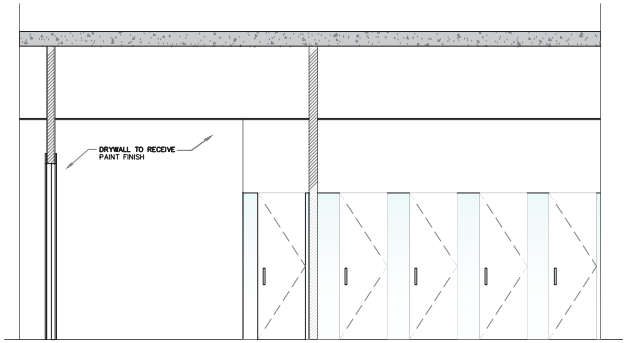
GROUND FLOOR
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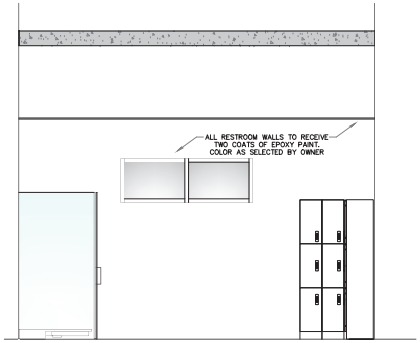
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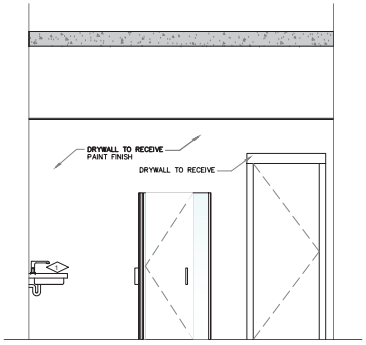
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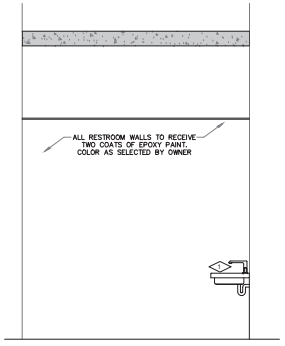
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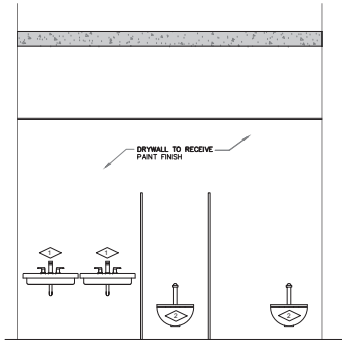
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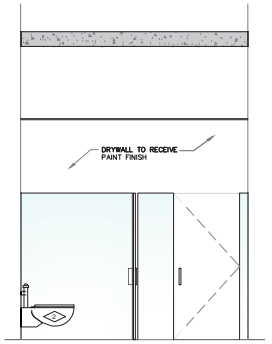
06 WOMEN RESTROOM ELEVATION
Scale: 3/8" = 1"



07 WOMEN RESTROOM ELEVATION
Scale: 3/8" = 1"



08 WOMEN RESTROOM ELEVATION
Scale: 3/8" = 1"



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Scale: 3/8" = 1"

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Ariel Valdes, AIA
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DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

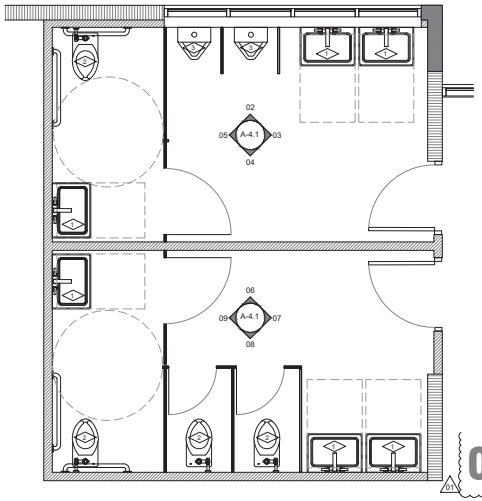
Issue	Issue date / For
01	09.08.25 / City comments

DRAWING TITLE:

ENLARGED RESTROOM & LOCKERS FLOOR PLANS ELEVATIONS

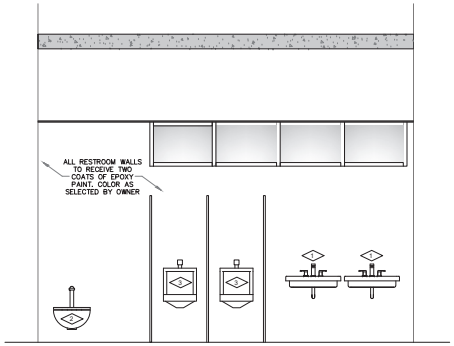
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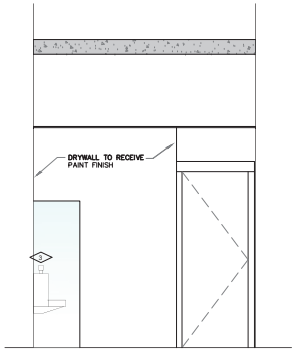


FIXTURES	
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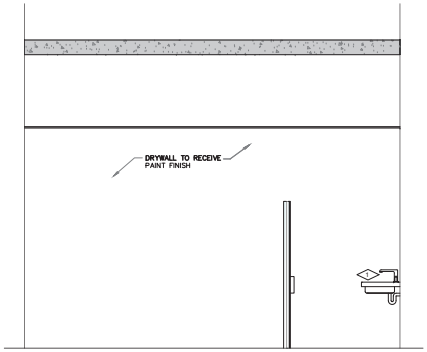
01 SECOND FLOOR WOMEN RESTROOMS FLOOR PLAN
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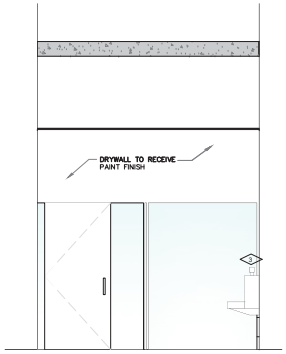
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Scale: 3/8" = 1"



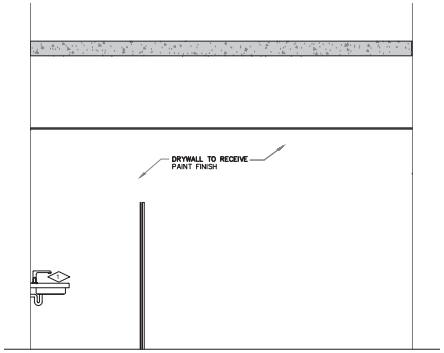
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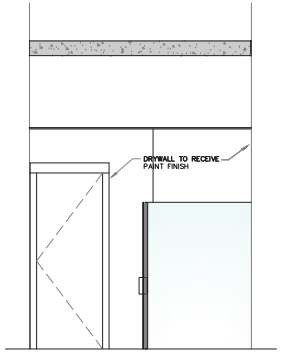
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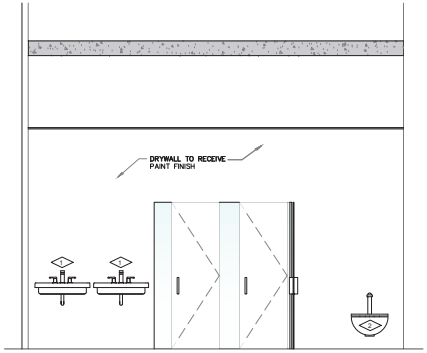
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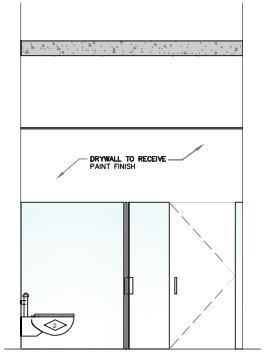
06 WOMEN RESTROOM ELEVATION
Scale: 3/8" = 1"



07 WOMEN RESTROOM ELEVATION
Scale: 3/8" = 1"



08 WOMEN RESTROOM ELEVATION
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AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

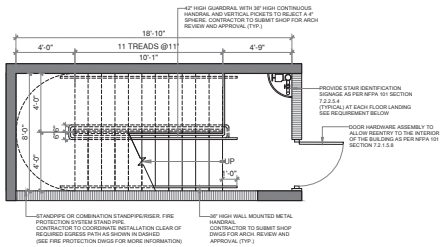
Issue	Issue date / For
01	09.08.25 / City comments

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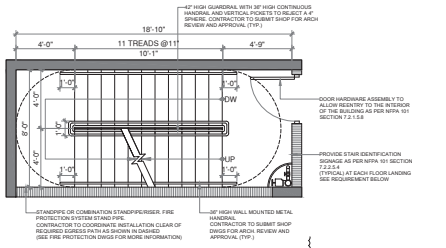
ENLARGED RESTROOM FLOOR PLANS ELEVATIONS

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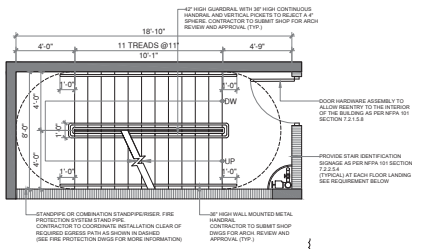
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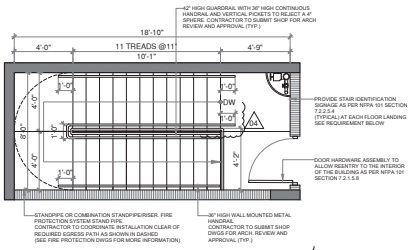
01 STAIR 1 - GROUND FLOOR
Scale: 1/4" = 1'



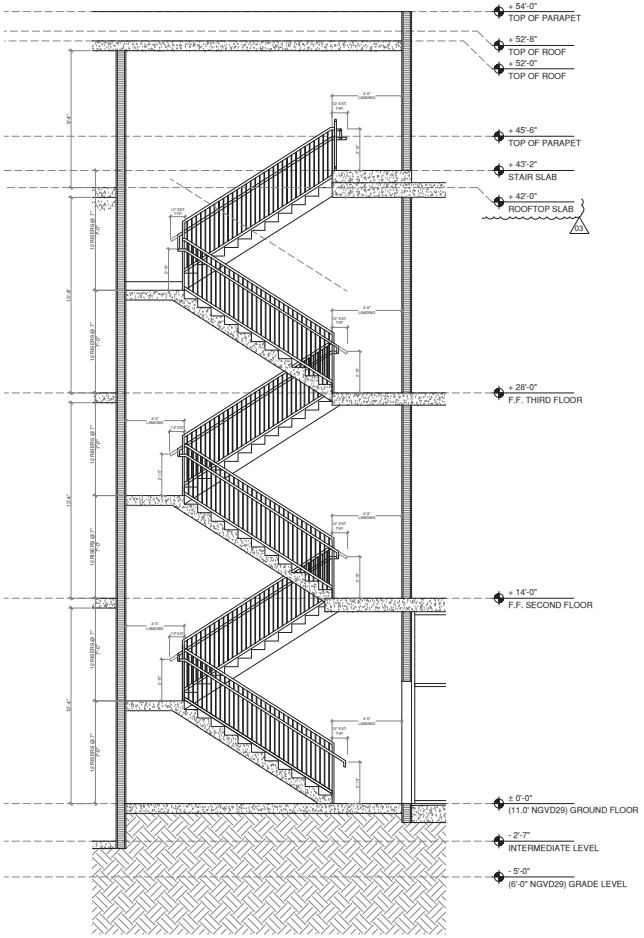
02 STAIR 1 - SECOND FLOOR
Scale: 1/4" = 1'



03 STAIR 1 - THIRD FLOOR
Scale: 1/4" = 1'



04 STAIR 1 - ROOFTOP FLOOR
Scale: 1/4" = 1'



05 STAIR 1 - SECTION
Scale: 1/4" = 1'

EGRESS STAIR NOTES

A. THE STAIR, THE FLOOR LEVEL OF THE LANDING, WHERE THE STAIR TERMINATES AT THE TOP OR BOTTOM.
B. SIGNAGE TO IDENTIFY THE STORY OF, AND THE DIRECTION TO, EXIT DISCHARGE (SEE DIAGRAM 1 BELOW)
C. SIGN MUST BE READILY VISIBLE WHETHER THE DOOR IS IN THE OPEN OR CLOSED POSITION.
D. FLOOR NUMERALS SHALL BE A MINIMUM OF 1 ½" HIGH.
E. THE SIGN MOUNTING HEIGHT SHALL BE 5'-0" FROM FINISH FLOOR TO THE BOTTOM OF THE SIGN.
F. STENCILING THE ABOVE REQUIREMENT IS ACCEPTABLE.
G. SIGNAGE MUST APPEAR ON EVERY DOOR WHICH HAS EQUIPMENT THAT SERVICES SUPPORTS THE MAINTENANCE OF BUILDING AS WELL AS COMPLY WITH ANY AND ALL ~~CODE OBLIGATIONS~~
H. NO PENETRATION IN STAIR ENCLOSURES PER FFPC 101.7.1.3.2

FOR EXAMPLE:
1. METER ROOM, GENERATOR ROOM, PUMP ROOM, MAIL ROOM, ELECTRICAL EQUIPMENT ROOM, HVAC ROOM, LINEN ROOM, SWITCH GEAR ROOM, ELEVATOR ROOM, ETC.
2. LOCKS SHALL NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE, NFPA 101 7.2.1.5.2.
3. WHERE DOORS ARE REQUIRED, EVERY STAIR ENCLOSURE DOOR SHALL ALLOW REENTRY FROM THE STAIR ENCLOSURE TO THE INTERIOR OF THE BUILDINGS, OR AN AUTOMATIC RELEASE SHALL SHALL BE PROVIDED TO UNLOCK ALL STAIR ENCLOSURE DOORS TO ALLOW REENTRY, SUCH AUTOMATIC RELEASE SHALL BE ACTUATED WITH THE INITIATION OF THE BUILDING FIRE ALARM SYSTEM AS PER NFPA 101 5-2.1.5.2.
4. ALL TREADS TO BE 11" W/ 1" NOSING (TYP)
5. SEE SHEET A-7.4 FOR HANDRAIL DETAILS.
6. ALL RAILS AT WALLS OR GUARDS SHALL HAVE A MIN. OF 1-1/2" CLEAR BETWEEN RAIL AND WALL OR GUARD.

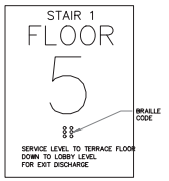


DIAGRAM 1

ALL ADA SIGNAGE TO COMPLY WITH F.A.C. SECTION 4.30 FOR HEIGHT, CONTRAST AND DIMENSIONS. SIGNAGE CONTRACTOR TO SUBMIT SHOP DWGS FOR ARCHITECT'S APPROVAL.
"BOTTOM OF SIGN TO BE 5'-0" A.F.F.

EGRESS DOOR NOTE
NFPA 101 7.2.1.5.9 LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A RELEASING DEVICE THAT HAS AN OBVIOUS METHOD OPERATION AND THAT IS READILY OPERATED UNDER ALL LIGHTING CONDITIONS.
A 7.2.1.5.9 EXAMPLES OF DEVICES THAT MIGHT BE ARRANGED TO RELEASE LATCHES INCLUDE KNOBS, LEVERS AND BARS. THIS REQUIREMENTS IS PERMITTED TO BE SATISFIED BY THE USE OF CONVENTIONAL TYPES OF HARDWARE, WHEREBY THE DOOR IS RELEASED BY TURNING A LEVER, KNOB, HANDLE OR PUSH BAR.
7.2.1.5.9.2 THE RELEASING MECHANISM SHALL OPEN THE DOOR WITH MORE THAN ONE RELEASING OPERATION.
MORE THAN ONE RELEASING OPERATION. MUST COMPLY WITH FBC 1009, 1010 & 1011.

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Ariel Valdes, AIA
Florida Registration No.: AR96144

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DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195
DESIGNED BY: O. GONZALEZ / N. SANTAMARIA
DRAWN BY: N. SANTAMARIA / A. MURGA
CHECKED BY: A. VALDES
DATE: 07/30/2025

REVISIONS

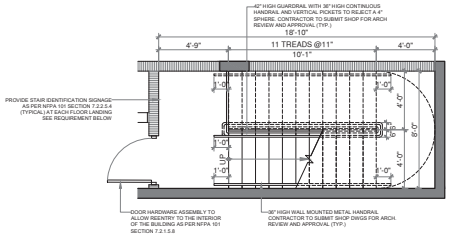
Issue	Issue date / For
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments

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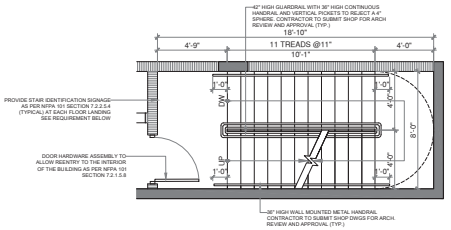
STAIR #1 FLOOR PLANS SECTION

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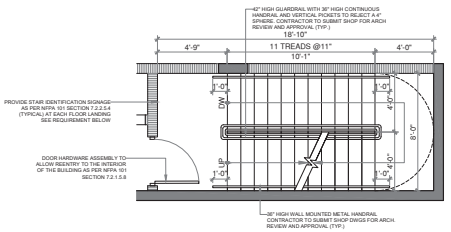
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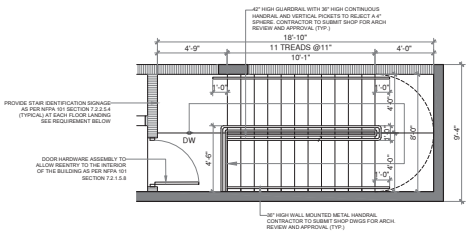
01 STAIR 2 - GROUND FLOOR
Scale: 1/4" = 1'



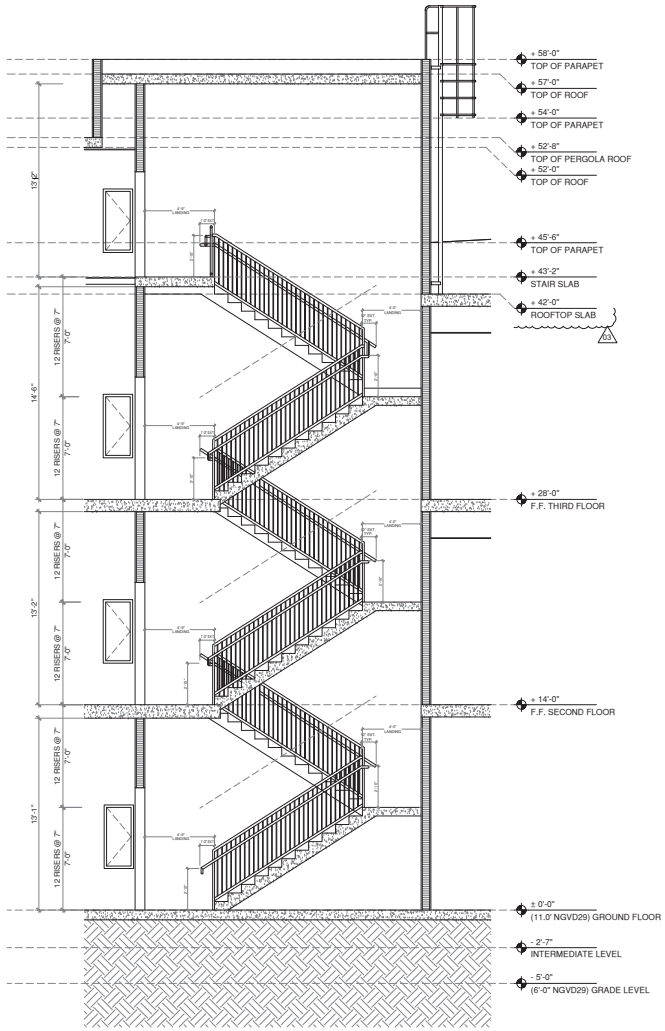
02 STAIR 2 - SECOND FLOOR
Scale: 1/4" = 1'



03 STAIR 2 - THIRD FLOOR
Scale: 1/4" = 1'



04 STAIR 2 -ROOFTOP FLOOR
Scale: 1/4" = 1'



05 STAIR 2 - SECTION
Scale: 1/4" = 1'

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C. SIGN MUST BE READILY VISIBLE WHETHER THE DOOR IS IN THE OPEN OR CLOSED POSITION.
D. FLOOR NUMERALS SHALL BE A MINIMUM OF 1 ½" HIGH.
E. THE SIGN MOUNTING HEIGHT SHALL BE 5'-0" FROM FINISH FLOOR TO THE BOTTOM OF THE SIGN.
F. STENCILING THE ABOVE REQUIREMENT IS ACCEPTABLE.
G. SIGNAGE MUST APPEAR ON EVERY DOOR WHICH HAS EQUIPMENT THAT SERVICES SUPPORTS THE MAINTENANCE OF BUILDING AS WELL AS COMPLY WITH ANY AND ALL CODE OR LOCATIONS.
H. NO PENETRATION IN STAIR ENCLOSURES PER FFPC 101:7.1.3.2

FOR EXAMPLE:
1. METER ROOM, GENERATOR ROOM, PUMP ROOM, MAIL ROOM, ELECTRICAL EQUIPMENT ROOM, HVAC ROOM, LINEN ROOM, SWITCH GEAR ROOM, ELEVATOR ROOM, ETC.
2. LOCKS SHALL NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE, NFPA 101 7.2.1.5.2.
3. WHERE DOORS ARE REQUIRED, EVERY STAIR ENCLOSURE DOOR SHALL ALLOW REENTRY FROM THE STAIR ENCLOSURE TO THE INTERIOR OF THE BUILDINGS, OR AN AUTOMATIC RELEASE SHALL SHALL BE PROVIDED TO UNLOCK ALL STAIR ENCLOSURE DOORS TO ALLOW REENTRY, SUCH AUTOMATIC RELEASE SHALL BE ACTUATED WITH THE INITIATION OF THE BUILDING FIRE ALARM SYSTEM AS PER NFPA 101 5-2.1.5.2.
4. ALL TREADS TO BE 11" W/ 1" NOSING (TYP)
5. SEE SHEET A-7.4 FOR HANDRAIL DETAILS.
6. ALL RAILS AT WALLS OR GUARDS SHALL HAVE A MIN. OF 1-1/2" CLEAR BETWEEN RAIL AND WALL OR GUARD.

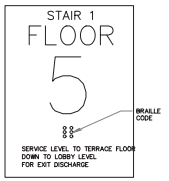


DIAGRAM 1

ALL ADA SIGNAGE TO COMPLY WITH F.A.C. SECTION 4.30 FOR HEIGHT, CONTRAST AND DIMENSIONS. SIGNAGE CONTRACTOR TO SUBMIT SHOP DWGS FOR ARCHITECT'S APPROVAL.
"BOTTOM OF SIGN TO BE 5'-0" A.F.F.

EGRESS DOOR NOTE
NFPA 101 7.2.1.5.9 LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A RELEASING DEVICE THAT HAS AN OBVIOUS METHOD OPERATION AND THAT IS READILY OPERATED UNDER ALL LIGHTING CONDITIONS.
A 7.2.1.5.9 EXAMPLES OF DEVICES THAT MIGHT BE ARRANGED TO RELEASE LATCHES INCLUDE KNOBS, LEVERS AND BARS. THIS REQUIREMENTS IS PERMITTED TO BE SATISFIED BY THE USE OF CONVENTIONAL TYPES OF HARDWARE, WHEREBY THE DOOR IS RELEASED BY TURNING A LEVER, KNOB, HANDLE OR PUSH BAR.
7.2.1.5.9.2 THE RELEASING MECHANISM SHALL OPEN THE DOOR WITH MORE THAN ONE RELEASING OPERATION.
MORE THAN ONE RELEASING OPERATION. MUST COMPLY WITH FBC 1009, 1010 & 1011.

TWO30 STUDIO ARCHITECTURE + INTERIOR DESIGN

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STATE OF FLORIDA
ARIEL VALDES
AR96144
REGISTERED ARCHITECT

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1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:
195

DESIGNED BY:
O. GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A. VALDES

DATE:
07/30/2025

REVISIONS

Issue	Issue date / For
02	09.29.25 / City comments
03	10.31.25 / City comments

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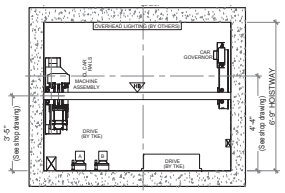
STAIR #2 FLOOR PLANS SECTION

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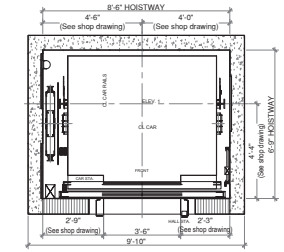
A-5.1

TK 3500 FR CO NS
TRACTION ELEVATOR

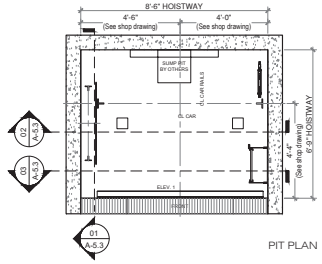
TYPE: PASSENGER
CLASS: DESIGNED FOR CLASS "A" FREIGHT LOADING
STANDARD SPEED: 150 fpm (0.5, 0.75 m/s) 4 OPENINGS
TRAVEL: 43'-2"
FRONT OPENING SINGLE-SPEED CENTER OPENING (SSCO)
CAPACITY: 3500 lbs
DOOR HEIGHT: 84 INCHES
DOOR WIDTH: 36 INCHES
CONTROL: SELECTIVE CONTROL
INTERIOR: STAINLESS STEEL



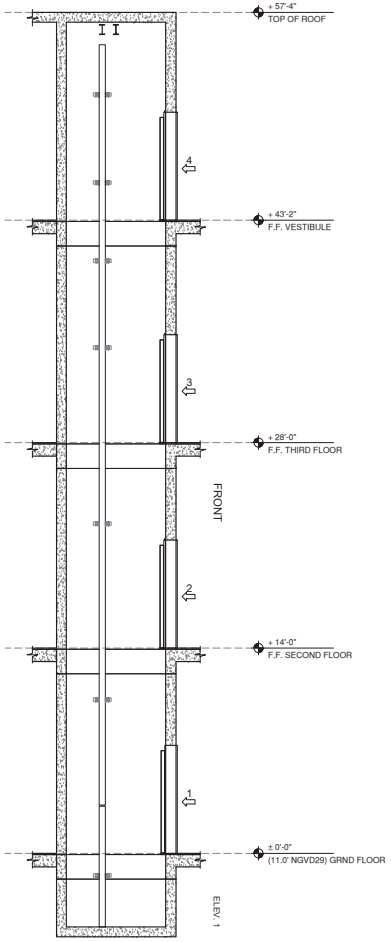
OVERHEAD PLAN

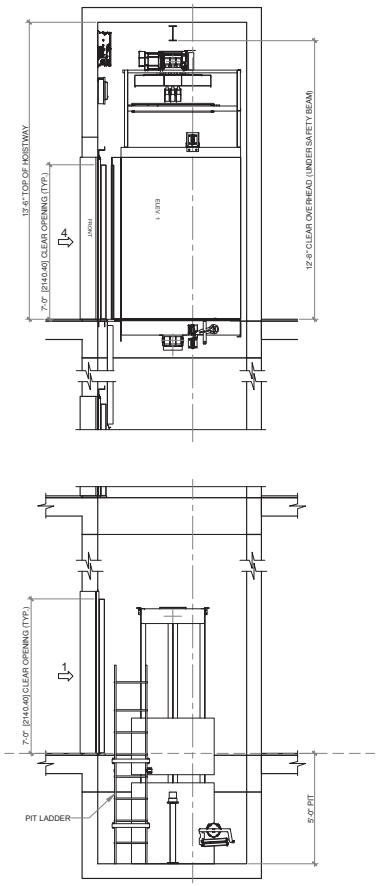


HOISTWAY PLAN



PIT PLAN





01 ELEVATOR ENLARGED PLAN
Scale: 3/8" = 1"

02 ELEVATOR SECTION
Scale: 1/4" = 1"

03 ENLARGED ELEVATOR SECTIONS
Scale: 3/8" = 1"

ELEVATOR GENERAL NOTES

PREPARATORY WORK BY OTHERS: THE CUSTOMER OR CUSTOMER'S CONTRACTOR, SHALL BE RESPONSIBLE FOR FOLLOWING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK AT NO COST TO KONE, INC LOCAL CODES SHALL PREVAIL WHEN APPLICABLE.

1. PROVIDE A CLEAR, PLUMB HOISTWAY OF THE SIZE SHOWN ON THE FINAL KONE LAYOUT. VARIATIONS MUST NOT EXCEED 1", (TOLERANCE= -0" + 1")
2. PROVIDE ADEQUATE SUPPORT FOR GUIDE RAIL BRACKETS (INCLUDING DIVIDER BEAMS FOR MULTIPLE ELEVATORS IN A COMMON HOISTWAY) FROM PIT FLOOR TO THE TOP OF THE HOISTWAY AND NOT SPANNING FURTHER THAN ALLOWED BY THE GOVERNING CODE AUTHORITY. FIREPROOFING SHALL BE AFTER INSTALLATION OF ELEVATOR BRACKETS.
3. HOISTWAY VENTILATION SHALL BE PROVIDED PER CODE REQUIREMENTS.
4. PROJECTIONS REQUIRING BEVELING IN ACCORDANCE WITH CODE REQUIREMENTS SHALL BE BEVELED AT AN ANGLE NOT LESS THAN 75 DEGREES FROM THE HORIZONTAL.
5. PROVIDE REMOVABLE, OSHA COMPLIANT BARRICADES AROUND ALL HOISTWAY OPENINGS AND BETWEEN ELEVATORS INSIDE OF THE HOISTWAY AS REQUIRED. PROVIDE TWO LIFELINE ATTACHMENTS AT THE TOP, FRONT OF THE HOISTWAY.
6. ARRANGE FOR ALL BLOCK OUT / CUTOUT OF OPENINGS TO INSTALL HALL PUSHBUTTONS, SIGNAL FIXTURES, AND HATCH DUCT.
7. PROVIDE A DRY PIT REINFORCED TO SUSTAIN VERTICAL FORCE FROM RAILS AND BUFFERS. REFERENCE THE REACTION LOAD TABLES FOR VERTICAL FORCES. SUMPS AND / OR (WHERE PERMITTED) LOCATED WITHIN THE PIT MAY NOT INTERFERE WITH THE ELEVATOR EQUIPMENT.
8. PROVIDE SUITABLE LIGHTING FOR THE MACHINE SPACE WITH A LIGHT SWITCH LOCATED IN THE HOISTWAY. PROVIDE A LIGHT FIXTURE AND A SEPARATE GFCI PROTECTED DUPLEX CONVENIENCE OUTLET IN THE ELEVATOR PIT.
9. ENTRANCE WALLS ARE TO BE LEFT OPEN UNTIL THE ELEVATOR EQUIPMENT IS INSTALLED. ADEQUATE SUPPORT FOR ENTRANCE ATTACHMENT POINTS IS REQUIRED AT ALL LANDINGS. ALL FINISHED FLOORING AND GROUTING IS TO BE INSTALLED AFTER THE ENTRANCE FRAMES ARE INSTALLED.
10. A PIT LADDER IS SUPPLIED BY KONE UNLESS OTHERWISE NOTED ON THE LAYOUT DRAWING. LOCATE AND INSTALL PER KONE FINAL LAYOUT DRAWINGS.
11. AN I-BEAM AND SAFETY LINE BEAM, PROVIDED BY KONE, MUST BE INSTALLED IN THE ELEVATOR HOISTWAY OVERHEAD PER THE KONE FINAL LAYOUT DRAWING. WHERE AN ELEVATOR HAS BOTH A FRONT AND REAR OPENING, TWO SAFETY LINE BEAMS ARE REQUIRED.
12. FOR PROPER EQUIPMENT OPERATION, THE MACHINE SPACE AT TOP OF THE HOISTWAY MUST BE PROPERLY VENTED PER CODE REQUIREMENTS. MAX ALLOWED HUMIDITY IS 95% NON-CONDENSING. HOISTWAY MUST MAINTAIN A TEMPERATURE BETWEEN 41 F AND 104 F.
13. THE ACCESS DOOR TO THE CONTROL SPACE OR THE CONTROL ROOM MUST BE SECURED AGAINST UNAUTHORIZED ACCESS. IT SHALL BE SELF-LOCKING AND SELF-CLOSING.
14. PROVIDE A 15-AMP 120V AC SERVICE WITH GROUND (VIA EMERGENCY LIGHT SUPPLY IF AVAIABLE) CONNECTED TO EACH TO EACH CONTROL CABINET FOR LIGHTING AND FAN. PROVIDE DEDICATED ANALOG PHONE LINE TERMINATING AT THE ELEVATOR CONTROL CABINET.
15. FOR CONTROL SPACES LOCATED REMOTELY FROM THE ELEVATOR HOISTWAY, PROVIDE A GOVERNOR ACCESS DOOR OF SIZE AND LOCATION PER KONE FINAL LAYOUT DRAWINGS. THE ACCESS DOOR SHALL BE SECURED AGAINST UNAUTHORIZED ACCESS.
16. FOR INTEGRATED CONTROL SPACE LOCATED IN SEISMIC AREA, PROVIDE A SEISMIC SWITCH ACCESS DOOR OF SIZE AND LOCATION PER KONE FINAL LAYOUT DRAWINGS. THE ACCESS DOOR SHALL BE SECURED AGAINST UNAUTHORIZED ACCESS.
17. PROVIDE A SUITABLE WORKING ENVIRONMENT INCLUDING ADEQUATE ACCESS TO THE BUILDING, PROPER LIGHTING IN ALL AREAS, CLEAN AND SAFE STORAGE ADJACENT TO DE HOISTWAY, PROPERLY INSTALLED TEMPORARY SINGLE AND THREE-PHASE POWER, AND SUFFICIENT ON-SITE REFUSE CONTAINERS FOR THE DISPOSAL OF ELEVATOR PACKING MATERIALS.
18. THIS DRAWING MUST BE REVIEWED AND APPROVED BY A LICENSED PROFESSIONAL TO ENSURE COMPLIANCE WITH LOCAL BUILDING CODES.
19. THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION PURPOSES. FULLY DETAILED CONSTRUCTION DRAWINGS ARE AVAILABLE FROM THE PRODUCT MANUFACTURER.

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Ariel Valdes, AIA
Florida Registration No.: AR96144

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AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

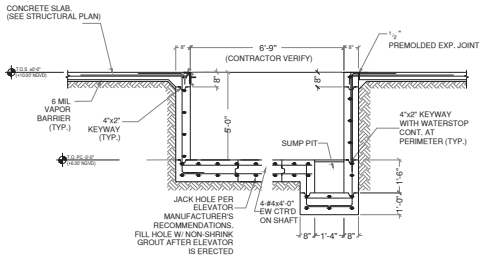
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01	09.08.25 / City comments

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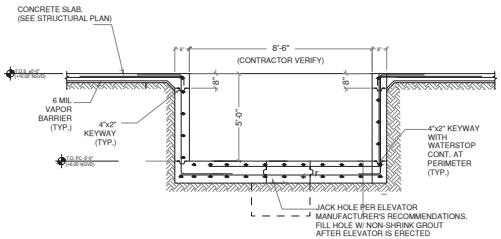
ELEVATOR DETAILS

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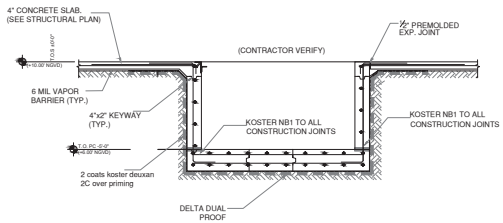
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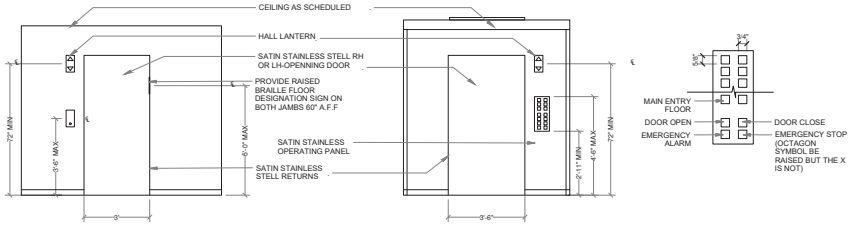
01 ELEVATOR PIT SECTION
Scale:1/4" = 1"



02 ELEVATOR PIT SECTION
Scale:1/4" = 1"



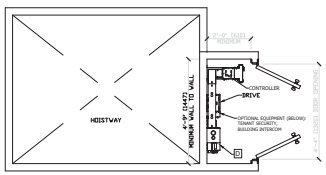
03 ELEVATOR PIT SECTION
WATER PROOFING
Scale:1/4" = 1"



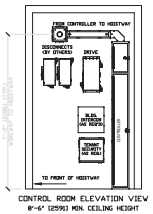
04 ELEVATOR ACCESSIBILITY REQUIREMENTS
Scale: NTS

NOTES:
1. ELEVATOR TO COMPLY WITH ASME A17.1-F.B.C 2001 CHAPTER 11 AND CHAPTER 30.
2. ELEVATOR FIRE CONTRO INDICATOR PANEL LOCATED IN GR. FLR. SECURUTY OFFICE.
3. FOR LOCATION OF SMOKE SENSORS, DISCONNECT, TELEPHONE LINES, A/C AND LIGHTUNG REFER TO M.E.P DRAWING
4. RATER DOORS TO PROVIDE SMOKE PROOF ENCLOUSE UPON FIRE ALARM ACTIVATION.
5. COORDINATE EXACT HOISTWAY DIMENSIONS, INCL. BUT NOT LIMITED TO: SCHEDULING AND ACCESS TO ELEVATOR AREA. REFER TO MEP AND FIRE PROTECTION DRAWING FOR APPLICABLE ITEMS.
6. A PERMANENT SIGN SHAL BE INSTALLED IMMEDIATELY ABOVE EACH HALL PUSH BUTTON STATION ON EACH FLOOR READING: IN FIRE EMERGENCY DO NOT USEA ELEVATOR. USE EXIT STAIRS. THIS SIGN SHALL BE LETTERS NOT LESS THAN 1/2 INCH (12.7MM) HIGH
7. ACCESIBLE ELEVATOR #2 MUST BE ABLE TO ACCOMODATE A 76" LONG X 24" WIDE AMBULANCE STRETCHER IN THE HORIZONTAL POSITION.

ELEVATOR LEGEND NOTES
1. THE SHAFT ELEVATOR SHALL BE EQUIPPED WITH DETECTION SYSTEM WITH A FLOAT SWITCH TO PREVENT THE ELEVATOR CAB FROM DESCENDING INTO FLOODWATER.
2. ELEVATORS AND THEIR ASSOCIATED EQUIPMENT NEED TO BE PROTECTED FROM FLOOD DAMAGE. MECHANICAL EQUIPMENT ASSOCIATED WITH THE ELEVATOR SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION (BFE) .
3. ALLA MATERIAL BELOW THE BASE FLOOR ELEVATION (BFE) SHALL BE WATERPROOF MATERIALS.
4. ELEVATOR SHAFTS/ ENCLOURES THAT EXTEND BELOW THE BFE BE CONSTRUCTED OF REINFORCED MASONRY BLOCK OR REINFORCED CONCRETE WALL.



CONTROL ROOM PLAN
ADJACENT AT FLOOR 4TH



CONTROL ROOM ELEVATION VIEW
8'-6" (2591) MIN. CEILING HEIGHT

NOTE: GC SHALL VERIFY DIKENSIONS PER MANUFACTURER SHOP DRAWINGS

TK ELEVATOR
05 CONTROL PANEL REQUIREMENTS
Scale: NTS

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STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

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Ariel Valdes, AIA
Florida Registration No.: AR96144

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DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

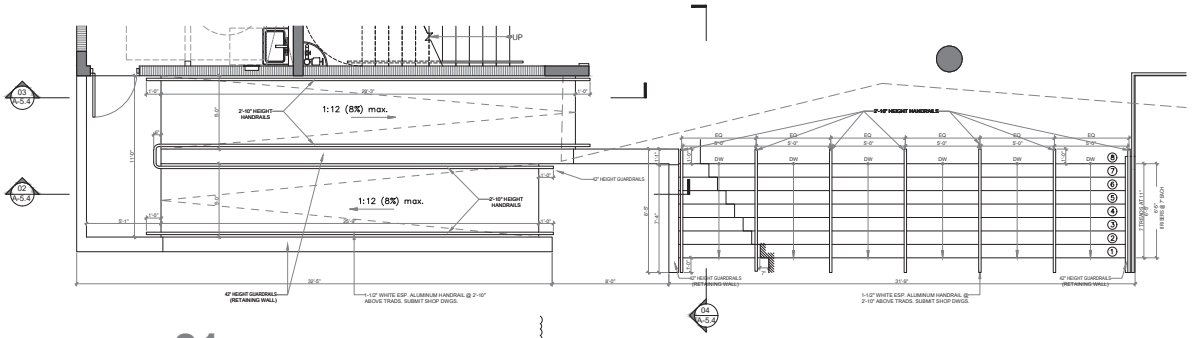
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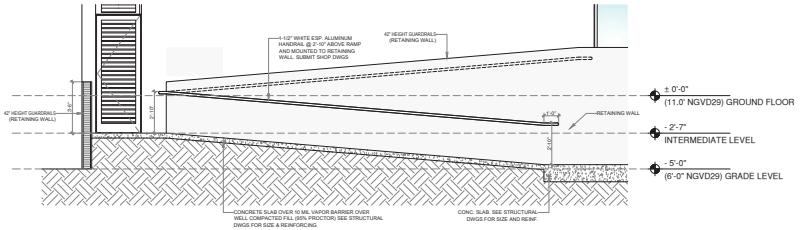
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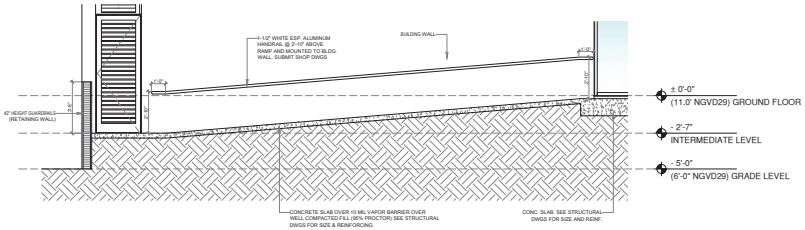
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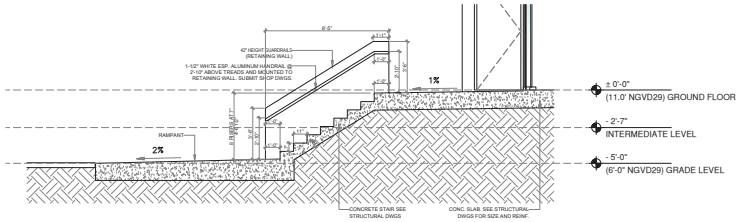
01 RAMP 1 & ENTRY STAIR FLOOR PLAN
Scale: 1/4" = 1'



03 RAMP 1 & SECTION 2
Scale: 1/4" = 1'



02 RAMP 1 & SECTION 1
Scale: 1/4" = 1'



04 ENTRY STAIR SECTION
Scale: 1/4" = 1'

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DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

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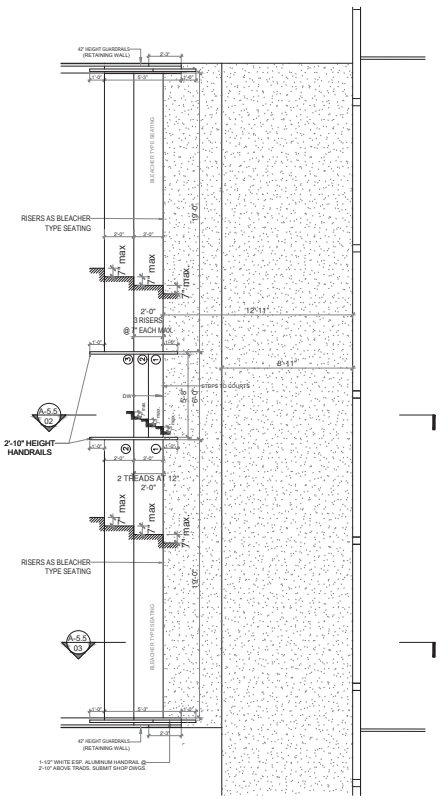
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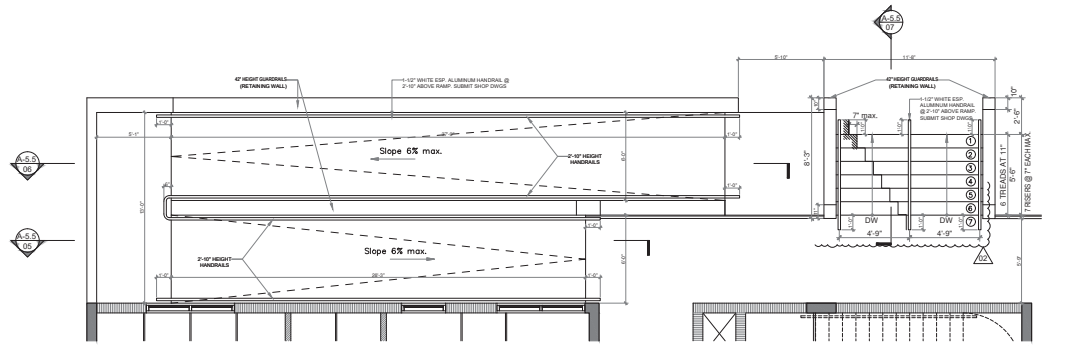
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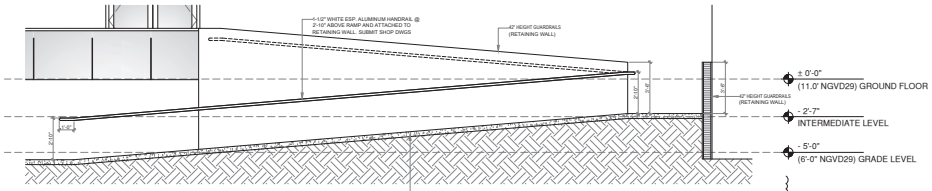
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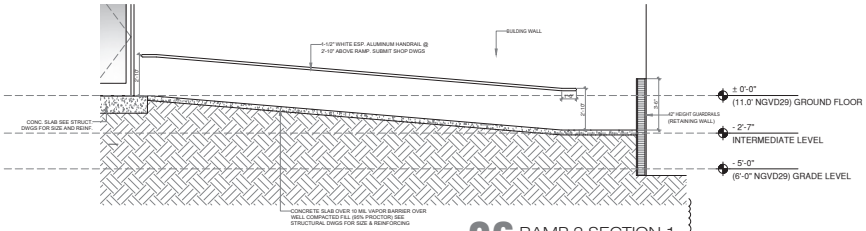
01 STAND FLOOR PLAN
Scale: 1/4" = 1'



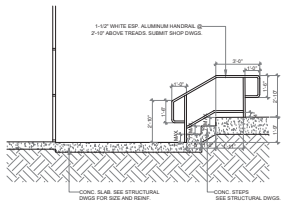
04 RAMP 2 & REAR STAIR FLOOR PLAN
Scale: 1/4" = 1'



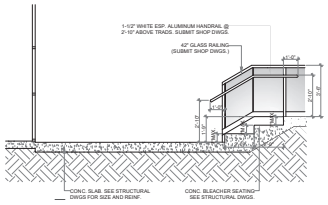
05 RAMP 2 SECTION 2
Scale: 1/4" = 1'



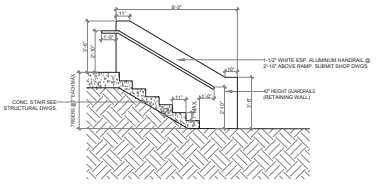
06 RAMP 2 SECTION 1
Scale: 1/4" = 1'



02 STAND SECTION 1
Scale: 1/4" = 1'



03 STAND SECTION 2
Scale: 1/4" = 1'



07 REAR STAIR SECTION
Scale: 1/4" = 1'

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Date: 2026.02.04 23:37:25 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

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NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195
DESIGNED BY: O. GONZALEZ / N. SANTAMARIA
DRAWN BY: N. SANTAMARIA / A. MURGA
CHECKED BY: A. VALDES
DATE: 07/30/2025

REVISIONS

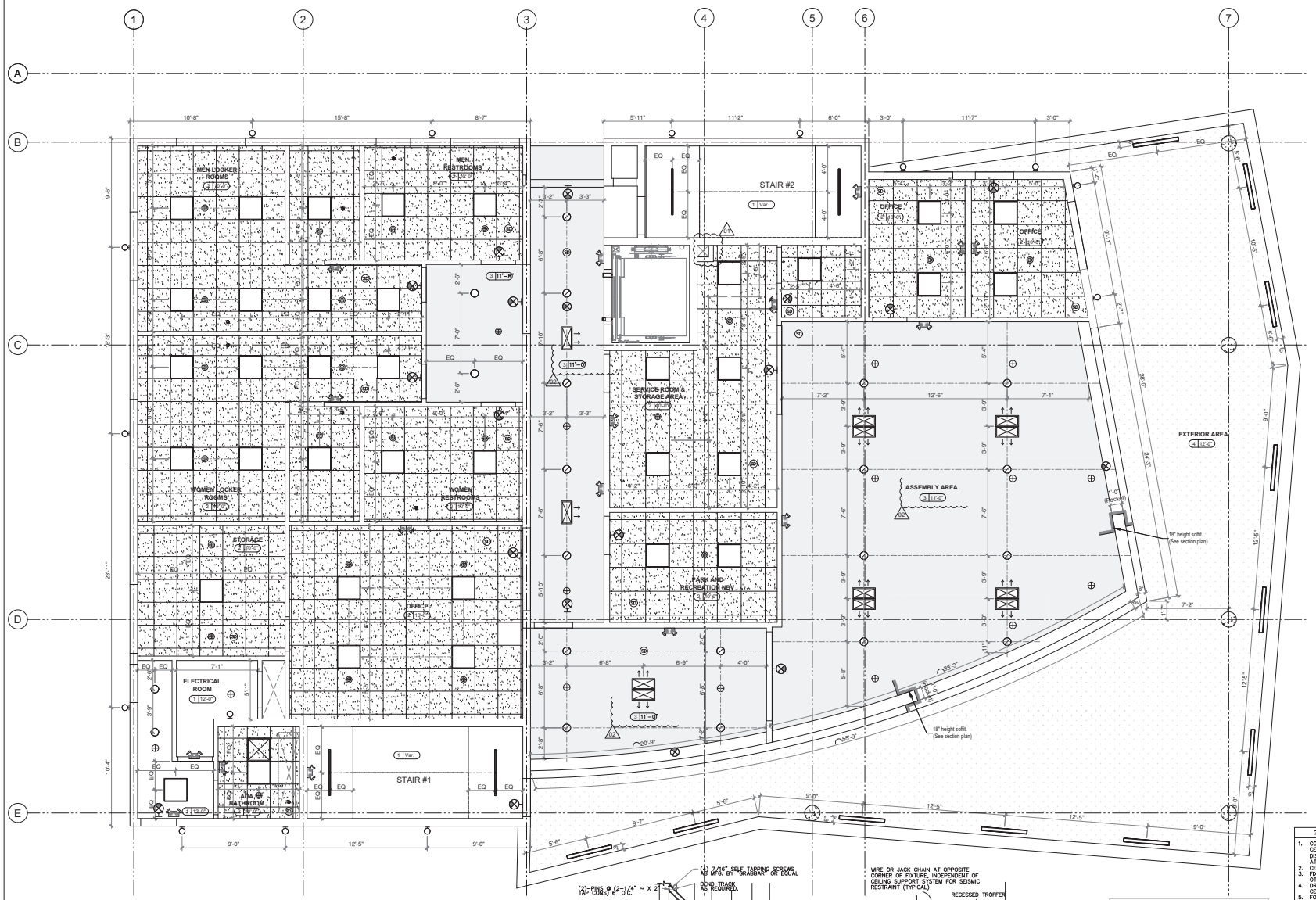
Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments

DRAWING TITLE:

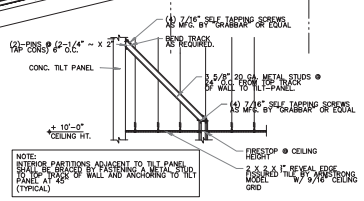
RAMP DETAILS

SHEET ID:

A-5.5

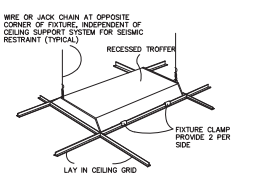


01 REFLECTED CEILING PLAN. GROUND FLOOR
Scale: 1/4" = 1'



NOTE:
INTERIOR PARTITIONS ADJACENT TO TILT PANEL SHALL BE BRACED BY FASTENING A METAL STUD TO THE BACK OF WALL AND ANCHORING TO TILT PANEL AT 45° (TYPICAL)

02 PARTITION BRACING DETAIL
Scale: 1/4" = 1'



03 TYPICAL RECESSED FIXTURE MOUNTING DETAIL
Scale: 1/4" = 1'

CEILING MATERIAL LEGEND

X X'-XX" — CEILING MATERIAL / CEILING HEIGHT

1. SKIM COAT OVER CONCRETE SLAB. PAINTED FINISH.
2. 2'x2' ACOUSTICAL CEILING TILE & SUSPENSION SYSTEM
3. PAINTED GYPSUM BOARD CEILING.
4. PAINTED EXTERIOR GYPSUM BOARD CEILING. DENSGLASS® SHEADING OR APPROVED EQUAL.

SYMBOLS LEGEND:

- JUNCTION BOX
- LIGHT FIXTURE
- 2'x2' LIGHT FIXTURE
- 4"x4' LIGHT FIXTURE
- WALL SCONCE
- SMOKE DETECTOR
- ELECTRIC FAN
- SPRINKLER HEAD DOWN
- SPRINKLER HEAD UP
- HAVC SUPPLY
- HAVC RETURN

GENERAL RCP NOTES:

1. COORDINATE ALL CEILING FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH MECHANICAL & ELECTRICAL DWGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
2. CENTER VANITY LIGHT FIXTURE TO THE COUNTER U.O.N
3. FIXTURE LOCATION SHALL BE AT CENTER OF SPACE UNLESS OTHERWISE INDICATED.
4. DROP CEILING ABOVE CABINETS TO CABINETS HEIGHT REFER TO CEILING PLAN AND INTERIOR ELEVATIONS.
5. FOR FIXTURE TYPE & SPECIFICATIONS SEE MECHANICAL, ELECTRICAL & FIRE PROTECTION DWG.
6. REFER TO FLOOR PLAN FOR RM. NAME & RM. NUMERS.
7. CONTRACTOR SHALL SUBMIT DETAILED SHOP DWG. & CALCULATIONS, SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER INDICATING COMPLIANCE W/ THE SFBC FOR SOFFIT & EXTERIOR CEILING STRUCTURAL DESIGN, INCLUDING: ATTACHMENT METHOD, FRAMING, SUBFRAMING (SUCH AS FOR LIGHT FIXTURES), DECKING & OTHERS MISC. COMPONENTS AS MAYBE NECESSARY. THE GENERAL COMPOSITION OF THE SYSTEM IS NOTED HEREIN IN THESE DOCUMENTS FOR PRICING PURPOSES ONLY.
8. SEE INTERIOR FINISH SCHEDULES FOR FINISHES.
9. SEE ELECTRICAL DRAWING FOR LOCATION OF ADDITIONAL WALL MOUNTED LIGHTING.
10. REFER TO ELECTRICAL ENGINEERS PLANS FOR LIGHTING FIXTURE SCHEDULE, AND ADDITIONAL INFORMATION.
11. REFER TO MECHANICAL ENGINEERS PLAN FOR SUPPLY AND RETURN DIFFUSER LOCATIONS AND ADDITIONAL INFORMATION.
12. FOR LIGHTS IN EMERGENCY SYSTEM SEE ELECTRICAL DRAWINGS.

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Date: 2026.02.04 23:43:31 -05'00'

Ariel Valdes
Florida Registration No.: AR96144

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NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

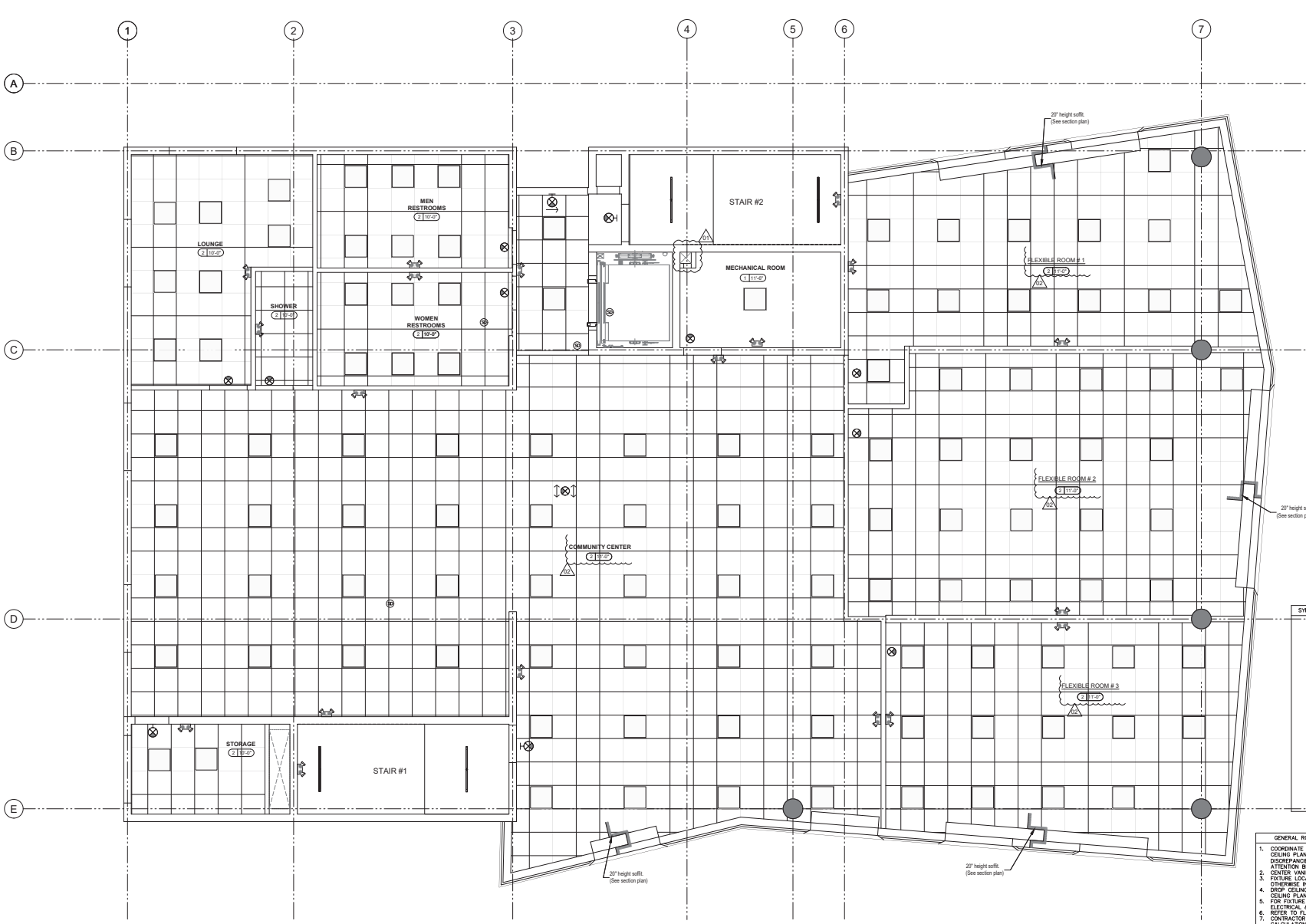
Issue	Issue date / For
01	09.08.25 / City comments
02	12.08.25 / By the Client

DRAWING TITLE:

REFLECTED CEILING PLAN (GROUND FLOOR)

SHEET ID:

A-6.0



01 REFLECTED CEILING PLAN. SECOND FLOOR

Scale: 1/4" = 1'

SYMBOLS LEGEND:

- JUNCTION BOX
- LIGHT FIXTURE
- 2'x2' LIGHT FIXTURE
- 4"x4' LIGHT FIXTURE
- WALL SCONCE
- SMOKE DETECTOR
- ELECTRIC FAN
- SPRINKLER HEAD DOWN
- SPRINKLER HEAD UP
- HAVC SUPPLY
- HAVC RETURN

CEILING MATERIAL LEGEND

CEILING MATERIAL
X | X"–XX"
CEILING HEIGHT

1. SKIM COAT OVER CONCRETE SLAB. PAINTED FINISH.
2. 2'X2' ACOUSTICAL CEILING TILE & SUSPENSION SYSTEM
3. PAINTED GYPSUM BOARD CEILING.

GENERAL RCP NOTES:

1. COORDINATE ALL CEILING FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH MECHANICAL & ELECTRICAL DWGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
2. CENTER VANITY LIGHT FIXTURE TO THE COUNTER U.O.N
3. FIXTURE LOCATION SHALL BE AT CENTER OF SPACE UNLESS OTHERWISE INDICATED.
4. DROP CEILING ABOVE CABINETS TO CABINETS HEIGHT REFER TO CEILING PLAN AND INTERIOR ELEVATIONS.
5. FOR FIXTURE TYPE & SPECIFICATIONS SEE MECHANICAL, ELECTRICAL & FIRE PROTECTION DWG.
6. REFER TO FLOOR PLAN FOR RM. NAME & RM. NUMERS.
7. CONTRACTOR SHALL SUBMIT DETAILED SHOP DWG. & CALCULATIONS, SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER INDICATING COMPLIANCE W/ THE SFBC FOR SOFFIT & EXTERIOR CEILING STRUCTURAL DESIGN, INCLUDING: ATTACHMENT METHOD, FRAMING, SUBFRAMING (SUCH AS FOR LIGHT FIXTURES), DECKING & OTHERS MISC. COMPONENTS AS MAYBE NECESSARY. THE GENERAL COMPOSITION OF THE SYSTEM IS NOTED HEREIN IN THESE DOCUMENTS FOR PRICING PURPOSES ONLY.
8. SEE INTERIOR FINISH SCHEDULES FOR FINISHES.
9. SEE ELECTRICAL DRAWING FOR LOCATION OF ADDITIONAL WALL MOUNTED LIGHTING.
10. REFER TO ELECTRICAL ENGINEERS PLANS FOR LIGHTING FIXTURE SCHEDULE, AND ADDITIONAL INFORMATION.
11. REFER TO MECHANICAL ENGINEERS PLAN FOR SUPPLY AND RETURN DIFFUSER LOCATIONS AND ADDITIONAL INFORMATION.
12. FOR LIGHTS IN EMERGENCY SYSTEM SEE ELECTRICAL DRAWINGS.

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Ariel Valdes, AIA
Florida Registration No.: AR96144

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NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

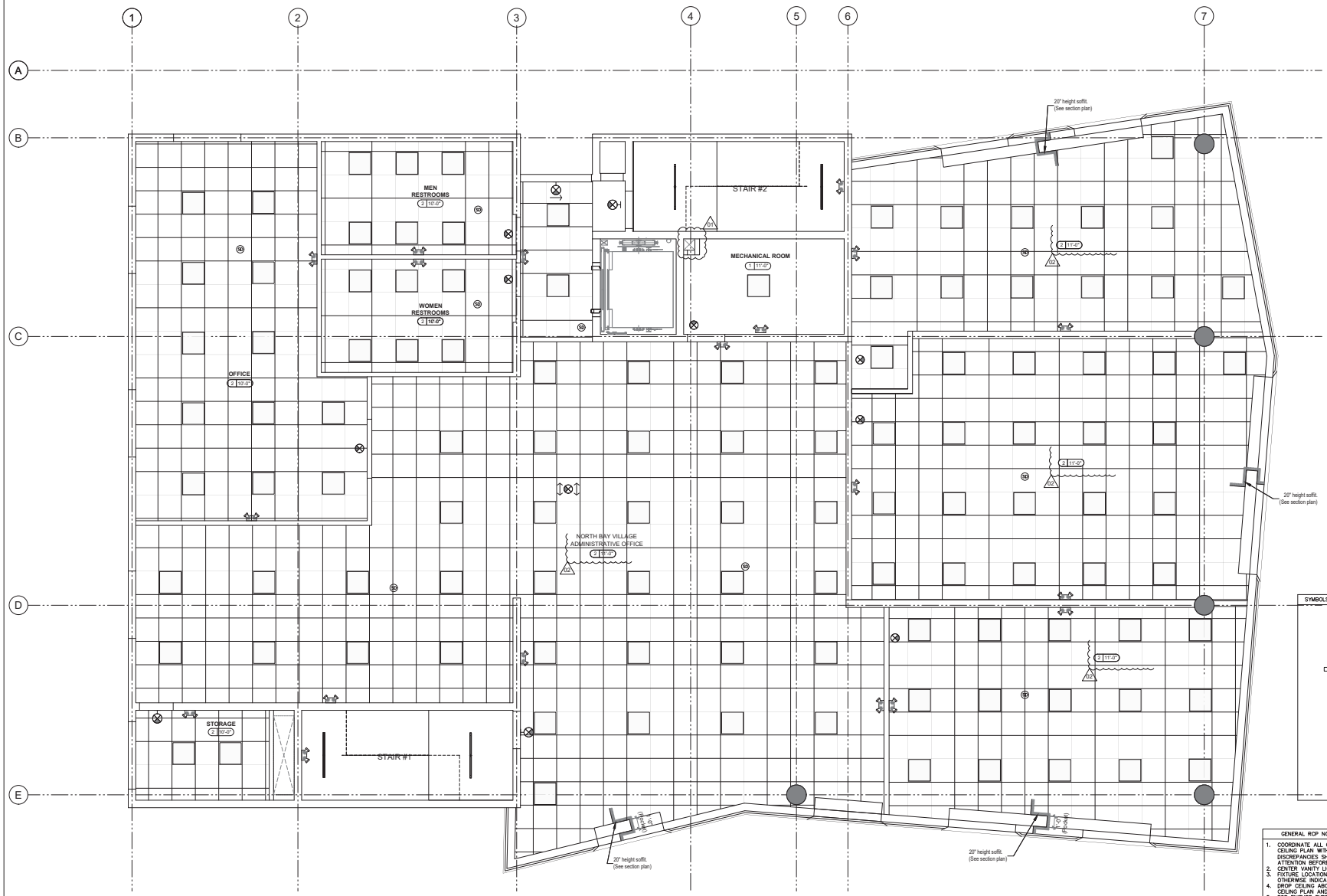
Issue	Issue date / For
01	09.08.25 / City comments
02	12.08.25 / By the Client

DRAWING TITLE:

REFLECTED CEILING PLAN (SECOND FLOOR)

SHEET ID:

A-6.1



01 REFLECTED CEILING PLAN. THIRD FLOOR

Scale: 1/4" = 1'

SYMBOLS LEGEND:

- JUNCTION BOX
- LIGHT FIXTURE
- 2'x2' LIGHT FIXTURE
- 4"x4' LIGHT FIXTURE
- WALL SCONCE
- SMOKE DETECTOR
- ELECTRIC FAN
- SPRINKLER HEAD DOWN
- SPRINKLER HEAD UP
- HAVC SUPPLY
- HAVC RETURN

CEILING MATERIAL LEGEND

X. X"–XX" — CEILING MATERIAL / CEILING HEIGHT

1. SKIM COAT OVER CONCRETE SLAB. PAINTED FINISH.
2. 2'X2' ACOUSTICAL CEILING TILE & SUSPENSION SYSTEM
3. PAINTED GYPSUM BOARD CEILING.

GENERAL RCP NOTES:

1. COORDINATE ALL CEILING FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH MECHANICAL & ELECTRICAL DWGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
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3. FIXTURE LOCATION SHALL BE AT CENTER OF SPACE UNLESS OTHERWISE INDICATED.
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9. SEE ELECTRICAL DRAWING FOR LOCATION OF ADDITIONAL WALL MOUNTED LIGHTING.
10. REFER TO ELECTRICAL ENGINEERS PLANS FOR LIGHTING FIXTURE SCHEDULE, AND ADDITIONAL INFORMATION.
11. REFER TO MECHANICAL ENGINEERS PLAN FOR SUPPLY AND RETURN DIFFUSER LOCATIONS AND ADDITIONAL INFORMATION.
12. FOR LIGHTS IN EMERGENCY SYSTEM SEE ELECTRICAL DRAWINGS.

TWO30 STUDIO ARCHITECTURE + INTERIOR DESIGN

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Ariel Valdes, AIA
Florida Registration No. AR98144

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PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

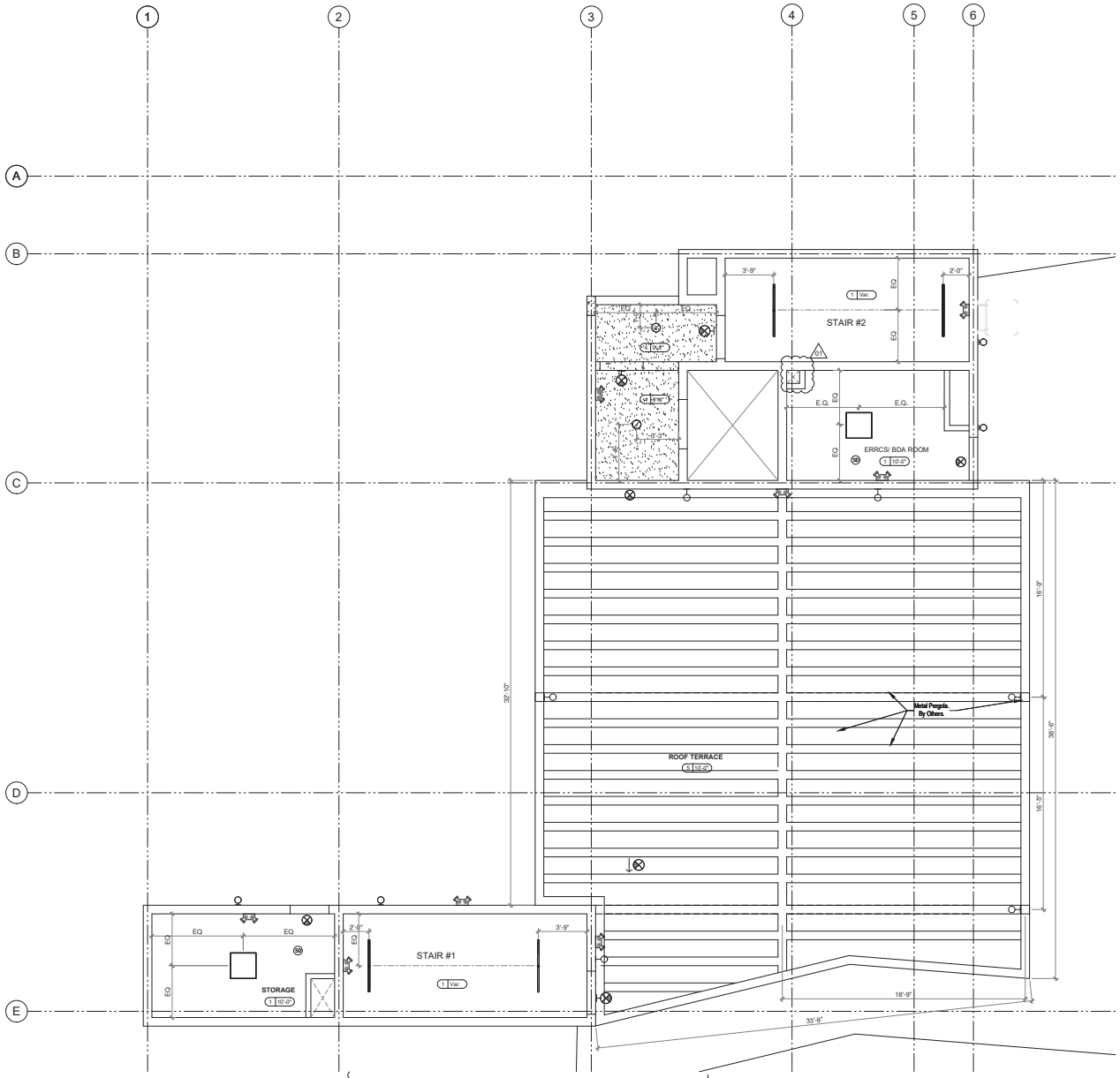
Issue	Issue date / For
01	09.08.25 / City comments
02	12.08.25 / By the Client

DRAWING TITLE:

REFLECTED CEILING PLAN (THIRD FLOOR)

SHEET ID:

A-6.2



01 REFLECTED CEILING PLAN. ROOFTOP

Scale: 1/4" = 1"

GENERAL RCP NOTES:

1. COORDINATE ALL CEILING FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH MECHANICAL & ELECTRICAL DWGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
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11. REFER TO MECHANICAL ENGINEERS PLAN FOR SUPPLY AND RETURN DIFFUSER LOCATIONS AND ADDITIONAL INFORMATION.
12. FOR LIGHTS IN EMERGENCY SYSTEM SEE ELECTRICAL DRAWINGS.

SYMBOLS LEGEND:

- JUNCTION BOX
- LIGHT FIXTURE
- 2'x2' LIGHT FIXTURE
- 4"x4' LIGHT FIXTURE
- WALL SCONCE
- SMOKE DETECTOR
- ELECTRIC FAN
- SPRINKLER HEAD DOWN
- SPRINKLER HEAD UP
- HAVC SUPPLY
- HAVC RETURN

CEILING MATERIAL LEGEND

X | X'-XX" — CEILING MATERIAL / CEILING HEIGHT

1. SKIM COAT OVER CONCRETE SLAB. PAINTED FINISH.
2. 2'X2' ACOUSTICAL CEILING TILE & SUSPENSION SYSTEM
3. PAINTED GYPSUM BOARD CEILING.
4. PAINTED EXTERIOR GYPSUM BOARD CEILING. DENSGLASS® SHEADING OR APPROVED EQUAL.
5. METAL PERGOLA. BY OTHERS.

Two30 Studio LLC.
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Ariel Valdes, AIA
Florida Registration No.: AR96144

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1851 GALLEON ST
NORTH BAY VILLAGE,
FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

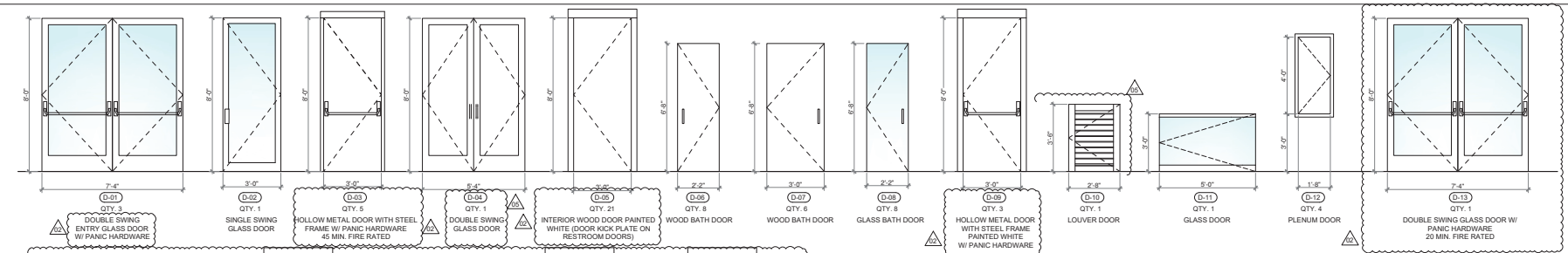
Issue	Issue date / For
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02	12.08.25 / By the Client

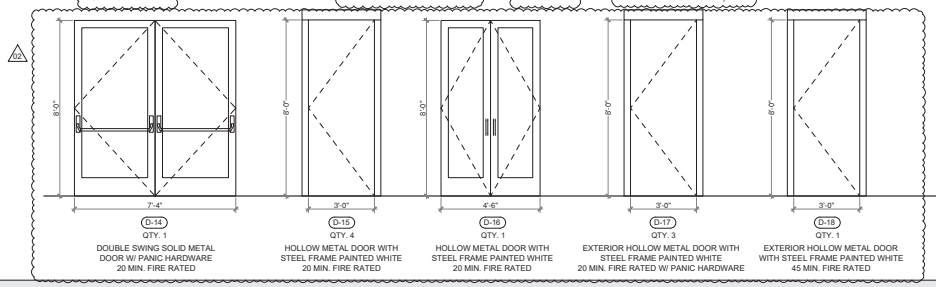
DRAWING TITLE:

REFLECTED CEILING PLAN (ROOFTOP)

SHEET ID:

A-6.3

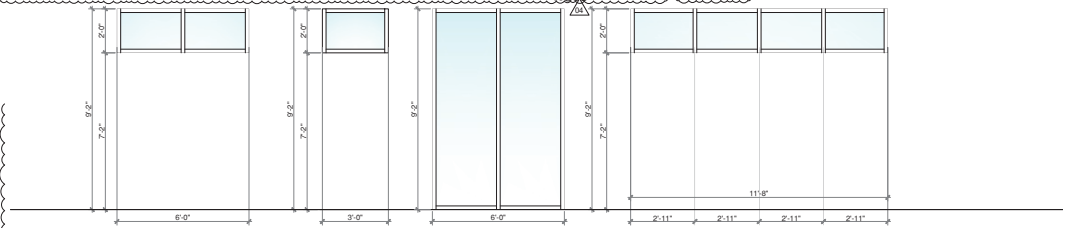




NOTES:
1. DOORS WITH PANIC HARDWARE ARE REQUIRED IN ASSEMBLY AREAS WITH OCCUPANT LOADS OF 100 OR MORE
2. PANIC HARDWARE WILL BE PROVIDED IN ALL SECONDARY EXIT DOORS AND GATES FFPC101:12.2.2.3

DOOR SCHEDULE

TAG	SIZED W	SIZED H	SIZED THK	MTL	FIN	GLASS	LOUVER WXH	FRAME TYPE	FRAME MTL	FRAME FIN	DETAILS HEAD	DETAILS JAMB	DETAILS THK	FIRE RATE MIN.	HARDWARE SET.	HARDWARE KEY SIDE	REMARKS	PRODUCT APPROVAL DESIGN PRESS. RATING (+) PSF	PRODUCT APPROVAL DESIGN PRESS. RATING (-) PSF	PRESSURE RATING REQ. FOR SPECIFIC OPEN (+) PSF	PRESSURE RATING REQ. FOR SPECIFIC OPEN (-) PSF	PRODUCT APPROVAL No.
D-01	7'-4"	8'-0"	1-3/4"	AL	NAT	YES	NO		AL	NAT				NR	*	EXT						
D-02	3'-0"	8'-0"	1-3/4"	AL	NAT	YES	NO		AL	NAT				NR	*	EXT						
D-03	3'-0"	8'-0"	1-3/4"	MTL	PNT	NO	NO		MTL	PNT				90	*	INT	PANIC HARDWARE					
D-04	5'-4"	8'-0"	1-3/4"	WD	PNT	YES	NO		WD	PNT				NR	*	INT						
D-05	3'-0"	8'-0"	1-3/4"	WD	PNT	NO	NO		WD	PNT				NR	*	INT	DOOR KICK PLATE ON RESTROOM DOORS					
D-06	2'-2"	6'-8"	1-3/4"	WD	PNT	NO	NO		-	-				NR	*	INT						
D-07	3'-0"	6'-8"	1-3/4"	WD	PNT	NO	NO		-	-				NR	*	INT						
D-08	2'-2"	6'-8"	1-3/4"	GL	FR	YES	NO		-	-				NR	*	INT						
D-09	3'-0"	8'-0"	1-3/4"	MTL	PNT	NO	NO		MTL	PNT				90	*	EXT						
D-10	2'-8"	3'-6"	1-3/4"	MTL	PNT	NO	YES		MTL	PNT				NR	*	EXT						
D-11	5'-0"	3'-0"	1-3/4"	GL	FR	YES	NO		-	-				NR	*	EXT						
D-12	1'-8"	4'-0"	1-3/4"	WD	PNT	NO	NO		WD	PNT				NR	*	INT						
D-13	7'-9"	8'-0"	1-3/4"	AL	NAT	YES	NO		AL	PNT				20	*	INT	PANIC HARDWARE					
D-14	7'-9"	8'-0"	1-3/4"	MTL	PNT	NO	NO		MTL	PNT				20	*	INT	PANIC HARDWARE					
D-15	3'-0"	8'-0"	1-3/4"	MTL	PNT	NO	NO		MTL	PNT				20	*	INT						
D-16	4'-6"	8'-0"	1-3/4"	MTL	PNT	NO	NO		MTL	PNT				20	*	INT						
D-17	3'-0"	8'-0"	1-3/4"	MTL	PNT	NO	NO		MTL	PNT				20	*	EXT	PANIC HARDWARE					
D-18	3'-0"	8'-0"	1-3/4"	MTL	PNT	NO	NO		MTL	PNT				90	*	EXT	PANIC HARDWARE					



EXTERIOR OPENING SCHEDULE WINDOW

OPENING LOCATION	TYPE	OPENING SIZE WIDTH	OPENING SIZE HEIGHT	PRODUCT APPROVAL DESIGN PRESS. RATING (+) PSF	PRODUCT APPROVAL DESIGN PRESS. RATING (-) PSF	PRESSURE RATING REQD. FOR SPECIFIC OPEN (+) PSF	PRESSURE RATING REQD. FOR SPECIFIC OPEN (-) PSF	PRODUCT APPROVAL No.	GLASS TYPE/SIZE	FASTENER TYPE/SIZE	SPACING EDGE & O.C.	SHUTTERS REQUIRED Y/N	REMARKS	REQ'D Y/N	NOA No.	FASTENER TYPE/SIZE
W-01	FIXED	6'-0"	2'-0"	80.0	80.0	45.0	49.0	23-0816.02	LAMINATED 7/8"	TAPCON 3/4"x3"		N		Y		
W-02	FIXED	3'-0"	2'-0"	80.0	80.0	45.0	49.0	23-0816.02	LAMINATED 7/8"	TAPCON 3/4"x3"		N		Y		
W-03	FIXED	6'-0"	9'-2"	80.0	80.0	45.0	60.0	23-0816.02	LAMINATED 7/8"	TAPCON 3/4"x3"		N		Y		
W-05	FIXED	11'-8"	2'-0"	65.0	72.2	45.0	49.0	23-0816.02	LAMINATED 7/8"	TAPCON 3/4"x3"		N		Y		

ROOM FINISH SCHEDULE

No.	NAME	FLOOR	BASE	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	REMARKS
	T.O. GROUND FLOOR								
101	EXTERIOR AREA	POL. CONCRETE	-	STUCCO	PAINT	GYP.BD	PAINT	VARIES	
102	ASSEMBLY AREA	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	GYP.BD	PAINT	VARIES	
103	OFFICE	CERAMIC/PORCELAIN TILE	REVEAL	CLG. TILE	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
104	LOBBY AREA	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	GYP.BD	PAINT	VARIES	
105	INTERIOR CORRIDOR	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	GYP.BD	PAINT	VARIES	
106	PARK AND RECREATION NBV	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
107	SERVICE ROOM & STORAGE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
108	ELECTRICAL ROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
109	OFFICE #1	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
110	OFFICE STORAGE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
111	WOMEN RESTROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	TILE FULL HEIGHT OF WALL
112	WOMEN LOCKER ROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
113	MEN RESTROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
114	MEN LOCKER ROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	TILE FULL HEIGHT OF WALL
115	STAIR #1	POL. CONCRETE	-	STUCCO	PAINT	STUCCO	PAINT	VARIES	
116	ELECTRICAL ROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
117	ADA RESTROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
118	PADDLE AND SOCCER OFFICE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
119	STAIR #2	POL. CONCRETE	-	STUCCO	PAINT	STUCCO	PAINT	VARIES	
	T.O. SECOND FLOOR								
201	COMMUNITY CENTER OPEN OFFICE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	GYP.BD	PAINT	VARIES	
202	MECHANICAL ROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	STUCCO	PAINT	VARIES	
203	WOMEN RESTROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	TILE FULL HEIGHT OF WALL
204	MEN RESTROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	TILE FULL HEIGHT OF WALL
205	OFFICE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
206	STORAGE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
207	OFFICE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	GYP.BD	PAINT	VARIES	
208	OFFICE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
209	STORAGE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
210	STORAGE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	2'X2' ACOUSTICAL CEILING TILE	PAINT	VARIES	
211	STAIR #1	POL. CONCRETE	-	STUCCO	PAINT	STUCCO	PAINT	VARIES	
212	STAIR #2	POL. CONCRETE	-	STUCCO	PAINT	STUCCO	PAINT	VARIES	
	T.O. THIRD FLOOR								
301	NBV ADMINISTRATIVE AREA OPEN OFFICE	CONCRETE	-	-	-	-	-	-	
302	MECHANICAL ROOM	CONCRETE	-	-	-	-	-	-	
303	STAIR #2	POL. CONCRETE	-	STUCCO	PAINT	STUCCO	PAINT	VARIES	
304	STORAGE	CONCRETE	-	-	-	-	-	-	
305	STAIR #1	POL. CONCRETE	-	STUCCO	PAINT	STUCCO	PAINT	VARIES	
	T.O. ROOFTOP								
401	VESTIBULE	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	GYP.BD	PAINT	VARIES	
402	STAIR #2	POL. CONCRETE	-	STUCCO	PAINT	STUCCO	PAINT	VARIES	
403	SERVICE ROOM	CERAMIC/PORCELAIN TILE	REVEAL	GYP.BD	PAINT	-	PAINT	VARIES	
404	STAIR #1	POL. CONCRETE	-	STUCCO	PAINT	STUCCO	PAINT	VARIES	
405	UTILITY ROOM / BDA ROOM	POL. CONCRETE	-	EXPOSED WALL	PRIME + PAINT	-	PAINT	VARIES	

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ARCHITECT OF RECORD

Digitally signed by Ariel Valdes
Date: 2026.02.04 23:57:14 -05'00'

Ariel Valdes, AIA
Florida Registration No.: AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:

NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

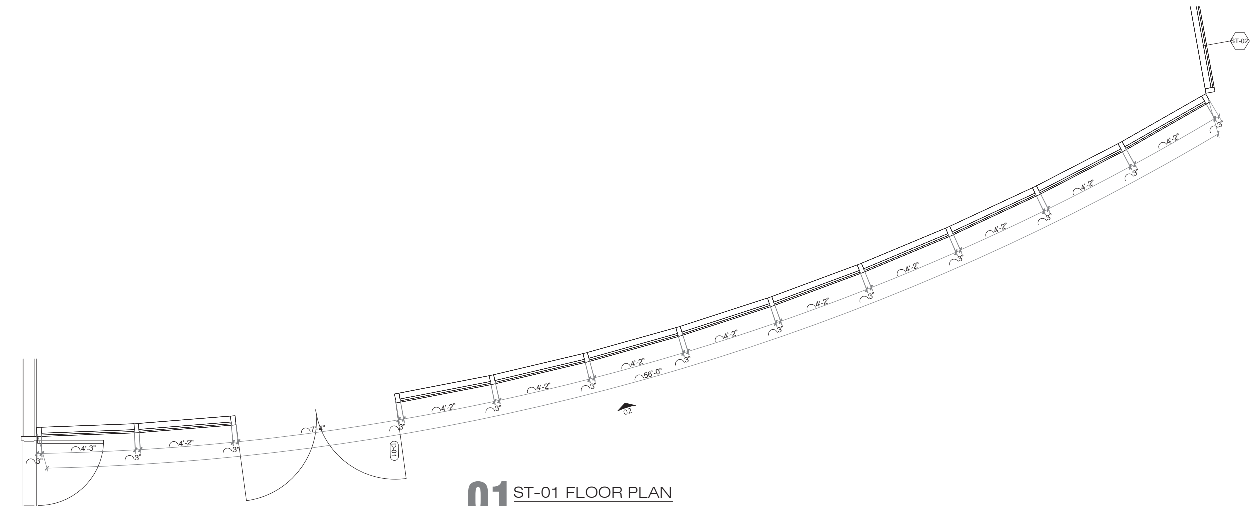
Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments
05	12.08.25 / By the Client

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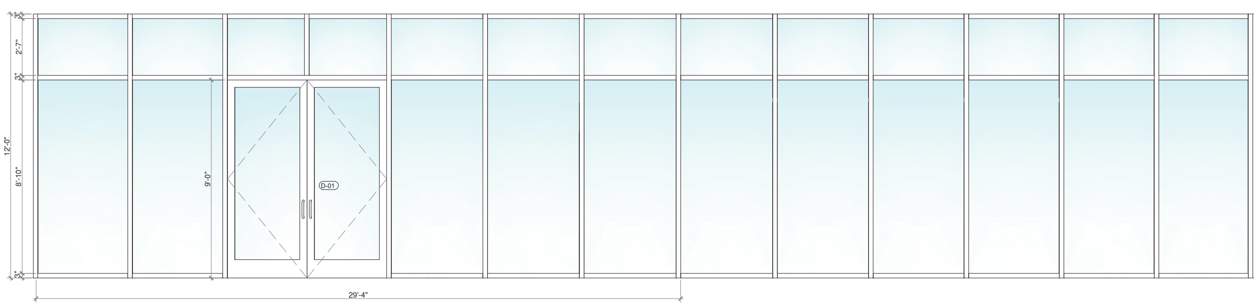
WINDOW AND DOOR SCHEDULE

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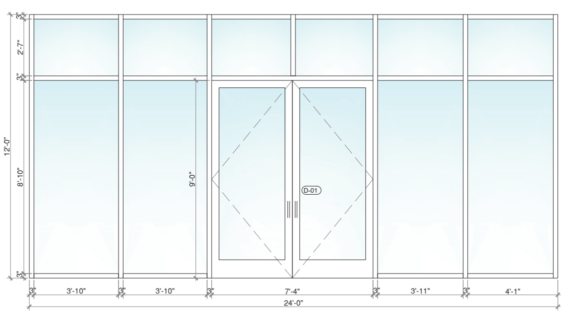
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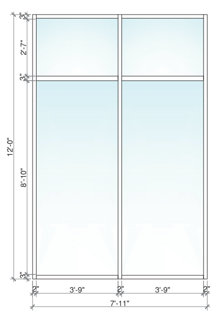
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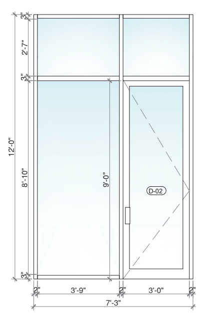
02 ST-01
Scale: 3/8" = 1'



03 ST-02
Scale: 3/8" = 1'



04 IST-01
Scale: 3/8" = 1'



03 IST-02
Scale: 3/8" = 1'

GENERAL DOOR NOTES

1. ALL WOOD DOORS TO BE 3'-0" x 8'-0" x 1" THK. SOLID CORE WOOD BIRCH W/2 COATS OF POLYURETHANE FINISH. WITH WELDED METAL FRAMES.
2. ALL DOOR FINISHES ARE FOR BOTH SIDES OF DOOR U.N.O.
3. SEE MECHANICAL DRAWINGS FOR UNDERCUTTING OF DOORS, IF SO REQUIRED.
4. GENERAL CONTRACTOR SHALL PROVIDE HARDWARE SCHEDULE FOR ARCHITECT'S REVIEW.
5. DOOR AND FRAMES WILL BE REINFORCED FOR SURFACE MOUNTED HARDWARE AS REQUIRED. HARDWARE WILL BE DRILLED AND TAPPED AT THE FACTORY.
6. ALL HARDWARE LOCATIONS ON THE DOOR AND FRAME ARE TO BE STANDARD LOCATION FOR HARDWARE.
7. ALL DOORS AND HARDWARE SHALL COMPLY WITH HANDICAP REQUIREMENTS (IE: LEVER HANDLES)
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL DOORS AND FRAMES.
9. PROVIDE 2 x 4 WOOD BLOCKING AROUND PERIMETER OF ALL DOOR OPENINGS.
10. PROVIDE HANGER - 24 1F FLOOR DOOR STOPS AT ALL DOORS.
11. ALL WOOD DOORS TO BE FLUSH TYPE BIRCH OR MAPLE WITH STAIN POLYURETHANE FINISH.
12. PROVIDE DOOR SILENCERS AT ALL HOLLOW METAL FRAMES.

GLAZING HAZARDOUS LOCATION (FBC SEC. 2406)

1. IDENTIFY SAFETY GLAZING AS REQUIRED IN FBC 2406.3
2. ALL INDIVIDUAL GLAZED AREAS SHALL USE GLAZING WHICH IS MINIMUM CSPC 16 CFR 1201 CATEGORY I.
3. USE CPSC 16 CFR 1201 CATEGORY II GLAZING FOR ANY OF THE FOLLOWING CONDITIONS, INDEPENDENTLY OF THE GLAZED AREA:
   - 3.1. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRL-POOL , SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. (ANY GLAZED AREA).
   - 4.2. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 IN. ABOVE A STANDING SURFACE (ANY GLAZED AREA)
   - 4.3. SLIDING GLASS DOORS PATIO TYPE (ANY GLAZING AREA)
   - 4.4. GLAZING IN ATHLETIC FACILITIES AND SIMILAR USES.
5. GLASS IN HANDRAILS AND GUARD ASSEMBLIES SHALL COMPLY WITH REQUIREMENTS IN FBC 2407.
6. EXTERIOR GLAZING TO COMPLY WITH THE ABOVE REQUIREMENTS AND WITH THE REQUIREMENTS OF FBC 2410.2:
   - 6.1. SMALL MISSILE IMPACT (SMI) RESISTANT WHEN LOCATED ABOVE THE LOWEST 30 FT OF THE BUILDING EXTERIOR.
   - 6.2. LARGE MISSILE IMPACT (LMI) RESISTANT WHEN LOCATED ABOVE THE LOWEST 30 FT OF THE BUILDING EXTERIOR.

INTRUSION AND BURGLARY NOTES

1. STANDARDS:
   - A. BURGLAR RESISTANT GLASS SHALL COMPLY WITH ASTM C1036 FOR POLISHED PLATE GLASS.
   - B. TEST OF BURGLAR RESISTANT GLAZING MATERIALS SHALL COMPLY WITH UNDERWRITER'S LABORATORIES STANDARDS FOR SAFETY OF BURGLAR RESISTANT GLAZING MATERIALS, UL72.
   - C. GLASS AND GLASS-LIKE MATERIAL SHALL COMPLY WITH ANSI Z97.1 STANDARD FOR TRANSPARENT SAFETY GLAZING MATERIAL USED IN BUILDING AND CPSC 16 CFR 1201.
   - D. ALUMINUM WINDOW AND DOORS SHALL COMPLY WITH THE ARCHITECTURAL MANUFACTURERS ASSOCIATION (AAMA) STANDARDS FOR FORCED-ENTRY RESISTANCE AAMA 1302.5, AAMA 1303.5, AAMA 1304.2 AND ANSI/AAMA 101.
2. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
3. GLASS IN EXTERIOR DOORS AND ALL GLAZING WITHIN 48" OF INSIDE LOCKING DEVICE OF DOOR SHALL COMPLY WITH CPSC 16 CFR 1201 CAT II.
4. ALL WINDOWS, AWNINGS, SINGLE HUNG OR HORIZONTAL SLIDING WINDOWS AND DOORS SHALL BE PROVIDED WITH A LOCKING DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS WHEN FIXED OR LOCKED THEY CANNOT BE REMOVED FROM THE OUTSIDE.
5. LOCKS ON EXTERIOR DOORS SHALL BE A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.
6. ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH CHAPTER 24 OF THE FLORIDA BUILDING CODE LATEST EDITION AND AMENDMENTS.

CYLINDERS, KEYING SYSTEM AND KEY CONTROL

1. GENERAL REQUIREMENTS:
   - A. MEET WITH ARCHITECT/OWNER TO FINALIZE KEYING REQUIREMENTS.
   - B. CYLINDERS SHALL BE FROM THE SAME MANUFACTURER AS LOCKS.
   - C. PROVIDE TEMPORARY CONSTRUCTION KETING DURING CONSTRUCTION PERIOD. PERMANENT KEYS SHALL BE FURNISHED TO OWNER REPRESENTATIVE PRIOR OCCUPANCY. OWNER WILL VOID OPERATION OF CONSTRUCTION KEYS.
2. CYLINDERS
   - A. PERMANENT CYLINDERS SHALL BE KEYED BY MANUFACTURER AND MASTER KEYED AS DIRECTED BY OWNER.
   - B. PERMANENT KEYS AND CYLINDERS SHALL BE MARKED WITH APPLICABLE BLIND CODE FOR IDENTIFICATION APPROVED BY THE ARCHITECT/OWNER. DO NOT INCLUDE ACTUAL KEY CUTS.
   - C. EQUIP LOCKS AND CYLINDERS WITH MANUFACTURER'S CONVENTIONAL CYLINDERS. CYLINDERS SHALL ALLOW FOR MULTIPLEX MASTER KEYING, CONFIGURED TO OWNER'S INSTRUCTIONS.
3. KEY MATERIAL
   - A. PROVIDE MANUFACTURER'S STANDARD EMBOSSED KEYS OF NICKEL SILVER WITH A MIN. THICKNESS OF 0.92" C.
   - B. KEY QUANTITY: FURNISH KEYS IN THE FOLLOWING QUANTITIES:
     - a) MASTER KEYS: 6 PER MASTER GROUP.
     - b) LOCKS KEYED DIFFERENT: 3 PER LOCK.
     - c) KEY BLANKS: 6 PER CYLINDER.

DOOR SCHEDULE ABREVIATIONS

A40	ZINC COATED GALVANIZED ALLOYED 0.4 OZ	AL	ALUMINUM
A60	ZINC COATED GALVANIZED ALLOYED 0.6 OZ	ANOD	ANODIZED
HM	HOLLOW METAL	CL	CLEAR
PNT	PAINTED (COLOR TBS)	GL	GLAZING
GAL/	GALVANIZED	MRBL	MARBLE
STN	STAINED (COLOR TBS)	WD	WOOD
SC	SOLID CORE	OVHD	OVERHEAD

DOOR SCHEDULE NOTES

* SEE HARDWARE SPECIFICATIONS 087100

1. ALL DOORS TO BE MIN. SDI LEVEL 2 (HEAVY DUTY) GALVANNEALED (STANDARD SDI 112-97). INTERIOR DOORS TO BE A40, EXTERIOR EXPOSURE DOORS TO BE A60.
2. REFER TO "DOOR TYPES" AND "FRAME TYPES" THIS SHEET.
3. SEE INTRUSION & BURGLARY NOTES AND STOREFRONT, WINDOW, DOOR & LOUVER NOTES.
4. FIRE RATED DOORS SHALL HAVE A TEMPERATURE RISE RATING NOT TO EXCEED 654°F. IN NON-SPRINKLERED BUILDINGS, FIRE DOORS IN EXIT ENCLOSURES & EXIT PASSANGEWAYS SHALL HAVE TEMPERATURE RATING NOT TO EXCEED 450°F.
5. ALL DOORS TO BE FACTORY FINISHED - COLORS TBS BY ARCHITECT.
6. STORAGE, MECHANICAL & JAN ROOMS DOORS IN SPRINKLERED BUILDINGS ARE PERMITTED TO HAVE VENTILATION LOUVERS (FFPC NFPA 14.3.1 (4)).
7. ALL HARDWARE PREPARATIONS TO BE MADE ACCORDING WITH ANSI A250.6-1997; LOCATIONS TO FOLLOW ANSI/DHI A115.
8. FBC 1008.1.10 EACH DOOR IN A MEANS OF EGRESS FROM AN AREA OF GROUP E OCCUPANCY HAVING AN OCCUPANT LOAD OF 50 OR MORE MAY BE PROVIDED WITH A LATCH OR LOCK ONLY IF IS PANIC HARDWARE, WHICH RELEASES WHEN A FORCE OF NO MORE THAN 15 LBS IS APPLIED TO THE RELEASING DEVICES IN THE DIRECTION OF EXIT TRAVEL. SUCH RELEASING DEVICES MAY BE BARS OR PANELS EXTENDING NOT LESS THAN ONE-HALF THE WIDTH OF THE DOOR AND PLACED AT HEIGHTS SUITABLE FOR THE SERVICE REQUIRED, BUT NO LESS THAN 34" AND MOT MORE THAN 48" ABOVE THE FLOOR. WHENEVER PANIC HARDWARE IS USED ON A LABELED FIRE DOOR, THE PANIC HARDWARE SHALL BE LABELED AS FIRE EXIT HARDWARE.
9. ALL DOORS SHALL BE PROVIDED WITH AUTOMATIC CLOSERS U.O.N.
10. ALL DOORS ARE REQUIRED TO PROVIDE MINIMUM 32" CLEARANCE WHEN

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

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ARCHITECT OF RECORD:
STATE OF FLORIDA ARIEL VALDES AR96144 REGISTERED ARCHITECT
Digitally signed by Ariel Valdes
Date: 2026.02.04 23:58:43 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:
NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:
1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

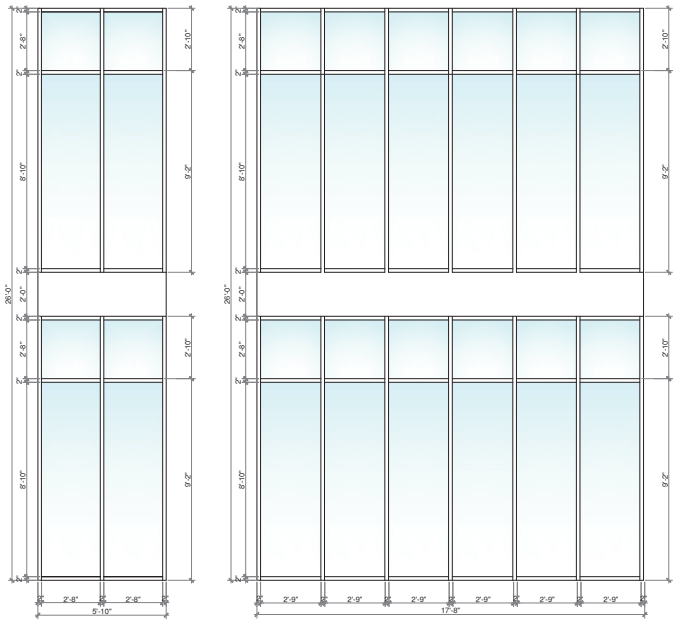
OWNER / CLIENT:
AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:
MG3 GROUP

PROJECT NO.: 195
DESIGNED BY: O. GONZALEZ / N. SANTAMARIA
DRAWN BY: N. SANTAMARIA / A. MURGA
CHECKED BY: A. VALDES
DATE: 07/30/2025
REVISIONS:
Issue | Issue date / For

DRAWING TITLE:
STOREFRONT

SHEET ID:
A-7.1



06 ST-03
Scale: 3/8" = 1'

07 ST-04
Scale: 3/8" = 1'

GENERAL DOOR NOTES

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3. USE CPSC 16 CFR 1201 CATEGORY II GLAZING FOR ANY OF THE FOLLOWING CONDITIONS, INDEPENDENTLY OF THE GLAZED AREA:
   - 3.1. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRL-POOL , SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. (ANY GLAZED AREA).
   - 4.2. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 IN. ABOVE A STANDING SURFACE (ANY GLAZED AREA)
   - 4.3. SLIDING GLASS DOORS PATIO TYPE (ANY GLAZING AREA)
   - 4.4. GLAZING IN ATHLETIC FACILITIES AND SIMILAR USES.
4. GLASS IN HANDRAILS AND GUARD ASSEMBLIES SHALL COMPLY WITH REQUIREMENTS IN FBC 2407.
5. EXTERIOR GLAZING TO COMPLY WITH THE ABOVE REQUIREMENTS AND WITH THE REQUIREMENTS OF FBC 2410.2:
   - 6.1. SMALL MISSILE IMPACT (SMI) RESISTANT WHEN LOCATED ABOVE THE LOWEST 30 FT OF THE BUILDING EXTERIOR.
   - 6.2. LARGE MISSILE IMPACT (LMI) RESISTANT WHEN LOCATED ABOVE THE LOWEST 30 FT OF THE BUILDING EXTERIOR.

INTRUSION AND BURGLARY NOTES

1. STANDARDS:
   - A. BURGLAR RESISTANT GLASS SHALL COMPLY WITH ASTM C1036 FOR POLISHED PLATE GLASS.
   - B. TEST OF BURGLAR RESISTANT GLAZING MATERIALS SHALL COMPLY WITH UNDERWRITER'S LABORATORIES STANDARDS FOR SAFETY OF BURGLAR RESISTANT GLAZING MATERIALS, UL72
   - C. GLASS AND GLASS-LIKE MATERIAL SHALL COMPLY WITH ANSI Z97.1 STANDARD FOR TRANSPARENT SAFETY GLAZING MATERIAL USED IN BUILDING AND CPSC 16 CFR 1201.
   - D. ALUMINUM WINDOW AND DOORS SHALL COMPLY WITH THE ARCHITECTURAL MANUFACTURERS ASSOCIATION (AAMA) STANDARDS FOR FORCED-ENTRY RESISTANCE AAMA 1302.5, AAMA 1303.5, AAMA 1304.2 AND ANSI/AAMA 101.
2. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
3. GLASS IN EXTERIOR DOORS AND ALL GLAZING WITHIN 48" OF INSIDE LOCKING DEVICE OF DOOR SHALL COMPLY WITH CPSC 16 CFR 1201 CAT II.
4. ALL WINDOWS, AWNINGS, SINGLE HUNG OR HORIZONTAL SLIDING WINDOWS AND DOORS SHALL BE PROVIDED WITH A LOCKING DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS WHEN FIXED OR LOCKED THEY CANNOT BE REMOVED FROM THE OUTSIDE.
5. LOCKS ON EXTERIOR DOORS SHALL BE A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.
6. ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH CHAPTER 24 OF THE FLORIDA BUILDING CODE LATEST EDITION AND AMENDMENTS.

CYLINDERS, KEYING SYSTEM AND KEY CONTROL

1. GENERAL REQUIREMENTS:
   - A. MEET WITH ARCHITECT/OWNER TO FINALIZE KEYING REQUIREMENTS.
   - B. CYLINDERS SHALL BE FROM THE SAME MANUFACTURER AS LOCKS.
   - C. PROVIDE TEMPORARY CONSTRUCTION KETING DURING CONSTRUCTION PERIOD. PERMANENT KEYS SHALL BE FURNISHED TO OWNER REPRESENTATIVE PRIOR OCCUPANCY. OWNER WILL VOID OPERATION OF CONSTRUCTION KEYS.
2. CYLINDERS
   - A. PERMANENT CYLINDERS SHALL BE KEYED BY MANUFACTURER AND MASTER KEYED AS DIRECTED BY OWNER.
   - B. PERMANENT KEYS AND CYLINDERS SHALL BE MARKED WITH APPLICABLE BLIND CODE FOR IDENTIFICATION APPROVED BY THE ARCHITECT/OWNER. DO NOT INCLUDE ACTUAL KEY CUTS.
   - C. EQUIP LOCKS AND CYLINDERS WITH MANUFACTURER'S CONVENTIONAL CYLINDERS. CYLINDERS SHALL ALLOW FOR MULTIPLEX MASTER KEYING, CONFIGURED TO OWNER'S INSTRUCTIONS.
3. KEY MATERIAL
   - A. PROVIDE MANUFACTURER'S STANDARD EMBOSSED KEYS OF NICKEL SILVER WITH A MIN. THICKNESS OF 0.92" C.
   - B. KEY QUANTITY: FURNISH KEYS IN THE FOLLOWING QUANTITIES:
     - a) MASTER KEYS: 6 PER MASTER GROUP.
     - b) LOCKS KEYED DIFFERENT: 3 PER LOCK.
     - c) KEY BLANKS: 6 PER CYLINDER.

DOOR SCHEDULE ABREVIATIONS

A40	ZINC COATED GALVANIZED ALLOYED 0.4 OZ	AL	ALUMINUM
A60	ZINC COATED GALVANIZED ALLOYED 0.6 OZ	ANOD	ANODIZED
HM	HOLLOW METAL	CL	CLEAR
PNT	PAINTED (COLOR TBS)	GL	GLAZING
GAL/	GALVANIZED	MRBL	MARBLE
STN	STAINED (COLOR TBS)	WD	WOOD
SC	SOLID CORE	OVHD	OVERHEAD

DOOR SCHEDULE NOTES

* SEE HARDWARE SPECIFICATIONS 087100

1. ALL DOORS TO BE MIN. SDI LEVEL 2 (HEAVY DUTY) GALVANNEALED (STANDARD SDI 112-97). INTERIOR DOORS TO BE A40, EXTERIOR EXPOSURE DOORS TO BE A60.
2. REFER TO "DOOR TYPES" AND "FRAME TYPES" THIS SHEET.
3. SEE INTRUSION & BURGLARY NOTES AND STOREFRONT, WINDOW, DOOR & LOUVER NOTES.
4. FIRE RATED DOORS SHALL HAVE A TEMPERATURE RISE RATING NOT TO EXCEED 654°F. IN NON-SPRINKLERED BUILDINGS, FIRE DOORS IN EXIT ENCLOSURES & EXIT PASSANGEWAYS SHALL HAVE TEMPERATURE RATING NOT TO EXCEED 450°F.
5. ALL DOORS TO BE FACTORY FINISHED - COLORS TBS BY ARCHITECT.
6. STORAGE, MECHANICAL & JAN ROOMS DOORS IN SPRINKLERED BUILDINGS ARE PERMITTED TO HAVE VENTILATION LOUVERS (FFPC NFPA 14.3.1 (4)).
7. ALL HARDWARE PREPARATIONS TO BE MADE ACCORDING WITH ANSI A250.6-1997; LOCATIONS TO FOLLOW ANSI/DHI A115.
8. FBC 1008.1.10 EACH DOOR IN A MEANS OF EGRESS FROM AN AREA OF GROUP E OCCUPANCY HAVING AN OCCUPANT LOAD OF 50 OR MORE MAY BE PROVIDED WITH A LATCH OR LOCK ONLY IF IS PANIC HARDWARE, WHICH RELEASES WHEN A FORCE OF NO MORE THAN 15 LBS IS APPLIED TO THE RELEASING DEVICES IN THE DIRECTION OF EXIT TRAVEL. SUCH RELEASING DEVICES MAY BE BARS OR PANELS EXTENDING NOT LESS THAN ONE-HALF THE WIDTH OF THE DOOR AND PLACED AT HEIGHTS SUITABLE FOR THE SERVICE REQUIRED, BUT NO LESS THAN 34" AND MOT MORE THAN 48" ABOVE THE FLOOR. WHENEVER PANIC HARDWARE IS USED ON A LABELED FIRE DOOR, THE PANIC HARDWARE SHALL BE LABELED AS FIRE EXIT HARDWARE.
9. ALL DOORS SHALL BE PROVIDED WITH AUTOMATIC CLOSERS U.O.N.
10. ALL DOORS ARE REQUIRED TO PROVIDE MINIMUM 32" CLEARANCE WHEN

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NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

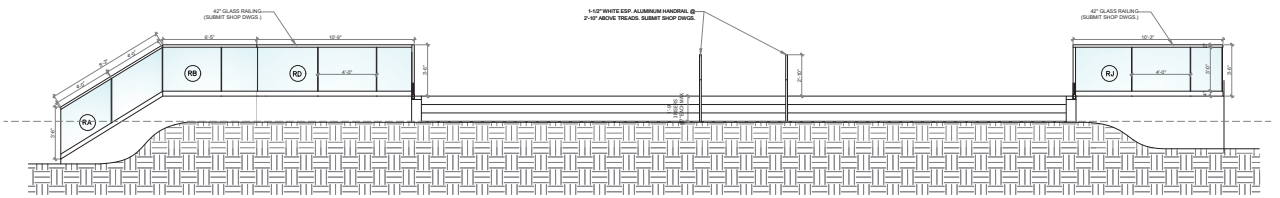
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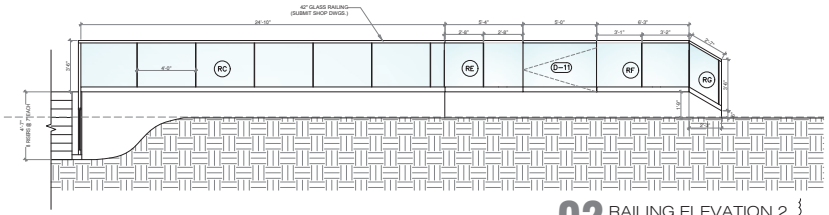
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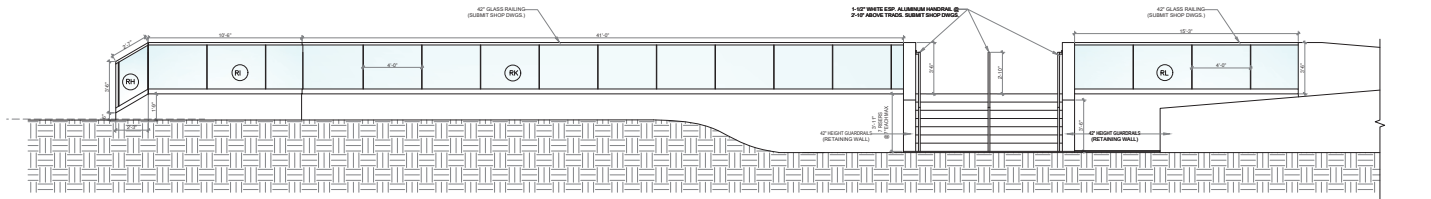
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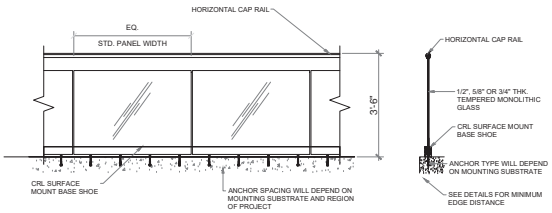
01 RAILING ELEVATION 1
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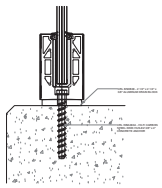
02 RAILING ELEVATION 2
Scale: 1/4" = 1'



03 NORTH ELEVATION
Scale: 1/4" = 1'



TYPICAL GRS GLASS RAILING
ELEVATION VIEW-SURFACE MOUNT
Scale: 1/4" = 1"



SURFACE MOUNT DETAIL CONCRETE SUBSTRATE W/ DRAIN BLOCK
ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT
Scale: 1/4" = 1"

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DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

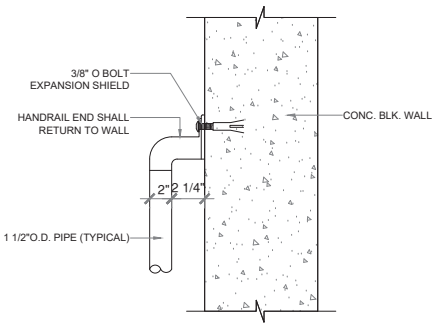
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03	10.31.25 / City comments
04	11.13.25 / City comments

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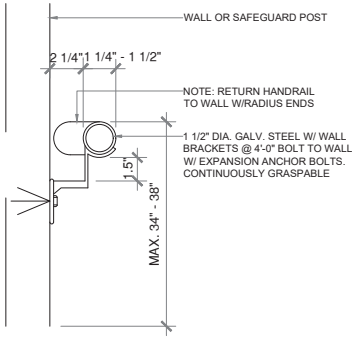
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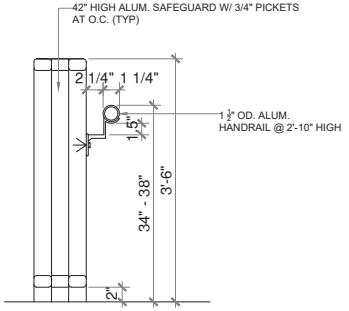
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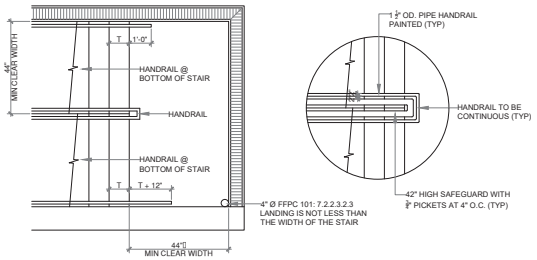
01 HANDRAIL PLAN DETAIL
Scale: 3" = 1'



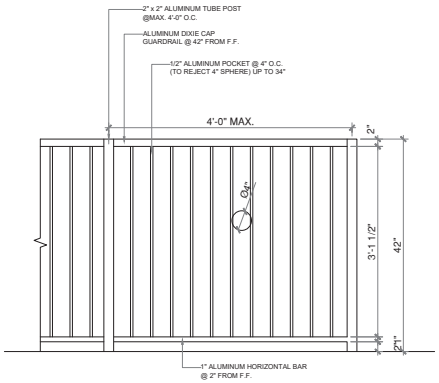
02 HANDRAIL PLAN DETAIL #1
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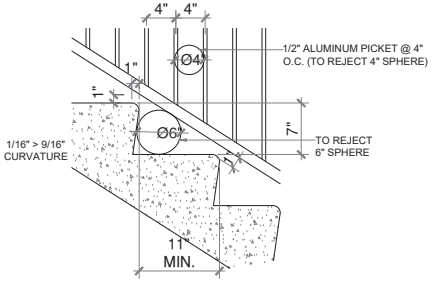
03 HANDRAIL VERT DETAIL
Scale: 1 1/2" = 1'



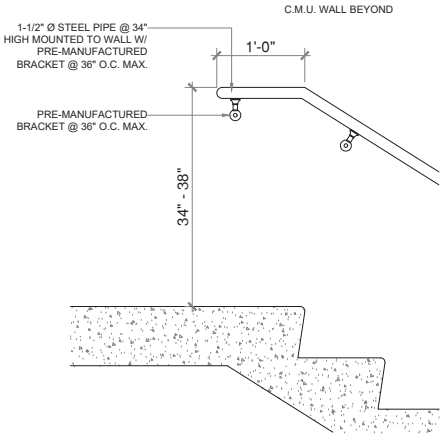
04 HANDRAIL EXTENSION
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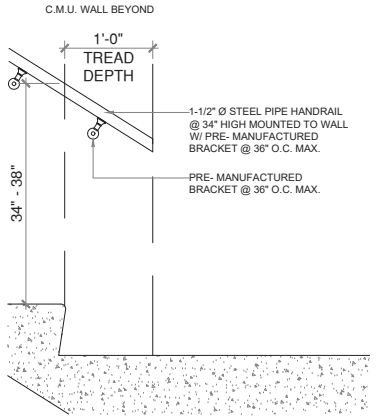
05 GUARDRAIL ELEV. DETAIL
Scale: 1" = 1'



06 TYP. TREAD STAIR DETAIL
Scale: 1 1/2" = 1'



07 TOP HANDRAIL
Scale: 1 1/2" = 1'



08 BOTTOM HANDRAIL
Scale: 1 1/2" = 1'

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MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

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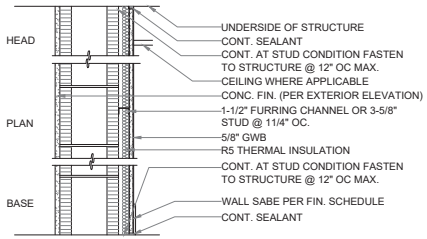
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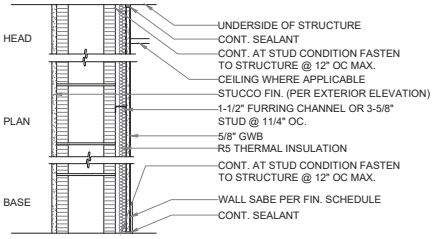
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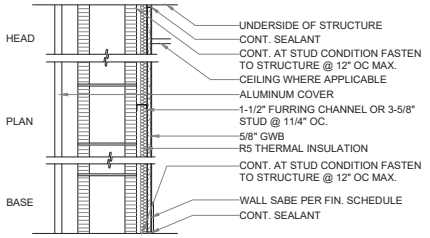
01 P-1 8" CMU WALL EXT-INT CONCRETE FINISH

Scale: 1 1/2" = 1'-0"



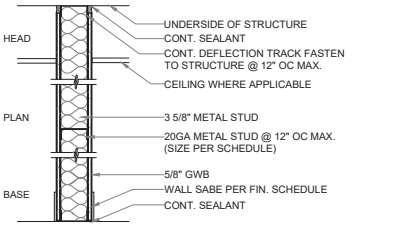
02 P-2 8" CMU WALL EXT-INT 2H FIRE RATED

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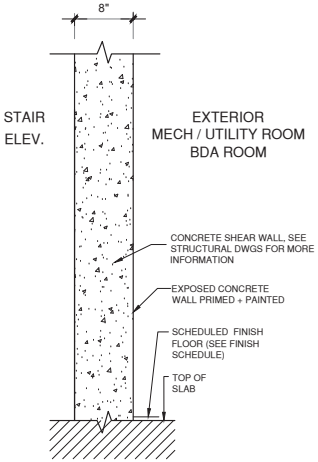
04 P-4 8" CMU WALL / ALUMINUM COVER

Scale: 1 1/2" = 1'-0"



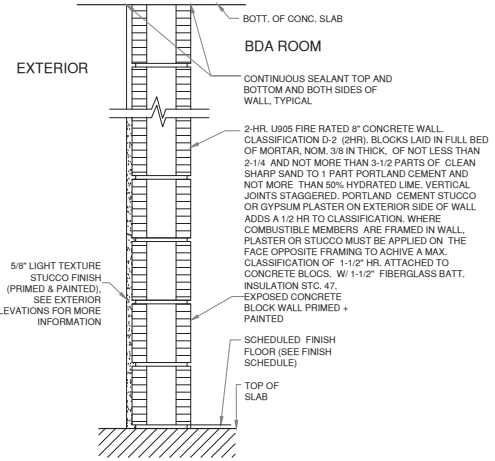
03 P-3 3 5/8" SELF SUPPORTED PARTITION

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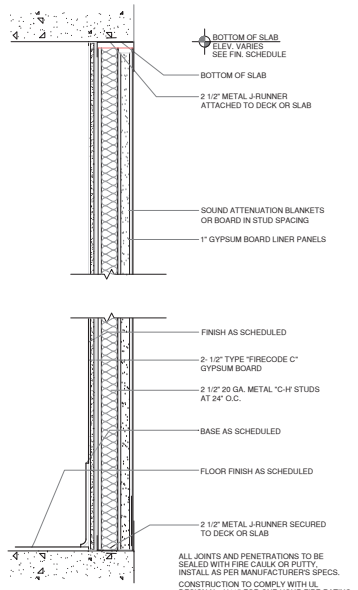
10 P-6 8" CONCRETE WALL INT-EXT 2HR FIRE RATED

Scale: 1 1/2" = 1'-0"



11 P-7 8" CMU WALL INT-EXT 2HR FIRE RATED UL 905

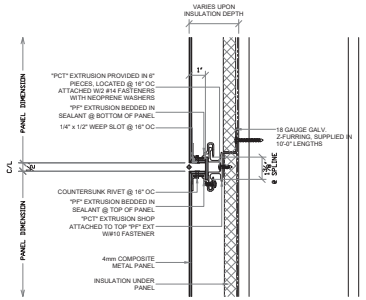
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12 P-8 8" SHAFT WALL 2HR FIRE RATED UL DESIGN 415

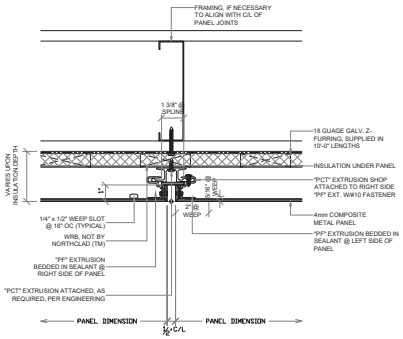
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LOCATIONS: AT SHAFT @ COMMERCIAL/RETAIL AREAS & MECH. SHAFTS



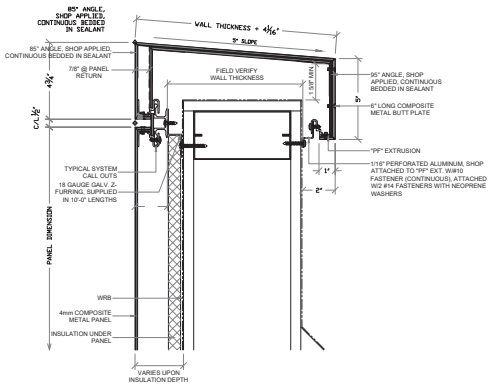
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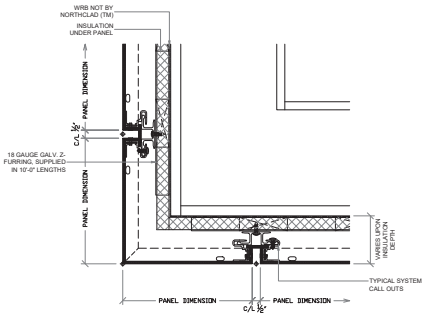
07 ALUMINUM COVER- VERTICAL JOINT

Scale: 3" = 1'-0"



08 ALUMINUM COVER- COPING

Scale: 3" = 1'-0"



09 ALUMINUM COVER- OUTSIDE CORNER

Scale: 3" = 1'-0"

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1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

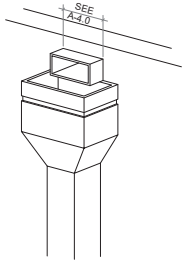
Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments

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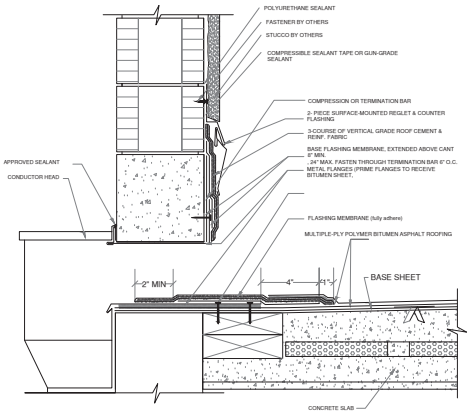
WALL & PARTITION DETAILS

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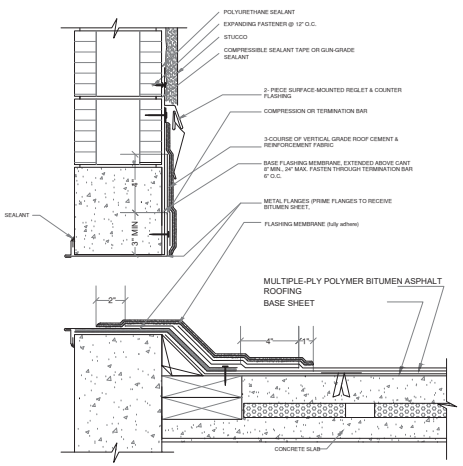
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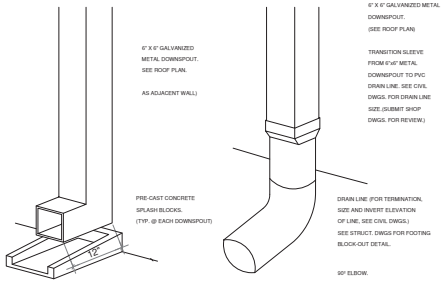
SCUPPER & DONWSPOUT DETAIL N.T.S.



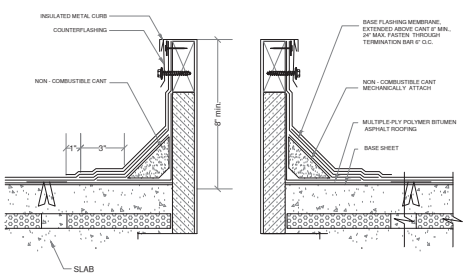
SCUPPER DETAIL



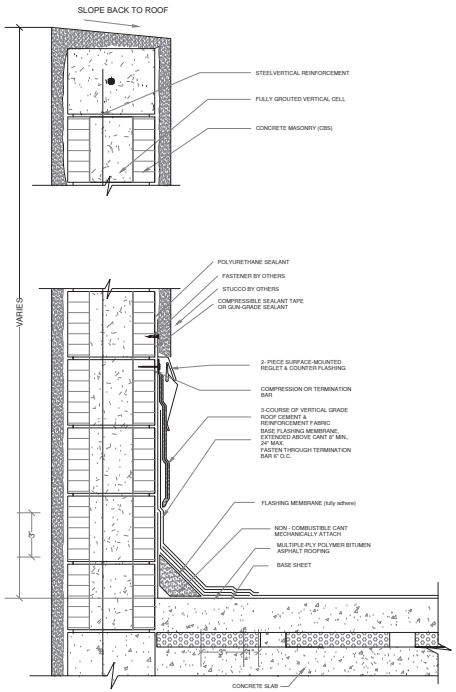
OVERFLOW SCUPPER DETAIL



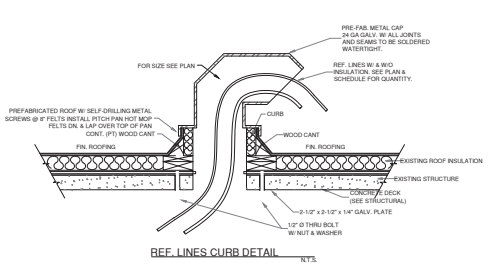
DOWNSPOUT GUARD DETAIL N.T.S.



HVAC CURB DETAIL

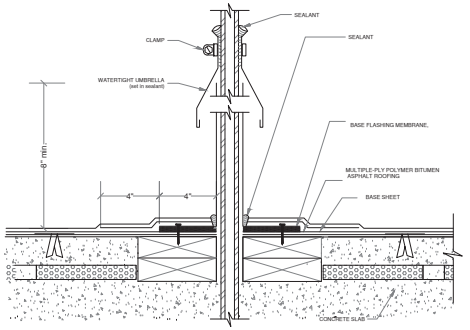


PARAPET DETAIL



REF. LINES CURB DETAIL N.T.S.

REFRIGERANT LINES CURB



PIPE PENETRATION

Two30 Studio LLC.
7655 SW 104 St Suite 230, Miami, Florida 33156
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phones: (786) 870-9233 / (305) 336-0345
www.two30studio.com

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ARCHITECT OF RECORD:

STATE OF FLORIDA ARIEL VALDES AR96144 REGISTERED ARCHITECT

Digitally signed by Ariel Valdes Date: 2026.02.05 00:07:11 -05'00'

Florida Registration No.: AR96144

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DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

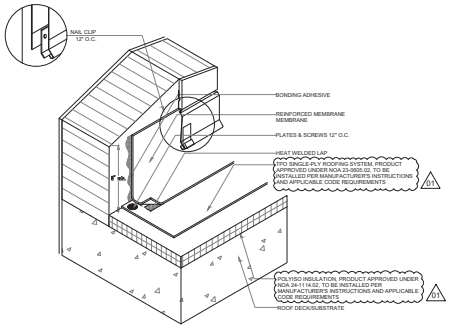
Issue	Issue date / For

DRAWING TITLE:

ROOF DETAIL

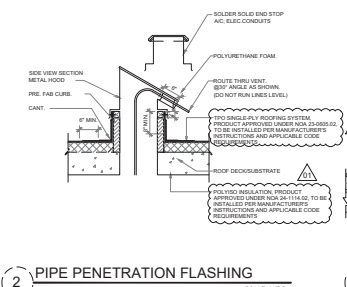
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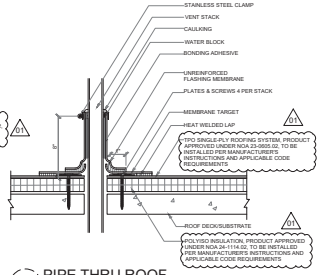
1 WALL FLASHING

SCALE: N.T.S.



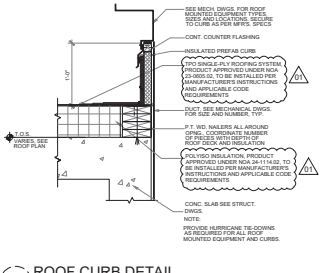
2 PIPE PENETRATION FLASHING

SCALE: N.T.S.



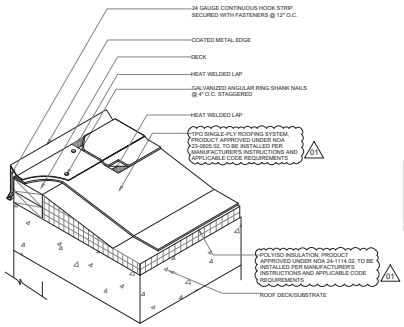
3 PIPE THRU ROOF

SCALE: 1-1/2" = 1'- 0"



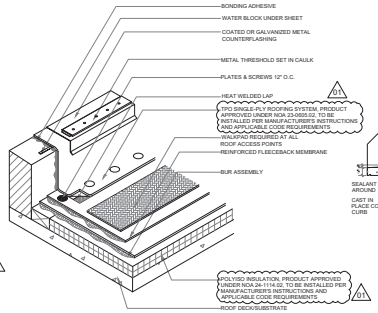
4 ROOF CURB DETAIL

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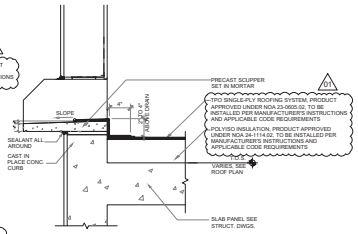
5 ROOF DRIP EDGE FLASHING

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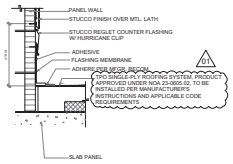
6 THRESHOLD FLASHING DETAIL

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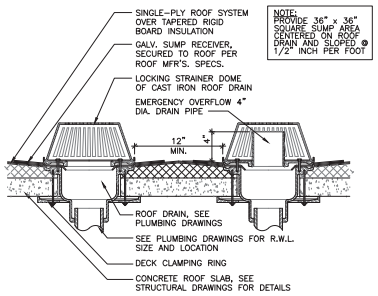
7 EMERGENCY OVERFLOW SCUPPER

SCALE: 1-1/2" = 1'- 0"



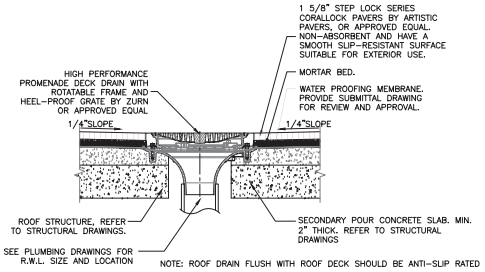
8 WALL FLASHING

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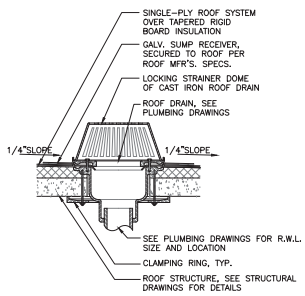
9 ROOF COMBO DRAINAGE DETAIL

SCALE: N.T.S.



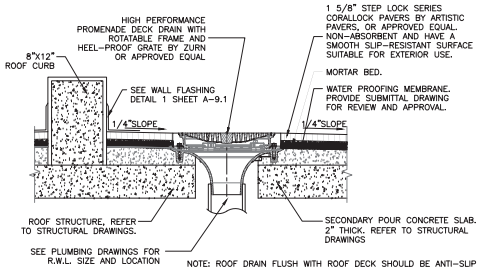
10 FLOOR DRAINAGE DETAIL

SCALE: N.T.S.



11 ROOF DRAIN DETAIL

SCALE: N.T.S.



12 ROOF EMERGENCY OVERFLOW DRAIN DETAIL

SCALE: N.T.S.

05

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ARCHITECT OF RECORD:

Digitally signed by Ariel Valdes
Date: 2026.02.05 00:08:56 -05'00'
Ariel Valdes, AIA
AR96144

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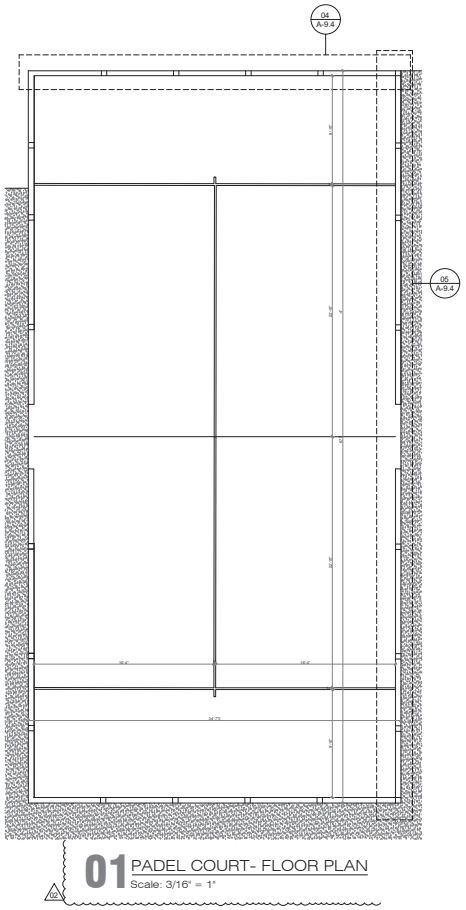
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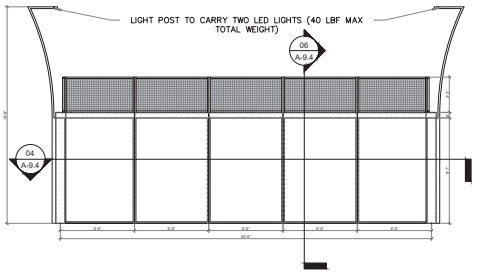
ROOF TYPICAL DETAIL

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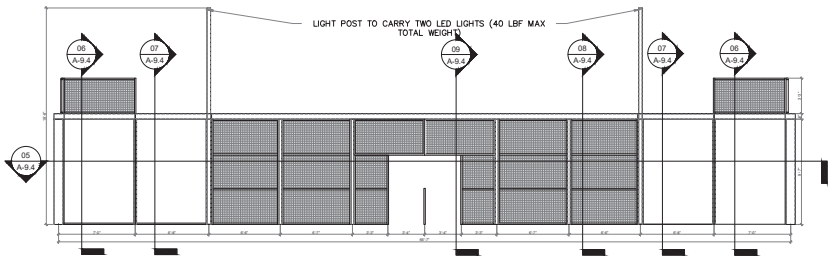
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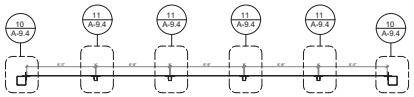
01 PADEL COURT- FLOOR PLAN
Scale: 3/16" = 1"



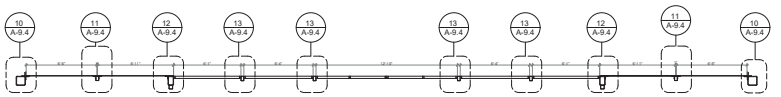
02 PADEL COURT- FRONT ELEVATION
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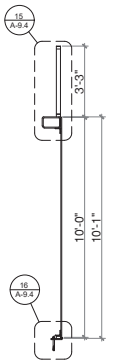
03 PADEL COURT- SIDE ELEVATION
Scale: 3/16" = 1"



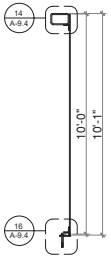
04 PADEL COURT- SECTION 1
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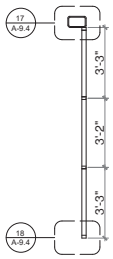
05 PADEL COURT- SECTION 2
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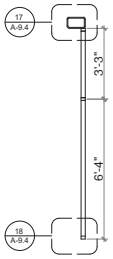
06 SECTION 3
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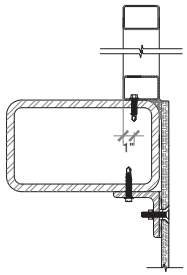
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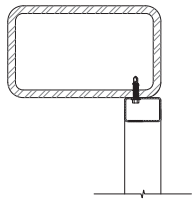
08 SECTION 5
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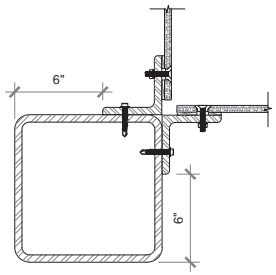
09 SECTION 6
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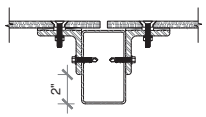
15 DETAIL 6
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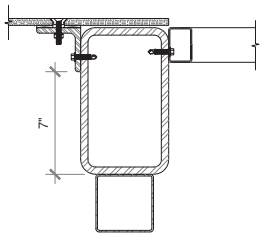
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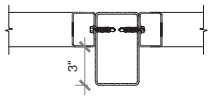
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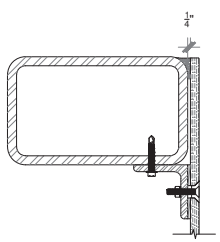
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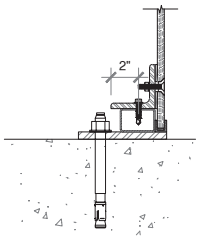
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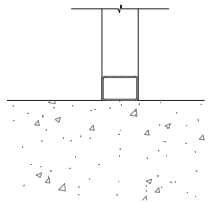
13 DETAIL 4
Scale: 3" = 1'



14 DETAIL 5
Scale: 3" = 1'



16 DETAIL 7
Scale: 3" = 1'



18 DETAIL 9
Scale: 3" = 1'

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7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 870-9233 / (305) 336-0345
www.two30studio.com

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Date: 2026.02.05 00:11:35 -05'00'
Ariel Valdes
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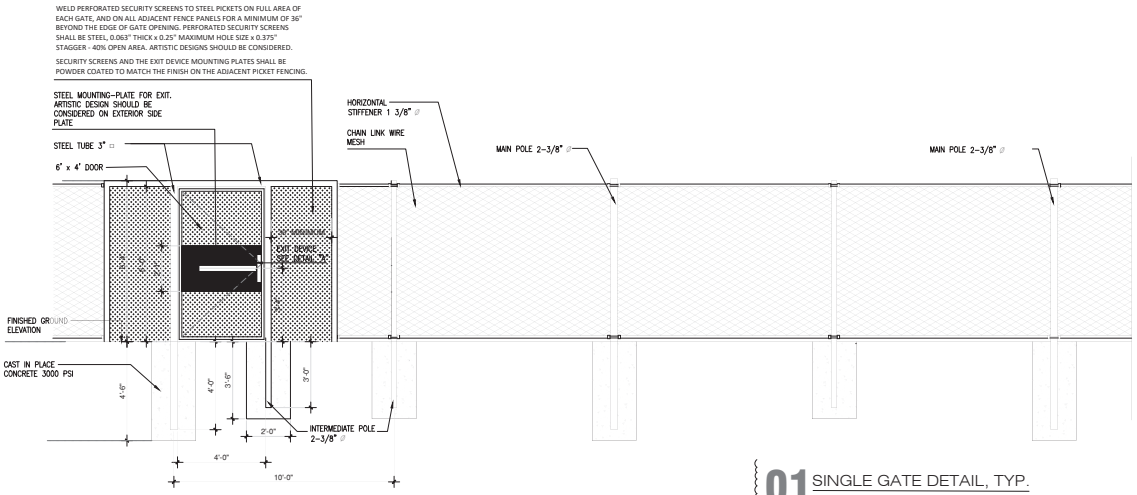
Issue	Issue date / For
02	09.29.25 / City comments

DRAWING TITLE:

PADDLE COURT DETAILS

SHEET ID:

A-9.4



01 SINGLE GATE DETAIL, TYP.
Scale: 3/8 = 1'-0"

REFERENCE

1. SINGLE GATE
2. DOBLE SWING GATE

NOTES:

ALL MATERIALS, FENCE POSTS, FABRIC AND HARDWARE SHALL BE GALVANIZED STEEL.

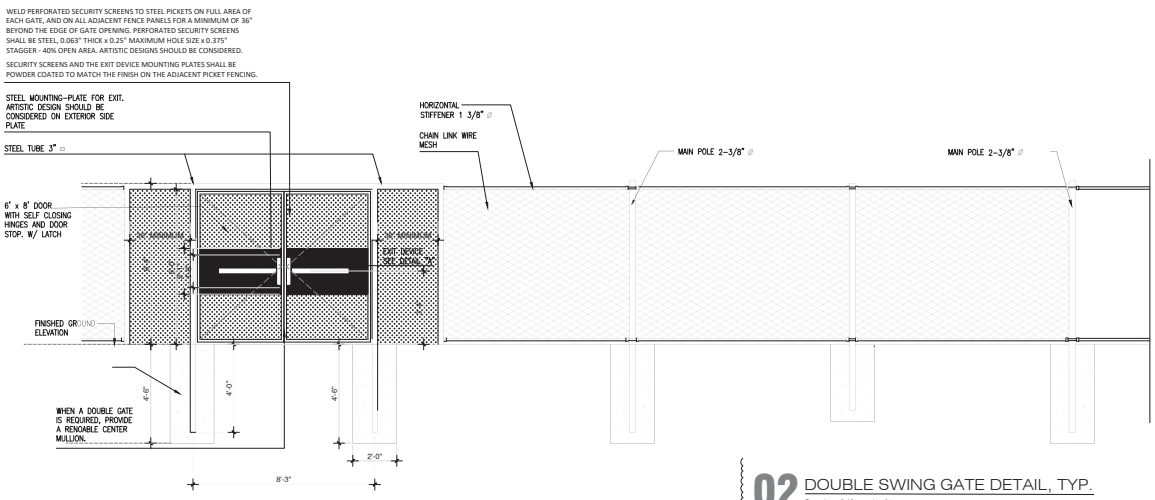
ALL FOOTINGS FOR FENCE POSTS SHALL BE 2,500 PSI CONCRETE. FOOTINGS SHALL BE OF DIAMETER 4 TIMES THE LARGEST CROSS-SECTION OF THE POST AND THE DEPTH SHALL BE A MINIMUM OF 24" PLUS AN ADDITIONAL 3" FOR EACH 1 FOOT

INSTALLATION OF FENCE SYSTEMS SHALL FOLLOW ASTM F-567 "STANDARD PRACTICE

GATE MUST BE PROVIDED WITH LOCKING DEVICE AS INTEGRAL PART OF LATCH PERMITTING GATE LEAVES TO BE LOCKED WITH GALVANIZED CHAIN OF SUFFICIENT LENGTH TO WRAP AROUND GATE POSTS AND ALLOW FOR OWNER'S LOC (NIC) TO DAISY CHAIN WITH KNOX PADLOCK (IN CONTRACT).

THE DESIGN OF FENCE FOUNDATIONS AND POLE EMBEDMENT IS BASED ON PRESUMPTIVE SOIL BEARING VALUES IN ACCORDANCE WITH FBC TABLE 1806.2, UNLESS OTHERWISE NOTED, THE ASSUMED LATERAL BEARING PRESSURE IS 100 psf/ft FOR SANDY SOIL.

FENCE POLES SHALL BE CONTRUCTED OF HOT-DIP GALVANIZED STEEL CONFORMING TO ASTM F1083, WITH A MINIMUN YIELD STRENGTH OF 50,000 PSI. ALL STRUCTURAL MEMBERS, INCLUDING MAIN AND INTERMEDIA POLES, SHALL BE DESIGNED TO RESIST WIND LOADS BASED ON A BASIC WIND SPEED OF 170 MPH (ULTIMATE), EXPOSURE CATEGORY C, AND AN IMPORTANCE FACTOR AS PER ASCE 7. CLARIFY DURING CONSTRUTION WHETHER THE POST SYSTEM IS DESIGNED TO BE RIGID OR BREAKAWAY.



02 DOUBLE SWING GATE DETAIL, TYP.
Scale: 3/8 = 1'-0"

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ARCHITECT OF RECORD:

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PROJECT NAME:

NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

Issue	Issue date / For
01	09.08.25 / City comments

DRAWING TITLE:

FENCE DETAILS

SHEET ID:

A-9.5

American Standard

BARRIER FREE

MADERA™ FloWise® 16-1/2" HEIGHT ELONGATED FLUSHOMETER TOILET

VITREOUS CHINA with EVERCLEAN®

MADERA™ FloWise® 16-1/2" HEIGHT ELONGATED with EVERCLEAN®

- Floor mount flushometer valve toilet
- Vitreous china
- High Efficiency, Low Consumption Operates in the range of 1.1 gpf to 1.6 gpf (4.2 Lpf to 6.0 Lpf)
- Meets definition of HET (High Efficiency Toilet) when used with a high efficiency flush valve (1.28 gpf or 1.6 / 1.1 gpf dual flush)
- Permanent EverClean® surface inhibits the growth of stain and odor-causing bacteria, mold, and mildew on the surface
- Fully glazed 2-1/8" trapway
- Elongated bowl
- 10" or 12" roughing-in
- 16-1/2" rim height for accessible application
- Condensation channel
- Powerful direct-fed siphon jet action
- 10" x 12" water surface area
- 1-1/2" inlet spud
- 2 bolt caps
- 100% factory flush tested



American Standard

SELECTRONIC® SENSOR-OPERATED TOILET FLUSH VALVE, 1.28 GPF

BATTERY POWERED



WATER EFFICIENT PRODUCT

GENERAL DESCRIPTION:
Exposed, sensor-operated Selectronic® Toilet Flush Valve for floor-mounted or wall-hung 1-1/2" top spud bowls. CR-P2 lithium battery powered.

MODEL NUMBER:

❑ **6065.121.002** Exposed, sensor-operated flush valve for 1-1/2" top spud flushometer bowls, 1.28 gpf.

Inlet includes 1" sweat solder kit and angle stop with back flow protection and vandal-resistant cap.

Outlet includes 1-1/2" high back pressure vacuum breaker with spud coupling and flange.

❑ **6065.525.002** Retrofit Valve Only, 1.28 gpf

OPERATING PRESSURE:
25 psi (flowing) - 80 psi (static)

FLOW REQUIREMENT:
25 gpm (94.6 L/min.)

BATTERY LIFE:
4 years

01 LOW-FLOW PLUMBING FIXTURE. TOILET

Scale: N.T.S.

American Standard

BARRIER FREE

PINTBROOK™ URINAL

VITREOUS CHINA

PINTBROOK™ URINAL

- Vitreous china
- High Efficiency operates in the range of 0.125 gpf to 0.50 gpf (0.47 Lpf/1.9 Lpf)
- Powerful washdown action
- Optimized chinaware contours provide superior splash protection
- 3/4" inlet top spud
- Outlet connection threaded 2" NPT
- Wall hangers included
- Fixture only
- Made in Mexico (NAFTA compliant

❑ **6002.001** Top spud

Nominal Dimensions:
366 x 364 x 575mm
(14-7/16" x 14-5/15" x 22-5/8")

Recommended working pressure – between 20 psi at valve when flushing and 80 psi static



American Standard

SELECTRONIC® SENSOR-OPERATED URINAL FLUSH VALVE, 0.5 GPF

BATTERY POWERED



WaterSense EPA Listed

GENERAL DESCRIPTION:
Exposed, sensor-operated Selectronic® Urinal Flush Valve for 3/4" top spud urinals. CR-P2 lithium battery powered.

PRODUCT FEATURES:
• Factory-Installed CR-P2 Lithium Battery

MODEL NUMBER:

❑ **6063.051.002** Exposed, sensor-operated flush valve for 3/4" top spud urinals, 0.5 gpf.

Inlet includes 3/4" sweat solder kit and angle stop with back flow protection and vandal-resistant cap.

Outlet includes 3/4" high back pressure vacuum breaker with spud coupling and flange.

OPERATING PRESSURE:
20 psi (flowing) - 80 psi (static)

FLOW REQUIREMENT:
10 gpm (37.9 L/min.)

BATTERY LIFE:
4 years @ 4,000 flushes per month

02 LOW-FLOW PLUMBING FIXTURE. URINAL

Scale: N.T.S.



03 ENHANCE HURRICANE RESISTANT STRUCTURE

Scale: N.T.S

DIVISION 5. GREEN BUILDING PROGRAM		
GREEN DESIGN OPTION	**POINTS**	**DESCRIPTION**
WHITE ROOF (ALSO KNOWN AS COOL ROOF)	4	THE ENTIRE ROOF SURFACE MUST BE COVERED IN WHITE/REFLECTIVE COVERING AND PROVIDE AN INITIAL AND 3-YEAR AGED SOLAR REFLECTANCE INDEX (SRI) AS FOLLOWS: • LOW-SLOPED ROOFS WITH A SLOPE LESS THAN OR EQUAL TO 2:12: INITIAL SRI OF 82 AND 3-YEAR AGED SRI OF 64. • STEEP-SLOPED ROOFS WITH A SLOPE GREATER THAN 2:12: INITIAL SRI OF 39 AND 3-YEAR AGED SRI OF 32.
ENHANCED HURRICANE RESISTANT STRUCTURE	4	MEET A WIND LOAD 20 MPH GREATER THAN FLORIDA BUILDING CODE REQUIREMENTS.
LOW-FLOW PLUMBING FIXTURES	4	EPA-LABELED WATERSENSE SHOWERHEADS (2.0 GPM MAX), BATHROOM AND KITCHEN FAUCETS AND AEREATORS (1.5 GPM MAX)
LOW-FLOW PLUMBING FIXTURES	2	ALL OF THE ABOVE PLUS WATERSENSE-LABELED TOILETS (1.28 GPF MAX), URINALS (0.5 GPF MAX)
LOW-FLOW PLUMBING FIXTURES	2	ALL OF THE ABOVE PLUS WATERSENSE-LABELED LANDSCAPE IRRIGATION CONTROLLERS
HIGH-EFFICIENCY LIGHTING	6	100% OF ALL BUILDING LIGHTING IS "HIGH EFFICACY" (DEFINED IN LIGHT OUTPUT PER WATT OF POWER INPUT)
LIGHTING CONTROLS	2	INTERIOR LIGHTING CONTROLS WITH AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS PRESENT
LIGHTING CONTROLS	2	EXTERIOR LIGHTING CONTROLS WITH AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS PRESENT
TOTAL POINTS	26	

02

ESP-2WIRE Controller

TECHNICAL SPECIFICATIONS



2W-1 DECODER

look for WaterSense

WaterSense certified when installed with Rain Bird LNK2 WiFi Module

Rain Bird's controller lineup has been expanded to offer an entry-level, easy to use irrigation controller for residential and light commercial applications. The ESP-2WIRE Controller will accommodate up to 50 stations plus master valve/pump start relay and is suitable for indoor or outdoor applications. The ESP-2WIRE Controller provides flexible scheduling features to accommodate a wide variety of landscape applications. Powerful advanced irrigation features help meet any type of regional watering

EASY TO USE AND INSTALL:

The ESP-2WIRE Controller features decoder auto-address for the controller to detect decoder addresses that are connected to the 2-wire path and automatically assign them to station numbers for significant time savings.

The ESP-2WIRE Controller is compatible with standard direct burial wire between 18 AWG (0.75mm²) and 10 AWG (6.0 mm²) and standard weatherproof irrigation wire connectors. To further simplify installation, there is a grounding lug provided at the controller and field grounding the 2-wire path is not required. Although not required, grounding the 2-wire path is possible with the use of the WM-SD

The ESP-2WIRE Controller mounts with as few as two mounting screws. A guide for 1/2" or 3/4" conduit fittings allows for professional installation of field wires into the cabinet. For larger field wire

FEATURES:

- 50-station capacity standard without the need for expansion modules
- Compatible with standard direct burial irrigation wire and standard irrigation wire connectors
- Decoder Auto-address to detect and assign decoder addresses to stations
- Large LCD display with easy to navigate user interface
- Rain sensor input with bypass capability
- Master valve/pump start compatibility
- Nonvolatile (100 year) storage memory
- Supports two 2-wire paths
- Diagnostic LEDs on the back plane and on each 2W-1 Decoder

SCHEDULING FEATURES:

- Program based scheduling with 4 individual programs and 6 independent start times per program for 24 total start times
- Watering schedule options: Custom Days of the week, ODD or EVEN calendar days, or Cyclic (every 1 – 30 days)

OPERATING SPECIFICATIONS:

Station timing
1 minute to 6 hours

Seasonal Adjust
5% to 200%

Max operating temperature
149°F (65°C)

ELECTRICAL SPECIFICATIONS:

Input required
120VAC (±10%) @ 60Hz
230VAC (+/- 10%) @ 50/60Hz (International Models)

Output
1.0A at 25.5VAC

- Master Valve/Pump Start Relay
- External battery back-up not required. Nonvolatile memory permanently saves the current programming.

DIMENSIONS:

Width:10.7 in. (27.2 cm)
Height: 7.7 in. (19.5 cm)
Depth: 4.4 in. (11.2 cm)

CERTIFICATIONS

- 120 VAC Models: cULus, FCC Part 15, NOM
- 230VAC Models: CE, UKCA, RCM, IRAM, CMIM, NRCS, ECAS
- IPX4
- WaterSense certified when installed with Rain Bird LNK WiFi Module
- Meets EPA criteria for high-performing, water-efficient products.

HOW TO SPECIFY:

Compatible Decoder: 2W-1

ESP-2WIRE Models
ESP-2WIRE (120V)
ESP-2WIRE-230V
ESP-2WIRE-AUS

04 LOW-FLOW PLUMBING FIXTURE. IRRIGATION CONTROLER

Scale: N.T.S

Environmental Product Declaration

GAF EverGuard® TPO Membrane

Single Ply Roofing Membrane (TPO)

According to ISO 14025, ISO 14044, and ISO 21930:2017

Technical Data

This product-specific EPD was developed based on the cradle-to-gate with options (modules A1-A5, C1-C4) Life Cycle Assessment. The EPD accounts for raw material extraction and processing, transport, product manufacturing, distribution, installation, and disposal. Manufacturing data were gathered directly from company personnel. For any product group EPDs, an impact assessment was completed for each product. Product grouping was considered appropriate if the individual product impacts differed by no more than ±10% in any impact category. Average product representations were determined by conducting a weighted average of the manufacturing inventory based on total production in the reference year. Product formulations are consistent between different thicknesses of a product group and across various manufacturing sites.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard-Typical Test Data*
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	400 lbf x 360 lbf (596 x 536 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	145 lbf (membrane failure) (216 kg/m)
Elongation at Break	ASTM D751	15%	38%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and	1
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	70 lbf x 130 lbf (104 x 194 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	>380 lb. 172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	<0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No cracks @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.85
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m² nm) at 340 nm	>25,000 KJ/(m² nm) at 340 nm
Heat Aging	ASTM D573	≤5.0% Weight change after 8 Weeks @ 275° F	Pass
Thickness Above Scrim	ASTM D7635	0.015"	24.1 mil (Nominal)

05 WHITE ROOF (ALSO KNOWN AS COOL ROOF)

Scale: N.T.S

NOTE: ALL THE PLUMBING FIXTURES WILL BE WATERSENSE LABELED AS SHOWN ON PLAN OR APPROVED EQUAL.

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Ariel Valdes, AIA
Florida Registration No.: AR96144

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NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

Issue	Issue date / For
01	10.10.25 / City comments
02	10.22.25 / City comments

DRAWING TITLE:

GREEN BUILDING PROGRAM

SHEET ID:

A-9.6

OCCUPANCY LOAD (FBC 1004.5) (NFPA 7.3.1.2)

LEVEL	NAME	USE	AREA	OCCUPANCY FACTOR FBC	OCCUPANCY FACTOR NFPA	OCCUPANCY LOAD FBC	OCCUPANCY LOAD NFPA
GROUND	COURTS	ASSEMBLY	15,258	-	50	-	306
GROUND	PADDLE AND SOCCER OFFICE	BUSINESS	109	150	150	1	1
GROUND	OFFICE		100	150	150	1	1
GROUND	PARK AND RECREATION NBV		140	150	150	1	1
GROUND	OFFICE #1		343	150	150	3	3
GROUND	SERVICE ROOM/ STORAGE	STORAGE	275	500	500	1	1
GROUND	ELECTRICAL ROOM		44	500	500	1	1
GROUND	OFFICE STORAGE		275	500	500	1	1
GROUND	ELECTRICAL ROOM		146	500	500	1	1
GROUND	ASSEMBLY AREA	ASSEMBLY	935	15	7	63	134
GROUND	LOBBY AREA		240	15	15	16	16
SECOND	FLEXIBLE ROOM	ASSEMBLY	635	15	15	42	42
SECOND	FLEXIBLE ROOM		842	15	15	56	56
SECOND	FLEXIBLE ROOM		621	15	15	42	42
SECOND	OPEN OFFICE	BUSINESS	2,079	50	50	42	42
SECOND	OFFICE (LOUNGE ROOM)		271	50	50	6	6
SECOND	STORAGE	STORAGE	113	500	500	1	1
SECOND	MECHANICAL ROOM		127	500	500	1	1
THIRD	OPEN OFFICE	BUSINESS	4,028	50	50	81	81
THIRD	OFFICE		600	150	150	4	4
THIRD	STORAGE	STORAGE	113	500	500	1	1
THIRD	MECHANICAL ROOM		127	500	500	1	1
ROOFTOP	ROOF TERRACE	ASSEMBLY	1,534	15	15	102	102
ROOFTOP	VESTIBULE	ASSEMBLY	136	15	15	4	4
ROOFTOP	ROOF	STORAGE	3,694	500	500	8	8
ROOFTOP	ERRCS/BDA ROOM	STORAGE	145	500	500	1	1
ROOFTOP	STORAGE		136	500	500	1	1

PLUMBING FIXTURE CALCULATION (FPC CHAPTER 4, TABLE 403.1)

NUMBER	CLASIFICATION	OCCUPANCY LOAD	WATER CLOSET REQUIRED		WATER CLOSET PROVIDED		LAVATORIES REQUIRED		LAVATORIES PROVIDED		DRINKING FOUNTAIN REQUIRED	DRINKING FOUNTAIN PROVIDED
			MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE		
GROUND LEVEL	OFFICE	3 PER GENDER	0.12	0.12			0.07	0.07				
	ASSEMBLY	75 PER GENDER	1.0	1.0			0.37	0.37				
	STORAGE	2 PER GENDER	0.02	0.02			0.02	0.02				
SECOND LEVEL	OFFICE	24 PER GENDER	0.96	0.96			0.6	0.6				
	ASSEMBLY	70 PER GENDER	0.93	0.93			0.35	0.35				
	STORAGE	1 PER GENDER	0.01	0.01			0.01	0.01				
THIRD LEVEL	OFFICE	42 PER GENDER	1.68	1.68			1.05	1.05				
	STORAGE	1 PER GENDER	0.01	0.01			0.01	0.01				
ROOFTOP	STORAGE	5 PER GENDER	0.05	0.05			0.05	0.05				
	ASSEMBLY	53 PER GENDER	0.70	0.70			0.26	0.26				
			5.48	5.48	9.00	10.00	2.79	2.79	13.00	12.00	3.00	3.00

OCCUPANCY CLASSIFICATION

BUSINESS (B)
ASSEMBLY (A-3)
STORAGE (S-2)

CONSTRUCTION TYPE

II-B CONSTRUCTION TYPE

APPLICABLE CODES:

FLORIDA BUILDING CODE 8TH EDITION (2023).

FLORIDA FIRE PREVENTION 8TH EDITION (2023)
BASED ON: NFPA FIRE CODE, 2021 EDITION
& NFPA 101 LIFE SAFETY CODE, 2021 EDITION.

MIAMI DADE ZONING CODE OF ORDINANCE.

NORTH BAY VILLAGE CODE OF ORDINANCE.

OCCUPANCY LOAD PER LEVEL (FBC 1004.5) (NFPA 7.3.1.2)

LEVEL	OCCUPANT LOAD
GROUND	160
SECOND	190
THIRD	86
ROOFTOP	116
TOTAL	552

BUILDING AREA (GROSS AREA)

LEVEL	AREA
GROUND	4,615
SECOND	6,443
THIRD	6,443
ROOFTOP	6,443
TOTAL	23,944

CONSTRUCTION TYPE

II-B ALLOWABLE AND PROVIDED BUILDING HEIGHT (FBC 504.3)		
USE	ALLOWED	PROVIDED
BUSINESS (B)	55'-0"	55'-0"
ALLOWABLE AND PROVIDED BUILDING AREA (FBC 506.2)		
BUSINESS (B)	69,000	23,944
ALLOWABLE AND PROVIDED NUMBER OF STORIES (FBC 504.4)		
BUSINESS (B)	4	3

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IN HOURS)

BUILDING ELEMENTS	TYPE II B
PRIMARY STRUCTURE FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NONBEARING WALLS AND PARTITIONS EXTERIOR	
NONBEARING WALLS AND PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0

FIRE SEPARATION BASED ON OCCUPANCY (FBC 508.4) SPRINKLERED BUILDING

GROUP	ASSEMBLY	BUSINESS	STORAGE
ASSEMBLY	NOT REQUIRED	1	NOT REQUIRED
BUSINESS	1	NOT REQUIRED	NOT REQUIRED
STORAGE	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED

INTERIOR FINISHES REQUIREMENTS BY OCCUPANCY (FBC 803.13) SPRINKLERED BUILDING

GROUP	INTERIOR EXIT STAIRWAYS AND RAMP EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
ASSEMBLY	B	B	C
BUSINESS	B	C	C
STORAGE	C	C	C

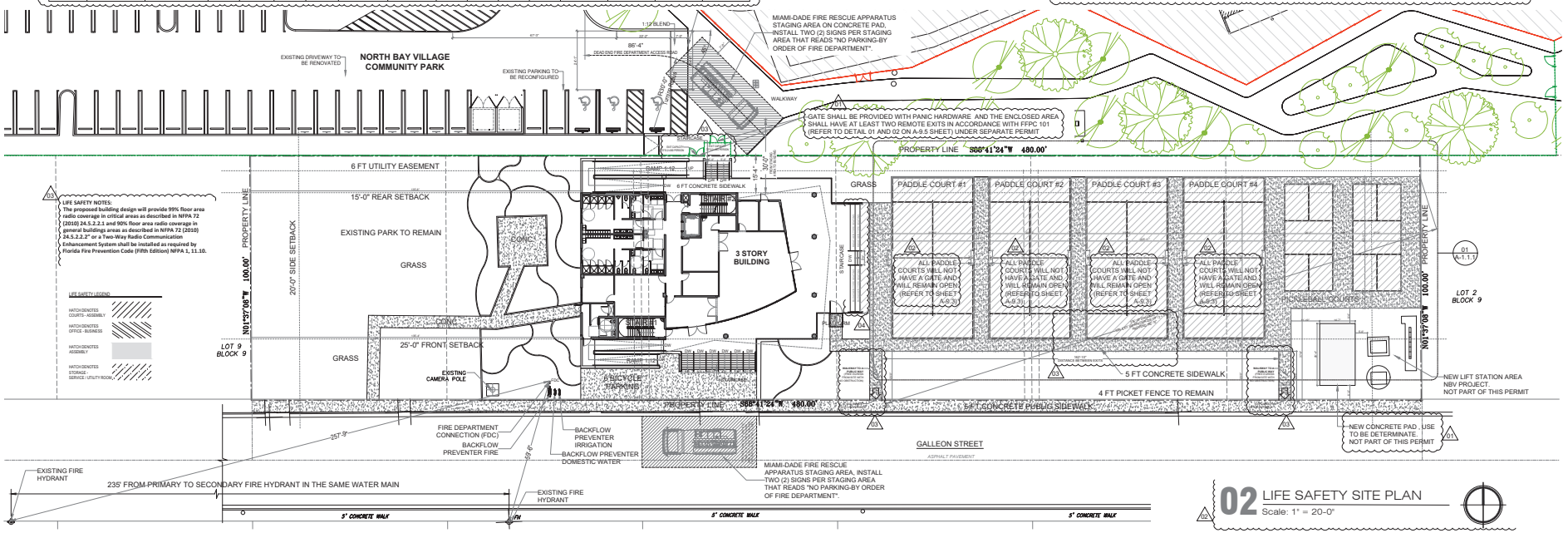
EXIT ENCLOSURE	CLASS "II"
EXIT ACCESS CORRIDORS AND OTHER EXIT WAYS	CLASS "II"
ROOMS AND ENCLOSED SPACES	CLASS "II"

EGRESS WIDTH PER OCCUPANCY REQUIRED (FBC 1005.1)

LEVEL	OCCUPANT LOAD	EGRESS FACTOR	EGRESS WIDTH REQUIRED	EGRESS WIDTH PROVIDED
GROUND LEVEL	160	0.2	32	216
SECOND LEVEL	190	0.2	38	68
THIRD LEVEL	87	0.2	17.4	68
ROOFTOP	116	0.2	23.2	68

STAIR EGRESS WIDTH PER OCCUPANT REQUIRED (FBC 1005.1)

LEVEL	OCCUPANT LOAD	EGRESS FACTOR	EGRESS WIDTH REQUIRED	EGRESS WIDTH PROVIDED
SECOND LEVEL	190	0.3	57	48 (each stair)
THIRD LEVEL	87	0.3	26.1	48 (each stair)
ROOFTOP	116	0.3	34.8	48 (each stair)



02 LIFE SAFETY SITE PLAN
Scale: 1" = 20-0"

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Ariel Valdes, AIA
FLORIDA LICENSE NO.: AR96144

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AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

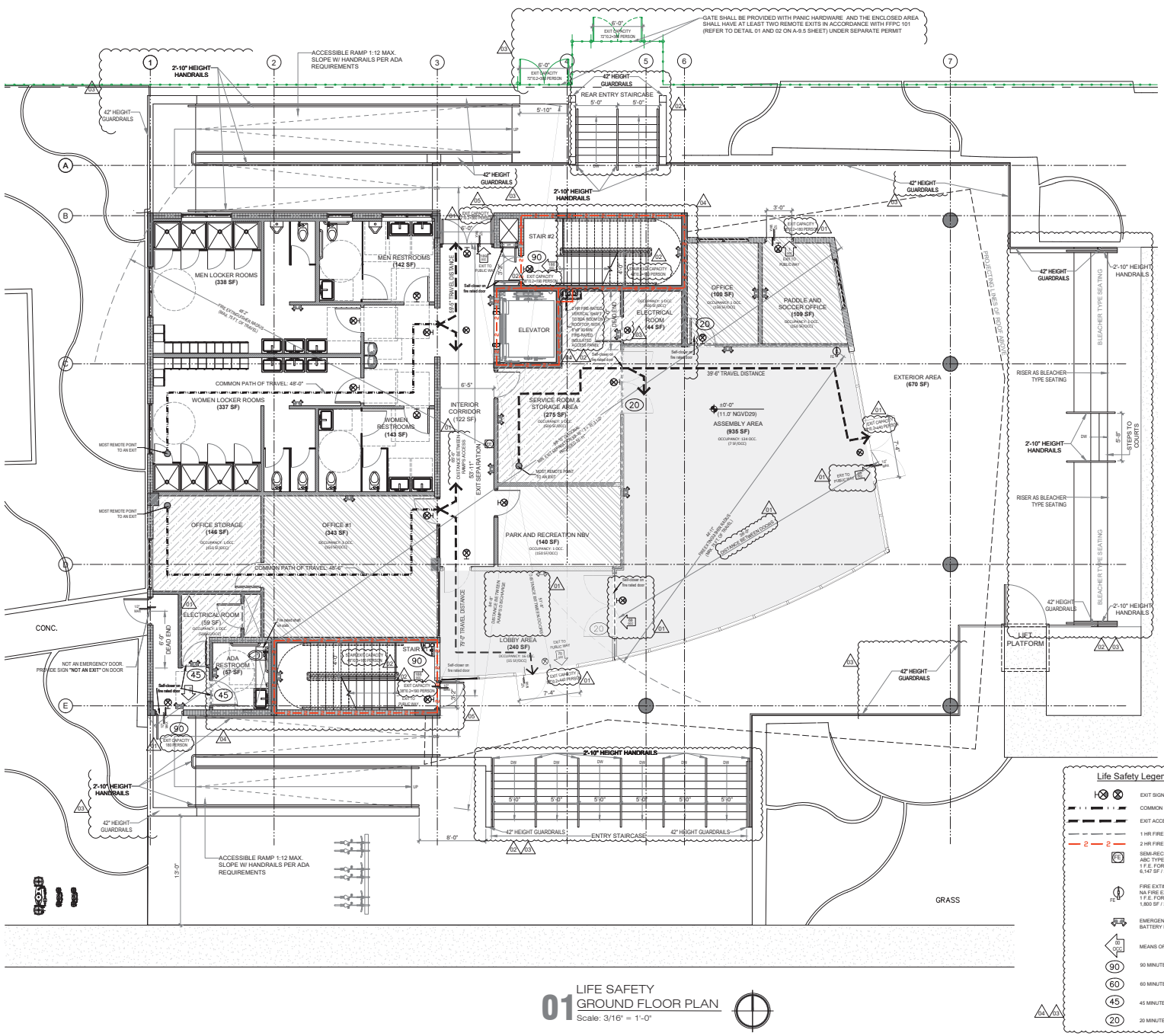
Issue	Issue date / For
01	09.08.25 / City comments
02	09.30.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments
05	12.08.25 / By the Client

DRAWING TITLE:

LIFE SAFETY SITE PLAN

SHEET ID:

LS-1.0



01 LIFE SAFETY GROUND FLOOR PLAN
Scale: 3/16" = 1'-0"

LIFE SAFETY NOTES:

1. 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION
2. THIS IS AN NEW BUILDING PROTECTED THROUGHOUT BY AN APPROVED FIRE SPRINKLER SYSTEM
3. **GROUND FLOOR** OCCUPANT LOAD:

PADDLE OFFICE	109 SF / 150	1 OCCUPANTS
OFFICE	100 SF / 150	1 OCCUPANTS
PARK AND RECREATION	140 SF / 150	1 OCCUPANTS
OFFICE #1	343 SF / 150	3 OCCUPANTS
SERV. ROOM/ STORAGE	275 SF / 500	1 OCCUPANTS
ELECTRICAL ROOM	44 SF / 500	1 OCCUPANTS
OFFICE STORAGE	275 SF / 500	1 OCCUPANTS
ELECTRICAL ROOM	140 SF / 500	1 OCCUPANTS
ASSEMBLY AREA	935 SF / 7	134 OCCUPANTS
LOBBY AREA	240 SF / 15	16 OCCUPANTS
TOTAL OCC. LOAD		160 OCCUPANTS

4. EGRESS DATA:
   - NUMBER OF EXITS:
     2 REQUIRED
     3 PROVIDED
   - BUSINESS OCCUPANCY WITH SPRINKLER SYSTEM:
     MAXIMUM TRAVEL DISTANCE - 300'
     - MAX. TRAVEL DISTANCE PROVIDED: 79'-0"
     MAXIMUM COMMON PATH - 100'
     - MAX. COMMON PATH PROVIDED: 48'-6"
     MAXIMUM DEAD END CORRIDOR - 50'
     - MAX. DEAD END PROVIDED: 6'-9"
   - ASSEMBLY WITH SPRINKLER SYSTEM:
     MAXIMUM TRAVEL DISTANCE - 250'
     - MAX. TRAVEL DISTANCE PROVIDED: 39'-6"
     MAXIMUM COMMON PATH - 75'
     - MAX. COMMON PATH PROVIDED: N/A
     MAXIMUM DEAD END CORRIDOR - 50'
     - MAX. DEAD END PROVIDED: 7'-0"
5. MINIMUM CORRIDOR REQUIRED WIDTH = 3'-8"
   MINIMUM CORRIDOR PROVIDED WIDTH = 6'-5"
6. DOOR WIDTH MIN REQUIRED 32" CLEAR MINIMUM PROVIDED 32"
7. EXIT DOOR NOTE: ALL EXIT DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING, IN ACCORDANCE w/ SECTION 7.2.1.5.1 OF THE NFPA 101 LIFE SAFETY CODE (2021 EDITION) PROVIDE SIGN POSTING "DOORS WILL REMAIN UNLOCK WHILE BUSINESS IS OCCUPIED" MEANS OF EGRESS DOORS AND HARDWARE TO BE ACCESSIBLE AND SHOULD HAVE PANIC HARDWARE (DOOR-LATCHING ASSEMBLY INCORPORATING A DEVICE THAT RELEASE THE LATCH UPON THE APPLICATION OF A FORCE IN THE DIRECTION OF EGRESS TRAVEL).
8. POSTING OF OCCUPANT LOAD SIGN: ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY AS PER FBC (2023 8TH EDITION) CHAPTER 10
9. 1 HR FIRE RATED DOOR AT STAIR - OFFICE EGRESS
10. 1 HR FIRE RATED WALLS AT STAIR - OFFICE PARTITIONS
11. ALL GLASS IN WINDOWS AND DOORS IS CATEGORY II SAFETY GLASS
12. 1/2" MAX IN HEIGHT AT DOOR THRESHOLDS IN ACCORDANCE WITH NFPA 101: 7.2.1.3.3.
13. BUILDING ENTRANCES AND WALKING SURFACES IN MEANS OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE WITH CHANGES IN ELEVATION NOT EXCEDING 1/4". CHANGES IN ELEVATION GREATER THAN 1/4" BUT NOT EXCEEDING 1/2" SHALL BE BEVELED WITH A SLOPE OF 1 IN 2 AS PER FFPC 101 7.1.6.2
14. ALL PROPOSED AUTOMATIC LIGHTING CONTROL DEVICES SHALL COMPLY WITH NFPA 101: 7.8.1.2.2 (1) THROUGH (7)
15. TOP OF FIRE EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FINISH FLOOR.
16. PROVIDE SUPPORTS AND BACKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
17. ALL EXIT SIGNS ARE SPACED 75' O.C. MAXIMUM, TYPICAL
18. SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER WORK
19. THE PROPOSED BUILDING DESIGN WILL PROVIDE 99% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN N 72 (2010) 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AS DESCRIBED IN NFPA 72 (2010) 24.2.2.2
20. OCCUPANCY SENSORS SHALL COMPLY WITH FFPC 101:7.8.1.2.2.
21. EXITS SIGNS SHALL BE ABOVE EXIT DOORS, WITHIN ROOM AND IN THE EXIT ACCESS
22. DOORS WITH PANIC HARDWARE ARE REQUIRED IN ASSEMBLY AREAS WITH OCCUPANT LOADS OF 100 OR MORE
23. PANIC HARDWARE WILL BE PROVIDED IN ALL SECONDARY EXIT DOORS AND GATES FFPC101:112.2.2.3
24. BDA RISER ACCESS PANEL:
    Provide UL-listed 8"×8" 1½-hour fire-rated access panel in 2-hour BDA shaft wall for system maintenance.
    Panel shall be labeled "BDA RISER ACCESS – FIRE-RATED," installed with fire-rated sealant, and remain normally closed.
    Comply with FBC 713.13 and NFPA 1225 §9.6.11.

Life Safety Legend

- EXIT SIGN
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- 1 HR FIRE RATING WALL
- 2 HR FIRE RATING WALL
- SEMI-RECESSED FIRE EXTINGUISHER CABINET, WITH ABC TYPE NA FIRE EXTINGUISHER. 1 F.E. FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL. 6,147 SF / 3000 = 2 REQUIRED - 2 PROVIDED
- FIRE EXTINGUISHER BRACKET MOUNTED, WITH ABC TYPE NA FIRE EXTINGUISHER. 1 F.E. FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL. 1,800 SF / 3000 = 1 REQUIRED - 1 PROVIDED
- EMERGENCY BACKUP LIGHT FIXTURE WITH 90 MINUTE BATTERY BACK-UP
- MEANS OF EGRESS CAPACITY
- 90 MINUTES DOOR WITH CLOSER
- 60 MINUTES DOOR WITH CLOSER
- 45 MINUTES DOOR WITH CLOSER
- 20 MINUTES DOOR WITH CLOSER

- HATCH DENOTES COURTS - ASSEMBLY
- HATCH DENOTES OFFICE - BUSINESS
- HATCH DENOTES ASSEMBLY
- HATCH DENOTES STORAGE - SERVICE / UTILITY ROOM

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ARCHITECT OF RECORD

Digitally signed by Ariel Valdes
Date: 2026.02.05 00:20:25 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:
NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:
1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:
AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:
MG3 GROUP

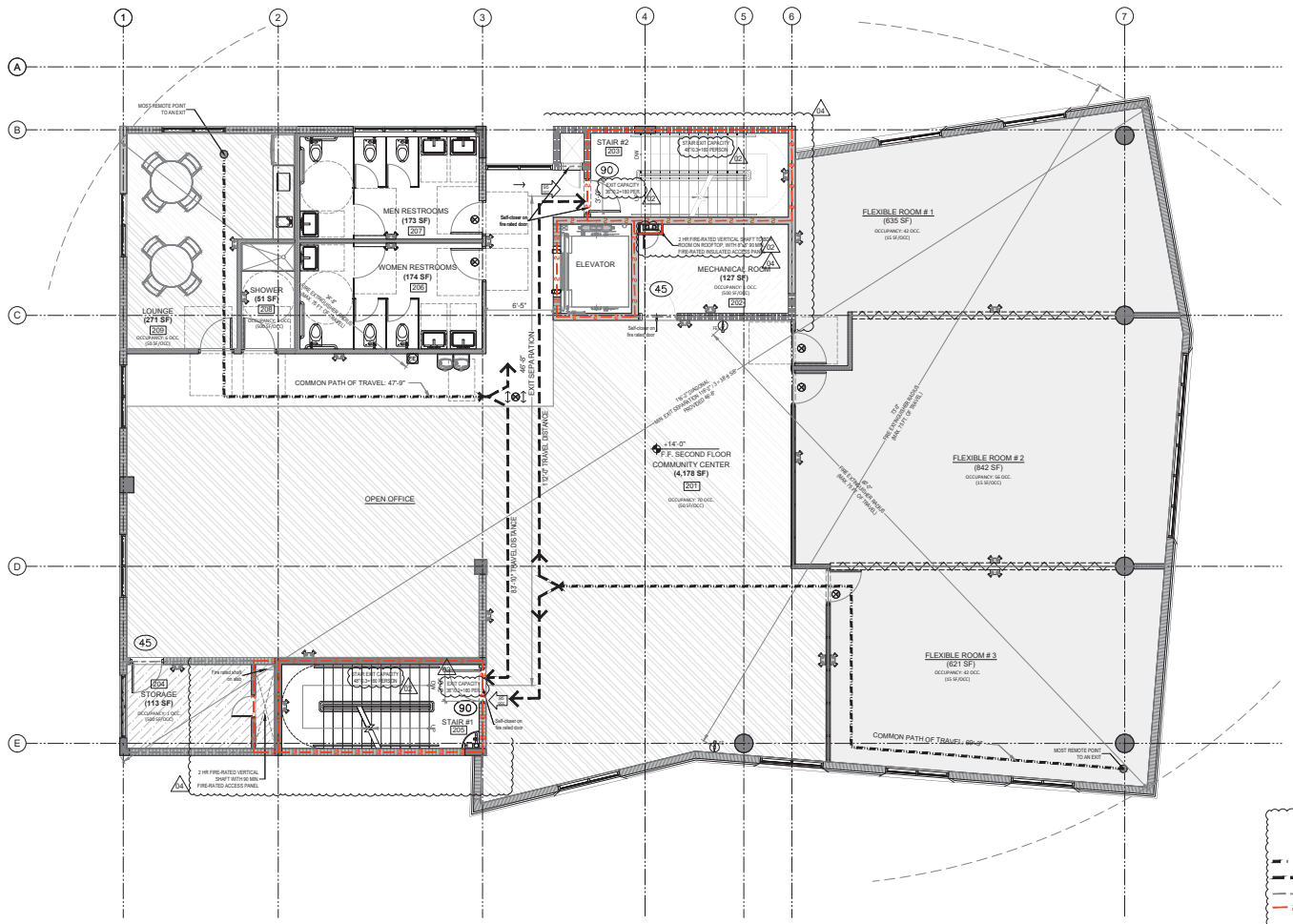
PROJECT NO.: 195
DESIGNED BY: O. GONZALEZ / N. SANTAMARIA
DRAWN BY: N. SANTAMARIA / A. MURGA
CHECKED BY: A. VALDES
DATE: 07/30/2025

REVISIONS

Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments
05	12.08.25 / By the Client

DRAWING TITLE:
GROUND FLOOR LIFE SAFETY PLAN

SHEET ID:
LS-2.0



LIFE SAFETY
01 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

LIFE SAFETY NOTES:

1. 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION
2. THIS IS AN NEW BUILDING PROTECTED THROUGHOUT BY AN APPROVED FIRE SPRINKLER SYSTEM
3. **SECOND FLOOR** OCCUPANT LOAD:

ASSEMBLY (FLEXIBLE ROOM #1)	635 SF / 15	42 OCCUPANTS
ASSEMBLY (FLEXIBLE ROOM #2)	842 SF / 15	56 OCCUPANTS
ASSEMBLY (FLEXIBLE ROOM #3)	621 SF / 15	42 OCCUPANTS
OPEN OFFICE	2,079 SF / 50	42 OCCUPANTS
OFFICE (LOUNGE ROOM)	271 SF / 50	6 OCCUPANTS
STORAGE	113 SF / 500	1 OCCUPANTS
MECHANICAL ROOM	127 SF / 500	1 OCCUPANTS
TOTAL OCC. LOAD		190 OCCUPANTS

4. EGRESS DATA:
   - NUMBER OF EXITS:
     2 REQUIRED
     2 PROVIDED
   - BUSINESS OCCUPANCY WITH SPRINKLER SYSTEM:
     MAXIMUM TRAVEL DISTANCE - 300'
     - MAX. TRAVEL DISTANCE PROVIDED: 112'-0"
     MAXIMUM COMMON PATH - 100'
     - MAX. COMMON PATH PROVIDED: 69'-3"
     MAXIMUM DEAD END CORRIDOR - 50'
     - MAX. DEAD END PROVIDED: N/A
5. MINIMUM CORRIDOR REQUIRED WIDTH = 3'-8"
   MINIMUM CORRIDOR PROVIDED WIDTH = 6'-5"
6. DOOR WIDTH MIN REQUIRED 32" CLEAR MINIMUM PROVIDED 32"
7. EXIT DOOR NOTE: ALL EXIT DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING, IN ACCORDANCE w/ SECTION 7.2.1.5.1 OF THE NFPA 101 LIFE SAFETY CODE (2021 EDITION) PROVIDE SIGN POSTING "DOORS WILL REMAIN UNLOCK WHILE BUSINESS IS OCCUPIED" MEANS OF EGRESS DOORS AND HARDWARE TO BE ACCESSIBLE AND SHOULD HAVE PANIC HARDWARE (DOOR-LATCHING ASSEMBLY INCORPORATING A DEVICE THAT RELEASE THE LATCH UPON THE APPLICATION OF A FORCE IN THE DIRECTION OF EGRESS TRAVEL).
8. POSTING OF OCCUPANT LOAD SIGN: ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY AS PER FBC (2023 8TH EDITION) CHAPTER 10
9. 1 HR FIRE RATED DOOR AT STAIR - OFFICE EGRESS
10. 1 HR FIRE RATED WALLS AT STAIR - OFFICE PARTITIONS
11. ALL GLASS IN WINDOWS AND DOORS IS CATEGORY II SAFETY GLASS
12. 1/2" MAX IN HEIGHT AT DOOR THRESHOLDS IN ACCORDANCE WITH NFPA 101: 7.2.1.3.3.
13. BUILDING ENTRANCES AND WALKING SURFACES IN MEANS OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE WITH CHANGES IN ELEVATION NOT EXCEEDING 1/4". CHANGES IN ELEVATION GREATER THAN 1/4" BUT NOT EXCEEDING 1/2" SHALL BE BEVELED WITH A SLOPE OF 1 IN 2 AS PER FFPC 101 7.1.6.2
14. ALL PROPOSED AUTOMATIC LIGHTING CONTROL DEVICES SHALL COMPLY WITH NFPA 101: 7.8.1.2.2 (1) THROUGH (7)
15. TOP OF FIRE EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FINISH FLOOR.
16. PROVIDE SUPPORTS AND BACKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
17. ALL EXIT SIGNS ARE SPACED 75' O.C. MAXIMUM, TYPICAL
18. SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER WORK
19. THE PROPOSED BUILDING DESIGN WILL PROVIDE 99% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN N 72 (2010) 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AS DESCRIBED IN NFPA 72 (2010) 24.2.2.2
20. OCCUPANCY SENSORS SHALL COMPLY WITH FFPC 101:7.8.1.2.2.
21. EXITS SIGNS SHALL BE ABOVE EXIT DOORS, WITHIN ROOM AND IN THE EXIT ACCESS
22. DOORS WITH PANIC HARDWARE ARE REQUIRED IN ASSEMBLY AREAS WITH OCCUPANT LOADS OF 100 OR MORE
23. PANIC HARDWARE WILL BE PROVIDED IN ALL SECONDARY EXIT DOORS AND GATES FFPC101:12.2.2.3
24. BDA RISER ACCESS PANEL:
    Provide UL-listed 8"x8" 1½-hour fire-rated access panel in 2-hour BDA shaft wall for system maintenance.
    Panel shall be labeled "BDA RISER ACCESS – FIRE-RATED," installed with fire-rated sealant, and remain normally closed.
    Comply with FBC 713.13 and NFPA 1225 §9.6.11.

Life Safety Legend

- EXIT SIGN
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- 1 HR FIRE RATING WALL
- 2 HR FIRE RATING WALL
- SEMI-RECESSED FIRE EXTINGUISHER CABINET, WITH ABC TYPE NA FIRE EXTINGUISHER. 1 F.E. FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL. 6,147 SF / 3000 = 2 REQUIRED - 2 PROVIDED
- FIRE EXTINGUISHER BRACKET MOUNTED, WITH ABC TYPE NA FIRE EXTINGUISHER. 1 F.E. FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL. 1,800 SF / 3000 = 1 REQUIRED - 1 PROVIDED
- EMERGENCY BACKUP LIGHT FIXTURE WITH 90 MINUTE BATTERY BACK-UP
- MEANS OF EGRESS CAPACITY
- 90 MINUTES DOOR WITH CLOSER
- 60 MINUTES DOOR WITH CLOSER
- 45 MINUTES DOOR WITH CLOSER
- 20 MINUTES DOOR WITH CLOSER

- HATCH DENOTES COURTS - ASSEMBLY
- HATCH DENOTES OFFICE - BUSINESS
- HATCH DENOTES ASSEMBLY
- HATCH DENOTES STORAGE - SERVICE / UTILITY ROOM

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ARCHITECT OF RECORD:

STATE OF FLORIDA — ARIEL VALDES — AR96144 — REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2026.02.05 00:22:04 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:

NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

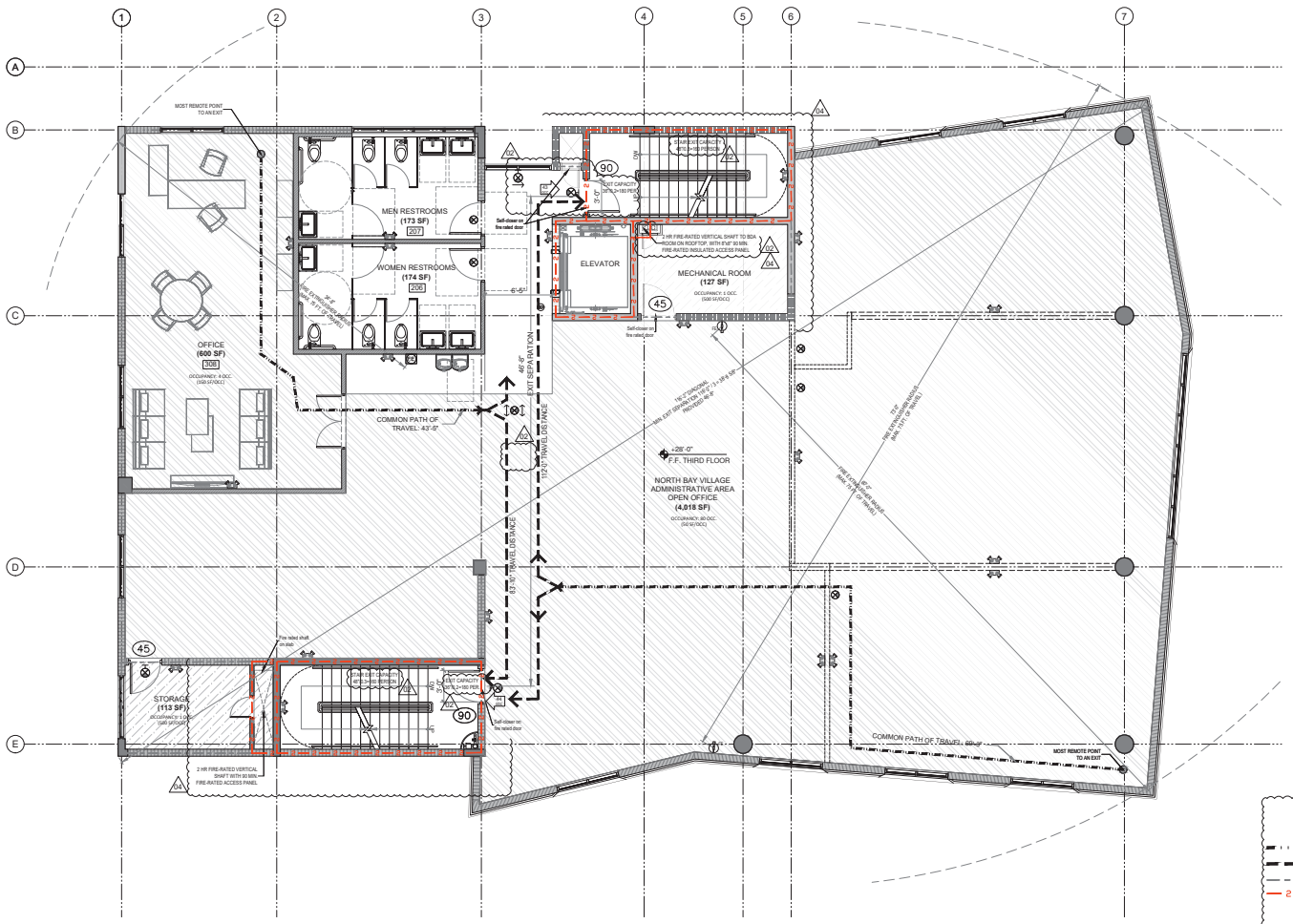
Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments
05	12.08.25 / By the Client

DRAWING TITLE:

SECOND FLOOR LIFE SAFETY PLAN

SHEET ID:

LS-2.1



LIFE SAFETY
01 THIRD FLOOR PLAN
Scale: 3/16" = 1'-0"

LIFE SAFETY NOTES:

1. 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION
2. THIS IS AN NEW BUILDING PROTECTED THROUGHOUT BY AN APPROVED FIRE SPRINKLER SYSTEM
3. **THIRD FLOOR** OCCUPANT LOAD:

OPEN OFFICE	4,028 SF / 50	80 OCCUPANTS
OFFICE	600 SF / 150	4 OCCUPANTS
STORAGE	113 SF / 500	1 OCCUPANTS
MECHANICAL ROOM	127 SF / 500	1 OCCUPANTS
TOTAL OCC. LOAD		86 OCCUPANTS

4. EGRESS DATA:
   - NUMBER OF EXITS:
     2 REQUIRED
     2 PROVIDED
   - BUSINESS OCCUPANCY WITH SPRINKLER SYSTEM:
     MAXIMUM TRAVEL DISTANCE - 300'
     - MAX. TRAVEL DISTANCE PROVIDED: 112'-0"
     MAXIMUM COMMON PATH - 100'
     - MAX. COMMON PATH PROVIDED: 69'-3"
     MAXIMUM DEAD END CORRIDOR - 50'
     - MAX. DEAD END PROVIDED: N/A
5. MINIMUM CORRIDOR REQUIRED WIDTH = 3'-8"
   MINIMUM CORRIDOR PROVIDED WIDTH = 6'-5"
6. DOOR WIDTH MIN REQUIRED 32" CLEAR MINIMUM PROVIDED 32"
7. EXIT DOOR NOTE: ALL EXIT DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING, IN ACCORDANCE w/ SECTION 7.2.1.5.1 OF THE NFPA 101 LIFE SAFETY CODE (2021 EDITION) PROVIDE SIGN POSTING "DOORS WILL REMAIN UNLOCK WHILE BUSINESS IS OCCUPIED" MEANS OF EGRESS DOORS AND HARDWARE TO BE ACCESSIBLE AND SHOULD HAVE PANIC HARDWARE (DOOR-LATCHING ASSEMBLY INCORPORATING A DEVICE THAT RELEASE THE LATCH UPON THE APPLICATION OF A FORCE IN THE DIRECTION OF EGRESS TRAVEL).
8. POSTING OF OCCUPANT LOAD SIGN: ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY AS PER FBC (2023 8TH EDITION) CHAPTER 10
9. 1 HR FIRE RATED DOOR AT STAIR - OFFICE EGRESS
10. 1 HR FIRE RATED WALLS AT STAIR - OFFICE PARTITIONS
11. ALL GLASS IN WINDOWS AND DOORS IS CATEGORY II SAFETY GLASS
12. 1/2" MAX IN HEIGHT AT DOOR THRESHOLDS IN ACCORDANCE WITH NFPA 101: 7.2.1.3.3.
13. BUILDING ENTRANCES AND WALKING SURFACES IN MEANS OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE WITH CHANGES IN ELEVATION NOT EXCEEDING 1/4". CHANGES IN ELEVATION GREATER THAN 1/4" BUT NOT EXCEEDING 1/2" SHALL BE BEVELED WITH A SLOPE OF 1 IN 2 AS PER FFPC 101 7.1.6.2
14. ALL PROPOSED AUTOMATIC LIGHTING CONTROL DEVICES SHALL COMPLY WITH NFPA 101: 7.8.1.2.2 (1) THROUGH (7)
15. TOP OF FIRE EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FINISH FLOOR.
16. PROVIDE SUPPORTS AND BACKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
17. ALL EXIT SIGNS ARE SPACED 75' O.C. MAXIMUM, TYPICAL
18. SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER WORK
19. THE PROPOSED BUILDING DESIGN WILL PROVIDE 99% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN N 72 (2010) 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AS DESCRIBED IN NFPA 72 (2010) 24.2.2.2
20. OCCUPANCY SENSORS SHALL COMPLY WITH FFPC 101:7.8.1.2.2.
21. EXITS SIGNS SHALL BE ABOVE EXIT DOORS, WITHIN ROOM AND IN THE EXIT ACCESS.
22. EMERGENCY LIGHTING SYSTEM TO BE PROVIDED ON ELECTRICAL PLAN.
22. DOORS WITH PANIC HARDWARE ARE REQUIRED IN ASSEMBLY AREAS WITH OCCUPANT LOADS OF 100 OR MORE
23. PANIC HARDWARE WILL BE PROVIDED IN ALL SECONDARY EXIT DOORS AND GATES FFPC101:12.2.2.3
24. BDA RISER ACCESS PANEL:
    Provide UL-listed 8"x8" 1½-hour fire-rated access panel in 2-hour BDA shaft wall for system maintenance.
    Panel shall be labeled "BDA RISER ACCESS – FIRE-RATED," installed with fire-rated sealant, and remain normally closed.
    Comply with FBC 713.13 and NFPA 1225 §9.6.11.

Life Safety Legend

- EXIT SIGN
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- 1 HR FIRE RATING WALL
- 2 HR FIRE RATING WALL
- SEMI-RECESSED FIRE EXTINGUISHER CABINET, WITH ABC TYPE 4A FIRE EXTINGUISHER.
  1 F.E. FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL.
  6,147 SF / 3000 = 2 REQUIRED - 2 PROVIDED
- FIRE EXTINGUISHER BRACKET MOUNTED, WITH ABC TYPE 4A FIRE EXTINGUISHER.
  1 F.E. FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL.
  1,800 SF / 3000 = 1 REQUIRED - 1 PROVIDED
- EMERGENCY BACKUP LIGHT FIXTURE WITH 90 MINUTE BATTERY BACK-UP
- MEANS OF EGRESS CAPACITY
- 90 MINUTES DOOR WITH CLOSER
- 60 MINUTES DOOR WITH CLOSER
- 45 MINUTES DOOR WITH CLOSER
- 20 MINUTES DOOR WITH CLOSER

- HATCH DENOTES COURTS - ASSEMBLY
- HATCH DENOTES OFFICE - BUSINESS
- HATCH DENOTES ASSEMBLY
- HATCH DENOTES STORAGE - SERVICE / UTILITY ROOM

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ARCHITECT OF RECORD:

Digitally signed by Ariel Valdes
Date: 2026.02.05 00:23:49 -05'00'
Ariel Valdes
Florida Registration No.: AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

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OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

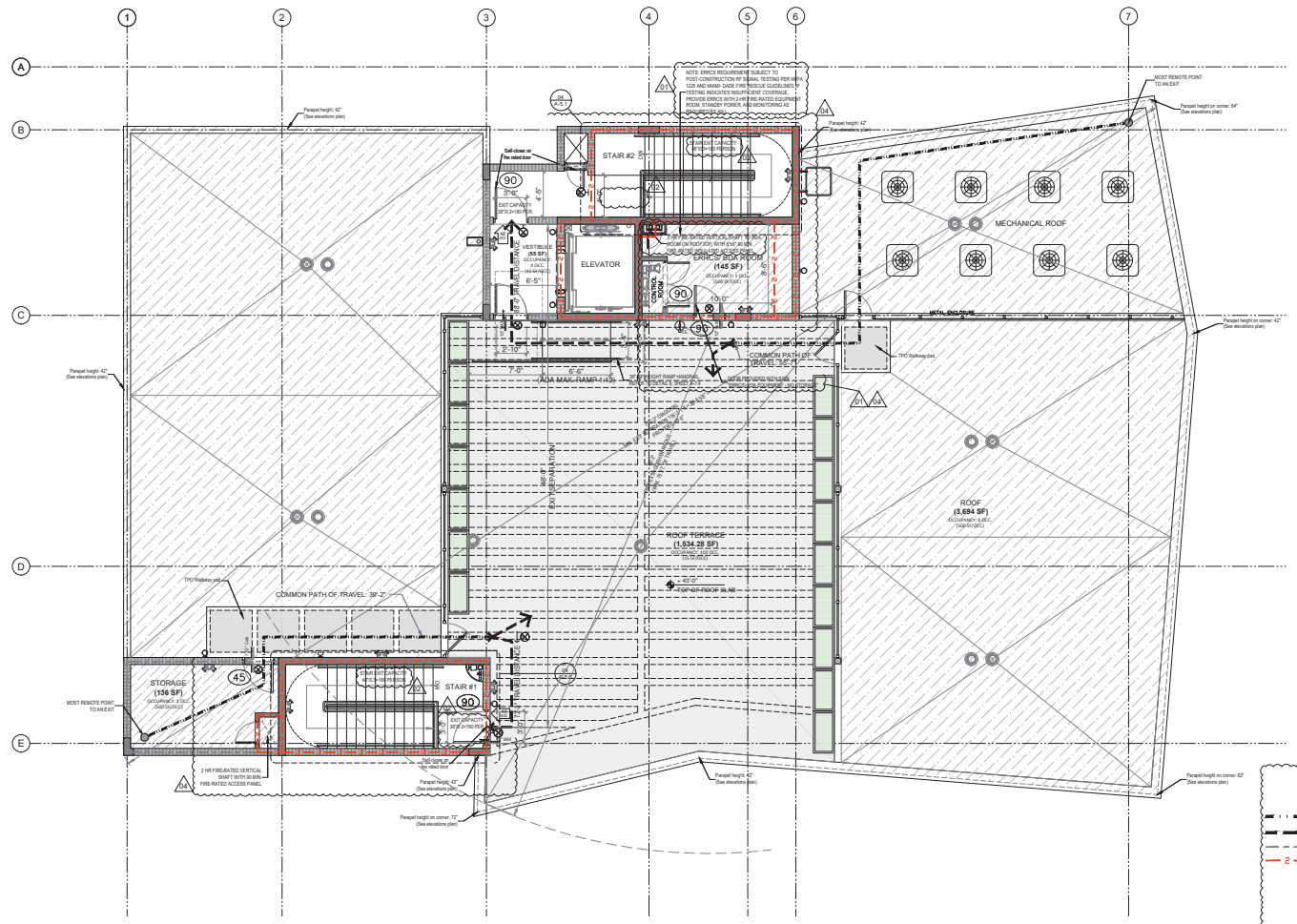
Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments
05	12.08.25 / By the Client

DRAWING TITLE:

THIRD FLOOR LIFE SAFETY PLAN

SHEET ID:

LS-2.2



LIFE SAFETY
01 ROOFTOP FLOOR PLAN
Scale: 3/16" = 1'-0"

LIFE SAFETY NOTES:

1. 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION
2. THIS IS AN NEW BUILDING PROTECTED THROUGHOUT BY AN APPROVED FIRE SPRINKLER SYSTEM
3. **ROOFTOP FLOOR** OCCUPANT LOAD:

ROOF TERRACE	1,534 SF / 15	102 OCCUPANTS
VESTIBULE	55 SF / 15	4 OCCUPANTS
ROOF	3,694 SF / 500	8 OCCUPANTS
ERRCS/BDA ROOM	145 SF / 500	1 OCCUPANTS
STORAGE	136 SF / 500	1 OCCUPANTS
TOTAL OCC. LOAD		116 OCCUPANTS

4. EGRESS DATA:
   - NUMBER OF EXITS:
     2 REQUIRED
     2 PROVIDED
   - STORAGE WITHOUT SPRINKLER SYSTEM:
     MAXIMUM TRAVEL DISTANCE - 200'
     - MAX. TRAVEL DISTANCE PROVIDED: 88'-03"
     MAXIMUM COMMON PATH - 75'
     - MAX. COMMON PATH PROVIDED: 73'-2"
     MAXIMUM DEAD END CORRIDOR - 20'
     - MAX. DEAD END PROVIDED: N/A
5. MINIMUM CORRIDOR REQUIRED WIDTH = 3'-8"
   MINIMUM CORRIDOR PROVIDED WIDTH = 6'-5"
6. DOOR WIDTH MIN REQUIRED 32" CLEAR MINIMUM PROVIDED 32"
7. EXIT DOOR NOTE: ALL EXIT DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING, IN ACCORDANCE w/ SECTION 7.2.1.5.1 OF THE NFPA 101 LIFE SAFETY CODE (2021 EDITION) PROVIDE SIGN POSTING "DOORS WILL REMAIN UNLOCK WHILE BUSINESS IS OCCUPIED" MEANS OF EGRESS DOORS AND HARDWARE TO BE ACCESSIBLE AND SHOULD HAVE PANIC HARDWARE (DOOR-LATCHING ASSEMBLY INCORPORATING A DEVICE THAT RELEASE THE LATCH UPON THE APPLICATION OF A FORCE IN THE DIRECTION OF EGRESS TRAVEL).
8. POSTING OF OCCUPANT LOAD SIGN: ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY AS PER FBC (2023 8TH EDITION) CHAPTER 10
9. 1 HR FIRE RATED DOOR AT STAIR - OFFICE EGRESS
10. 1 HR FIRE RATED WALLS AT STAIR - OFFICE PARTITIONS
11. ALL GLASS IN WINDOWS AND DOORS IS CATEGORY II SAFETY GLASS
12. 1/2" MAX IN HEIGHT AT DOOR THRESHOLDS IN ACCORDANCE WITH NFPA 101: 7.2.1.3.3.
13. BUILDING ENTRANCES AND WALKING SURFACES IN MEANS OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE WITH CHANGES IN ELEVATION NOT EXCEEDING 1/4". CHANGES IN ELEVATION GREATER THAN 1/4" BUT NOT EXCEEDING 1/2" SHALL BE BEVELED WITH A SLOPE OF 1 IN 2 AS PER FFPC 101 7.1.6.2
14. ALL PROPOSED AUTOMATIC LIGHTING CONTROL DEVICES SHALL COMPLY WITH NFPA 101: 7.8.1.2.2 (1) THROUGH (7)
15. TOP OF FIRE EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FINISH FLOOR.
16. PROVIDE SUPPORTS AND BACKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
17. ALL EXIT SIGNS ARE SPACED 75' O.C. MAXIMUM, TYPICAL
18. SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER WORK
19. THE PROPOSED BUILDING DESIGN WILL PROVIDE 99% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN N 72 (2010) 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AS DESCRIBED IN NFPA 72 (2010) 24.2.2.2
20. OCCUPANCY SENSORS SHALL COMPLY WITH FFPC 101:7.8.1.2.2.
21. EXITS SIGNS SHALL BE ABOVE EXIT DOORS, WITHIN ROOM AND IN THE EXIT ACCESS.
22. DOORS WITH PANIC HARDWARE ARE REQUIRED IN ASSEMBLY AREAS WITH OCCUPANT LOADS OF 100 OR MORE.
23. PANIC HARDWARE WILL BE PROVIDED IN ALL SECONDARY EXIT DOORS AND GATES FFPC101:12.2.2.3
24. BDA RISER ACCESS PANEL:
    Provide UL-listed 8"×8" 1½-hour fire-rated access panel in 2-hour BDA shaft wall for system maintenance.
    Panel shall be labeled "BDA RISER ACCESS – FIRE-RATED," installed with fire-rated sealant, and remain normally closed.
    Comply with FBC 713.13 and NFPA 1225 §8.6.11.

NOTE:
1. NO ROOF TERRACE OR ASSEMBLY OCCUPANCY PROPOSED AT ROOF LEVEL. ROOF AREA IS LIMITED TO MECHANICAL EQUIPMENT AND SERVICE ACCESS ONLY.

Life Safety Legend

- EXIT SIGN
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- 1 HR FIRE RATING WALL
- 2 HR FIRE RATING WALL
- SEMI-RECESSED FIRE EXTINGUISHER CABINET, WITH ABC TYPE NA FIRE EXTINGUISHER. 1 F.E. FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL. 6,147 SF / 3000 = 2 REQUIRED - 2 PROVIDED
- FIRE EXTINGUISHER BRACKET MOUNTED, WITH ABC TYPE NA FIRE EXTINGUISHER. 1 F.E. FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL. 1,800 SF / 3000 = 1 REQUIRED - 1 PROVIDED
- EMERGENCY BACKUP LIGHT FIXTURE WITH 90 MINUTE BATTERY BACK-UP
- MEANS OF EGRESS CAPACITY
- 90 MINUTES DOOR WITH CLOSER
- 60 MINUTES DOOR WITH CLOSER
- 45 MINUTES DOOR WITH CLOSER
- 20 MINUTE DOOR WITH CLOSER

- HATCH DENOTES COURTS - ASSEMBLY
- HATCH DENOTES OFFICE - BUSINESS
- HATCH DENOTES ASSEMBLY
- HATCH DENOTES STORAGE - SERVICE / UTILITY ROOM

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ARCHITECT OF RECORD:

Digitally signed by Ariel Valdes
Date: 2026.02.05 00:23:55 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:

NORTH BAY VILLAGE COMMUNITY CENTER

PROJECT ADDRESS:

1851 GALLEON ST
NORTH BAY VILLAGE, FL 33141

OWNER / CLIENT:

AFA / NORTH BAY VILLAGE

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 195

DESIGNED BY: O. GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 07/30/2025

REVISIONS

Issue	Issue date / For
01	09.08.25 / City comments
02	09.29.25 / City comments
03	10.31.25 / City comments
04	11.13.25 / City comments
05	12.08.25 / By the Client

DRAWING TITLE:

ROOFTOP LIFE SAFETY PLAN

SHEET ID:

LS-2.3

ITEM NO. 12.A

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: **AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA AMENDING CHAPTER 11, "SIGNS," AND CHAPTER 15, "FORM BASED CODE," TO ADDRESS CURRENT LEGAL REQUIREMENTS, TO ESTABLISH SPECIFIC STANDARDS AND REGULATIONS, AND TO CONSOLIDATE ALL PROVISIONS RELATED TO SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

RECOMMENDATION

It is recommended that the Planning and Zoning Board approve the proposed Ordinance.

BACKGROUND AND ANALYSIS

See attached memo and proposed ordinance.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

None

ATTACHMENT(S):

Memo - 03.17.26.DOCX
Ordinance Chapters 8 and 11 and 15 - Sign Code - 03.17.26.DOCX
Exhibit A to Ordinance - 03.17.26.DOCX
Exhibit B to Ordinance 03.17.26.DOCX
Exhibit C to Ordinance 03.17.26.DOCX

Sign Code Update

Summary of code amendments

1. **Unifies sign regulations in Chapter 11 of the ULDC**

Today, Chapter 11 of the Village's Unified Land Development Code (ULDC) serves as the Village's sign code. Additional sign code regulations are found in Chapter 15 of the ULDC, relating to the transect zones, and Chapter 8, relating to zoning, specifically within the accessory use regulations. The proposed ordinance consolidates the sign regulations in a unified Chapter 11.

2. **Provides extensive legislative intent**

Section 11.1 is currently "Purpose." The proposed ordinance provides for an expanded Section 11.1 title and text to address the Village's intent, the scope of the regulations, as well as findings related to the Florida Constitution, Florida Statutes, County Code, the Village's Comprehensive Plan, case law, and the impacts of sign clutter. In addition, Section 11.1 provides specific information on the legislative intent and addresses how substitution and severability of provisions should be treated. For temporary signs, the legislative intent is currently presented under section 11.7(B). The intent language has been incorporated under 11.1 of the proposed ordinance.

3. **Reorganizes regulations and renames sections/titles for user ease**

   a. Existing Chapter 15 sign code regulations 15 have been reorganized within Chapter 11. This reorganization is intended to provide a unified set of sign code regulations in one Chapter.
   b. Existing district-specific regulations from Section 11.9 have been reorganized and consolidated under Section 11.4 of the proposed Ordinance. Accordingly, section 11.10 has been renumbered as 11.9.
   c. In addition, certain provisions of the existing sign regulations have been moved within Chapter 11 to place the regulations in more appropriate and obvious sections and subsections. For example, provisions from existing Section 11.9 relating to illuminated signs have been consolidated under the proposed Section 11.4.
   d. Provisions from Section 8.16.A.1.b.3.(c)-(f) have been moved to Chapter 11. *See* Exhibit C of Ordinance.

4. **Updates definitions**

Section 11.2 currently provides the definitions applicable to the Sign Code and additional definitions are provided in Chapter 15. While many of the existing definitions have been retained, Section 11.2 has been completely updated to provide for more accurate and

modern definitions. Like other sections of the sign code, the definitions have been reorganized.

Following the Planning and Zoning Board meeting, additional revisions were made to the definitions to: add the definition of an “intensely illuminated area” and consolidate the definition of freestanding sign and detached sign. Previously, the Village did not have a definition for freestanding signs, but one had been added for the Board’s review. After further review, the definitions have been consolidated to provide that a detached sign may also be referred to as a freestanding sign. The definition of mural has also been updated.

5. Provides illustrations of sign types

Currently there are no illustrations in Chapter 11. Existing Section 15.6.F of the ULDC, however, provides illustrations that are applicable across all zoning districts in the Village, including the transect zones. As part of the reorganization effort, the illustrations from Section 15.6.F of the ULDC have been moved to a new Section 11.2.5 of the ULDC. For the Planning and Zoning Board hearing, the illustrations were divided into two sections: 11.2.5.1 and 11.2.5.2 providing the temporary and permanent sign type illustrations, respectively. Following the hearing of the ordinance by the Planning and Zoning Board, the ordinance was amended to remove the distinction in the illustrations between temporary and permanent signs as sign types can sometimes be temporary and permanent. For example, a window sign may be temporary and permanent.

6. Planning and Zoning Board Recommendations

On March 4, 2026, the Board considered the ordinance and approved it with the following recommendations: 1) that the amortization for nonconforming signs be adjusted to provide that nonconforming signs that are five years or older, calculated from the date of final permit approval, will have 18 months from the ordinance’s adoption to come into compliance with the current regulations; and 2) that the Village consider adopting regulations prohibiting obscene content. These recommendations will be reviewed and prepared by the Village Attorney’s office prior to second reading.

TABLE OF CONTENTS
Chapter 11, Signs

Section

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- **3. Findings**
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  - C. Miami-Dade County Code
  - D. Village Comprehensive Plan
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- **4. Specific Legislative Intent**
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11.5 Sign Permits and Fees
11.6 Exempted Signs (Previously, the Village distinguished between exempted signs in the transect zones and elsewhere. After review, determined it should be consolidated under one category). **a. Exempted Signs – All Zoning Districts, including T6-24 and T6-30 Transect Zones**
11.7 Temporary Signs **A. Scope** **B. Duration** (previously 11.7.B was the purpose and intent for temporary signs. These legislative intent provisions have been reorganized under 11.1.4) **C. Permission** **D. Compliance** **E. Prohibition on lighting** **F. Exemptions from Permitting** (G through L have been added from other sections of the code)
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11.9 Variances to Sign regulations (this was previously 11.10)
11.10 Universal Design and American with Disabilities Act (ADA) Compliance (this is a new section)

ORDINANCE NO. 2026-___

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA AMENDING CHAPTER 11, "SIGNS," CHAPTER 15, "FORM BASED CODE," AND CHAPTER 8, "ZONING," OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) TO ADDRESS CURRENT LEGAL REQUIREMENTS, TO ESTABLISH SPECIFIC STANDARDS AND REGULATIONS, AND TO CONSOLIDATE ALL PROVISIONS RELATED TO SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII of the State Constitution and Chapter 166, Florida Statutes, provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, North Bay Village (the "Village"), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, the Village Commission finds and determines that the land development code is required to regulate signs as provided by Section 163.3202(2)(f), Florida Statutes; and

WHEREAS, the Village Commission does not wish to censor speech, but rather to provide for the public welfare by regulating signage in the Village in a manner that enhances the aesthetics of the community, reduces visual pollution, provides clear information and minimizes distractions to drivers in the interests of traffic safety; and

WHEREAS, the Village Commission desires to modify and update its regulation of signs in order to respond to case law including *Reed v. Town of Gilbert*, 576 U.S. 155, 135 S. Ct. 2218, 192 L. Ed. 2d 236 (2015) ("*Reed*"), and *City of Austin, Texas v. Reagan Nat'l Advert. of Austin, LLC*, 142 S. Ct. 1464 (2022) ("*Austin*"); and

WHEREAS, the Village finds and determines that the purpose and intent provisions of its signage regulations should be detailed so as to further describe the beneficial aesthetic, traffic safety, and other effects of the Village's sign regulations, and to reaffirm that the sign regulations are concerned with the secondary effects of speech and are not designed to censor speech or regulate the viewpoint of the speaker; and

WHEREAS, various signs that serve as signage for particular land uses are based upon content-neutral criteria in recognition of the functions served by those land uses, and are not based upon any intent to favor any particular viewpoint or control the subject matter of public discourse; and

WHEREAS, the Village finds and determines that the sign regulations adopted hereby allow and leave open adequate alternative means of communications, such as

newspaper advertising, internet advertising and communications, advertising in shoppers and pamphlets, advertising in telephone books, advertising on cable television, advertising on UHF and/or VHF television, advertising on AM and/or FM radio, advertising on satellite radio, advertising on internet radio, advertising via direct mail, and other avenues of communication available in the Village (*see State v. J & J Painting*, 167 N.J. Super. 384, 400 A.2d 1204, 1205 (Super. Ct. App. Div. 1979); *Board of Trustees of State University of New York v. Fox*, 492 U.S. 469, 477 (1989); *Green v. City of Raleigh*, 523 F.3d 293, 305-306 (4th Cir. 2007); *Naser Jewelers v. City of Concord*, 513 F.3d 27 (1st Cir. 2008); *Sullivan v. City of Augusta*, 511 F.3d 16, 43-44 (1st Cir. 2007); *La Tour v. City of Fayetteville*, 442 F.3d 1094, 1097 (8th Cir. 2006); and *Reed v. Town of Gilbert*, 587 F.3d 866, 980-981 (9th Cir. 2009)); and

WHEREAS, in *Reed*, the United States Supreme Court addressed the constitutionality of a local sign ordinance that had different criteria for different types of temporary noncommercial signs; and

WHEREAS, in *Reed*, Justice Alito in a concurring opinion joined in by Justices Kennedy and Sotomayer pointed out that municipalities still have the power to enact and enforce reasonable sign regulations; and

WHEREAS, Justice Alito further noted that in addition to regulating signs put up by private actors, government entities may also erect their own signs consistent with the principles that allow governmental speech (*see Pleasant Grove City v. Summum*, 555 U.S. 460, 467-469 (2009)), and that government entities may put up all manner of signs to promote safety, as well as directional signs and signs pointing out historic sites and scenic spots; and

WHEREAS, Justice Alito noted that the *Reed* decision, properly understood, will not prevent cities from regulating signs in a way that fully protects public safety and serves legitimate aesthetic objectives, including rules that distinguish between on-premises and off-premises signs; and

WHEREAS, under established Supreme Court precedent and Eleventh Circuit precedent, commercial speech may be subject to greater restrictions than noncommercial speech and that doctrine is true for both temporary signs as well as for permanent signs; and

WHEREAS, all of these findings pursuant to *Reed* and other prior caselaw have been reaffirmed and further reinforced by the *Austin* decision; and

WHEREAS, the Village finds and determines that a traffic control device, as defined herein, should be exempt from regulation under the Village's regulations for signage; and

WHEREAS, the Village finds and determines that the regulation of signs within the Village strongly contributes to the development and maintenance of a pleasing, visually attractive environment, and that these sign regulations are intended to enhance the environment and promote the continued well-being of the Village; and

WHEREAS, the Village finds and determines that the regulation of signage for purposes of aesthetics has long been recognized as advancing the public welfare; and

WHEREAS, the Village finds and determines that, as far back as 1954, the United States Supreme Court recognized that "the concept of the public welfare is broad and inclusive," that the values it represents are "spiritual as well as physical, aesthetic as well as monetary[,]" and that "[i]t is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled" (*Berman v. Parker*, 348 U.S. 26, 33 (1954)); and

WHEREAS, the Village finds and determines that aesthetics is a valid basis for zoning, and that the regulation of the size and appearance of signs and the prohibition of certain types of signs can be based upon aesthetic grounds alone as promoting the general welfare (*see Merritt v. Peters*, 65 So. 2d 861 (Fla. 1953); *Dade County v. Gould*, 99 So. 2d 236 (Fla. 1957); *E.B. Elliott Advertising Co. v. Metropolitan Dade County*, 425 F.2d 1141 (5th Cir. 1970), *cert. dismissed*, 400 U.S. 878 (1970)); and

WHEREAS, the Village finds and determines that these sign regulations further the character and ambiance of the Village, and reflect its commitment to maintaining and improving an attractive environment; and

WHEREAS, the Village finds and determines that the beauty of the Village's natural and built environment has provided the foundation for the economic base of the Village's development, and that the Village's sign regulations help create an attractive residential community for its residents; and

WHEREAS, the Village finds and determines that the goals, objectives and policies of its plans over the years demonstrate a strong, long-term commitment to maintaining and improving the Village's attractive and visual environment; and

WHEREAS, the Village finds and determines that, from a planning perspective, one of the most important community goals is to define and protect aesthetic resources and community character; and

WHEREAS, the Village finds and determines that the purpose of the regulation of signs as set forth in this Ordinance is to promote the public health, safety and general welfare through a comprehensive system of reasonable, consistent and nondiscriminatory sign standards and requirements; and

WHEREAS, the Village finds and determines that the sign regulations in this Ordinance are intended to lessen hazardous situations, confusion and visual clutter caused by proliferation, improper placement, illumination, animation and excessive height, area and bulk of signs which compete for the attention of pedestrian and vehicular/mobile traffic; and

WHEREAS, the Village finds and determines that these sign regulations are intended to protect the public from the dangers of unsafe signs; and

WHEREAS, the Village finds and determines that these sign regulations are intended to permit signs that are compatible with their surroundings and aid orientation, and to preclude placement of signs in a manner that conceals or obstructs adjacent land uses or signs; and

WHEREAS, the Village finds and determines that these sign regulations are intended to regulate signs in a manner so as to not interfere with, obstruct vision of or distract motorists, bicyclists or pedestrians; and

WHEREAS, the Village finds and determines that these sign regulations are intended to require signs to be constructed, installed and maintained in a safe and satisfactory manner; and

WHEREAS, the Village finds and determines that in meeting the purposes and goals established in these findings, it is appropriate to prohibit or to continue to prohibit certain sign types; and

WHEREAS, the Village finds and determines that the prohibition of the construction of billboards and certain other sign types, as well as the establishment and continuation of height, size and other standards for on-premise signs, is consistent with the policy set forth in the Florida Constitution that it shall be the policy of the state to conserve and protect its scenic beauty; and

WHEREAS, the Village finds that local governments may separately classify off-premise and on-premise advertising signs in taking steps to minimize visual pollution (*see City of Lake Wales v. Lamar Advertising Association of Lakeland Florida*, 414 So. 2d 1030, 1032 (Fla. 1982)); and

WHEREAS, the Village finds and determines that a prohibition on the erection of off-premise outdoor advertising signs will reduce the number of driver distractions and the number of aesthetic eyesores along the roadways of the Village (*see, e.g., E. B. Elliott Adv. Co. v. Metropolitan Dade County*, 425 F.2d 1141, 1154 (5th Cir. 1970), cert. denied, 400 U.S. 878 (1970)); and

WHEREAS, the Village finds and determines that in order to preserve, protect and promote the safety and general welfare of the residents of the Village, it is necessary to regulate off-premise advertising signs, so as to prohibit the construction of off-premise signs and billboards in all zoning districts, and to provide that the foregoing provisions shall be severable; and

WHEREAS, the Village hereby finds and determines that any object or message in close proximity to roadways which tends to distract the driver of a motor vehicle directly affects traffic safety, and that signs which divert the attention of the driver and occupants of motor vehicles from the highway and streets to objects away from it may reasonably be found to increase the danger of accidents, and agrees with the courts that have reached the same determination (*see In re Opinion of the Justice*s, 103 N.H. 268, 169 A.2d 762 (1961); and *Newman Signs, Inc. v. Hjelle*, 268 N.W.2d 741 (N.D.1978)); and

WHEREAS, the Village finds and determines that the Village has allowed noncommercial speech to appear wherever commercial speech appears; and the Village desires to continue that practice through the specific inclusion of a substitution clause that expressly allows non-commercial messages to be substituted for commercial messages (and non-commercial messages to be substituted for each other); and

WHEREAS, the Village finds and determines that, by confirming in this Ordinance that noncommercial messages are allowed wherever commercial messages are allowed, the Village will continue to overcome any constitutional objection that its ordinance

impermissibly favors commercial speech over noncommercial speech (*see Outdoor Systems, Inc. v. City of Lenexa*, 67 F. Supp. 2d 1231, 1236-1237 (D. Kan. 1999)); and

WHEREAS, the Village finds and determines that under Florida law, whenever a portion of a statute or ordinance is declared unconstitutional, the remainder of the act will be allowed to stand provided (1) the unconstitutional provisions can be separated from the remaining valid provisions, (2) the legislative purpose expressed in the valid provisions can be accomplished independently of those which are void, (3) the good and the bad features are not so inseparable in substance that it can be said that the legislative body would have passed the one without the other, and (4) an act complete in itself remains after the valid provisions are stricken (*see, e.g*., *Waldrup v. Dugger*, 562 So. 2d 687 (Fla. 1990)); and

WHEREAS, the Village finds and determines that there have been several judicial decisions where courts have not given full effect to severability clauses that applied to sign regulations and where the courts have expressed uncertainty over whether the legislative body intended that severability would apply to certain factual situations despite the presumption that would ordinarily flow from the presence of a severability clause; and

WHEREAS, the Village finds and determines that the Village has consistently adopted and enacted severability provisions in connection with its ordinance provisions, and that the Village wishes to ensure that severability provisions apply to its regulations, including its sign regulations; and

WHEREAS, the Village finds and determines that the Code's severability clauses were adopted with the intent of upholding and sustaining as much of the Village's regulations, including its sign regulations, as possible in the event that any portion thereof (including any section, sentence, clause or phrase) be held invalid or unconstitutional by any court of competent jurisdiction; and

WHEREAS, the Village finds and determines that it has considered an ample record of its intention that the presence of a severability clause in connection with the Village's sign regulations be applied to the maximum extent possible, even if less speech would result from a determination that any provision is invalid or unconstitutional for any reason whatsoever; and

WHEREAS, the Village finds and determines that it has considered an ample record that it intends that the height and size limitations on free-standing, ground, wall, and other signs continue in effect regardless of the invalidity or unconstitutionality of any, or even all other, provisions of the Village's sign regulations, other provisions of the Code of Ordinances, or other laws, for any reason(s) whatsoever; and

WHEREAS, the Village finds and determines that it has considered an ample record that it intends that each prohibited sign-type continue in effect regardless of the invalidity or unconstitutionality of any, or even all, other provisions of the Village's sign regulations, other provisions of the Code of Ordinances, or other laws, for any reason(s) whatsoever; and

WHEREAS, the Village finds that it is in the best interest of the Village and its residents to amend Chapter 11, "Signs," Chapter 15, "Form-Based Code," and Chapter 8, "Zoning;" and

WHEREAS, the Village makes the detailed findings set forth in Section 11.1 of this Ordinance as to the purpose, scope and intent of the Village's sign regulations, and the substantial and compelling governmental interests that are advanced by these regulations; and

WHEREAS, the Village reiterates its desire that there be an ample and unequivocal record of its intention that the severability clauses it has adopted related to its sign regulations shall be applied to the maximum extent possible, even if less speech would result from a determination that any exceptions, limitations, variances, or other sign provisions are invalid or unconstitutional for any reason whatsoever; and

WHEREAS, in accordance with the requirements of Chapter 163, Florida Statutes, the Planning and Zoning Board, acting as the Local Planning Agency, reviewed the proposed Ordinance on March 4, 2026, and has determined that the proposed regulation is consistent with the Village's Comprehensive Plan; and

WHEREAS, the Village Commission conducted a first and second reading of this Ordinance at duly noticed public hearings, as required by law, on _____, 2026, and _____, 2026, and after having received input from and participation by interested members of the public and staff, determined that this Ordinance is consistent with the Village's Comprehensive Plan and in the best interest of the public health, safety, and welfare.

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 Chapter 11 of the Village ULDC. That Chapter 11, "Signs" of the North Bay Village Unified Land Development Code is hereby amended to read as set forth in Exhibit "A", attached hereto.[1]

Section 3. Amending Chapter 15 of the Village ULDC. That Chapter 15, "Form-Based Code" of the North Bay Village Unified Land Development Code is hereby amended to read as set forth in Exhibit "B", attached hereto.[1]

Section 4. Amending Chapter 8 of the Village ULDC. That Chapter 8, "Zoning" of the North Bay Village Unified Land Development Code is hereby amended to read as set forth in Exhibit "C", attached hereto.[1]

Section 5. 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.

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

Section 6. 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 7. 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 8. Effective Date. That this Ordinance shall become effective immediately upon 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 Andy Daro _____

EXHIBIT "A"[1]

CHAPTER 11, SIGNS

§ 11.1 – ~~Purpose~~ Intent; scope; findings; legislative intent; substitution; and severability.

1. *Intent*. The purpose of these regulations is to create a legal framework for a comprehensive and balanced system of Street graphics and Signs and thereby to facilitate an easy and aesthetically pleasing communication between the public and their environment. With this purpose in mind, it is the intention of these regulations to authorize the use of street graphics and signs which are compatible with their surroundings; appropriate to the type of activity to which they pertain; expressive of the identity of individual proprietors or of the community as a whole; and legible in the environment in which they are seen.

2. *Scope*.

   A. The provisions of this Chapter shall govern the number, size, location, and aesthetic appearance of all signs which may be permitted either as a principal or accessory use under the terms of this Chapter. No signs shall be permitted on any property either as a principal or accessory use except in accordance with the provisions of this Chapter.

   B. This Chapter does not regulate Village signs on property owned by the Village, Miami-Dade County or the State of Florida, and does not regulate traffic control devices. Private signs on public property and rights of way are unauthorized, and subject to removal and disposal.

   C. In the event of any conflict between this Code and any declaration of covenants, bylaws, or other restrictions applying to any property within the Village, the language affording the more restrictive interpretation shall apply.

   D. The Village specifically finds that these sign regulations are narrowly tailored to achieve the compelling and substantial governmental interests of traffic safety and aesthetics, and that there is no other way for the Village to further these interests.

3. *Findings.* The Village Commission makes the following findings:

   A. *Florida Constitution*. Article II, Section 7 of the Florida Constitution provides that "[i]t shall be the policy of the state to conserve and protect its natural

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

resources and scenic beauty. . . ." A beautiful environment preserves and enhances the desirability of the Village as a place to live and to do business. Implementing the Florida Constitution is a compelling governmental interest.

B. *Florida Statutes*. Florida law require cities to adopt comprehensive plans and implement them through land development regulations (also known as zoning regulations) and approval of development orders that are consistent with the comprehensive plan. See Part II of Chapter 163, Florida Statutes. Florida law specifically requires that the Village adopt sign regulations. *See* Section 163.3202(2)(f), Florida Statutes. Complying with state law is a compelling governmental interest.

C. *Miami-Dade County Code*. Article VI of Chapter 33 of the Miami-Dade County Code, also known as the County Sign Code, provides minimum requirements that the Village is charged with enforcing within its territorial boundaries. The regulations in this Chapter 11 are consistent with the minimum requirements of the County Sign Code.

D. *Village Comprehensive Plan*. The Village is a diverse community with a wide range of land uses. Several goals, objectives, and policies of the Village's Comprehensive Plan require the Village to maintain its scenic beauty and traffic safety through its land development regulations and actions. Implementing the Village's Comprehensive Plan serves a compelling governmental interest. The Future Land Use, Transportation, Housing, and Conservation Elements of the Village's Comprehensive Plan call for sign regulation and prioritize aesthetics and traffic safety as follows:

i. Future Land Use Element:

a. 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.

b. 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.

c. Policy 2.2.1: Maintain and, as necessary, periodically upgrade the entry treatments and/or features at the Village's gateways, including, but not limited to installing aesthetically pleasing, distinctive signage, lighting and lush, sustainable tropical landscaping that reflect the community's branded identity and spirit.

d. Policy 2.2.4: The Village shall continue to enhance and strengthen the character and the identity of the Village through design criteria and a timetable for the improvement of street intersection elements and street furnishings. In addition, the Village shall continue to develop and implement mechanisms to address the nature and design of crosswalks, signage, benches, sidewalks (including widening, meandering and enhanced sidewalk accessibility), pavement and pavement markings, and other key elements of the public rights-of-way.

e. 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.

f. Policy 2.3.6: North Bay Village will maintain, as a particular area of attention in its planning program, a systematic review of the aesthetics and physical conditions between its boundary and those between unincorporated areas and other cities in an effort to improve the appearance of these areas and the compatibility and transition between the adjoining communities. Joint planning area agreements will be implemented if appropriate.

ii. Transportation Element:

a. Goal: Maintain the Village's existing traffic circulation system, which provides for the safe and efficient movement of people and goods through and within the Village.

b. Policy 3.2.2: As identified in the NBV100 Master Plan Vision for the Village, proper provisions for connectivity, safety, and multimodal transportation friendliness shall be ensured by requiring and improving pedestrian ways, the installation of bike paths and the installation of traffic calming devices.

c. Policy 3.3.2: The Village shall require all potential development or redevelopment projects to contribute to providing a safe, convenient, comfortable, and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate improvements or enhancements to the multimodal network shall be required to mitigate any impacts as a condition of development approval.

d. Policy 3.6a.3: Ensure that buildings are oriented to provide pedestrians and bicyclists with easy access and a visually interesting environment that reduces perceived travel distances and increases the legibility of the bicycle and pedestrian network.

iii. Housing Element:

a. Policy 6.1.1: Review existing development regulations to ensure they promote long term sound housing and aesthetically pleasing neighborhood environments.

iv. Conservation Element:

a. Policy 9.4.45.1: The Village will enhance the Kennedy Causeway by requiring new development in their design and layout to enhance bay views, create signage at key entry points and add landscaping including water features.

E. Caselaw. In accordance with the U.S. Supreme Court's cases on sign regulation, the regulations in this Chapter are not intended to regulate or censor speech based on its content or viewpoint, but rather to regulate the secondary effects of speech that may adversely affect the Village's substantial and compelling governmental interests in preserving scenic beauty and community aesthetics, and in vehicular and pedestrian safety in conformance with the First Amendment. These cases and their holdings include, but are not limited to:

i. *Reed v. Town of Gilbert*, 576 U.S. 576 U.S.155, 135 S. Ct. 2218, 192 L. Ed. 2d 236 (2015) on the topic on noncommercial temporary signs;

ii. *Metromedia, Inc. v. City of San Diego*, 453 U.S. 490 (1981) on the topic of commercial signs and off-premise signs;

iii. *City of Ladue v. Gilleo*, 512 U.S. 43 (1994) on the topic of political protest signs in residential areas;

iv. *Linmark Assocs., Inc. v. Township of Willingboro*, 431 U.S. 85 (1977) on the topic of real estate signs in residential areas;

v. *Burson v. Freeman*, 504 U.S. 191 (1992) on the topic of election signs near polling places;

vi. *Central Hudson Gas & Electric Corp. v. Public Service Commission*, 447 U.S. 557 (1980) on the topic of commercial speech;

vii. *City Council v. Taxpayers for Vincent*, 466 U.S. 789 (1984) on the topic of signs on public property;

viii. *City of Austin, Texas v. Reagan Nat'l Advert. of Austin, LLC*, 142 S. Ct. 1464 (2022) on the topic of off-premises sign regulation; and

ix. *Shurtleff v. City of Boston, Massachusetts*, 142 S. Ct. 1583, 1584 (2022) on the topic of commercial flags.

F. Impact of sign clutter. Excessive signage and sign clutter impair the legibility of the environment, and undermine the effectiveness of governmental signs, traffic control devices and other required signs (such as address, directional, directory, and identification signs) that are essential to identifying locations for the delivery of emergency services and other compelling governmental purposes. The intent of these sign regulations is to enhance the visual environment of the Village, ensure that Village residents, visitors and emergency responders can safely navigate through the Village to their intended destinations, and promote the continued well-being of the Village. It is therefore the purpose of this Chapter to promote aesthetics and the public health, safety and general welfare, and assure the adequate provision of light and air within the Village through reasonable, consistent and nondiscriminatory standards for the posting, displaying, erection, use, and maintenance of signs and sign structures that are no more restrictive than necessary to achieve these governmental interests.

4. *Specific Legislative Intent*. More specifically, the Village's sign regulations are intended to:

i. Encourage the effective use of signs as a means of communication in the Village;

ii. Maintain and enhance the scenic beauty of the aesthetic environment and the Village's ability to attract sources of economic development and growth;

iii. Ensure all modes of pedestrian safety and traffic safety;

iv. Minimize the possible adverse effect of signs on nearby public property, public rights-of-way and private property;

v. Foster the integration of signs with architectural and landscape designs;

vi. Minimize hazardous conditions and lessen the confusion and visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, bulk, excessive sign height, and excessive sign area which compete for the attention of pedestrians, motorists, bicyclists, and vehicular traffic and are not necessary to aid in wayfinding;

vii. Allow signs that are compatible with their surroundings and aid orientation, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs;

viii. Encourage and allow signs that are appropriate to the zoning district in which they are located and consistent with the land uses, activities and functions to which they pertain;

ix. Curtail the size and number of signs to the minimum reasonably necessary to identify the location and the nature of a land use, and to allow smooth navigation to these locations;

x. Establish dimensional limits and placement criteria for signs that are legible and proportional to the size of the parcel and structure on which the sign is to be placed, or to which it pertains;

xi. Regulate signs so that they are effective in performing the function of identifying and safely directing pedestrian and vehicular traffic to a destination;

xii. Preclude signs from conflicting with the principal use of the parcel and adjoining parcels;

xiii. Regulate signs in a manner so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists or pedestrians;

xiv. Except to the extent expressly preempted by state, Miami-Dade County or federal law, ensure that signs are constructed, installed and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;

xv. Preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all zoning districts of the Village;

xvi. Allow traffic control devices consistent with national standards without regulation in this article, because they promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and by notifying road users of regulations and providing nationally consistent warnings and guidance needed for the safe, uniform and efficient operation of all modes of travel, while regulating private signs to ensure that their size, location and other attributes do not impair the effectiveness of such traffic control devices;

xvii. Protect property values by precluding, to the maximum extent possible, signs that create a nuisance to the occupancy or use of other properties as a result of their size, height, illumination, brightness, or movement;

xviii. Protect property values by ensuring that the size, number and appearance of signs are in harmony with buildings, neighborhoods, structures, and conforming signs in the area;

xix. Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the Village and that complements the natural surroundings in recognition of the Village's reliance on its natural surroundings and beautification efforts as a source of economic advantage as an attractive place to live and work;

xx. Classify and categorize signs by type and zoning district;

xxi. Not regulate signs more than necessary to accomplish the compelling and important governmental objectives described herein;

xxii. Enable the fair and consistent enforcement of these sign regulations;

xxiii. Permit, regulate and encourage the use of signs with a scale, graphic character, and type of lighting compatible with buildings and uses in the area, so as to support and complement the goals, objectives and policies set forth in the Village’s Comprehensive Plan;

xxiv. Establish regulations for the design, erection and maintenance of signs for the purpose of ensuring equitable access to graphic communication, while maintaining a harmonious and aesthetically pleasing visual environment within the Village, recognizing that signs form an integral part of

architectural building and site design and require equal attention in their design, placement and construction; and

xxv. Provide for the unique signage needs of multi-tenant properties through the uniform signage plans that assure a consistent and cohesive appearance and enhance legibility of sign messages through their common design; and

xxvi. Provide an effective method to deter individuals and businesses from attaching unsightly and distracting signs to public structures within or adjacent to public rights of way; and

xxvii. Be considered the maximum standards allowed for signage, and regulate signs in a permissive manner so that any sign is not allowed unless expressly permitted and not expressly prohibited.

5. *Substitution*. It is not the intent of this Chapter to afford greater protection to commercial speech than to noncommercial speech. Any sign, display or device allowed under this Chapter may contain, in lieu of any other copy, any otherwise lawful noncommercial message that complies with all other requirements of this article. The noncommercial message may occupy the entire sign area or any portion thereof, and may substitute for or be combined with the commercial message. The sign message may be changed from commercial to noncommercial, or from one noncommercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited and the sign continues to comply with all requirements of this Chapter.

6. *Severability*.

i. The sections, paragraphs, sentences, clauses and phrases of this Chapter are severable, and if any phrase, clause, sentence, paragraph or section of this Chapter shall be declared unconstitutional or void or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Chapter.

ii. This subsection shall not be interpreted to limit the effect of subsection (1) above, or any other applicable severability provision in this Code or any adopting ordinance. The Village Commission specifically intends that severability shall be applied to sign regulations even if the result would be to allow less speech in the Village, whether by subjecting currently exempt signs to permitting or by some other means.

iii. This subsection shall not be interpreted to limit the effect of subsections (1) or (2) above, or any other applicable severability provision in this Code or any adopting ordinance. The Village Commission specifically intends that severability shall be applied to prohibited signs so that each of the prohibited sign types listed in the Village Code in Section 11-4 shall continue to be prohibited irrespective of whether another or any other sign prohibition is declared unconstitutional or invalid.

iv. This subsection shall not be interpreted to limit the effect of subsections (1), (2) or (3) above, or any other applicable severability provision in this Code or any adopting ordinance. The Village Commission specifically intends that severability shall be applied to section 11-XXX of the sign regulations so that if all or any of such provisions are declared unconstitutional or invalid by the final and valid judgment of any court of competent jurisdiction, the Village Commission intends that such declaration shall not affect any other prohibition on animated, flashing or off-premise signs in the aforesaid section.

§ 11.2 – Definitions

For the purpose of this ~~s~~Section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

~~1. *Sign*. An identification, description, illustration, or device which is affixed to or represented directly or indirectly upon a Building, Structure, or land and which directs attention to a product, place, activity, person, institution, or business.~~

~~2. *Sign, accessory*. A supplemental sign relating to products or services sold, affiliations, or uses of the premises on which the sign is located (e.g.: credit card affiliations, brand symbols).~~

~~3. *Sign area*. The area of the surface of the sign upon, against, or through which the message is displayed or illustrated on the sign. Such area shall be that total surface of one common sign structure which may be viewed from one direction of approach. Such surface area is exclusive of frame embellishment considered as border and not for the purpose of transmission of message, which additional frame surface shall not be greater than 30 percent of the total gross area. Any symbol, Mural background, pole decoration, or illustrative material contributing to the meaning or promotional effect of the message shall be considered as sign surface area. The sign area shall extend to the perimeter of the area of all letters, figures, characters, clocks, thermometers, and temperature or time data devices.~~

~~4. *Sign area, multi-faced*. On any sign with more than one face, the maximum number of advertising surfaces visible from any location will be counted; provided, however, that all advertising surfaces of multi-faced signs shall be equal in size and height on all sides. If faces are different in size and height, each face is counted individually.~~

5. ~~*Sign, detached*. A sign not attached to or painted on a building, but which is affixed to the ground. A sign attached to a flat surface such as a Fence or Wall, not a part of a building, shall be considered a detached sign.~~

6. ~~*Sign, directional*. A sign indicating the direction or allocation of some service or facility to use, or indicating an instruction (e.g., "no trespassing").~~

7. ~~*Sign, flat*. A sign erected parallel to the face of or erected or painted on the outside wall of any building, and supported throughout its length by wall, cantilever, or marquee projections extending from the wall. The outer edge of a flat sign shall not be further than 18 inches, measured horizontally, from the building wall or extend further than the outside edge of a supporting marquee or cantilever, whichever distance is the larger; nor may the highest point of a flat sign extend more than 12 inches above the highest flat roof, parapet, or eave line.~~

8. ~~*Sign, identification*. A sign which indicates the name of a use, owner, activity, business, or enterprise.~~

9. ~~*Sign, outdoor advertising display* (character).~~
   A. ~~*Activated sign*. Any sign which contains or uses for illumination any light, lighting device, or lights which change color, flash or alternate, or change the appearance of the sign or any part thereof automatically (for the purpose of these regulations, a slowly rotating sign, not exceeding ten revolutions per minute, illuminated but not flashing, shall not be considered an "activated sign").~~

   B. ~~*Animated sign*. Any sign upon which a character, letter, figure, or group or combination thereof, shows movement or motion to such an extent as to be readily detected.~~

   C. ~~*Banner sign*. Any sign possessing characters, letters, illustrations, or ornamentations applied to cloth, paper, or fabric of any kind, either with or without frames.~~

   D. ~~*Banners, streamers, spinners, and pennants*. Any device, with or without letters or symbols, erected for the purpose of attracting attention to an area or point.~~

   E. ~~*Beacon light*. Any light with one or more beams capable of being directed in any direction, capable of being revolved automatically, or capable of having any part thereof revolve automatically.~~

   F. ~~*Double-faced sign*. Any sign which has two display surfaces backed against each other or against the same background, one face of which is designed to be seen from one direction, and the other from the opposite direction.~~

   G. ~~*Flashing sign*. Any sign in which the electrical lighting device or devices go on and off alternately, either all of such lights or lighting devices or part thereof, or are designed to cause a deliberate intensity change for the purpose of effecting attraction. Signs that alternately display only time and temperature are excluded from this definition.~~

10. ~~*Sign, outdoor advertising display* (type). A sign which contains any letter, figure, character, mark, plane, point, marquee, poster, pictorial picture, stroke, stripe, line,~~

~~trademark, reading matter, or illuminated surface, which shall be so constructed, placed, attached, painted, erected, fastened, or manufactured in any manner whatsoever, that the same shall be used for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine, or merchandise whatsoever which is displayed in any manner out-of-doors. These shall include, but are not necessarily limited to, the following:~~

~~A. *Combination sign*. Any sign incorporating any combination of the features of ground, projecting, or roof signs.~~

~~B. *Fluorescent painted sign*. Any sign which is wholly or partially composed of letters, symbols, or characters, or the background of which is of fluorescent qualities causing a reflective light to illuminate.~~

~~C. *Ground sign*. Any sign which is supported by uprights or braces in or upon the ground (also referred to as a "pole sign").~~

~~D. *Illuminated sign*. Any sign which has characters, letters, figures, designs, or an outline illuminated by electric lights, LEDs (light emitting diodes) or luminous tubes, whether or not the lights or tubes are a part of the sign proper.~~

~~E. *Marquee sign*. Any sign attached to or hung from a marquee. A "marquee" shall be known to mean a canopy or covered structure projecting from and supported by a Building, when such canopy or covered structure extends beyond the building, Building Line, or Property Line.~~

~~F. *Nonilluminated sign*. Any sign which is not illuminated by internal or external lights which are designed for such illumination, nor is designed with any special light-reflective surfaces.~~

~~G. *Projection sign*. Any sign other than a wall sign which projects from and is supported by a Wall, building, or overhang.~~

~~H. *Projected sign*. Any sign which is affixed to any building wall or Structure and extends beyond the building wall, structure, building line, or property line more than 18 inches.~~

~~I. *Real estate sign*. Any structure, device display board, screen, surface, or wall with characters, letters, or illustrations placed thereto, thereon, or thereunder, by any method or means whatsoever, where the matter displayed thereon shall be used solely for the purpose of offering for sale, lease, or rent the exact property on which the sign is placed.~~

~~J. *Roof sign*. Any sign which is fastened to and supported by or on the roof of a building, or which extends more than 12 inches above the highest flat roof, parapet, or eave line of a building.~~

~~K. *Sandwich sign*. Any sign which is either single- or double-faced, is portable, and may readily be moved from place to place.~~

~~L. *Shingle sign*. Any projection or Wall Sign not more than six square feet in area, constructed of metal or other noncombustible material attached securely to a building.~~

M. *Snipe sign*. Any small sign of any material including paper, cardboard, wood, or metal, which is tacked, nailed, or attached in any way to trees or other objects; such sign may or may not apply to the premises.

N. *Window sign*. Any sign located on or within one foot of the street window surface and which is intended to be viewed from the outside.

11. *Sign, outdoor advertising display* (usage).

A. *Changeable copy sign*. Any sign with a permanent, framed surface area principally devoted to and designed for changeable text information pertaining to entertainment, menu, prices, and the like.

B. *Directory sign*. Any sign which gives the name and/or occupation of the occupants of the building or gives the use of the building including office building directories, church *House of Worship* directories, and apartment building directories. When an identification of an entity is placed on a common directory board with identical uniform style and size of letter, such entity shall not be defined as a separate sign, but rather shall be considered as a part of a directory board sign.

C. *Identification; individual entity*. Any person who is the lessee, owner, or who has a proprietary interest in the business for which the sign is proposed. Each business shall be considered to be an individual entity. Eligibility for identification as an individual entity shall not exist when the lessee is under the same roof and with the same entrance or access or the same lessor or owner; in such case of leased floor space the occupant is not defined as an individual entity. However, eligibility for identification as an individual entity may apply to the lessee if the owner or the lessor makes of record to the Building and Planning and Zoning Official a transfer (assignment) of all parts of his the computed eligibility to the lessee.

D. *Informational sign*. Any sign which contains any combination of directory, directional, and/or explanatory information.

E. *Sign information item*. Any syllable, group of numbers, initial, abbreviation, logo, or pictograph larger than three inches in height, with the official name of an establishment counting a maximum of four items towards the ten permitted information items.

12. *Outdoor advertising display: off-premises* (commercial advertising). Any sign upon which advertising matter may be painted or upon which posters may be pasted or otherwise secured to the face thereof, advertising goods, services, or other things not sold or available upon the premises upon which the sign is located.

A. *Outdoor advertising display: premises*. Any sign advertising a product for sale or service to be rendered on the immediate premises where the sign is located.

B. *Point of purchase sign*. Any Structure, device, display board, screen, surface, or Wall with characters, letters, or illustrations placed thereto, thereon, or thereunder by any means whatsoever, where the matter displayed is used for advertising a product actually or actively offered for sale thereon or therein.

C. *Facade*. Any separate face of a building, including parapet walls or any part of

~~a building which encloses or covers usable space.~~

~~D. *Frontage*. That part of the building that faces a public thoroughfare.~~

~~*13. Sign, temporary*. Any sign that is not a permanent sign, and shall include a sign formerly or commonly known as a temporary election sign, a temporary political sign, a temporary free expression sign, a temporary real estate sign, a temporary directional sign, a temporary construction sign, a temporary grand opening sign, or any other temporary sign unless otherwise provided herein. The term "temporary sign" shall not include any substitution of message on an existing lawful sign or sign structure.~~

~~*14. Window sign, permanent*. Any sign visible from the exterior of a building or structure and which is painted, attached, glued, or otherwise affixed to a window or depicted upon a card, paper, or other material and placed on, taped on, or displayed on a window for the specific purpose of identifying the proprietor or the name of the business to the passerby.~~

~~*15. Window sign, temporary*. Any sign visible from the exterior of a building or structure and which is painted, attached, glued, or otherwise affixed to a window or door or depicted upon a card, paper, or other material and placed on, taped on, or displayed on a window for the specific purpose of attracting attention of the passerby to a sale or to promotional items or other products or services, other than the identity of the proprietor or the name of the business.~~

1. *Activated sign*. Any sign which contains or uses for illumination any light, lighting device, or lights which change color, flash or alternate, or change the appearance of the sign or any part thereof automatically (for the purpose of these regulations, a slowly rotating sign, not exceeding ten revolutions per minute, illuminated but not flashing, shall not be considered an "activated sign").

2. *Animated sign*. Any sign upon which a character, letter, figure, or group or combination thereof, shows movement or motion to such an extent as to be readily detected.

3. *Awning Sign*. A sign painted on, printed on, or applied to an awning.

4. *Band Sign*. A type of Wall sign. See Wall Sign and Sign Band.

5. *Banner sign*. Any sign possessing characters, letters, illustrations, or ornamentations applied to cloth, paper, or fabric of any kind, either with or without frames.

6. *Beacon light*. Any light with one or more beams capable of being directed in any direction, capable of being revolved automatically, or capable of having any part thereof revolve automatically.

7. *Billboard*. An outdoor advertising *sign* which directs attention to a business, product, commodity, service, entertainment venue, or facility not located, conducted, sold, or offered upon the premises where such sign is located, or which

calls public attention to a candidate, cause, or public issue and which may be either freestanding or mounted upon a *Building.*

8. Combination sign. Any sign incorporating any combination of the features of ground, projecting, or roof signs.

9. Changeable copy sign. Any sign with a permanent, framed surface area principally devoted to and designed for changeable text information with language other than the name of the business such as entertainment, menu, prices, and the like.

10. Commercial Message. Any logo, trademark, message, picture, or reference directing the viewer to a specific commercial product, brand, company, firm, or office.

11. Commercial Rental Sign. *See* Real Estate Sign.

12. Construction Sign. Nonilluminated Signs that identify the architects, engineers, planners, contractors, or other individuals or firms involved with a construction project or announce the character or purpose of a project that may be displayed at the project site. The term does not include construction mesh, which is regulated under Section 8.17.F of the North Bay Village Unified Land Development Code.

13. Digital technology (signs): Electronic technology that allows for changes to sign copy resulting from digital data input. Included in this technology are signs that use series of lights, including light emitting diodes (LED), fiber optics, or other similar technology.

14. Directory sign. Any sign which gives the name and/or occupation of the occupants of the building or gives the use of the building including office building directories, *House of Worship* directories, and apartment building directories. When an identification of an entity is placed on a common directory board with identical uniform style and size of letter, such entity shall not be defined as a separate sign, but rather shall be considered as a part of a directory board sign.

15. Double-faced sign. Any sign which has two display surfaces backed against each other or against the same background, one face of which is designed to be seen from one direction, and the other from the opposite direction.

16. Estate Sale Sign. A temporary sign advertising a home sale of household goods.

17. Facade. Any separate face of a building, including parapet walls or any part of a building which encloses or covers usable space.

18. Flashing sign. Any sign in which the electrical lighting device or devices go on and off alternately, either all of such lights or lighting devices or part thereof, or

are designed to cause a deliberate intensity change for the purpose of effecting attraction. Signs that alternately display only time and temperature are excluded from this definition.

19. *Fluorescent painted sign*. Any sign which is wholly or partially composed of letters, symbols, or characters, or the background of which is of fluorescent qualities causing a reflective light to illuminate.

20. *Freestanding sign*. Any sign which is contained or displayed on or as part of a freestanding structure not attached to any building, other structure, or object, including but not limited to ground, monument, and pylon signs.

21. *Frontage*. That part of the building that faces a public thoroughfare.

22. *Garage Sale Sign*. A temporary sign advertising a home sale of household goods.

23. *Hanging Sign*. A single or double-sided sign suspended from the underside of a canopy, awning, or *Structure* contained wholly underneath the overhead structure. May also be referred to as a "Suspended Sign."

24. *Ground sign*. Any sign which is supported by uprights or braces in or upon the ground (also referred to as a "pole sign").

25. *Identification; individual entity*. Any person who is the lessee, owner, or who has a proprietary interest in the business for which the sign is proposed. Each business shall be considered to be an individual entity. Eligibility for identification as an individual entity shall not exist when the lessee is under the same roof and with the same entrance or access or the same lessor or owner; in such case of leased floor space the occupant is not defined as an individual entity. However, eligibility for identification as an individual entity may apply to the lessee if the owner or the lessor makes of record to the Building and Planning and Zoning Official a transfer (assignment) of all parts of the computed eligibility to the lessee.

26. *Illuminated sign*. Any sign which has characters, letters, figures, designs, or an outline illuminated by electric lights, LEDs (light emitting diodes) or luminous tubes, whether or not the lights or tubes are a part of the sign proper.

27. *Inflatable Sign*. Any sign or sign structure or sign enclosure that is filled with air or otherwise erected through the power of air pressure.

28. *Informational sign*. Any sign which contains any combination of directory, directional, and/or explanatory information.

28.5 *Intensely illuminated area*. Any Sign with an average luminance exceeding 100 candelas per square meter (nits) from sunset to sunrise and designed to attract attention to a commercial activity or product.

29. *Marquee sign*. Any sign attached to or hung from a marquee. A "marquee" shall be known to mean a canopy or covered structure projecting from and supported by a Building, when such canopy or covered structure extends beyond the building, Building Line, or Property Line.

30. *Nonconforming Sign, Legal*. Any sign that has a valid permit and was erected prior to the effective date of the Code or any subsequent amendment hereto, to the provisions of which the sign does not conform.

31. *Nonilluminated sign*. Any sign which is not illuminated by internal or external lights which are designed for such illumination, nor is designed with any special light-reflective surfaces.

32. *Open House / Model Home Sign*. *See Real Estate Sign*.

33. *Outdoor advertising Sign: off-premises* (commercial advertising). Any sign upon which advertising matter may be painted or upon which posters may be pasted or otherwise secured to the face thereof, advertising goods, services, or other things not sold or available upon the premises upon which the sign is located. *See Billboard*.

34. *Point of purchase sign*. Any Structure, device, display board, screen, surface, or Wall with characters, letters, or illustrations placed thereto, thereon, or thereunder by any means whatsoever, where the matter displayed is used for advertising a product actually or actively offered for sale thereon or therein.

35. *Projection sign*. Any sign other than a wall sign which projects from and is supported by a Wall, building, or overhang.

36. *Projected or Projecting sign*. Any sign which is affixed to any building wall or Structure and extends beyond the building wall, structure, building line, or property line more than 18 inches.

37. *Real estate sign*. Any structure, device display board, screen, surface, or wall with characters, letters, or illustrations placed thereto, thereon, or thereunder, by any method or means whatsoever, where the matter displayed thereon shall be used solely for the purpose of offering for sale, lease, or rent the exact property on which the sign is placed.

38. *Rental*. *See Real Estate Sign*.

39. *Roof sign*. Any sign which is fastened to and supported by or on the roof of a building, or which extends more than 12 inches above the highest flat roof, parapet, or eave line of a building.

40. *Sandwich sign*. Any sign which is either single- or double-faced, is portable, and may readily be moved from place to place. Also known as “A-Frame sign.”

41. *Shingle sign*. Any projection or Wall Sign not more than six square feet in area, constructed of metal or other noncombustible material attached securely to a building.

42. *Sign*. An identification, description, illustration, or device which is affixed to or represented directly or indirectly upon a Building, Structure, or land, which contains any letter, figure, character, mark, plane, point, marquee, poster, pictorial picture, stroke, stripe, line, trademark, reading matter, or illuminated surface, which shall be so constructed, placed, attached, painted, erected, fastened, or manufactured in any manner whatsoever, and which directs attention to a product, place, activity, person, institution, business, subject, person, firm, corporation, public performance, article, machine.

43. *Sign, abandoned.* A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least six (6) months.

44. *Sign, accessory*. A supplemental sign relating to products or services sold, affiliations, or uses of the premises on which the sign is located (e.g.: credit card affiliations, brand symbols).

45. *Sign area*. The area of the surface of the sign upon, against, or through which the message is displayed or illustrated on the sign. Such area shall be that total surface of one common sign structure which may be viewed from one direction of approach. Such surface area is exclusive of frame embellishment considered as border and not for the purpose of transmission of message, which additional frame surface shall not be greater than 30 percent of the total gross area. Any symbol, Mural background, pole decoration, or illustrative material contributing to the meaning or promotional effect of the message shall be considered as sign surface area. The sign area shall extend to the perimeter of the area of all letters, figures, characters, clocks, thermometers, and temperature or time data devices.

46. *Sign area, multi-faced*. On any sign with more than one face, the maximum number of advertising surfaces visible from any location will be counted; provided, however, that all advertising surfaces of multi-faced signs shall be equal in size and height on all sides. If faces are different in size and height, each face is counted individually.

47. *Sign band*. A horizontal component of a Shopfront to accommodate band signs located above transom and Shopfront windows and below the transition band.

48. *Sign, clearance*. The distance above the walkway, or other surface if specified, to the bottom edge of a Sign. This term can also refer to a horizontal clear distance between two objects.

49. *Sign copy*. Any letter, numeral, figure, symbol, logo, or graphic element displaying the content or message of a sign.

50. *Sign, detached*. Any sign that is contained or displayed on or as part of a freestanding structure (other than a building) which is affixed to the ground and that is not attached to or painted on any building. A sign attached to a flat surface such as a Fence or Wall, not a part of a building, shall be considered a detached sign. Other examples of detached signs include ground, monument, pole, and pylon signs. A detached sign may also be referred to as a "freestanding sign."

51. *Sign, directional*. A sign indicating the direction or allocation of some service or facility to use, or indicating an instruction (e.g., "no trespassing").

52. *Sign, electronic message center (EMC)*. A Sign, or portion thereof, that consists of electronically changeable alphanumeric text.

53. *Sign, flag*. A *Sign* printed or painted on a cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners. This definition shall include "feather flags" and "flutter flags."

54. *Sign, flat*. A sign erected parallel to the face of or erected or painted on the outside wall of any building, and supported throughout its length by wall, cantilever, or marquee projections extending from the wall. The outer edge of a flat sign shall not be further than 18 inches, measured horizontally, from the building wall or extend further than the outside edge of a supporting marquee or cantilever, whichever distance is the larger; nor may the highest point of a flat sign extend more than 12 inches above the highest flat roof, parapet, or eave line.

55. *Sign, identification*. A sign that indicates the address, name, owner, or occupant of a Dwelling or Building.

56. *Sign information item*. Any syllable, group of numbers, initial, abbreviation, logo, or pictograph larger than three inches in height, with the official name of an establishment counting a maximum of four items towards the ten permitted information items.

57. *Sign, Mural*. Artwork applied to the wall of a Building that does not contain a commercial message. Artwork or text that contains a commercial message shall be considered a Wall Sign.

58. *Sign, temporary*. Any sign that is not a permanent sign, and shall include a sign formerly or commonly known as a temporary election sign, a temporary political sign, a temporary free expression sign, a temporary real estate sign, a temporary directional sign, a temporary construction sign, a temporary grand opening sign, or any other temporary sign unless otherwise provided herein. The

term “temporary sign” shall not include any substitution of message on an existing lawful sign or sign structure.

59. *Snipe sign*. Any small sign of any material including paper, cardboard, wood, or metal, which is mounted to stakes, tacked, nailed, or attached in any way to trees or other objects; such sign may or may not apply to the premises.

60. *Streamers*. Any device, with or without letters or symbols, erected for the purpose of attracting attention to an area or point. *May also be referred to as “spinners” or “penants.”*

61. *Traffic control device.* Any sign located within the right-of-way that is used as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Federal Highway Administrator as the National Standard and as may be revised from time to time. A traffic control device sign includes those signs that are classified and defined by their function as regulatory signs (that give notice of traffic laws or regulations), warning signs (that give notice of a situation that might not be readily apparent), and guide signs (that show route destinations, directions, distances, services, points of interest, and other geographical, recreational, or cultural information). These devices are not regulated as signs under this Chapter.

62. *Vacated Premise*. Any property or portion of property where the primary business or activity has been discontinued for a period of 180 days/months or closed.

63. *Wall Sign.* A sign erected against or painted on the wall of any Building, displayed on windows or doors, or displayed with the exposed face thereof in a plane parallel to the face of said wall, window, or door.

64. *Warning / Instructional Sign*. An on-premises sign regulating the use of the premises, such as a “no trespassing,” “no-hunting,” or “no soliciting” sign.

65. *Wayfinding Sign*. A sign or series of signs directing from point to point or confirming progress along a route to a destination.

66. *Window sign*. Any sign located on or within one foot of the street window surface and which is intended to be viewed from the outside.

67. *Window sign, permanent*. Any sign visible from the exterior of a building or structure and which is painted, attached, glued, or otherwise affixed to a window or depicted upon a card, paper, or other material and placed on, taped on, or displayed on a window for the specific purpose of identifying the proprietor or the name of the business to the passerby.

68. *Window sign, temporary*. Any sign visible from the exterior of a building or structure and which is painted, attached, glued, or otherwise affixed to a window

or door or depicted upon a card, paper, or other material and placed on, taped on, or displayed on a window for the specific purpose of attracting attention of the passerby to a sale or to promotional items or other products or services, other than the identity of the proprietor or the name of the business.

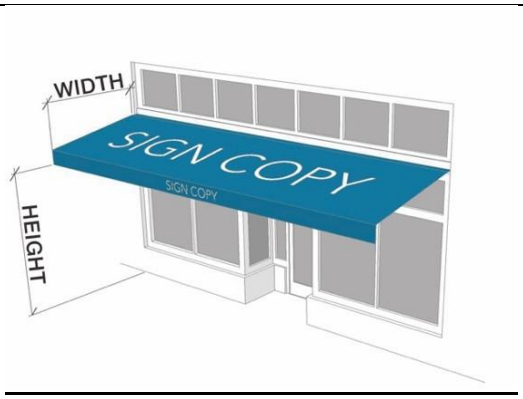
69. *Yard Sign*. A Freestanding Sign placed along a Property Frontage with a non-commercial message such as “Beware of Dog” or “Home Security”.

70. *Yard Sale Sign*. *See* Garage Sale Sign.

§ 11.2.5 – Sign Type Illustrations.

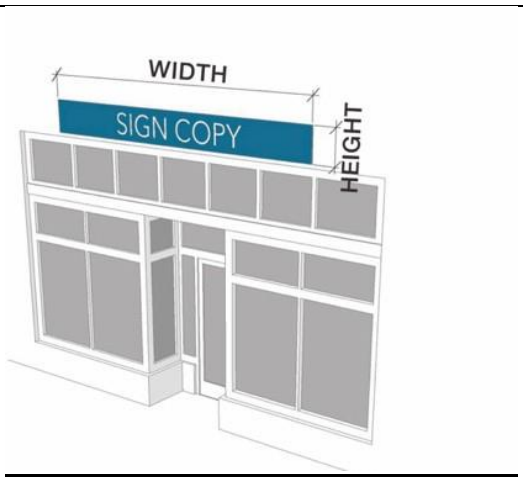
A. Awning Sign.





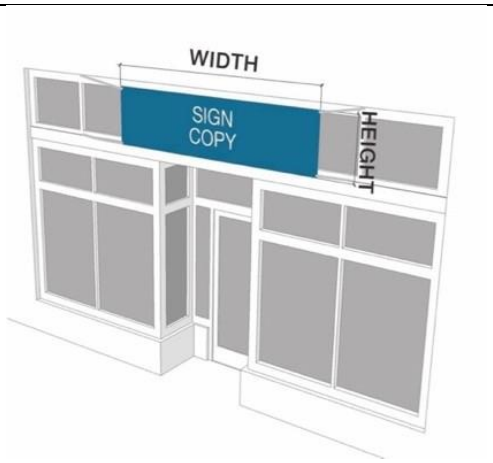
B. Band Sign (Syn. Wall Sign).



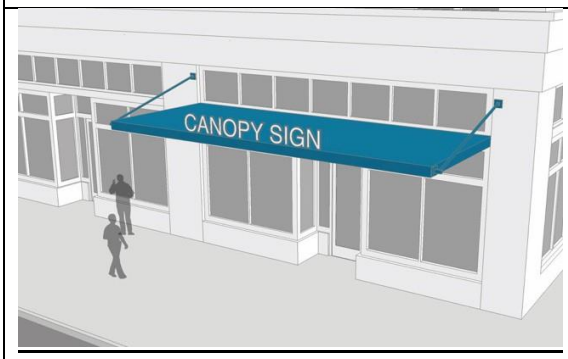


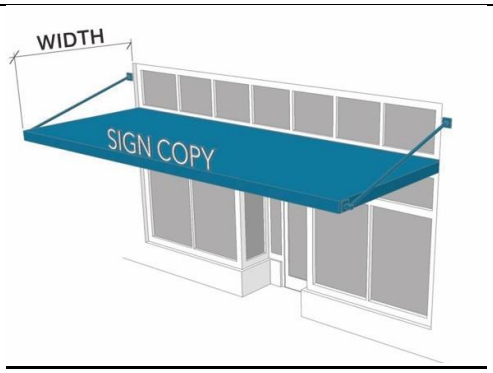
C. Banner Sign.





D. Canopy Sign.





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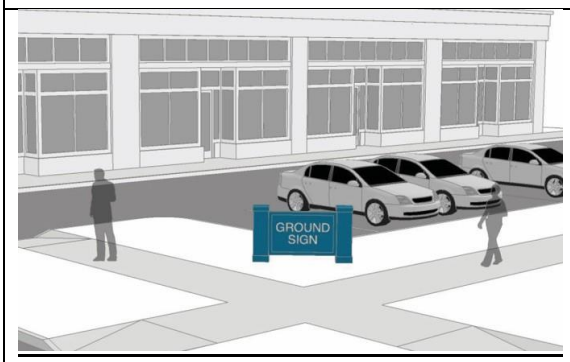
E. Corner Sign.

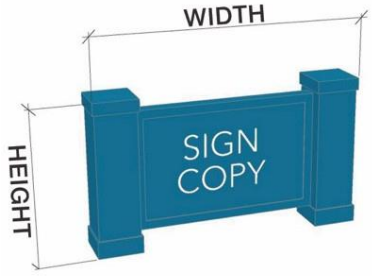




706

F. Ground Sign.

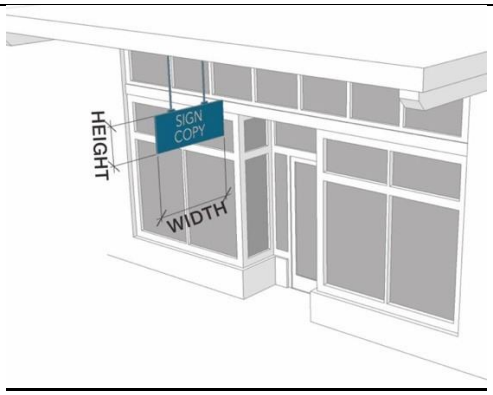




707

G. Hanging Sign.

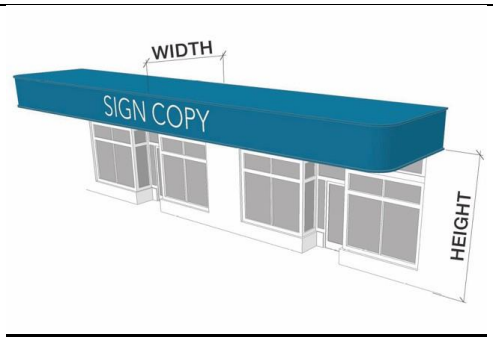




708

H. Marquee Sign.





709

I. Mural Sign.

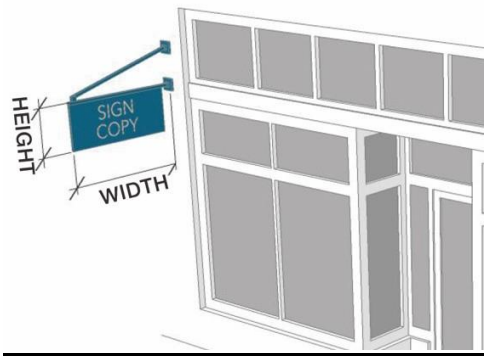




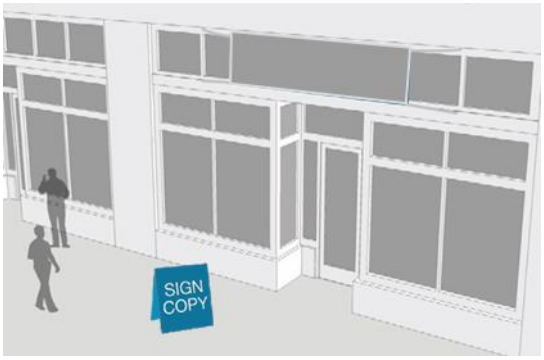
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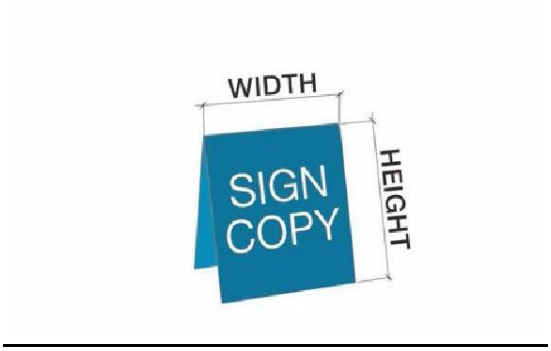
J. Projecting Sign.





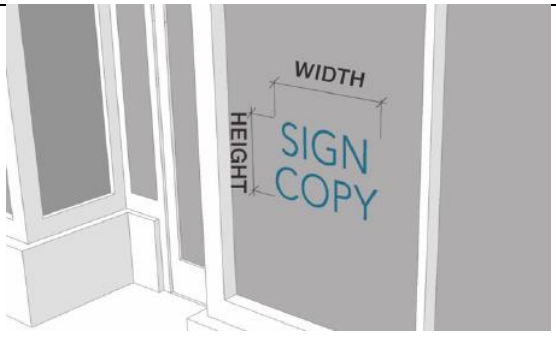
K. Sandwich Sign (Syn. A-Frame Sign.)



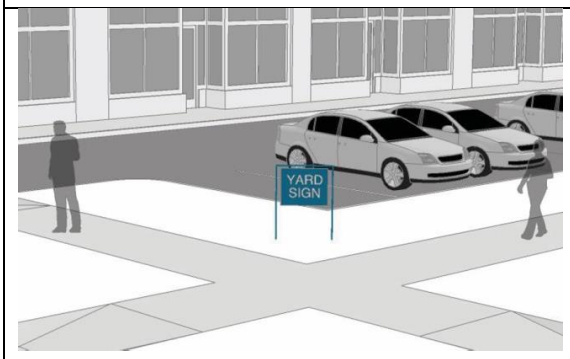


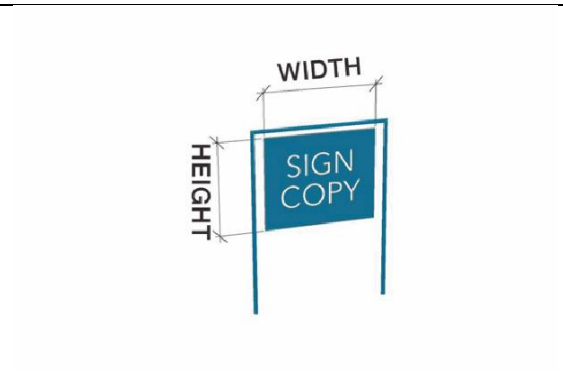
L. Window Sign.





M. Yard Sign.





§ 11.3 – Existing ~~N~~nonconforming ~~S~~signs, ~~R~~removal.

A. It is the intent of this ~~s~~Section to recognize that the eventual elimination of existing Legal Nonconforming Signs that are not in conformity with the provisions of these regulations, in as expeditious a manner as is reasonable, is as much a subject of the health, safety, and welfare of the citizens of the Village as is the prohibition of new signs that would violate the provisions of these regulations. It is also the intent of this section that there shall not be any unreasonable invasion of established private property rights.

B. Any sign which is Legal N~~n~~onconforming shall adhere to these regulations within five years from [insert date of adoption of this ordinance] or be removed. However, the Village Commission may grant reprieve from this provision if the Village Commission determines that a particular sign has been in existence for at least 20 years and provides historical character to the community.

C. Any sign, including the supporting Structure, now or hereafter existing, which advertises a business no longer conducted, or a product no longer sold, shall be taken down and removed by the owner, agent, or person having the beneficial use of the building, structure, or land upon which the sign may be found. Such removal shall be within 30 days after notification by the Building Official or other official as designated by the Village Manager.

D. Snipe signs and any illegally erected nonconforming sign shall be removed immediately.

E. A Legal N~~n~~onconforming sign once removed, either voluntarily or involuntarily, shall not be replaced except in conformity with all applicable provision of this ULDC.

§ 11.4 – Regulations and ~~S~~specifications.

~~General regulations governing signs. For additional sign standards specific to the T6-24~~

~~and T6-30 transect zones, see Chapter 15, including Section 15.6.E, and 15.6.F.~~

A. Generally. Signs erected or maintained under the provisions of these regulations are subject to the following requirements:

1. Safety; Interference with the public.

a. ~~The~~ A sign must not create a traffic or fire hazard, be dangerous to the general welfare, or interfere with the free use of public Streets or sidewalks.

~~b. Safety requirements.~~

~~(1)~~ b. No sign shall be erected or maintained at any location in such a manner as to obstruct free and clear vision at the intersection of any streets or other public ways. No sign shall be erected or maintained at any location where, by reason of the position, illumination, shape, or color it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, nor shall it make use of the words, "STOP," "LOOK," "DANGER," or any other word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse the motoring public.

~~(2)~~ c. Intensely ~~lighted~~ illuminated areas ~~created~~ intended for the purpose of attracting attention to commercial establishments or activities may be regulated to ensure public safety. ~~sales attraction, may be considered to be distractive. Such displays may be a hazard to the safe passage of vehicular traffic and divert attention from certain necessary traffic controls or pedestrian crossing zones. Such intensely lighted areas may be prohibited at certain locations by the Police Department and confirmed by the Village Commission.~~ The Police Department, in coordination with the Village Commission, may prohibit or restrict intensely illuminated areas within 100 feet of intersections, pedestrian crosswalks, or traffic control devices where such lighting could impair driver or pedestrian visibility or distract attention from necessary traffic controls.

Any restrictions on illuminated displays must be based on documented evidence demonstrating a specific safety hazard, and the restriction must be the minimum necessary to mitigate the identified risk.

Appeals to any prohibition or restriction on illuminated displays may be brought before the Village Commission within 30 days of notice.

d. Avoidance of fire hazard. Weeds and trees shall be kept cut and debris shall be kept clear within a ten-foot area of any sign.

e. Obstruction of doors, windows, and fire escapes. No sign shall be

attached to or be placed against a Building in such a manner as to prevent ingress or egress through any door or window of any building, nor shall any sign obstruct or be attached to a fire escape.

2. Repair and maintenance. All signs must be kept in good condition or in state of equivalent quality to which was approved or required by the Village~~, neat appearance, and good state of repair~~. Any sign more than 50 percent destroyed must be immediately removed at the owner's expense and a new permit secured before the sign is replaced. If a damaged sign is not repaired within 90 days, the sign shall be deemed to constitute a public nuisance and shall be removed at the owner's expense.

3. ~~Avoidance of fire hazard. Weeds shall be kept cut and debris shall be kept clear within a ten-foot area of any sign.~~ Clearance. Signs shall provide the following clearance:
    a. A minimum of nine (9) feet over pedestrian ways, except for signs on Awnings and Canopies.
    b. A minimum of thirteen and one half (13.5) feet over vehicular travel ways and parking aisles, except in parking structures.
    c. Signs located along streets shall be a minimum of five (5) feet from a curb, ramp, driveway, light pole, street sign, or fire hydrant.

4. Imprint of owner's name. All signs requiring permits shall be marked with the owner's name, date, and number of the permit.

5. ~~Obstruction of doors, windows, and fire escapes. No sign shall be attached to or be placed against a Building in such a manner as to prevent ingress or egress through any door or window of any building, nor shall any sign obstruct or be attached to a fire escape.~~ Materials. Signs shall be made of durable, weather resistant materials.

6. Posting or tacking notices and signs. No person shall paint, paste, print, nail, or fasten in any manner whatsoever, any banner, sign, paper, or any advertisement or notice of any kind, or cause the same to be done, on any curbs tone, pavement, or any other portion or part of any sidewalk or street, or upon any trees, lampposts, parking meter posts, telephone or telegraph poles, hydrants, or workshops, or upon any Structure within the limits of any Streets within the Village.

7. Removal of signs for right-of-way acquisitions. All signs shall be removed by the owner, at no expense to the Village, when such signs are found to be within the Right-of-Way of present or future roads. This exception to relocation and permit limitations shall cover only lateral (right angle) relocations to the road R~~r~~ight-of-W~~w~~ay and shall require a building permit. This statement shall not

supersede federal or state statutes and regulations.

B. ~~*Regulations governing specific types signage*~~ *Requirements by Sign Type*.

1. Band Signs.
   a) Band signs may be located above tenant Shopfronts, below second Story windows, and beneath the Building cornice or coping.
   b) Band sign copy shall be at least 6 inches from building corners.
   c) Murals shall be considered Band Signs and subject to all Band Sign regulations if they contain advertising text and/or graphic elements.
2. Banner Signs.
   a) Banner signs shall be made of flexible materials such as cloth, canvas, and vinyl.
   b) Banner signs may be hung on the side of a building or suspended from a portion of a building Structure.
3. Corner Signs.
   a) Corner signs are only permitted at building corners where each facade is along a street and may be illuminated in accordance with this section.
   b) Corner signs may extend up to six (6) feet above parapets.
4. Ground Signs.
   a) Ground signs are limited to the following locations:
      i. Forecourts and building or project entrances. Ground signs shall not be located within any sight triangle or on the public right of way.
      ii. Gateway and wayfinding directory ground signs shall be limited to main decision points such as development access points and intersections. Wayfinding signage for a development shall be designed and installed according to a cohesive, logical signage master plan to complement the project identity.
      iii. The bottom of a ground sign shall be within two (2) feet of sidewalk grade.
      iv. Ground signs shall be set back a minimum of ten (10) feet from property lines.
5. Marquee Signs. Marquee Signs may be used for lodging and movie theaters. The Village may permit marquee signs for other businesses upon request.
6. Wayfinding signs. Wayfinding signs shall be free standing and constructed using solid materials to prevent the sign from being destroyed or blown away.
7. Illuminated signs
   a) Internal sign illumination is limited to window, wall, and corner signs, as well as ground signs, including directory signs.
   b) Light sources shall be mounted, shielded, and pointed towards the sign face to eliminate spill-over glare onto any adjacent Streets, properties, or skyward.

c) Exposed bulbs or lamps shall not exceed the equivalent of 25 watts of incandescent light and shall be cut off to minimize light pollution.

d) Other light sources in illuminated signs shall include anti-light pollution technologies and features.

8. Digital Technology Signs.

a) Digital Technology signs are permitted for use on ground signs for House of Worship and Place of Assembly facilities.

b) Each image shall remain static for a minimum of eight seconds.

c) Transitions shall be instantaneous, without intervening flashing, animation, or movement of any kind.

d) Signs shall be equipped with automatic dimming and anti-light pollution technology.

e) Signs shall not exceed 0.3-foot candles above ambient light measured at a distance of two hundred (200) feet.

f) Digital Technology Signs shall otherwise comply with the limitations of Section 33-96 of the Miami-Dade County Code.

C. Sign Regulations by District and Transect

1. Single-Family Residential (RS-1, RS-2) Districts.

No sign will be allowed in these districts except the following, in addition to temporary signs meeting the criteria of Section 11.7 or the exemptions allowed in Section 11.6:

i. An identification sign not exceeding one square foot in area, nonilluminated, to identify the owner or occupant of the Dwelling or Building.

2. Multifamily Residential (RM-40, RM-70) Districts.

No sign will be allowed in these districts except the following and temporary signs meeting the criteria of Section 11.7, or the exemptions allowed in Section 11.6:

i. Accessory signs and directional signs, all nonilluminated, and, individually, not to exceed an area of one square foot, except that illuminated fire exit signs, as required by the Florida Building Code, shall also be permitted.

ii. A nonilluminated, flat, or detached identification sign, not to exceed 24 square feet, identifying the name and/or address of a Multifamily Dwelling, group of multifamily dwellings, or the name of the Motel or Hotel. In the case of a detached sign, it shall not be located in any required rear or Side Yard setback area, nor closer than ten feet from the front Property Line, nor shall any part of the sign be more than ten feet above the ground.

iii. Nonilluminated signs not exceeding 15 square feet in area with letters not exceeding six inches in height which are painted, stamped, perforated, or stitched on the valance area of an awning, canopy, roller curtain. Signs shall

be limited to the name of the owner and the street number of the Building.

iv. In the RM-70 multifamily residential district, external signs and display windows are permitted subject to the following regulations:

a. The signs shall not abut or face a public Right-of-Way and cannot be readable from the public right-of-way.

b. Such external signs shall be affixed flat against the Facade or Awning canopy of the commercial space occupied by the Nonresidential Use.

c. Such external signs shall not exceed in area ten percent (10%) of the area of the facade of the space occupied by the nonresidential space.

d. Such external signs shall be compatible as to materials, background, and style with all adjacent and contiguous nonresidential facilities with the overall design character of the Structure.

3. *Commercial (CG) District*.

No sign will be allowed in this district except the following, in addition to temporary signs meeting the criteria of Section 11.7 or the exemptions allowed in Section 11.6:

i. Accessory signs and directional signs, all nonilluminated, and, individually, not to exceed an area of one square foot, except that illuminated fire exit signs, as required by the Florida Building Code, shall also be permitted.

ii. A flat illuminated or nonilluminated sign, whether illuminated or nonilluminated, may be erected on one facade of a building or each portion of a building occupied by a separate commercial or office use, provided the sign does not exceed an area equal to ten percent of the area of the facade upon which it is erected, and for any single establishment user, contains no more than ten sign information items. For calculation purposes, the maximum single building Flat Sign is limited to 75 square feet, the maximum storefront sign shall not exceed 15 square feet. In the case of a commercial or office use located on the ground floor of a multistory building, only the first-floor facade area shall be used for the purpose of calculating the permissible sign area. Where an establishment fronts on more than one Street, the above area of signs may be permitted on each street frontage; however, signs on side frontages will not be permitted if they face a residential area.

a. All adjacent contiguous retail and service establishments located in premises under the same ownership shall be required to maintain all permanent sign lettering and background in the same style and color. This requirement shall be included in lease agreements for the subject

premises.

b. For existing commercial establishments, facade signage may be increased to 11 percent of the total building facade and a total of 11 sign "items" per establishment may be used when all the lettering and background is uniform in style and color for signs in a shopping center or for any three consecutive separate establishments. Uniform agreements must be made a part of any lease or deed restriction.

iii. A projection sign placed at an angle of 90 degrees from the building and clearing the sidewalk by eight (8) feet. It shall project no more than four (4) feet from the building or one-third of the sidewalk width, whichever is less, and be spaced no less than 50 feet apart unless displaying symbols only, in which case there is no restriction on proximity.

All adjacent contiguous, retail and service establishments located in premises under the same ownership shall be required in lease agreements to maintain all projection signs, materials, lettering and background in the same style and color.

iv. A detached illuminated or non-illuminated sign may be permitted, not to exceed a total area of 100 square feet per side. When a single building on the property consists of two or more different commercial or office occupancies, an additional one square foot of sign area shall be permitted for each six lineal feet of street frontage in excess of 50 feet; however, the total sign area for a building with multiple occupancy shall not exceed 160 square feet in any case, nor may there be more than one detached sign on the property. No part of such detached signs shall be located in the side or rear yards, nor shall any detached sign be located closer than ten feet from the front property line. No detached sign shall exceed a height of 24 feet above the ground.

4. *T-6 24 and T6-30 Transect Zones*.

General. No sign will be allowed in this district except the following, in addition to temporary signs meeting the criteria of Section 11.7 or the exemptions allowed in Section 11.6.

i. Sign restrictions table.

Sign Type*	Period	Number of Signs (Max.)	Sign Area (Max.)	Copy Height (Max.)	Max sign height	Max sign width	Location/ Clearance
a. **A-Frame (Syn**	B	1 per	9 sf. each	n/a	3 ft	3 ft	n/a

sandwich board sign)		tenant	side				
b. **Awning**	O	1 per sloping plane, plus 1 per valance	75% of sloping plane; 75% area of awning valance	16 in. on sloping plane; 8 in. on valance Limited to tenant's store name, logo, and/or address.	See Location/ Clearance	Shopfront width	8 ft min clear height
c. **Band** **(Syn. Wall sign)**	O	1 per frontage	3 sf. per linear ft. up to 80 sq. ft	18 in.	3 ft	Shopfront width	n/a
e. **Canopy**	P	1 per canopy	2 sf. per linear foot of shopfront	18 in.	18 in. above projection line	Shopfront width	8 ft min clear height
g. **Corner**	P	1 per building	40 sf. per frontage	75% of signable width and signable height or 10 in. max (whichever is lesser)	3 ft	40% of shopfront width or wall width	n/a
h. **Directory/ Wayfinding**	P	1 per frontage	10 sf. each side	n/a	8 ft. (wall) 3 ft (ground)	4 ft.	Wall mounted or freestanding

i. **Freestanding; Ground**	P	1 per frontage	36 sf. each side 72 sf total	16 in	8 ft.	8 ft	6 ft
j. **Hanging (also known as Suspended)**	P	1 per tenant	6 sf. each side 12 sf total	12 in	3 ft	2 ft	8 ft clear height
k. **Marquee**	P	1 per entry	~~n/a~~ 15 sf. each side 30 sf. total	16 in.	50 ft.	4 ft 8 ft projection (max)	16 ft clear height
l. **Mural**	P	1 per frontage	1,500 sf	n/a	50 ft.	60 ft.	10 ft above ground min.
m. **Projecting**	P	1 per tenant	6 sf. each side 12 sf. total	n/a	36 in	36 in	8 ft clear height 4 ft projection max

Key:

P - Permanent; Signs do not require removal.

O - Occupancy; Signs must be removed within 7 days of the end of tenant occupancy.

B - Business; Signs must be removed when the business is closed.

*****Note: See *Section 11.2.* Definitions of Terms and *11.2.5,* Sign Types Illustrated Table.

** Art Murals – Art murals (i.e., murals not containing commercial messages or logos) are not subject to these limitations. In keeping with the character of the *Village*, it is suggested that murals be limited to themes depicting nature or the natural environment.

D. Prohibited signs ~~situations~~.

1. In all transect and zoning districts, the following sign types, features, and locations are prohibited:
   a. ~~1(a)~~ Signs within or upon public property and rights-of-way.
   b. ~~2(b)~~ Pole (ground) signs projecting over rights-of-way.
   c. ~~3(c)~~ Flashing, activated, ~~and~~ moving, and animated signs.
   d. ~~4.~~ Pennants, streamers, spinners, advertising balloons and all other fluttering, spinning, or similar type signs and advertising devices.
   ~~5.~~ Roof signs.
   e. ~~6.~~ Snipe and sandwich signs.
   f. Permanent signs located within a triangle measured 30 feet from the intersection along each right-of-way.
   g. Signs located on property without prior authorization granted by the property owner, or in the case of public parks or any public property, without the permission of North Bay Village.
   h. Signs attached to any traffic control sign, utility pole, street sign or tree, except for temporary signs installed by a government agency for public information or special events.
   i. Signs that are mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on private premises close to the public right-of-way or within public right-of-way in a manner intended to attract the attention of the public for advertising purposes.
   j. Billboards and Outdoor Advertising Signs.
   k. Inflatable signs.
   l. Two or more signs that convey a single, cumulative advertising message, part of which is contained on each sign in the series.
   m. Any sign that simulates emergency lights on emergency vehicles, traffic-control signals or devices, directional, informational, or warning signs erected by a government, utility, or similar agency.
   n. Any sign that uses an intermittent light or lights, including flashing lights, beach lights, strobe lights, rotating beacons, chasing lights, or zip lights.
   o. Any sign that is intended to be affected by wind including flags (other than those flags expressly permitted in Section 11.6), streamers, pinwheels, feather signs, and balloons.

§ 11.5 – Sign ~~P~~permits and ~~F~~fees.

A. No sign shall be erected, constructed, posted, painted, altered, maintained, or relocated, except as provided in this subchapter and in these regulations, until a

permit has been issued by the Building Official or other official as designated by the Village Manager.

1. Before any permit is issued, an application, including written approval of the owner of the property, shall be filed, together with five sets of drawings or specifications (one set to be returned to the applicant upon disposition of the application) as may be necessary to fully advise and acquaint the Building Official or other official as designated by the Village Manager with the location, construction materials, manner of illuminating and securing or fastening, number of Signs applied for, and the wording of the sign or advertisement to be carried on the sign. For Buildings over three stories, the scale shall be 1/8″ = 1′ 0″. A separate scaled drawing shall be prepared at ½ = 1′ 0″ showing dimensions, sizes, colors, materials, and method of installation.
2. All signs which are electrically illuminated shall require a separate electrical permit and inspection. All signs shall be erected on or before the expiration of 60 days from the date of issuance of the permit; otherwise, the permit shall become null, and void and a new permit shall be required.
3. No sign, once approved, may be moved, or altered without additional approval, excluding maintenance or repainting required to restore a sign to its original, approved condition, or removal of a Sign.

B. The owner and/or tenant of the premises and the owner and/or erector of the sign shall be held responsible for any violation of these regulations. Where a sign has been erected in accordance with these regulations, the sign company shall be relieved of further responsibility under these regulations after final approval of the sign by the Building Official or other official as designated by the Village Manager.

C. The Building Official or other official as designated by the Village Manager shall remove or cause to be removed any sign erected or maintained in conflict with these regulations if the owner or lessee of either the site or the sign fails to correct the violation within ten days after receiving written notice of the violation. Removal of a sign by the Building Official or other official as designated by the Village Manager shall not affect any proceedings instituted prior to the removal of the sign.

D. Fees for sign permits shall be in accordance with the schedule adopted by ordinance, a copy of which is maintained in the office of the Building Official or other official as designated by the Village Manager.

§ 11.6 – Exempted ~~S~~signs.

The following signs are exempted from the provisions of these regulations and may be erected or constructed without a permit but in accordance with the structural and safety requirements of the ~~South~~ Florida Building Code and in accordance with Section 11.9. ~~See also Chapter 15, Section 15.2.F.~~

A. Official traffic signs or sign structures, and provisional warning signs or sign structures, when erected or required by a government agency.

B. Changing of the copy of a bulletin board, poster board, display encasement, or marquee.

C. Temporary signs which meet the ~~criteria~~ standards of Section 11.7.

D. ~~National flags and flags of political subdivisions of the United States,~~Flags not intended to attract attention to a particular use of the property or product, including ~~N~~national flags and flags of political subdivisions of the United States, provided they do not exceed 50 square feet and that mounting of the flag adheres to Section ~~8.13(N)~~ 8.17(N).

E. Signs on a truck, bus, or other vehicle while in use in the normal course of business, provided that no such vehicle with attached signs shall be parked on public or private property for the purpose of advertising a business or firm or calling attention to the location of a business or firm.

F. In the commercial districts, nonilluminated signs not exceeding 15 square feet in area with letters not exceeding six inches in height which are painted, stamped, perforated, or stitched on the valance area of an awning, canopy, or roller curtain. Signs shall be limited to the name of the owner or trade name of the business and the street number of the business.

G. Signs posted by the Village.

H. Art murals

I. Traffic control device.

J. A sign located on a transit shelter provided that the Building Official determines that compliance with the Florida Building Code is not required.

K. Address signs that are non-illuminated, which indicates the address of the site, provided it does not exceed two (2) square feet in area.

L. A sign carried, held, worn, or operated by an individual person for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service, or product. A sign walker may also be referred to as a human sign.

M. Signs erected entirely within the confines of a nonresidential or mixed-use site, provided the Sign cannot be viewed from common property or public property including but not limited to Streets, the Bay, the Island Walk, or Island Walk Public Access Walkways.

N. Holiday decorations, streamers, and similar, provided they do not result in an intensely illuminated area.

O. Any warning sign, non-advertising signs (e.g., “no trespassing,” “no dumping”), or non-advertising symbol which pertains to the parcel of property upon which it is located, provided any such sign does not exceed four (4) square feet in copy area and is not illuminated.

P. Any special instruction sign (e.g., “open,” “closed,” “hours of business,” “no smoking”) provided any such sign does not exceed eight (8) square feet in copy area.

Q. Any memorial sign or commemorative plaque.

R. Any generic, architectural feature that is designed, integrated, and constructed as part of a Building.

S. Any sign which is integrated into or on a point-of-sale purchase display.

T. Any sign carried by a person.

§ 11.7 – Temporary ~~S~~s~~S~~igns ~~Permits~~

A. *Scope*.

Notwithstanding anything to the contrary in the Village’s Unified Land Development Code or in any other ordinance or code provision of the Village, the provisions of this section shall govern the regulation of temporary signs and take precedence over any other provisions that pertain to temporary signs unless specifically exempted or excepted herein.

~~B. *Purpose and intent*.~~

~~It is the purpose of these sign regulations to promote the public health, safety, and general welfare through reasonable, consistent, and non-discriminatory standards for temporary signs. The temporary sign regulations are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the secondary effects of speech, and especially insofar as those secondary effects may adversely affect aesthetics and traffic and pedestrian safety. It is the intent of the Village Commission that the temporary sign regulations shall provide uniform sign criteria which regulate the size, height, number and placement of signs in a manner that is compatible with the character of the Village, and which place the fewest possible restrictions on personal liberties, property rights, commerce, and the free exercise of Constitutional rights while achieving the Village’s goal of creating a healthy, safe and attractive environment that does not contain excessive clutter and visual distraction in rights-of-way and adjacent properties, the surrounding natural coastal environment, and residential neighborhoods. These sign regulations have been prepared with the intent of enhancing the visual environment of the Village and promoting its continued well-being, consistent with the most recent pronouncements by the United States Supreme Court regarding the regulation of temporary signage, and are further intended to:~~

~~1. Encourage the effective use of signs as a means of communication in the Village;~~

~~2. Maintain and enhance the aesthetic environment and the Village's ability to attract sources of economic development and growth;~~

~~3. Improve pedestrian and traffic safety;~~

~~4. Minimize the possible adverse impact of temporary signs on nearby public and private property;~~

~~5. Lessen the visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of temporary signs which compete for the attention of pedestrian and vehicular traffic;~~

~~6. Allow temporary signs that are compatible with their surroundings, while precluding the placement of temporary signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs;~~

~~7. Encourage and allow temporary signs that are appropriate to the zoning district in which they are located;~~

~~8. Regulate temporary signs in a manner so as to not interfere with, obstruct the vision of or distract motorists, bicyclists or pedestrians;~~

~~9. Preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all zoning districts of the Village;~~

~~10. Protect property values by precluding, to the maximum extent possible, temporary signs that create a nuisance to the occupancy or use of other properties as a result of their size, height, illumination, brightness, or movement; and~~

~~11. Enable the fair and consistent enforcement of these temporary sign regulations.~~

~~C.~~ B. *Duration ~~for temporary signs~~.* If a temporary sign pertains to an event, except where otherwise set forth in this code, the temporary sign shall be removed no later than seven (7) days after the event is concluded. Political primaries or elections, for the purpose of these sign regulations, shall be treated as an event. If a temporary sign does not pertain to an event, the temporary sign shall be removed within and by no later than thirty (30) days after being erected.

C. ~~1.~~ Permission of owners. A temporary sign shall not be placed on any property without the permission of the property owner.

D. Compliance with code. Temporary signs shall meet applicable requirements of this Chapter relating to location, setbacks and structural requirements.

E. ~~2.~~ Prohibition of lighting. A temporary sign may not display any lighting or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color.

F. ~~3.~~ Exemptions from permitting. A temporary sign does not require a permit from the Village. However, if a building permit or other permit is required by this Chapter or any other applicable source of law, that law must be followed.

G. No placement on right-of-way or other public property. No temporary sign shall be placed on any public right-of-way or on property owned by the Village.

H. All "for sale," "for lease" or "for rent" signs shall be removed within seven (7) days after the sale, lease, or rental of the property has occurred.

I. Open house signs may only be installed the day before the open house and shall be removed the same day of the open house after its conclusion. In no case shall an open house sign be in place for more than 48 continuous hours.

J. "For sale," "for lease," "for rent" and open house signs may only be installed on the property to which they refer.

K. *Standards.*

Within each Village Zoning District, temporary signs shall conform to the following criteria:

	Single Family Residential RS-1, RS-2	**Multi-Family RM-40, RM-70**	**Commercial CG**
Maximum Number of Signs Allowed Per ~~Parcel~~Frontage	~~3~~1	~~3~~2	~~4~~2
Maximum Sign Area	3 sf	12 sf (RM-40) 20 sf (RM-70)	40 sf
Sign Height Maximum for a Freestanding Sign	4 ft	~~24~~10 ft	~~24~~10 ft
Sign Height Maximum for a Wall Sign (inclusive of a Window Sign)	15 ft	24 ft	24 ft
Minimum Sign Setback for Ground Signs	2 ft	~~2~~5 ft	~~2~~5 ft

Minimum Spacing from any Other Sign (Temporary Sign or a Permanent Sign)	15 ft	15 ft	15 ft
Maximum Aggregate ~~Maximum of Surface~~ Area ~~Allocated~~ for All Sign Messages	12 sf per frontage	~~1~~20 sf per frontage	~~16~~40 sf per frontage

~~D~~L. ~~*Additional s*~~*Standards for temporary signs* in the T6-24 and T6-30 transect zones.

~~For additional~~ Temporary signs ~~standards~~ in the T6-24 and T6-30 transect zones~~,~~ ~~see Chapter 15~~ shall comply with the following.

Sign restrictions table.

Sign Type*	Number of Signs (Max.)	Sign Area (Max.)	Copy Height (Max.)	Max sign height	Max sign width	Location/ Clearance
a. Banner	1 per event	Per NBV	Per NBV	Per NBV	Per NBV	Per NBV
b. Commercial Construction	1 per construction site	32 ft.	Per NBV	10 ft	6 ft	Min 15 ft from any other sign
c. Real Estate	1 per lot plus 1 per water frontage	12 sf. each side, 24 sf total	Per NBV	Per NBV	Per NBV	60 in. above grade (ground)
d. Open House	2 per event	3 sf. each side~~,~~ 10 sf total	n/a	3 ft.	30 in. above grade	At least 12 feet from the edge of the thoroughfare pavement
e. Garage / Yard / Estate Sale, and Moving	2 per lot	n/a	n/a	n/a	n/a	On private property

Signs						
f. Window	1 per window	25% of glazed area	8 in	8 ft	3 ft	3 ft off ground min
g. Yard	1 per 50 feet of frontage	6 sf. each side	6 in	3 ft	3 ft	5 ft.
Construction Fence Sign	See Section 8.16.F	See Section 8.16.F	See Section 8.16.F	See Section 8.16.F	See Section 8.16.F	See Section 8.16.F

§ 11.8 – Maintenance, abandonment, and r~~R~~emoval of ~~S~~signs.

A. All signs must be maintained in a condition or quality to that which was originally approved by the Village or as required by the Village Code. Maintenance includes repair or replacement of damaged, deteriorated, or faded elements, including the sign face, structure, and lighting components, to preserve the approved appearance and functionality.

B. Any Sign ~~previously~~ associated with a V~~v~~acated P~~p~~remise shall be removed from the premises by either the owner or lessee not later than thirty (30) days from the time such activity ceases to exist.

C. If the property use is not reestablished or a new use is not established within two (2) years of vacancy and a replacement sign face conforming to this Code has not been installed, then the entire sign structure and mounting hardware shall be removed.

D. Any moveable signs shall be removed from outdoor spaces during high winds or other weather conditions that might pose a hazard to public safety.

~~§ 11.9 – District Sign Regulations.~~

~~A. *Single-Family Residential (RS-1, RS-2) Districts*.~~

~~No sign will be allowed in these districts except the following and temporary signs meeting the criteria of Section 11.7 or the exemptions allowed in Section 11.6:~~

~~ii. A nameplate (identification sign), not to exceed one square foot in area, nonilluminated, to identify the owner or occupant of the Dwelling or Building.~~

~~B. *Multifamily Residential (RM-40, RM-70) Districts*.~~

~~No sign will be allowed in these districts except the following and temporary signs~~

meeting the criteria of Section 11.7, or the exemptions allowed in Section 11.6:

v. Accessory signs and directional signs, all nonilluminated, and, individually, not to exceed an area of one square foot, except that illuminated fire exit signs, as required by the South Florida Building Code, shall also be permitted.

vi. A nonilluminated, flat, or detached identification sign, not to exceed 24 square feet, identifying the name and/or address of a Multifamily Dwelling, group of multifamily dwellings, or the name of the Motel or Hotel. In the case of a detached sign, it shall not be located in any required rear or Side Yard setback area, nor closer than ten feet from the front Property Line, nor shall any part of the sign be more than ten feet above the ground.

vii. Nonilluminated signs not exceeding 15 square feet in area with letters not exceeding six inches in height which are painted, stamped, perforated, or stitched on the valance area of an awning, canopy, roller curtain. Signs shall be limited to the name of the owner and the street number of the Building.

C. Commercial (CG) District.

No sign will be allowed in this district except the following and temporary signs meeting the criteria of Section 11.7 or the exemptions allowed in Section 11.6:

1. Accessory signs and directional signs, all nonilluminated, and, individually, not to exceed an area of one square foot, except that illuminated fire exit signs, as required by the South Florida Building Code, shall also be permitted.

2. A flat illuminated or nonilluminated sign may be erected on one facade of a building or each portion of a building occupied by a separate commercial or office use, provided the sign does not exceed an area equal to ten percent of the area of the facade upon which it is erected, and for any single establishment user, contains no more than ten sign information items. For calculation purposes, the maximum single building Storefront is limited to 75 feet, the maximum storefront 15 feet. In the case of a commercial or office use located on the ground floor of a multistory building, only the first-floor facade area shall be used for the purpose of calculating the permissible sign area. Where an establishment fronts on more than one Street, the above area of signs may be permitted on each street frontage; however, signs on side frontages will not be permitted if they face a residential area.

c. All adjacent contiguous retail and service establishments located in premises under the same ownership shall be required in lease agreements to maintain all permanent sign lettering and background in the same style and color.

d. For existing commercial establishments, facade signage may be increased to 11 percent of the total building facade and a total of 11 sign

~~"items" per establishment may be used when all the lettering and background is uniform in style and color for signs in a shopping center or for any three consecutive separate establishments. Uniform agreements must be made a part of any lease or deed restriction.~~

~~3. For properties with bay frontage, an additional attached sign is allowed on the bayside façade not to exceed 10% of the façade area, with lettering not to exceed 100 square feet.~~

~~4. A projection sign placed at an angle of 90 degrees from the building and clearing the sidewalk by eight feet. It shall project no more than four feet from the building or one-third of the sidewalk width, whichever is less, and be spaced no less than 50 feet apart unless displaying symbols only, in which case there is no restriction on proximity.~~

~~All adjacent contiguous, retail and service establishments located in premises under the same ownership shall be required in lease agreements to maintain all projection signs, materials, lettering and background in the same style and color.~~

~~5. A detached illuminated or non-illuminated sign may be permitted, not to exceed a total area of 100 square feet per side. When a single building on the property consists of two or more different commercial or office occupancies, an additional one square foot of sign area shall be permitted for each six lineal feet of street frontage in excess of 50 feet; however, the total sign area for a building with multiple occupancy shall not exceed 160 square feet in any case, nor may there be more than one detached sign on the property. No part of such detached signs shall be located in the side or rear yards, nor shall any detached sign be located closer than ten feet from the front property line. No detached sign shall exceed a height of 24 feet above the ground.~~

~~D. *T-6 24 and T6-30 transect zones*.~~

~~For sign standards within the T6 transect zone, see Chapter 15, Section 15.2.F.~~

§ 11.~~10~~ 9 – Variances to sign regulations.

~~There might be instances in which relief from the strict requirements of the sign ordinance would result in improved planning or zoning and would benefit the community. The standards for granting the planning variance are:~~

Variances to these sign regulations may be granted pursuant to the procedures set forth in Chapters 4 and 7, except that the Planning and Zoning Board and the Village Commission shall apply the following criteria in lieu of the hardship variance criteria in Chapter 7:

A. The sign variance must relate to a particular piece of land;

B. The sign variance can be granted ~~without~~ provided there is no substantial detriment to the public good;

C. The benefits of the deviation ~~would~~ outweigh any detriment; ~~and,~~

D. The variance would not substantially impair the intent or purpose of the Village's Comprehensive Plan and/or Zoning Ordinance~~.~~ and,

E. The variance does not authorize an Outdoor Advertising Sign.

§ 11.10 – Universal Design and Americans with Disabilities Act (ADA) Compliance.

ADA-compliant signage is required in certain specific interior spaces and to identify or provide direction to certain rooms or spaces such as bathrooms, exits, and the like. Exterior signage may also be designed and installed per ADA standards.

In order to be considered ADA-compliant, signs need to be designed with a non-glare finish and high level of contrast, using specific font and character properties specified in the Americans with Disabilities Act. In addition, ADA-compliant signs must have corresponding Braille text and be mounted at certain locations (such as adjacent to a door) and at certain heights (no less than 48 inches and no more than 60 inches above the finished floor or ground surface).

ADA compliant signage may include Braille dots, visual characters, raised characters (also called tactile characters), and/or pictograms, depending on the area or room the sign is identifying.

EXHIBIT "B"[1]

Chapter 15 - FORM-BASED CODE

. . .

§ 15.2 - General to transect zones.

. . .

~~F. Sign Standards~~

1. ~~Exempted Signs. The signs specified in this section are exempt from signage regulations other than the regulations contained in this section. Exempted signs may be erected without a sign permit.~~

~~a. Changing copy, maintaining, or repainting a sign are exempt, provided structural and electrical changes are not made without a permit.~~

~~b. Signs erected entirely within the confines of a nonresidential or mixed-use site, provided the sign cannot be viewed from *Streets*, the *Bay*, the *Island Walk*, *Island Walk Public Access Walkways*, or common property.~~

~~c. Address and Residential Identification Signs.~~

~~(1) Any *Sign* identifying the street number of a Shopfront or commercial unit if hand painted on the transom window above the *Primary Entrance* door.~~

~~(2) Any identification sign at the entrance of a residential unit or affixed to a mailbox, such as a sign which bears only the street number, mailbox number, or name of the occupant of the premises.~~

~~d. Holiday Decorations. Holiday decorations, flags, streamers, and similar.~~

~~e. Flags. A flag of any nation, government, sports team, or nonprofit organization which is deployed from a permanent freestanding or wall-mounted flagpole or, with respect to the United States flag, in a manner acceptable for the display of the national ensign as set forth in the *U.S. Flag Code*, and adheres to *Section 8.13(N).*~~

~~f. Official Signs.~~

~~(1) Any sign erected by North Bay Village.~~

~~(2) Any sign erected by a government.~~

~~(3) Public utility and traffic signs.~~

~~g. Political Signs.~~

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

~~(1) Political signs conforming with the following requirements do not require permits:~~

~~(2) Political signs are limited to 3 square feet and may not exceed 30 inches above grade.~~

~~(3) Political signs may be erected 25 days prior to an election and shall be removed within 7 days of the election.~~

~~(4) Up to three (3) signs total are allowed per residential lot, or per *Shopfront*, except at polling places. Of the three (3) sign signs permitted, no more than one sign is allowed per candidate or referendum item.~~

~~(5) See *Section 11.7* – Temporary Sign Permits for additional requirements.~~

~~h. Residential Construction Signs, subject to the following.~~

~~(1) Signage may only identify the contractor, subcontractor, or architect. Name, contact information, website, and license information may be included.~~

~~(2) The contractor, the architect, and subcontractor are each allowed one (1) sign with a maxim area of four (4) square feet.~~

~~(3) Signs may only be erected after a building permit has been issued.~~

~~(4) Signage must be removed within five (5) days of the final inspection.~~

~~i. Residential Rental Signs~~

~~(1)~~ Only one sign may be attached to a single-family house or fastened to a ~~stake mounted in the yard and one additional sign may face a water frontage.~~

~~j. Warning and Instructional Signs.~~

~~(1) Any warning sign, non-advertising signs (e.g., "no trespassing," "no dumping"), or non-advertising symbol which pertains to the parcel of property upon which it is located, provided any such sign does not exceed four (4) square feet in copy area and is not illuminated.~~

~~(2) Any special instruction sign (e.g., "open," "closed," "hours of business," "no smoking") provided any such sign does not exceed eight (8) square feet in copy area.~~

~~j. Miscellaneous Signs.~~

~~(1) Any memorial sign or commemorative plaque.~~

(2) Any generic, architectural feature that is designed, integrated, and constructed as part of a *Building*.

(3) Any sign which is integrated into or on a point-of-sale purchase display.

(4) Any sign carried by a person.

2. Prohibited Signs and Sign Locations.

a. *Billboards*.

b. Any sign advertising products or articles that are not manufactured, assembled, processed, repaired, or for services sold on the premises.

c. Snipe signs.

d. Two or more signs that convey a single, cumulative advertising message, part of which is contained on each sign in the series.

e. Illuminated, Animated, Moveable, Flashing, or Inflatable Signs.

(1) Any sign that simulates emergency lights on emergency vehicles, traffic- control signals or devices, directional, informational, or warning signs erected by a government, utility, or similar agency.

(2) Any sign that uses an intermittent light or lights, including flashing lights, beach lights, strobe lights, rotating beacons, chasing lights, or zip lights.

(3) Any sign that is wind or power operated including flags, streamers, pinwheels, and balloons.

g. No signs may be located in a way that causes a hazard to pedestrian or vehicular traffic.

(1) Temporary signs at street intersections are limited to thirty (30) inches in height within a triangle measured thirty (30) feet from the intersection along each *Right-of-Way.*

(2) No permanent sign may be located within a triangle measured thirty (30) feet from the intersection along each right-of-way.

3. Permitted Signs.

a. General.

(1) Signs shall conform with the following standards, as specified in *Section 15.6.E*. and illustrated in *Section 15.6.F.* for each of the following items.

(2) Sign type limitations by Zone.

~~(3) The height and area of the sign;~~

~~(4) The number of signs per site;~~

~~(5) The height of sign copy.~~

~~(6) Exterior signs shall be made of durable, weather resistant materials.~~

~~(7) A permit is required for all signs permitted under this section.~~

~~(8) No sign, once approved, may be moved, or altered without additional approval, excluding maintenance or repainting required to restore a sign to its original, approved condition.~~

~~b. Signs shall provide the following clearance:~~

~~(1) A minimum of (9) feet over pedestrian ways, except for signs on~~ *~~Awnings~~* ~~and~~ *~~Canopies.~~*

~~(2) A minimum of thirteen and one half (13.5) feet over vehicular travel ways and parking aisles, except in parking structures.~~

~~(3) Signs located along streets shall be a minimum of two (2) feet from a curb, ramp, driveway, light pole, street sign, or fire hydrant.~~

~~c. Removal.~~

~~i. Signs shall be removed as specified in~~ *~~Section 15.6.E~~*~~. Sign Restriction Table, and as follows:~~

~~(P) = Permanent; Signs do not require removal.~~

~~(O) = Occupancy; Signs shall be removed within 7 days of the end of tenant occupancy.~~

~~(B) Business = Signs shall be removed when the business is closed.~~

~~(T) Temporary = Signs shall be removed within the time period specified by sign type.~~

~~ii. Any moveable signs shall be removed from outdoor spaces during high winds or other weather conditions that might pose a hazard to public safety.~~

~~d. Sign Templates.~~

~~i. The permitting and inspections department supplies templates for Open House, Model Home, and Under Construction signs.~~

~~e. Illumination.~~

(1) Internal sign illumination is limited to window, and wall, signs within *Shopfronts.*

(2) Light sources shall be mounted, shielded, and pointed towards the sign face to eliminate spill-over glare onto any adjacent *Streets*, properties, or skyward.

(3) Exposed bulbs or lamps shall not exceed the equivalent of 25 watts of incandescent light and shall be cut off to minimize light pollution.

(4) Other light sources in illuminated signs shall include anti-light pollution technologies and features.

f. Electronic Message Center (EMC) Signs.

(1) EMC signs are permitted for use on ground signs for church *Worship* and *Place of Assembly* facilities.

(2) Each image shall remain static for a minimum of eight seconds.

(3) Transitions shall be instantaneous, without intervening flashing, animation, or movement of any kind.

(4) Signs shall be equipped with automatic dimming technology.

(5) Signs shall not exceed 0.3 foot candles above ambient light measured at a distance of two hundred (200) feet.

4. Requirements by Sign Type as described below and illustrated in *Section 15.6.F*.

a. Band Signs. (Syn. *Wall Signs*)

(1) Band signs may be located above tenant Shopfronts, below second *Story* windows, and beneath the *Building* cornice or coping.

(2) Band sign copy shall be at least 6 inches from building corners.

b. Banner Signs.

(1) Banner signs shall be made of flexible materials such as cloth, canvas, and vinyl.

(2) Banner signs may be hung on the side of a building or suspended from a portion of a building *Structure*.

c. Commercial Construction Signs subject to the following

(1) Signage may only identify the contractor, subcontractor, or architect. Name, contact information, website, and license information may be included.

(2) The contractor, the architect, and subcontractor are each allowed one (1) sign with a maxim area of four (4) square feet.

(31) Signs may only be erected after a building permit has been issued.

(42) Signage must be removed within five (5) days of the final inspection.

d. Commercial Rental Signs.

(1) All commercial rental signs require NBV approval.

e. Corner Signs.

(1) Corner signs are only permitted at building corners where each facade is along a street.

(2) Corner signs may extend up to six (6) feet above parapets.

f. For Sale Signs.

(1) Signs shall be removed within seven (7) days of closing.

g. *Garage Sale*, *Yard Sale*, *Estate Sale*, and *Moving Signs*.

(1) Signs and stakes provided by the permitting and inspections department shall be used, limited to (5) signs per sale.

(2) Signs are valid for (10) days from the date of sale and shall not be reused.

(3) Signs may be erected (1) day prior to the sale and shall be removed within (5) hours of the end of the sale.

(4) Signs shall not be altered.

h. Ground Signs.

(1) Ground signs are limited to the following locations:

(a) Forecourts and building or project entrances. Ground signs shall not be located within any sight triangle or on the public right of way.

(b) Gateway and wayfinding directory ground signs shall be limited to main decision points such as development access points and intersections. Wayfinding signage for a development shall be designed and installed according to a cohesive, logical signage master plan to complement the project identity.

(2) The bottom of the sign shall be within (2) feet of sidewalk grade.

(3) Ground signs shall be set back a minimum of (10) feet from property lines.

i. Marquee Signs.

(1) *Marquee Signs* may be used for lodging and movie theaters. The *Village* may permit marquee signs for other businesses upon request.

j. Projecting Signs.

i. Projecting signs shall be erected on a wall of a building.

~~ii. Projecting signs may project up to 4 feet from the wall of the building on which it is erected.~~

~~k. Open House, Model Home~~*~~Portable Signs~~*~~.~~

~~(1) An annual permit is required.~~

~~(2) Signs shall be free standing on a stake or frame.~~

~~(3) The business name shall be identified on signs, 2 in. copy minimum.~~

~~(4) The use of Balloons, streamers, and other types of decoration may not be used be prohibited.~~

~~(5) Signs are allowed for three (3) consecutive days in any one week.~~

~~(6) Up to (4) signs may be located off site.~~

~~l.Window Signs~~

~~(1) Window signs may be:~~

~~(a) Letters painted directly on the window;~~

~~(b) Hanging signs hung interior of the glass;~~

~~(c) Vinyl appliqué letters applied to the window, consisting of individual letters or graphics with no visible background.~~

~~m.Wayfinding signs shall be free standing and constructed using solid materials to prevent the sign from being destroyed or blown away.~~

. . .

~~G~~F. ~~*Special Area Plan.*~~

. . .

~~H~~G. ~~*Reserved.*~~

~~I~~H. ~~*Density and intensity calculations.* [Reserved].~~

~~J~~I. ~~*Sustainability.*~~

. . .

§ 15.4. Definitions.

This Section provides definitions for terms in Chapter 15, Form-Based Code that are technical in nature or that might not otherwise reflect a common usage of the word. Refer to *Chapter 3* for definitions of terms that are pertinent to other Chapters of this Code. If a term is not defined in this section or Chapter 3, the *Village Manager* or designee shall determine the definition of the term. If there is a conflict between Chapter 3 and this Section, this section shall take precedence. Refer to Chapter 11 for definitions and regulations for signs.

B. Definitions of Terms.

. . .

"A" Terms

~~*A-Frame Sign*. A type of freestanding, portable sign consisting of two faces connected and hinged at the top and whose message is targeted to pedestrians (also known as a sandwich board sign).~~

~~*Abandoned Sign*. A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least six (6) months.~~

. . .

~~*Address Plaque*. A small *Sign* mounted to the front or side of a *Building* at the pedestrian level, or dimensional letters mounted above the door, conveying the numerical street address of the building.~~

. . .

~~*Awning Sign*. A sign painted on, printed on, or applied to an awning.~~

. . .

"B" Terms

. . .

~~*Band Sign*. See *Wall Sign.*~~

~~*Banner Sign*. A *Sign* consisting of cloth, bunting, plastic, paper, or similar non-rigid material attached to a *Structure*, staff, pole, rope, wire, or framing which is anchored on two or more edges. Banners are temporary in nature and do not include flags.~~

. . .

~~*Billboard*. A *Sign* which directs attention to a business, product, commodity, service, entertainment venue, or facility not located, conducted, sold, or offered upon the premises where such sign is located, or which calls public attention to a candidate, cause, or public issue and which may be either freestanding or mounted upon a *Building.*~~

. . .

"C" Terms

~~*Canopy Sign*. A sign that is part of, or attached to, a canopy.~~

~~. . .~~

~~*Clearance*. The distance above the walkway, or other surface if specified, to the bottom edge of a *Sign*. This term can also refer to a horizontal clear distance between two objects.~~

. . .

~~*Commercial Rental Sign:* See *Real Estate Sign.*~~

. . .

~~*Construction Sign*. Nonilluminated *Sings* that identify the architects, engineers, planners, contractors, or other individuals or firms involved with a construction project or announce the character or purpose of a project that may be displayed at the project site. The term does not include construction mesh, which is regulated under *Section 8.17.F* of the North Bay Village Unified Land Development Code.~~

~~*Corner Sign*. A sign mounted perpendicularly from a *Building* edge along two frontages positioned at an equal degree to both frontages.~~

. . .

"D" Terms

. . .

~~*Directory Sign.* A sign type, whether wall-mounted or freestanding, which provides a listing of establishments within a building or series of buildings.~~

. . .

"E" Terms

. . .

~~*Electronic Message Center (EMC) Sign.* A *Sign,* or portion thereof, that consists of electronically changeable alphanumeric text.~~

. . .

~~*Estate Sale Sign*. A temporary sign advertising a home sale of household goods.~~

"F" Terms

. . .

~~*Flag Sign*. A *Sign* printed or painted on a cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners. This definition shall include "feather flags" and "flutter flags."~~

. . .

~~*For Sale Sign.* See *Real Estate Sign.*~~

. . .

"G" Terms

. . .

~~*Garage Sale Sign*. A temporary sign advertising a home sale of household goods.~~

. . .

"H" Terms

. . .

~~*Hanging Sign*. A single or double-sided sign suspended from the underside of a canopy, awning, or *Structure* contained wholly underneath the overhead structure.~~

"M" Terms

. . .

~~*Marquee Sign*. A *Sign* attached to a marquee~~

. . .

~~*Mural*. Artwork applied to the wall of a *Building*, which covers all or most of the *Wall*. Where a mural contains a commercial message, it shall be considered a *Wall Sign*.~~

"N" Terms

. . .

~~*Nonconforming Sign*. Any sign that has a valid permit and was erected prior to the effective date of the Code or any subsequent amendment hereto, to the provisions of which the sign does not conform.~~

"O" Terms

~~*Open House / Model Home Sign*. See *Real Estate Sign*.~~

"P" Terms

~~*Political Sign*. A sign advertising a candidate, political party, or position in connection with a local, state, or national election.~~

. . .

~~*Projecting Sign*. A building-mounted, double-sided sign which is mounted perpendicular to a *Building's Façade*.~~

"R" Terms

~~*Real Estate Sign*. A sign depicting sale or lease of a property on the premises of the property being advertised.~~

. . .

~~*Rental*. See *Real Estate Sign*.~~

. . .

~~*Residential Construction Sign*. See *Construction Sign*.~~

"S" Terms

. . .

~~*Sign*. Any writing, symbol, figure, representation, logo, emblem, flag, banner, device, letter, word, street clock or temperature announcement, which shall include any announcement, declaration, demonstration, display, illustration, name identification, description, or insignia, which is used to advertise or promote the interest of any person or firm when such representation is placed in view of the general public.~~

~~*Sign Band.* A horizontal component of a *Shopfront* to accommodate band signs located above transom and Shopfront windows and below the transition band.~~

~~*Sign Area*. The area of a sign shall mean the area of all lettering, wording, accompanying designs, logos, and symbols, together with the background on which they are displayed, whether open or enclosed. The area of a sign shall not include any supporting framework, bracing, or trim which is incidental to the display, provided that it does not contain any lettering, wording, or symbols. Where the sign consists of individual letters, designs, or symbols attached to a building, awning/canopy, wall, window, or freestanding structure, the area shall be that of the smallest rectangle which encompasses all of the letters, designs, and symbols.~~

~~*Sign Copy*. Any letter, numeral, figure, symbol, logo, or graphic element displaying the content or message of a sign.~~

. . .

~~*Snipe Sign*. A sign attached to a tree, pole, stake, *Fence,* public bench, streetlight, or other object, placed on public property, in the public right-of-way or on private property without the permission of the property owner (also known as a bandit sign).~~

. . .

"W" Terms

~~*Wall Sign*. A sign erected against or painted on the wall of any *Building,* displayed on windows or doors, or displayed with the exposed face thereof in a plane parallel to the face of said wall, window, or door.~~

~~*Warning / Instructional Sign*. An on-premises sign regulating the use of the premises, such as a "no trespassing," "no-hunting," or "no soliciting" sign.~~

~~*Wayfinding Sign*. A sign or series of signs directing from point to point or confirming progress along a route to a destination.~~

~~*Window Sign*. A sign that is applied, painted, or affixed to a window, or placed inside a window, within three (3) feet of the glass, facing the outside of the building, and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered signs.~~

. . .

"Y" Terms

~~*Yard Sale Sign*. See *Garage Sale Sign.*~~

~~*Yard Sign*. A freestanding sign placed along a *Property Frontage.*~~

. . .

§ 15.6.E ~~Sign Restrictions Table~~ Reserved.

~~Sign Type*~~	~~Period~~	~~Number of Signs (Max.)~~	~~Sign Area (Max.)~~	~~Copy Height (Max.)~~
~~a. A-Frame~~	~~B~~	~~1 per tenant~~	~~9 sf. each side~~	~~n/a~~
~~b. Awning~~	~~O~~	~~1 sloping plane, plus 1 valence per awning~~	~~75% of sloping plane; 75% area of awning valence~~	~~16 in. on sloping plane; 8 in. on valence~~
~~c. Band Sign (Syn. Wall sign)~~	~~O~~	~~1 per frontage~~	~~3 sf. per linear ft.~~	~~16 in. on sloping plane; 8 in. on valence~~
~~d. Banner~~	~~T~~	~~1 per event~~	~~Per NBV~~	~~Per NBV~~
~~e. Canopy~~	~~P~~	~~1 per canopy~~	~~2 sf. per linear foot of shopfront~~	~~Copy height (max.)~~
~~f. Commercial Construction~~	~~T~~	~~1 per construction site~~	~~32 ft.~~	~~n/a~~
~~g. Corner~~	~~P~~	~~1 per building~~	~~40 sf.~~	~~16 in. on sloping plane; 8 in. on valence~~
~~h. For Sale~~	~~T~~	~~1 per lot plus 1 per golf or lake frontage~~	~~3 sf. each side, 60 in. above grade~~	~~Per NBV~~

~~i. Ground~~	~~P~~	~~1 per frontage~~	~~36 sf. each side~~	~~Copy height (max.)~~
~~j. Hanging~~	~~P~~	~~1 per tenant~~	~~6 sf. each side~~	~~n/a~~
~~k. Marquee~~	~~P~~	~~1 per entry~~	~~n/a~~	~~16 in. on sloping plane; 8 in. on valence~~
~~l. Mural**~~	~~P~~	~~1 per frontage~~	~~n/a~~	~~per NBV~~
~~m. Projecting~~	~~P~~	~~1 per tenant~~	~~6 sf. each side~~	~~Copy height (max.)~~
~~n. Open House Estate Sale Model Home~~	~~T~~	~~1 per lot~~	~~3 sf. each side, 30 in. above grade~~	~~n/a~~
~~o. Window~~	~~O~~	~~1 per window~~	~~25% of glazed area~~	~~Per NBV~~
~~p. Yard~~	~~T~~	~~1 per 50 feet of frontage~~	~~6 sf. each side~~	~~Copy height (max.)~~

~~**KEY:**~~

~~P—Permanent; signs do not require removal.~~

~~O—Occupancy; signs must be removed within seven days of the end of tenant occupancy.~~

~~B—Business; signs must be removed when the business is closed.~~

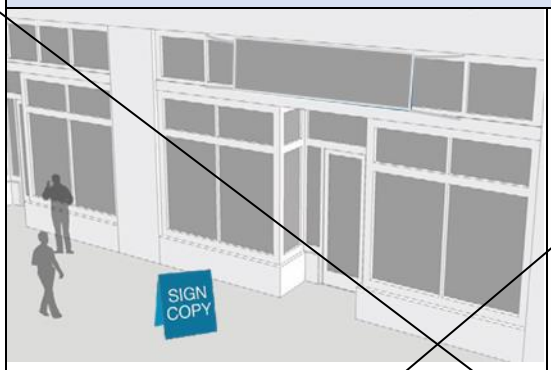
~~T—Temporary; signs must be removed within the time period specified by sign type.~~
~~Per NBV—Parameter to be determined admiratively. See also Section 11.7.~~

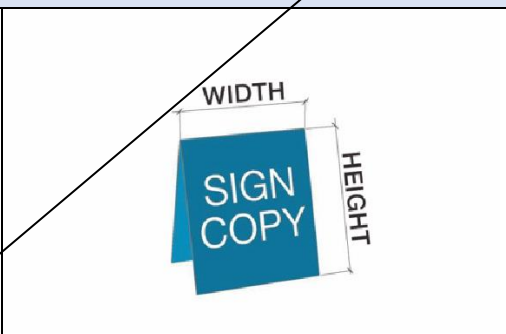
~~* Note: See Section 15.4.B, Definitions of Terms, and Section 15.6.B.5, Sign Types Illustrated Table.~~

~~** Murals—In keeping with the character of the Village, it is suggested that murals be limited to themes depicting nature or the natural environment.~~

414 **§ 15.6.F. ~~Sign types illustrated table~~ Reserved.**

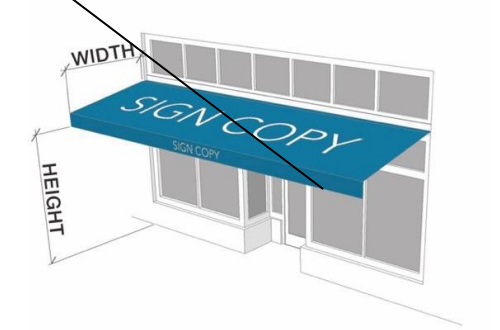
a. **A-Frame Sign**





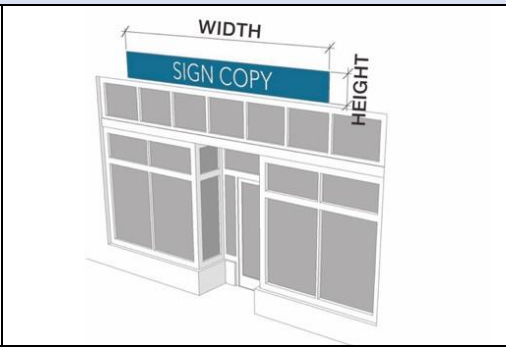
b. **Awning Sign**





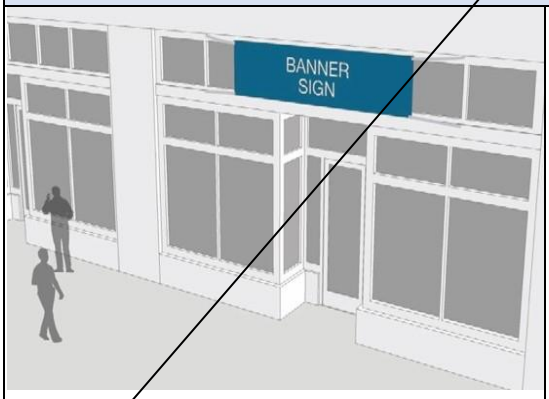
c. **Band Sign (Syn. Wall Sign)**

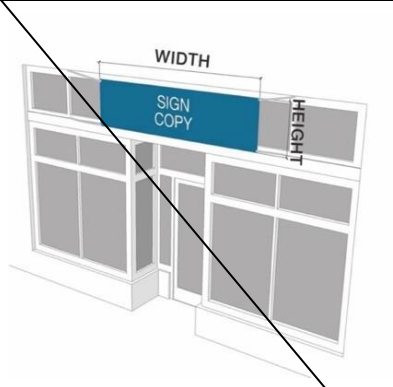




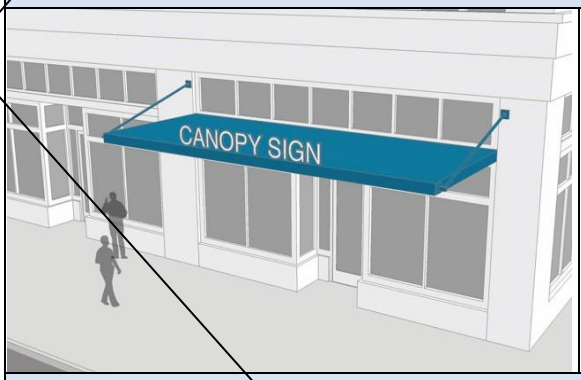
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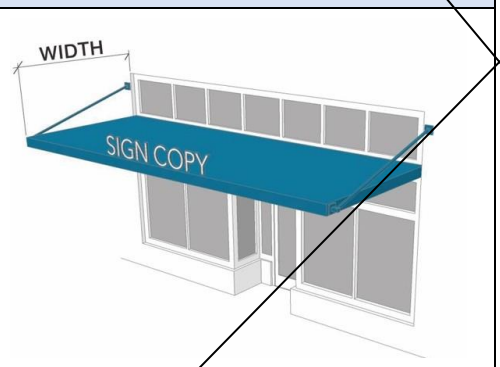
d. **Banner Sign**





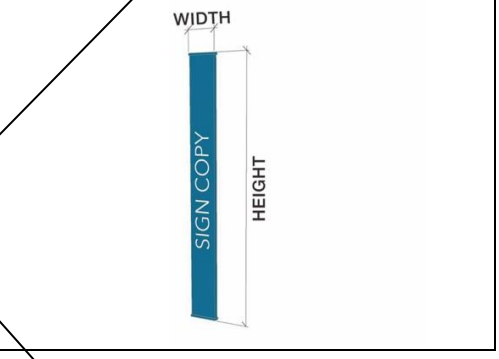
e. **Canopy Sign**





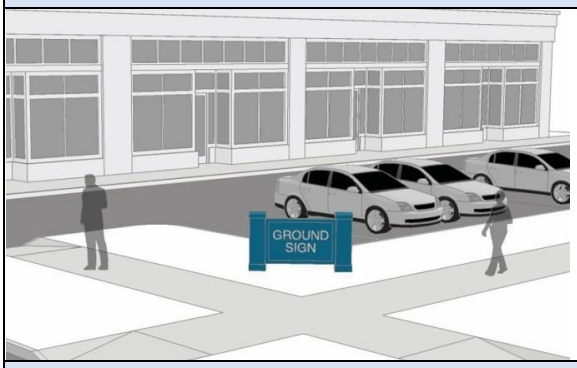
f. **Corner Sign**

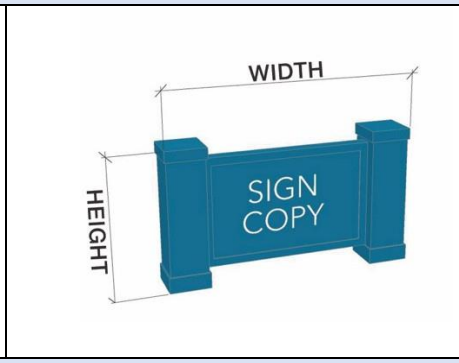




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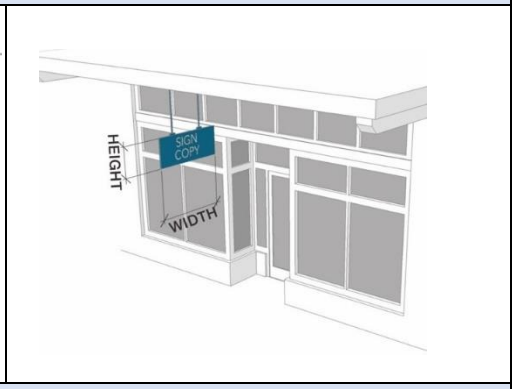
g. **Ground Sign**





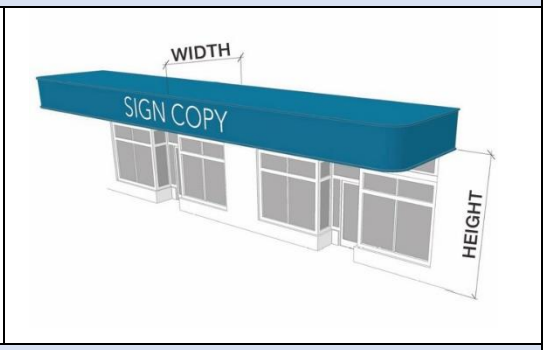
h. **Hanging Sign**



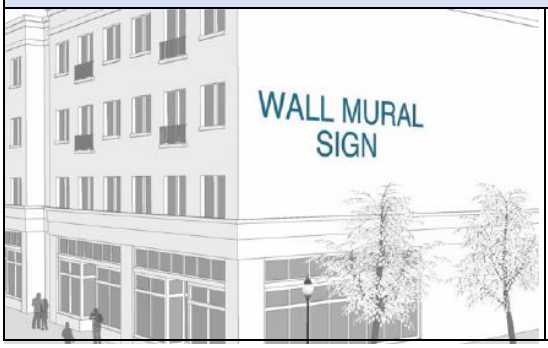


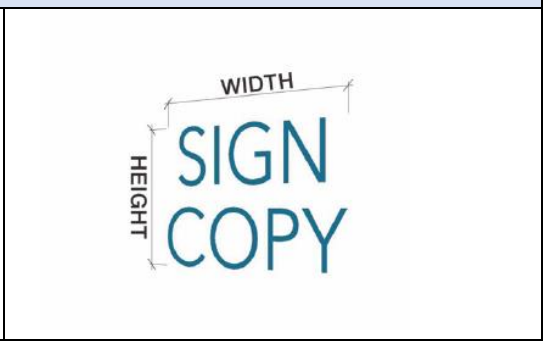
i. **Marquee Sign**



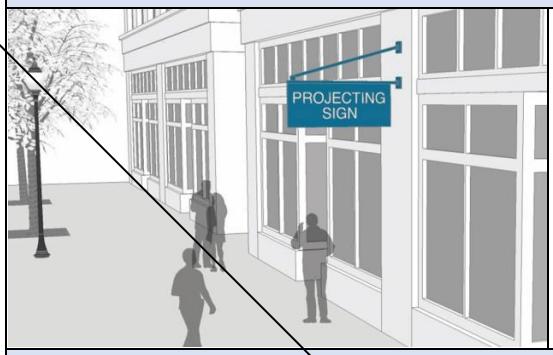


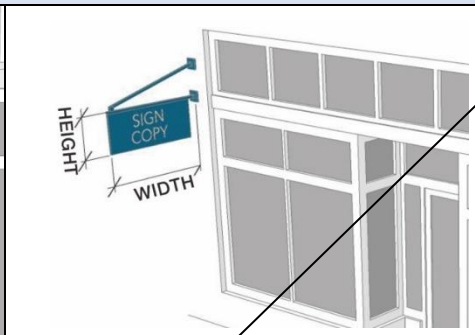
j. **Mural Sign**



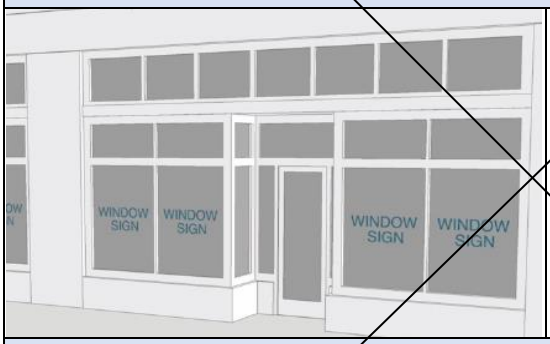


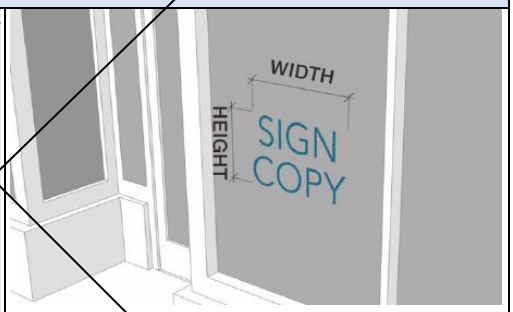
k. **Projecting Sign**



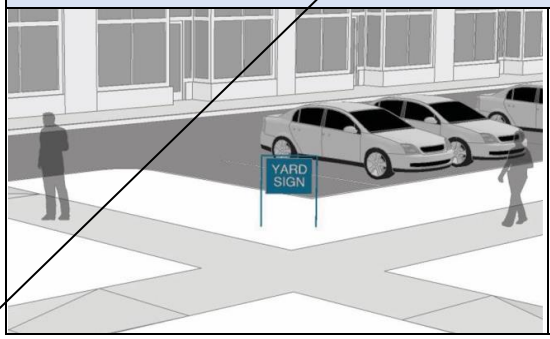


l. **Window Sign**





m. **Wayfinding/Yard Sign**





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EXHIBIT C

CHAPTER 8 – ZONING

* * *

DIVISION 3, SUPPLEMENTAL USE REGULATIONS

§ 8.16 – Supplemental use regulations.

A. *Accessory uses and structures.*

The following accessory uses and structures shall be permitted when such uses or Structures are ancillary, in connection with, and incidental to, the Principal Use or structure allowed within the Zoning District in which the principal use or structure is located.

1. Permitted accessory uses by zoning district
   a. In single family residential districts:

* * *

   b. In RM-70 multifamily residential districts, the following Accessory Uses may be permitted:
      (1) Support. Building management offices within Structures containing eight (8) or more Dwellings Units.
      (2) Nonresidential.
      (3) Professional Service offices and Personal Service establishments of an Ancillary nature, as well as Neighborhood-Serving Retail limited to small-scale, low-intensity specialty retail such as gift shops, flower shops, newspaper and magazine stands; convenience goods and services such as mini-mart or Daycare; and food shops such as bakery, confectionery, ice cream parlor, refreshment stand, delicatessen, and Coffee Shops; along with Restaurants offering waterfront dining, may be permitted with external entrances (including from the Island Walk) external Signs and display windows subject to the following conditions:
         (a) Professional services shall exclude all medical-related providers, including but not limited to dental, vision and veterinary services.
         (b) Personal services shall be limited to hair care and aesthetic services, physical fitness conditioning, pet grooming, and laundry services (drop-off/pick up only).
         (c) ~~The signs shall not abut or face a public Right-of-Way and cannot be readable from the public right-of-way.~~ [Reserved].
         (d) ~~Such external signs shall be affixed flat against the Facade or Awning canopy of the commercial space occupied by the Nonresidential Use.~~ [Reserved].

(e) ~~Such external signs shall not exceed in area ten percent (10%) of the area of the facade of the space occupied by the nonresidential space.~~ [Reserved].

(f) ~~Such external signs shall be compatible as to materials, background, and style with all adjacent and contiguous nonresidential facilities with the overall design character of the Structure.~~ [Reserved].

(g) The area of such nonresidential uses shall not exceed 0.05 percent of the net square footage of the structure up to a maximum of 10,000 square feet.

(h) Additional parking shall be provided within the development at the ratios established for the specific nonresidential uses in Section 9.3 of the ULDC.

(4) Integrated structured parking in compliance with the standards of subsections. 9.3. E. and I.

* * *

ITEM NO. 12.B

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Mayor Rachel Streitfeld and Commissioner Doris Acosta

SUBJECT: **AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 150, "BOATS, VESSELS, AND HOUSEBOATS," OF THE VILLAGE CODE OF ORDINANCES, BY CREATING SECTION 150.22, "OVERNIGHT ANCHORING RESTRICTIONS," TO REGULATE CERTAIN OVERNIGHT ANCHORING OF VESSELS WITHIN THE WATERS OF THE VILLAGE; AMENDING SECTION 153.04, "SCHEDULE OF FINES AND CIVIL PENALTIES," TO ESTABLISH A PENALTY FOR VIOLATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE - SPONSORED BY MAYOR RACHEL STREITFELD AND CO-SPONSORED BY COMMISSIONER DORIS ACOSTA**

RECOMMENDATION

BACKGROUND AND ANALYSIS

This item is sponsored by Mayor Streitfeld and was prepared and placed on the agenda at the direction of the Village Commission following a discussion at the February 17 regular Village Commission meeting.

The proposed ordinance amends Chapter 150 of the Village Code by creating Section 150.22 to regulate long-term overnight anchoring of vessels within the waters of North Bay Village. The ordinance is authorized by Section 327.60(2)(f), Florida Statutes, which allows local governments located within counties with populations greater than 1.5 million, including those within Miami-Dade County, to regulate certain overnight anchoring of vessels. The new section prohibits vessels from anchoring within the waters of the Village for more than thirty (30) days in any six (6) month period between one-half hour after sunset and one-half hour before sunrise and establishes a warning notice procedure prior to enforcement. The

ordinance also amends Section 153.04 of the Village Code to add a civil penalty for violations of the new anchoring restrictions. The purpose of the ordinance is to address long-term anchoring within the Village's waters and protect navigational safety and environmental conditions in surrounding waterways, including Biscayne Bay.

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

PERSONNEL IMPACT
None

ATTACHMENTS
Ordinance-Prohibit Overnight Anchoring Vessel on Bay.DOCX

ORDINANCE NO. 2026- _____

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 150, "BOATS, VESSELS, AND HOUSEBOATS," OF THE VILLAGE CODE OF ORDINANCES, BY CREATING SECTION 150.22, "OVERNIGHT ANCHORING RESTRICTIONS," TO REGULATE CERTAIN OVERNIGHT ANCHORING OF VESSELS WITHIN THE WATERS OF THE VILLAGE; AMENDING SECTION 153.04, "SCHEDULE OF FINES AND CIVIL PENALTIES," TO ESTABLISH A PENALTY FOR VIOLATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Commission of North Bay Village (the "Village") finds it necessary to periodically amend its Code of Ordinances ("Code") in order to update regulations and procedures to implement municipal goals and objectives; and

WHEREAS, Chapter 150 of the Village Code regulates activities relating to boats, docks, marinas, and waterways within the Village; and

WHEREAS, Section 150.15 of the Village Code adopts and incorporates by reference the Chapter 327 of the Florida Statutes known as the "Florida Vessel Safety Law"; and

WHEREAS, Section 150.01 of the Village Code defines "waters of the Village" as all waters within the corporate limits of North Bay Village, whether immediately tangent to one of the islands or a part of Biscayne Bay; and

WHEREAS, Section 327.60(2)(f)3, Florida Statutes, as amended by Chapter 2025-39, Laws of Florida, authorizes municipalities located within counties having a population greater than 1.5 million to regulate certain long-term overnight anchoring of vessels within their jurisdiction; and

WHEREAS, the Village is located within Miami-Dade County, Florida, a county having a population greater than 1.5 million people; and

WHEREAS, the Village Commission finds that long-term anchoring of vessels within the waters of the Village may contribute to environmental impacts, navigational hazards, and the accumulation of vessels that remain anchored for extended periods within Biscayne Bay; and

WHEREAS, the Village Commission desires to regulate certain long-term overnight anchoring within the waters of the Village in a manner consistent with state law and the existing provisions of Chapter 150 of the Village Code; and

WHEREAS, the Village Commission further finds that providing warning notices prior to enforcement will promote voluntary compliance and assist vessel owners in understanding the requirements of the Village Code; and

WHEREAS, the Mayor and Commission find 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. Chapter 150 of the Village Code Amended. That Chapter 150, "Boats, Vessels, and Houseboats" of the Code of Ordinances of North Bay Village, Florida, is hereby amended to read as set forth in Exhibit "A" attached hereto and incorporated herein.

Section 3. Chapter 153 of the Village Code Amended. That Section 153.04, "Schedule of Fines and Civil Penalties," of the Code of Ordinances of the Village of North Bay Village is hereby amended to read as set forth in Exhibit "B" attached hereto and incorporated herein.

Section 4. 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 5. 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 6. 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 7. 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, 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	_____

Exhibit A[1]

Section 150.22 – Overnight Anchoring Restrictions; Warning; Enforcement.

(A) *Prohibition*. No owner or operator of a vessel shall anchor such vessel within the waters of the Village for a period of one (1) hour or more between one-half hour after sunset and one-half hour before sunrise for more than thirty (30) days in any six (6) month period. Each day a vessel remains anchored in violation of this section shall constitute a separate violation.

(B) *Enforcement*. This section may be enforced by the Village Police Department, the Village Code Compliance Department, or any other law enforcement agency having jurisdiction. Violations of this section shall be enforced pursuant to §150.99 of this Chapter and Chapter 162, Florida Statutes.

(1) Warning Notice. Prior to the issuance of a Notice of Violation pursuant to this section, the vessel owner, occupant, or operator must be provided a warning in the manner prescribed below that the vessel will be subject to enforcement if it remains anchored within the waters of the Village in violation of subsection (A) above.

(2) Warning Notice Procedure. At any time during which a vessel is anchored overnight within the waters of the Village for more than fourteen (14) days in any six-month period, a code compliance officer or law enforcement officer who has reason to believe that such vessel may violate the prohibition on overnight anchoring established by this section shall provide the vessel owner, occupant, or operator with written notice that it may be subject to future enforcement in the manner prescribed below:

i. If the vessel is occupied, written notice shall be provided directly to the vessel owner, occupant, or operator, unless such person refuses to accept the written notice in which case the notice may be affixed to the vessel; or

ii. If the vessel is unoccupied or if occupancy cannot be determined, written notice shall be affixed to the vessel; and

(3) In addition to either subsection (1) or (2) above, written notice shall be sent via U.S. Postal Service by certified mail, return receipt requested, to the registered owner and any lienholder of the vessel irrespective as to whether the vessel is occupied or unoccupied. The requirements of this subsection shall be deemed satisfied upon mailing. If no owner or lienholder can be identified after reasonable effort to ascertain the name and address of the owner and any lienholder, then this subsection c. shall not apply.

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

(4) The written warning notice shall include the following:

i. Information that the vessel may soon be in violation of subsection (A) "Prohibition on overnight anchoring within the waters of North Bay Village"; and

ii. A copy of this section.

(C) *Calculation of Time for Enforcement*. For purposes of enforcing the overnight anchoring limitation set forth in this section, the presence of a vessel anchored within the waters of the Village during overnight hours shall be counted toward the thirty (30) day limitation regardless of whether the vessel moves to another location within the waters of the Village during the six (6) month period. Movement of a vessel to another location within the waters of the Village shall not restart the thirty (30) day period.

Exhibit B

Chapter 153 - CODE ENFORCEMENT

***

§ 153.04 - Schedule of civil penalties.

***

Section	Description of Violation	Penalty Fee
150.22	Violation of overnight anchoring restrictions	$250 per day for a first violation; $500 per day for a repeat violation

***

ITEM NO. 14.A

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: Discussion and Direction on the Village's Solid Waste Services

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Village Manager Frank Rollason and Public Works Director Steven Buckland will present an overview of the Village's current solid waste services and potential future privatization options.

Enclosed for your review is a fiscal analysis and billing comparison based on the Coral Gables Contract.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

To be Determine

PERSONNEL IMPACT

None

ATTACHMENTS

Sanitation Accounts For Multifamily & Commercial.pdf
Sanitation Feasibility Analysis.pdf
Village Current billing.pdf
Billing Breakdown Based on CG Contract.pdf

Commercial and Multi-family Accounts Service Levels

Account Number	Service Address	Account Class	# of Units	# of days serviced per week	4 yd	2 yd	1 yd	3 yd comp	2 yd comp	Totes	Notes
10-0609-01	7904 WEST DR	Commercial	N/A	6		3	1				billing corrections needed
10-0508-01	1345 KENNEDY CSWY	Commercial	N/A	3	1						
05-0370-03	1819 KENNEDY CSWY H1	Commercial	N/A	7	3						billing corrections needed
05-0378-01	1665 KENNEDY CSWY B1	Commercial	N/A	6	2						billing corrections needed
05-0302-01	1666 KENNEDY CSWY	Commercial	N/A	3	1		1				billing corrections needed
05-0303-03	1666 KENNEDY CSWY-OGGI	Commercial	N/A	3	1						billing corrections needed
05-0304-01	7800 HISPANOLA AVE	Commercial	N/A	3		1					
05-0357-01	7601 E TR DR-SANIT/SWTR	Commercial	N/A								billing corrections needed
05-0299-05	1624 KENNEDY CSWY	Commercial	N/A	3	1						billing corrections needed
05-0327-03	1700 CU-1 KENNEDY CSWY	Commercial	N/A	6	1	4					billing corrections needed
05-0298-01	1600 KENNEDY CSWY	Commercial	N/A	6		2					billing corrections needed
05-0296-01	1550 KENNEDY CSWY 1	Commercial	N/A	3	1						billing corrections needed
05-0307-01	1735 N TREASURE Dr	Commercial	N/A	6	2						
05-0294-01	1524 KENNEDY CSWY	Commercial	N/A	3		2					billing corrections needed
05-0297-03	1580 KENNEDY CSWY	Commercial	N/A	3		1					billing corrections needed
05-0293-01	1508 KENNEDY CSWY	Commercial	N/A	3	1						
05-0292-02	1440 KENNEDY CSWY	Commercial	N/A	3	1						billing corrections needed
05-0385-01	1401-15 KENNEDY CSWY TV1	Commercial	N/A	3	1	2					billing corrections needed
10-0569-01	7914 HARBOR DR C WES M#05	Multi-family	414	4	2	1	4		6		billing corrections needed
10-0554-02	7926 EAST DR	Multi-family	8	3						5 62g	
10-0518-01	7927 EAST DR 1	Multi-family	20	3						6 96g	
10-0519-01	7931 EAST DR	Multi-family	24	3						7 96g	
10-0578-02	7921 WEST DR	Multi-family	8	3							shared container
10-0573-02	7917 WEST DR EST1	Multi-family	30	3	1						shared container
10-0555-01	7924 EAST DR	Multi-family	19	3		1					
10-0527-01	7945 EAST DR	Multi-family	23	3						6 96g	
10-0608-01	7904 WEST DR	Multi-family	168	6		3	1				billing corrections needed
10-0513-01	7915 EAST DR	Multi-family	42	3		2					
10-0558-01	7920 EAST DR	Multi-family	24	3		2					
10-0582-01	7927-29 WEST DR 1	Multi-family	35	3					2		
10-0588-01	7939 WEST DR	Multi-family	12	3						3 64g	
10-0520-01	7935-37 E DR-1	Multi-family	35	3		1				1	
10-0541-01	7930 E DR (3")-1	Multi-family	60	3					2		
10-0539-01	7930 E DR (3")-2	Multi-family	60	2					2		
10-0607-01	7910 WEST DR	Multi-family	44	3	1	1					
10-0512-01	7911 EAST DR HCA2	Multi-family	8	3		1					shared container
10-0511-01	7909 EAST DR	Multi-family	22	3							shared container
10-0600-01	7928 -7930 WEST DR # ICC1	Multi-family	88	5	1	1					billing corrections needed
10-0587-02	7937 WEST DR	Multi-family	6	3						4 64g	
10-0514-01	7921 EAST DR	Multi-family	20	3						4 64g	
10-0585-01	7933 WEST DR	Multi-family	40	3	1						
10-0590-03	8000 WEST DR	Multi-family	285	4					8		billing corrections needed
10-0525-02	7939 EAST DR	Multi-family	15	3		1					
10-0526-01	7941 EAST DR	Multi-family	4	3						2 64g	
10-0509-01	7905 EAST DR ROYAL 1	Multi-family	45	3	1	1					
10-0598-01	7934 WEST DR 1	Multi-family	54	3		1		2			
10-0579-01	7925 WEST DR	Multi-family	24	3		2					
10-0586-01	7935 WEST DR	Multi-family	8	3						2 64g	
02-0096-01	1801 GALLEON ST	Multi-family	1	2						1 96g	
02-0093-02	1805 GALLEON ST	Multi-family	1	2						1 96g	
02-0092-01	1807 GALLEON ST	Multi-family	1	2						1 96g	
02-0089-01	1809 GALLEON ST	Multi-family	1	2						1 96g	
02-0088-01	1811 GALLEON ST	Multi-family	1	2						1 96g	
02-0083-01	1815 GALLEON ST	Multi-family	1	2						1 96g	

Commercial and Multi-family Accounts Service Levels

Account Number	Service Address	Account Class	# of Units	# of days serviced per week	4 yd	2 yd	1 yd	3 yd comp	2 yd comp	Totes	Notes
02-0094-02	1803 GALLEON ST	Multi-family	1	2						1 96g	
02-0085-01	1813 GALLEON ST	Multi-family	1	2						1 96g	
01-0055-01	1830 S TREASURE DR	Multi-family	20	2						10 64g	
01-0051-01	1790 S TREASURE DR	Multi-family	12	3			1				
05-0380-01	1625 KENNEDY CSWY BT1	Multi-family	75	3			1			2 96g	
05-0346-03	7525 E TREASURE DR (1)NTH	Multi-family	160	6	2						billing corrections needed
03-0199-01	1555 N TREASURE DR C1	Multi-family	60	5	1						billing corrections needed
03-0198-01	1575 N TREASURE DR TH3	Multi-family	6	3		1					
05-0361-01	1881 KENNEDY CSWY	Multi-family	118	3					2		
05-0348-01	7545 E TREASURE DR # 1	Multi-family	103	6		1					billing corrections needed
01-0054-01	1820 S TREASURE DR	Multi-family	22	3		1					
05-0310-01	1701 N TREASURE DR	Multi-family	7	3							shared container
05-0314-01	7801 HISPANOLA AVE NTT2	Multi-family	7	3		1					shared container
02-0067-01	7504 E TREASURE bldg 3	Multi-family	1	2						1 96g	
02-0079-02	1890 GALLEON ST bldg 2	Multi-family	1	2						1 96g	
02-0065-01	7508 E TREASURE bldg 3	Multi-family	1	2						1 96g	
02-0070-03	1891 S TREASURE DR bldg 3	Multi-family	1	2						1 90g	
02-0075-04	1884 GALLEON ST bldg 1	Multi-family	1	2						1 90g	
02-0062-03	1881 S TREASURE Dr	Multi-family	1	2						1 90g	
02-0076-02	7516 E TREASURE bldg 3	Multi-family	1	2						1 90g	
02-0078-01	7524 E TREASURE bldg 2	Multi-family	1	2						1 96g	
02-0077-01	7520 E TREASURE bldg 2	Multi-family	1	2						2 96g	this account is for two units, needs to be billed double of the other unit put on a separate account
02-0068-02	7500 E TREASURE bldg 3	Multi-family	1	2						1 96g	
02-0072-05	1872 GALLEON ST bldg 1	Multi-family	1	2						1 96g	
02-0074-01	1880 GALLEON ST bldg1	Multi-family	1	2						1 96g	
02-0073-01	1876 GALLEON ST bldg1	Multi-family	1	2						1 96g	
02-0061-06	1877 S TREASURE DR bldg 4	Multi-family	1	2						1 96g	
02-0060-02	1873 S TREASURE DR bldg 4	Multi-family	1	2						1 96g	
05-0353-01	7601 E TREASURE # CU-14	Multi-family	513	6		1		6			billing corrections needed
04-0246-01	1455 N TREASURE DR 1	Multi-family	133	6	1	1					billing corrections needed
05-0366-01	1865 KENNEDY CSWY KH1	Multi-family	230	4		1				2	billing corrections needed
05-0325-01	7901 HISPANOLA AVE	Multi-family	164	6							billing corrections needed
01-0052-01	1801 S TREASURE DR	Multi-family	147	6	2						billing corrections needed
05-0329-01	1770-180 KENNEDY CSWY	Multi-family	152	3		4					
01-0056-03	1850 S TREASURE DR	Multi-family	10	2						10 64g	
01-0050-02	1750 S TREASURE DR	Multi-family	9	2						6 96g	
01-0057-01	1880 S TREASURE DR	Multi-family	50	6		2					billing corrections needed
02-0080-01	7501 E TREASURE DR (1)STH	Multi-family	160	6		3					billing corrections needed
01-0058-02	1900 S TREASURE DR(1)	Multi-family	178	7	2						billing corrections needed
01-0053-01	1800 S TREASURE DR	Multi-family	10	2						6 30g	
05-0377-04	1681 KENNEDY CSWY	Commercial	N/A								vacant
05-0301-04	1630 KENNEDY CSWY	Commercial	N/A								vacant
05-0382-03	1601 KENNEDY CSWY	Commercial	N/A								vacant
10-0534-02	7946 EAST DR MIC1	Multi-family	36								new bldg. under construction
10-0612-00	8000 EAST Dr	Multi-family	15								new bldg. under construction
10-0612-00	8000 EAST Dr	Multi-family	15								new bldg. under construction
10-0612-00	8000 EAST Dr	Multi-family	15								new bldg. under construction

Sanitation Services Cost Savings Feasibility Analysis

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Total All Years
Personnel						
Regular salaries (2 drivers and 2 laborers)	$ 231,974.00	$ 241,252.96	$ 250,903.08	$ 260,939.20	$ 271,376.77	$ 1,256,446.01
Overtime	$ 47,993.00	$ 49,912.72	$ 51,909.23	$ 53,985.60	$ 56,145.02	$ 259,945.57
Supervision and Administration	$ 55,000.00	$ 57,200.00	$ 59,488.00	$ 61,867.52	$ 64,342.22	$ 297,897.74
Benefits burden	$ 201,094.00	$ 209,137.76	$ 217,503.27	$ 226,203.40	$ 235,251.54	$ 1,089,189.97
Sanitation Trucks/Maint. & Fees						
Garbage Truck Lease	$ 204,000.00	$ 224,400.00	$ 246,840.00	$ 271,524.00	$ 298,676.40	$ 1,245,440.40
Fuel	$ 156,000.00	$ 171,600.00	$ 188,760.00	$ 207,636.00	$ 228,399.60	$ 952,395.60
Quarterly R&M	$ 8,000.00	$ 8,800.00	$ 9,680.00	$ 10,648.00	$ 11,712.80	$ 48,840.80
Miscellaneous Repairs	$ 50,000.00	$ 55,000.00	$ 60,500.00	$ 66,550.00	$ 73,205.00	$ 305,255.00
Miscellaneous Supplies	$ 10,000.00	$ 11,000.00	$ 12,100.00	$ 13,310.00	$ 14,641.00	$ 61,051.00
Tipping Fees	$ 416,000.00	$ 457,600.00	$ 503,360.00	$ 553,696.00	$ 609,065.60	$ 2,539,721.60
Parking Fees	$ 25,000.00	$ 27,500.00	$ 30,250.00	$ 33,275.00	$ 36,602.50	$ 152,627.50
Risk						
Truck Insurance	$ 25,000.00	$ 26,000.00	$ 27,040.00	$ 28,121.60	$ 29,246.46	$ 135,408.06
Annual Operational Cost if City Operated	**$ 1,430,061.00**	**$ 1,539,403.44**	**$ 1,658,333.58**	**$ 1,787,756.32**	**$ 1,928,664.91**	**$ 8,344,219.25**
Annual Operational Cost if Contracted	**$ 1,343,380.24**	**$ 1,397,115.45**	**$ 1,453,000.07**	**$ 1,511,120.07**	**$ 1,571,564.87**	**$ 7,276,180.70**
Annual Savings if Contracted	**$ 86,680.76**	**$ 142,287.99**	**$ 205,333.51**	**$ 276,636.25**	**$ 357,100.04**	**$ 1,068,038.55**

Annual Customer Billing Per Current Rates	**$ 1,979,692.92**
Annual Customer Billing If Contracted	**$ 1,722,282.36**
Annual Customer Savings	**$ 257,410.56**

Billing Amounts Based on Current Service Levels

comm. 7 day	4 yd	2 yd	1 yd	
Qty	3			
Rate	$ 1,756.13	$ 1,205.15	$ 690.01	
Billing Amount	$ 5,268.39	$ -	$ -	$ 5,268.39
comm. 6 day	4 yd	2 yd	1 yd	
Qty	5	9	1	
Rate	$ 1,254.38	$ 804.22	$ 494.71	
Billing Amount	$ 6,271.90	$ 7,237.98	$ 494.71	$ 14,004.59
comm. 3 day	4 yd	2 yd	1 yd	
Qty	8	6	1	
Rate	$ 710.42	$ 454.87	$ 293.07	
Billing Amount	$ 5,683.36	$ 2,729.22	$ 293.07	$ 8,705.65
				$ 27,978.63

single fam	
Qty	394
Rate	$ 45.84
Billing Amount	$ 18,060.96

multi fam	
Qty	4014
Rate	$ 29.63
Billing Amount	$ 118,934.82

	Monthly	Annual
total billing	$ 164,974.41	$ 1,979,692.92

Billing Breakdown Based on Coral Gables Contract

Account Number	Service Address	Account Class	# of Units	Rate Code	# of days serviced per week	4 yd	2 yd	1 yd	3 yd comp	2 yd comp	Totes	
02-0070-03	1891 S TREASURE DR bldg 3	Multi-family	1	TM	2						1	
02-0075-04	1884 GALLEON ST bldg 1	Multi-family	1	TM	2						1	
02-0062-03	1881 S TREASURE Dr	Multi-family	1	TM	2						1	
02-0076-02	7516 E TREASURE bldg 3	Multi-family	1	TM	2						1	
02-0096-01	1801 GALLEON ST	Multi-family	1	TM	2						1	
02-0093-02	1805 GALLEON ST	Multi-family	1	TM	2						1	
02-0092-01	1807 GALLEON ST	Multi-family	1	TM	2						1	
02-0089-01	1809 GALLEON ST	Multi-family	1	TM	2						1	
02-0088-01	1811 GALLEON ST	Multi-family	1	TM	2						1	
02-0083-01	1815 GALLEON ST	Multi-family	1	TM	2						1	
02-0094-02	1803 GALLEON ST	Multi-family	1	TM	2						1	
02-0085-01	1813 GALLEON ST	Multi-family	1	TM	2						1	
02-0067-01	7504 E TREASURE bldg 3	Multi-family	1	TM	2						1	
02-0079-02	1890 GALLEON ST bldg 2	Multi-family	1	TM	2						1	
02-0065-01	7508 E TREASURE bldg 3	Multi-family	1	TM	2						1	
02-0078-01	7524 E TREASURE bldg 2	Multi-family	1	TM	2						1	
02-0068-02	7500 E TREASURE bldg 3	Multi-family	1	TM	2						1	
02-0072-05	1872 GALLEON ST bldg 1	Multi-family	1	TM	2						1	
02-0074-01	1880 GALLEON ST bldg1	Multi-family	1	TM	2						1	
02-0073-01	1876 GALLEON ST bldg1	Multi-family	1	TM	2						1	
02-0061-06	1877 S TREASURE DR bldg 4	Multi-family	1	TM	2						1	
02-0060-02	1873 S TREASURE DR bldg 4	Multi-family	1	TM	2						1	
01-0055-01	1830 S TREASURE DR	Multi-family	20	TM	2						10	
01-0056-03	1850 S TREASURE DR	Multi-family	10	TM	2						10	
02-0077-01	7520 E TREASURE bldg 2	Multi-family	1	TM	2						2	
01-0053-01	1800 S TREASURE DR	Multi-family	10	TM	2						6	
01-0050-02	1750 S TREASURE DR	Multi-family	9	TM	2						6	
10-0539-01	7930 E DR (3")-2	Multi-family	60	TM	2					2		

Total QTY	0	0	0	0	2	56	
Rate	$ 598.71	$ 350.65	$ 197.11		$ 1,125.97	$ 49.47	
Billing Amount	$ -	$ -	$ -	$ -	$ 2,251.94	$ 2,770.32	$ 5,022.26
Franchise Fee	$ -	$ -	$ -	$ -	$ 495.43	$ 609.47	$ 1,104.90
To Contractor	$ -	$ -	$ -	$ -	$ 1,756.51	$ 2,160.85	$ 3,917.36

Account Number	Service Address	Account Class	# of Units	Rate Code	# of days serviced per week	4 yd	2 yd	1 yd	3 yd comp	2 yd comp	Totes	
10-0508-01	1345 KENNEDY CSWY	Commercial	N/A	4CY	3	1						
05-0302-01	1666 KENNEDY CSWY	Commercial	N/A	4CY	3	1		1				
05-0303-03	1666 KENNEDY CSWY-OGGI	Commercial	N/A	4CY	3	1						
05-0304-01	7800 HISPANOLA AVE	Commercial	N/A	2CY	3		1					
05-0299-05	1624 KENNEDY CSWY	Commercial	N/A	1CY	3	1						
05-0296-01	1550 KENNEDY CSWY 1	Commercial	N/A	4CY	3	1						
05-0294-01	1524 KENNEDY CSWY	Commercial	N/A	2CY	3		2					
05-0297-03	1580 KENNEDY CSWY	Commercial	N/A	2CY	3		1					
05-0293-01	1508 KENNEDY CSWY	Commercial	N/A	4CY	3	1						
05-0292-02	1440 KENNEDY CSWY	Commercial	N/A	4CY	3	1						
05-0385-01	1401-15 KENNEDY CSWY TV1	Commercial	N/A	2CY	3	1	2					
10-0554-02	7926 EAST DR	Multi-family	8	TM	3						5	
10-0518-01	7927 EAST DR 1	Multi-family	20	TM	3						6	
10-0519-01	7931 EAST DR	Multi-family	24	TM	3						7	
10-0578-02	7921 WEST DR	Multi-family	8	TM	3							
10-0573-02	7917 WEST DR EST1	Multi-family	30	TM	3	1						
10-0555-01	7924 EAST DR	Multi-family	19	TM	3		1					
10-0527-01	7945 EAST DR	Multi-family	23	TM	3						6	
10-0513-01	7915 EAST DR	Multi-family	42	TM	3		2					
10-0558-01	7920 EAST DR	Multi-family	24	TM	3		2					
10-0582-01	7927-29 WEST DR 1	Multi-family	35	TM	3					2		
10-0588-01	7939 WEST DR	Multi-family	12	TM	3						3	
10-0520-01	7935-37 E DR-1	Multi-family	35	TM	3		1				1	
10-0541-01	7930 E DR (3")-1	Multi-family	60	TM	3					2		
10-0607-01	7910 WEST DR	Multi-family	44	TM	3	1	1					
10-0512-01	7911 EAST DR HCA2	Multi-family	8	TM	3		1					
10-0511-01	7909 EAST DR	Multi-family	22	TM	3							
10-0587-02	7937 WEST DR	Multi-family	6	TM	3						4	

Billing Breakdown Based on Coral Gables Contract

10-0514-01	7921 EAST DR	Multi-family	20	TM	3						4	
10-0585-01	7933 WEST DR	Multi-family	40	TM	3	1						
10-0525-02	7939 EAST DR	Multi-family	15	TM	3		1					
10-0526-01	7941 EAST DR	Multi-family	4	TM	3						2	
10-0509-01	7905 EAST DR ROYAL 1	Multi-family	45	TM	3	1	1					
10-0598-01	7934 WEST DR 1	Multi-family	54	TM	3							
10-0579-01	7925 WEST DR	Multi-family	24	TM	3		2					
10-0586-01	7935 WEST DR	Multi-family	8	TM	3						2	
01-0051-01	1790 S TREASURE DR	Multi-family	12	TM	3			1				
05-0380-01	1625 KENNEDY CSWY BT1	Multi-family	75	TM	3			1			2	
03-0198-01	1575 N TREASURE DR TH3	Multi-family	6	TM	3		1					
05-0361-01	1881 KENNEDY CSWY	Multi-family	118	TM	3					2		
01-0054-01	1820 S TREASURE DR	Multi-family	22	TM	3		1					
05-0310-01	1701 N TREASURE DR	Multi-family	7	TM	3							
05-0314-01	7801 HISPANOLA AVE NTT2	Multi-family	7	TM	3		1					
05-0329-01	1770-180 KENNEDY CSWY	Multi-family	152	TM	3		4					

Total QTY	12	26	3	2	6	42	
Rate	$ 862.15	$ 511.02	$ 292.06	$ 1,125.97	$ 1,125.97	$ 49.47	
Billing Amount	$ 10,345.80	$ 13,286.52	$ 876.18	$ 2,251.94	$ 6,755.82	$ 2,077.74	$ 35,594.00
Franchise Fee	$ 2,276.08	$ 2,923.03	$ 192.76	$ 495.43	$ 1,486.28	$ 457.10	$ 7,830.68
To Contractor	$ 8,069.72	$ 10,363.49	$ 683.42	$ 1,756.51	$ 5,269.54	$ 1,620.64	$ 27,763.32

Account Number	Service Address	Account Class	# of Units	Rate Code	# of days serviced per week	4 yd	2 yd	1 yd	3 yd comp	2 yd comp	Totes	
10-0569-01	7914 HARBOR DR C WES M#05	Multi-family	414	TM	4	2	1	4		6		
10-0590-03	8000 WEST DR	Multi-family	285	TM	4					8		
05-0366-01	1865 KENNEDY CSWY KH1	Multi-family	230	TM	4		1				2	

Total QTY	2	2	4	0	14	2	
Rate	$ 1,135.25	$ 600.30	$ 352.34	$ 1,501.30	$ 1,501.30	$ 49.47	
Billing Amount	$ 2,270.50	$ 1,200.60	$ 1,409.36	$ -	$ 21,018.20	$ 98.94	$ 25,997.60
Franchise Fee	$ 499.51	$ 264.13	$ 310.06	$ -	$ 4,624.00	$ 21.77	$ 5,719.47
To Contractor	$ 1,770.99	$ 936.47	$ 1,099.30	$ -	$ 16,394.20	$ 77.17	$ 20,278.13

Account Number	Service Address	Account Class	# of Units	Rate Code	# of days serviced per week	4 yd	2 yd	1 yd	3 yd comp	2 yd comp	Totes	
10-0600-01	7928 -7930 WEST DR # ICC1	Multi-family	88	TM	5	1	1					
03-0199-01	1555 N TREASURE DR C1	Multi-family	60	TM	5	1						

Total QTY	2	1	0	0	0	0	
Rate	$ 1,403.47	$ 736.82	$ 414.61	$ 1,501.30	$ 1,501.30	$ 49.47	
Billing Amount	$ 2,806.94	$ 736.82	$ -	$ -	$ -	$ -	$ 3,543.76
Franchise Fee	$ 617.53	$ 162.10	$ -	$ -	$ -	$ -	$ 779.63
To Contractor	$ 2,189.41	$ 574.72	$ -	$ -	$ -	$ -	$ 2,764.13

Account Number	Service Address	Account Class	# of Units	Rate Code	# of days serviced per week	4 yd	2 yd	1 yd	3 yd comp	2 yd comp	Totes	
10-0609-01	7904 WEST DR	Commercial	N/A	1CY	6		3	1				
05-0378-01	1665 KENNEDY CSWY B1	Commercial	N/A	4CY	6	2						
05-0327-03	1700 CU-1 KENNEDY CSWY	Commercial	N/A	1CY	6	1	4					
05-0298-01	1600 KENNEDY CSWY	Commercial	N/A	4CY	6		2					
05-0307-01	1735 N TREASURE Dr	Commercial	N/A	4CY	6	2						
10-0608-01	7904 WEST DR	Multi-family	168	TM	6		3	1				
05-0346-03	7525 E TREASURE DR (1)NTH	Multi-family	160	TM	6	2						
05-0348-01	7545 E TREASURE DR # 1	Multi-family	103	TM	6		1					
05-0353-01	7601 E TREASURE # CU-14	Multi-family	513	TM	6		1		6			
04-0246-01	1455 N TREASURE DR 1	Multi-family	133	TM	6	1	1					
05-0325-01	7901 HISPANOLA AVE	Multi-family	164	TM	6							
01-0052-01	1801 S TREASURE DR	Multi-family	147	TM	6	2						
01-0057-01	1880 S TREASURE DR	Multi-family	50	TM	6		2					
02-0080-01	7501 E TREASURE DR (1)STH	Multi-family	160	TM	6		3					

Total QTY	10	20	2	6	0	0	
Rate	$ 1,670.21	$ 865.37	$ 514.74	$ 1,501.30	$ 1,501.30	$ 49.47	
Billing Amount	$ 16,702.10	$ 17,307.40	$ 1,029.48	$ 9,007.80	$ -	$ -	$ 44,046.78

Billing Breakdown Based on Coral Gables Contract

Franchise Fee	$ 3,674.46	$ 3,807.63	$ 226.49	$ 1,981.72	$ -	$ -	$ 9,690.29
To Contractor	$ 13,027.64	$ 13,499.77	$ 802.99	$ 7,026.08	$ -	$ -	$ 34,356.49

Account Number	Service Address	Account Class	# of Units	Rate Code	# of days serviced per week	4 yd	2 yd	1 yd	3 yd comp	2 yd comp	Totes	
05-0370-03	1819 KENNEDY CSWY H1	Commercial	N/A	4CY	7	3						
01-0058-02	1900 S TREASURE DR(1)	Multi-family	178	TM	7	2						

Total QTY	5	0	0	0	0	0	
Rate	$ 1,965.59	$ 1,009.88	$ 562.31	$ 1,501.30	$ 1,501.30	$ 49.47	
Billing Amount	$ 9,827.95	$ -	$ -	$ -	$ -	$ -	$ 9,827.95
Franchise Fee	$ 2,162.15	$ -	$ -	$ -	$ -	$ -	$ 2,162.15
To Contractor	$ 7,665.80	$ -	$ -	$ -	$ -	$ -	$ 7,665.80

single family	Total QTY	394
	Rate	$ 49.47
	Billing Amount	$ 19,491.18
	Franchise Fee	$ 4,288.06
	To Contractor	$ 15,203.12

All accounts combined		
	monthly	annual
Billing Amount	$ 143,523.53	$ 1,722,282.36
Franchise Fee	$ 31,575.18	$ 378,902.12
To Contractor	$ 111,948.35	$ 1,343,380.24

Billing Comparison		
	CG CONTRACT	CITY ANNUAL
Single Family	$ 233,894.16	$ 216,731.52
Commercial	$ 387,498.36	$ 335,743.56
Muti-family	$ 1,100,889.84	$ 1,427,217.84
All In	$ 1,722,282.36	$ 1,979,692.92

ITEM NO. 14.B

North Bay Village
Recommendation Memorandum

DATE: March 17, 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 Village's Construction Fence Materials/ Design - Sponsored by Commissioner Doris Acosta

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Commissioner Acosta is requesting Village Commission feedback on a possible amendment to the Code addressing construction fencing and screening.

Below is the applicable Code Section:
§8.17F4

4. Temporary fence around construction site.
Nothing in this Section shall be deemed to prohibit the erection and maintenance of a temporary fence around construction sites on which actual construction activity is taking place pursuant to a valid active building permit.

a. The temporary fence shall be chain link, mesh, aluminum, or such other material as may be approved by the Village Manager or a designee and the Building Permit. The temporary fence must provide screening with the applicable approved design for the specific zoning district which was approved by the Village Manager or [a] designee. Screening material may be made of mesh, aluminum, or such other material as may be approved by the Village Manager or a designee and the Building Official. Material shall not be affixed to a temporary fence which can easily separate or detach from the fence due to a weather or nonweather event.

b. In the RS-1 and RS-2 zoning districts, temporary fences shall be six feet in height. In all other districts, including transect zones governed by Chapter 15, temporary fences shall not exceed eight (8) feet in height. Notwithstanding the foregoing, where a property fronts Kennedy Causeway, the temporary fence shall be six (6) feet in height on the portion of the site facing Kennedy Causeway.

c. In all zoning districts except the RS-1 and RS-2 districts, screening material used on temporary fences may contain advertising signage on those portions of the fence facing a street frontage to identify the nature of the property's development, contractor information, leasing information, corporate logos, and renditions of the future development, with no more than fifty percent (50%) of the total screening on each frontage used for advertising. The remainder 50% of the screen shall contain the branded design approved by the Village for the specific zoning district.

d. Temporary fence and screening plans must be submitted to the Building Department and reviewed by the Planning and Zoning Department. The Village Manager or a designee shall have the authority to approve designs providing artistic variations of the Village's brand and waive any requirements pertaining to temporary construction fences and screening in this section.

e. Properties shall have forty-five (45) days to comply with the requirements in this Section. Violations of this section shall be enforced in accordance with Chapter 153 of the Village Code.

f. These regulations shall also be applicable to properties located within the transect zones, which are otherwise governed by Chapter 15.

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

PERSONNEL IMPACT
None

ITEM NO. 14.C

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Discussion on the State's Proposed Elimination or Reduction of Property Taxes

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RECOMMENDATION

BACKGROUND AND ANALYSIS

In Early March, the office of the County Mayor contacted the Village to request feedback and participation on the State's proposed elimination and/or reduction of property taxes.

Enclosed is the email correspondence from the Office of the Mayor, Daniella Levine Cava.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

To be Determine

PERSONNEL IMPACT

None

ATTACHMENTS

County Correspondence.pdf

Alba L. Chang, CMC

Subject: RE: [ALERT External Email] Property Tax follow up with municipalities

From: Burke, Melonie (Office of the Mayor) <Melonie.Burke@miamidade.gov>
Sent: Tuesday, March 3, 2026 10:05 AM
To: Frank Rollason <VillageManager@nbvillage.com>
Cc: Rachel Streitfeld <rstreitfeld@nbvillage.com>
Subject: FW: [ALERT External Email] Property Tax follow up with municipalities
Importance: High

Good morning, Frank, I hope all is well.
On behalf of the County, we are reaching out to request your feedback and participation regarding the State's proposed elimination or significant reduction of property taxes.
Specifically, we ask that you please advise on the following: Please do not hesitate to call me if you have any questions. Thank you in advance and I look forward to your reply.

1. Are you willing to participate in the County's coordinated campaign with the League of Cities in response to the proposed elimination or reduction of property taxes? See attached for an initial draft of the plan.

2. Is your municipality at risk of disincorporation if property taxes are eliminated of significantly reduced? Are you willing to go on record to affirm this as part of a media story pitch?

3. Are you willing to sponsor a municipal resolution opposing the state's property tax proposals? See attached for a template resolution shared with Palmetto Bay.

4. We recommend preparing a fiscal impact analysis of additional homestead exemptions in increments of $25,000 up to $150,000, including the estimated annual revenue loss and impacts on services, staffing, capital improvements, etc. associated with each incremental exemption level:
    a. Additional $25,000 exemption
    b. Additional $50,000 exemption
    c. Additional $75,000 exemption
    d. Additional $100,000 exemption
    e. Additional $125,000 exemption
    f. Additional $150,000 exemption

Kindest Regards,

ITEM NO. 14.D

North Bay Village
Recommendation Memorandum

DATE: March 17, 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 on the Parking Lease Agreement for Treasure Island Care Center - Sponsored by Mayor Rachel Streitfeld

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Mayor Streitfeld seeks to engage the Village Commission in a discussion regarding the Treasure Island Care Center Parking Lease Agreement.

It should be noted that the existing Lease Agreement includes a termination provision, as outlined below:

Section 11. Termination. Lessee acknowledges and understands that lease of the Property is limited to the conditions herein and License Purpose and is terminable by either party, for any reason, on thirty (30) days written from one party to the other for any reason. The Agreement shall terminate automatically at the expiration of the Permitted Time or pursuant to written notice given hereunder by either party, effective upon the earlier of receipt or three days after transmittal sender, unless otherwise extended by The Village pursuant to the terms herein.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

Lessee pays the Village a monthly fee of $2,000.

PERSONNEL IMPACT

None

ATTACHMENTS

Treasure Island Care Center - Parking Lease Agreement.pdf

LEASE AGREEMENT
FOR
PRIVATE PARKING ON VILLAGE PROPERTY

THIS LEASE AGREEMENT FOR PARKING ON THE EASTERN TERMINUS OF TREASURE ISLAND DRIVE (the "**Agreement**") is made and entered into this 13th day of May, 2020 by **NORTH BAY VILLAGE** (the "**Village**") and the **TREASURE ISLAND CARE CENTER** ("**Lessee**").

RECITALS

WHEREAS, the Village is the owner by plat and/or dedication of the eastern terminus of Treasure Island Drive, which has been and continues to be used a municipal parking lot across from the entrance of Lessee, which is legally described in Exhibit "A" (the "**Property**"); and

WHEREAS, Lessee has a need to park employee and/or visitor vehicles on the Property beginning 6/1/2020 to accommodate for regular business traffic; and

WHEREAS, Lessee desires a lease from the Village, and the Village desires to lease to Lessee, for the exclusive use of parking on the Property, on the terms and conditions set forth herein.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals**. The above Recitals are confirmed, adopted, and incorporated herein by this reference.

2. **Demise; Use; Term.** Subject to the conditions and limitations set forth herein, the Village hereby leases to Lessee, and Lessee does hereby take from the Village, the Property as legally described in Exhibit "A", which is incorporated herein and made a part hereof by this reference. The Property has been reviewed, measured, and accepted by Lessee "As Is", and the Parties agree that the Village has no obligation to make any improvements before or during the term of the Lease. The Property will be delivered to Lessee within five (5) days after the agreed upon effective date, which will be May 13, 2020 ("Effective Date"). However, in the event that the Village in unable to deliver possession of the Property to Lessee on or before the contemplated

date, the Village shall deliver possession as soon as practicable thereafter, but no longer than fifteen (15) dates after the Effective date. In no event shall Lessee have any claim for damages because of the Village's failure to deliver possession of the Property.

Lessee shall use the Property exclusively for the purpose of parking lot. In so doing, Lessee shall be required to comply with all Village and Miami-Dade County Codes. Lessee may utilize improvised parking methods with the use of valet or staged tandem parking, providing same is monitored at all times by Lessee. Lessee assumes all liability and responsibility for verifying, and obtaining, all state and local permits, if any, for the intended use. Lessee shall use the Premises only the purpose stated herein and shall maintain the Property neat, clean, and free of rubbish, refuse, or garbage. Failure to maintain the Property may result in the termination of the Lease.

This Lease shall begin as of the Effective Date and shall terminate on the one (1) year anniversary of the Effective, unless extended by agreement of the Parties as provided herein. Lessee may request an extension the Lease for successive one (1) year terms by providing written notice to the Village of its interest in doing so no later than thirty (30) days prior to the end of the then current term, and the Village will provided its disposition whether to grant the extension no later than fifteen (15) days before the expiration of then current lease. Each extension shall be confirmed in writing and any proposed changes to the then-current terms of the Lease must be agreed upon by Parties and confirmed by a mutually executed writing. This Lease is terminable by either Party as provided below.

3. **Fee; Costs.** As consideration for this Agreement, Lessee shall pay the Village a monthly fee of $2,000.00 (the "Lease Fee"), exclusive of sales tax. Lessee agrees to pay the Village, in addition to the Lease Fee, any sale, use, or excise tax imposed on the Lease Fee. Lessee shall pay a pro rata portion of the Lease Fee for any partial month of this Lease. The Lease Fee shall be due and payable on or before the First (1st) of each month, payable to the Village by check or electronic transfer. The Village shall provide Lessee with an invoice the next corresponding payment fifteen (15) days before same is due.

Lessee shall be required to pay first and last months' payments, as well as security deposit in the amount equal to two (2) months of the Fee. All of the foregoing shall be due prior to Lessee taking possession of the Property. Lessee shall be responsible for all maintenance of the Property and all related costs. The Village shall not be responsible for any costs for maintain the Property.

4. **Modification of Property.** Lessee shall seek the approval from the Village before modifying the Property in any way, the approval of which shall be in the sole discretion of the Village. Nothing herein shall be deemed to limit the Village's right to modify, relocate, close, or maintain the roadways, driveways and/or travel ways to, from, and on the Property, in any way, or at any time, or from time to time after consulting with the Lessee, to protect the health, safety and

welfare of Lessees and the Public. In the event of emergency circumstances or in the event, the Village finds a threat to the public health or safety is involved, this Agreement may be cancelled by the Village verbally, effective immediately, followed by prompt written confirmation.

5. **Restoration.** Lessee shall be responsible for ensuring that the Property remains in good repair during term of this Agreement and will return the Property at the termination of this Agreement to its condition prior to Lessee's use. The Village acknowledges and agrees that Lessee may obtain pictures of the Property preceding and following the Lessee's to be used in the determination of the scope of damage to the Property, if any,.

6. **Security.** Lessee shall provide reasonable and adequate security to supervise the use of the Property by the Lessee during all times while the Lessee is using the Property for the per.

7. **Mutual Indemnification.** Lessee shall indemnify, defend and hold harmless the Village, its officers, employees, agents and volunteers (collectively referred as "Indemnitees") against all loss, costs, penalties, fines, damages, claims, expenses, including attorney's fees, or liabilities ("collectively referred to as "liabilities") by reason of any injury to, or death of any person, or damage to, or destruction, or loss of any property arising out of, resulting from, or in connection with the Lessee's use of the Property and performance of this Agreement, which is, or is alleged to be directly, or indirectly caused, in whole, or in part by any act of omission, default, or negligence of Lessee, its employees, agents, or sub-contractors, including, but not limited to, employees. Lessee expressly agrees to indemnify, defend, and hold harmless the Indemnitees, or any of them, from and against all liabilities which may be asserted by an employee or former employee of provider to the extent same its covered by payments under workers' compensation or similar laws.

The Village shall indemnify and hold harmless Lessee (it's officials, officers, employees, agents and volunteers), from any and all loss and by reason of any injury to, or death of any person, or damage to, or destruction, or loss of any property arising out of, resulting from, or in connection with caused by any willful acts or omissions or the negligence of the Village, or latent conditions on the Property, in connection with the use of the Property by Lessee.

This section shall be interpreted and construed in a manner to comply with any applicable Florida Statutes. This indemnification shall survive the cancellation or expiration of the Agreement. This indemnification extends, without limitation, to any damage or injury to persons or property located on the Property.

7. **Risk of Loss.** In no event shall the Village be liable or responsible for injury, loss, or damage to the property, improvements, fixtures, and/or equipment belonging to, in the care of,

or rented by the Lessee, its officers, agents, employees, invitees, or patrons, resulting from, or in connection with the use of the Property and/or performance or non-performance of the provisions of this Agreement, which may arise as a result of theft, destruction, or damage of any kind, or nature whatsoever, including without limitation, any direct, or indirect physical loss, or damage to the premises from any peril whatsoever, and loss of electricity, explosion, release of gas, steam, vapors, water damage, leakage or seepage, from, or into any part of the premises, including breakage, obstruction, or other defects of any kind within the premises, such as pipes, sprinklers, wires, air conditioning, plumbing, appliances, lighting fixtures, and acts of God. In addition, The Village will not be held liable for any act of negligence by any user of the Property, or any occupants, or any person whomsoever, whether such damage or injury results from conditions arising upon the area, or upon other portions of the area, or from other sources.

8. **Insurance.** Each party shall secure and maintain throughout the duration of this Agreement appropriate general commercial liability insurance. Lessee shall be responsible for obtaining insurance coverage for the Property of the quality and in the amount deemed appropriate by the Village.

9. **No Public Rights Created; No Assignment.** This Agreement shall be reserved solely to and for the benefit of the Lessee and the rights, privileges and benefits of this Agreement is not intended, nor shall be construed as creating any rights in or for the benefit of the general public. Lessee shall not, without the Village's prior consent, which may be granted in the Village's absolute discretion, assign the Property or any parking spaces on the Proeprty to any third party not associated with Lessee and/or Lessee's business operation, including, but not limited to, Lessee's principals, officers, employees, patients, agents, invitees, and/or licensees.

10. **Default.** Should Lessee fail to comply with any material provision or covenant of this Lease, Lessee shall be deemed to be in default of this Agreement. Upon receiving notice from the Village, Lessee shall have seven (7) days to cure any act of default, provided the act of default does not constitute a danger to the public health, safety, and welfare. Should Lessee's act of default constitute a danger to the public health, safety, and welfare, Lessee shall coordinate with the Village an immediate solution to mitigate the danger and shall take no more than three (3) days to cure. Notwithstanding the foregoing, the Village reserves the right to abate an act of default that constitutes a danger to public health, safety, and welfare and impost the cost of same on Lessee, which Lessee shall be solely responsible for paying.

11. **Termination.** Lessee acknowledges and understands that lease of the Property is limited to the conditions herein and License Purpose and is terminable by either party, for any reason, on thirty (30) days written from one party to the other for any reason. The Agreement shall terminate automatically at the expiration of the Permitted Time or pursuant to written notice given

hereunder by either party, effective upon the earlier of receipt or three days after transmittal by sender, unless otherwise extended by The Village pursuant to the terms herein.

12. **Non-Interference.** During its use hereunder and during the conduct of its business in the area, Lessee agrees to make all reasonable efforts to minimize interference with the business of the Village. Lessee shall not block or otherwise obstruct the public vehicular or pedestrian traffic in the area of Property in any way; nor shall Lessee provide or allow any impediment to free passage in or near the Property. Lessee shall take reasonable measures so as to prevent or minimize Lessee's impact on traffic volume and congestion.

13. **Severability.** If any term, covenant, condition or provision of this Agreement (or the application thereof to any circumstance or person) shall be invalid or unenforceable to any extent, the remaining terms, covenants, conditions and provisions of this Agreement shall not be affected thereby; and each remaining term, covenant, condition and provision of this Agreement shall be valid and shall be enforceable to the fullest extent permitted by law unless the enforcement of the remaining terms, covenants, conditions and provisions of this Agreement would prevent the accomplishment of the original intent of the agreement between the parties.

14. **Governing Law.** This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida applicable to contracts made and to be performed entirely in the state. The parties agree that venue for any legal action instituted in connection with this Agreement shall be proper exclusively in Miami-Dade County, Florida, in a court of competent jurisdiction. The parties hereby expressly waive any rights either party may have to a trial by jury of any civil litigation related to, or arising out of this agreement.

15. **No Joint Venture.** Nothing in this Agreement shall be construed to create a joint venture, partnership or any other similar arrangement between the Village and Lessee. Nothing in this Agreement will be construed to affect in any way The Village's rights, privileges, and immunities, including the provisions and monetary limitations of Section 768.28(5), Florida Statutes, which limitations are applicable regardless of whether such provisions would otherwise apply.

16. **No Assignment.** Neither this License nor this Agreement is assignable by Lessee without the Village's express written approval, which may be withheld for any reason. Lessee may engage subcontractors to perform part or all of the Permitted Uses, provided Lessee remains at all times obligated hereunder.

17. **Review of Agreement.** Lessee has had an opportunity for review of this Agreement by counsel for Lessee and is in agreement with the foregoing terms and provisions.

18. **Public Records**. This Agreement shall be maintained as a public record accordance with the Chapter 119, Florida Statutes.

19. **Notices.** Notices hereunder shall be provided as follows:

For the Village: Ralph Rosado
Village Manager
North Bay Village
1666 Kennedy Causeway, 3rd Floor,
North Bay Village, FL 33141

Copy to: Daniel A. Espino, Esq.
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney
2525 Ponce De Leon Boulevard, Suite 700
Coral Gables, FL 33134

For The Tenant: **TREASURE ISLE CARE CENTER**
1735 N. Treasure Drive
North Bay Village, Fl. 33141

20. **Review of Agreement.** Lessee has had an opportunity for review of this Agreement by counsel for Lessee and is in agreement with the foregoing terms and provisions.

21. **Entire Agreement.** This Agreement sets forth the entire agreement between the Village and Lessee with respect to the subject matter of this Agreement. This Agreement supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the parties.

22. **Counterparts.** This Agreement may be signed in two or more counterparts, each of which constitutes the agreement of the parties and each of which will be treated as an original.

IN WITNESS WHEREOF, the parties have hereto set their hands, on the day and year as set forth herein below.

NORTH BAY VILLAGE, FLORIDA

Ralph Rosado, Village Manager

Attest:

Elora Riera, CMC, Village Clerk

Approved As To Form And Legal Sufficiency For The Use And Reliance of North Bay Village Only:

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

By:

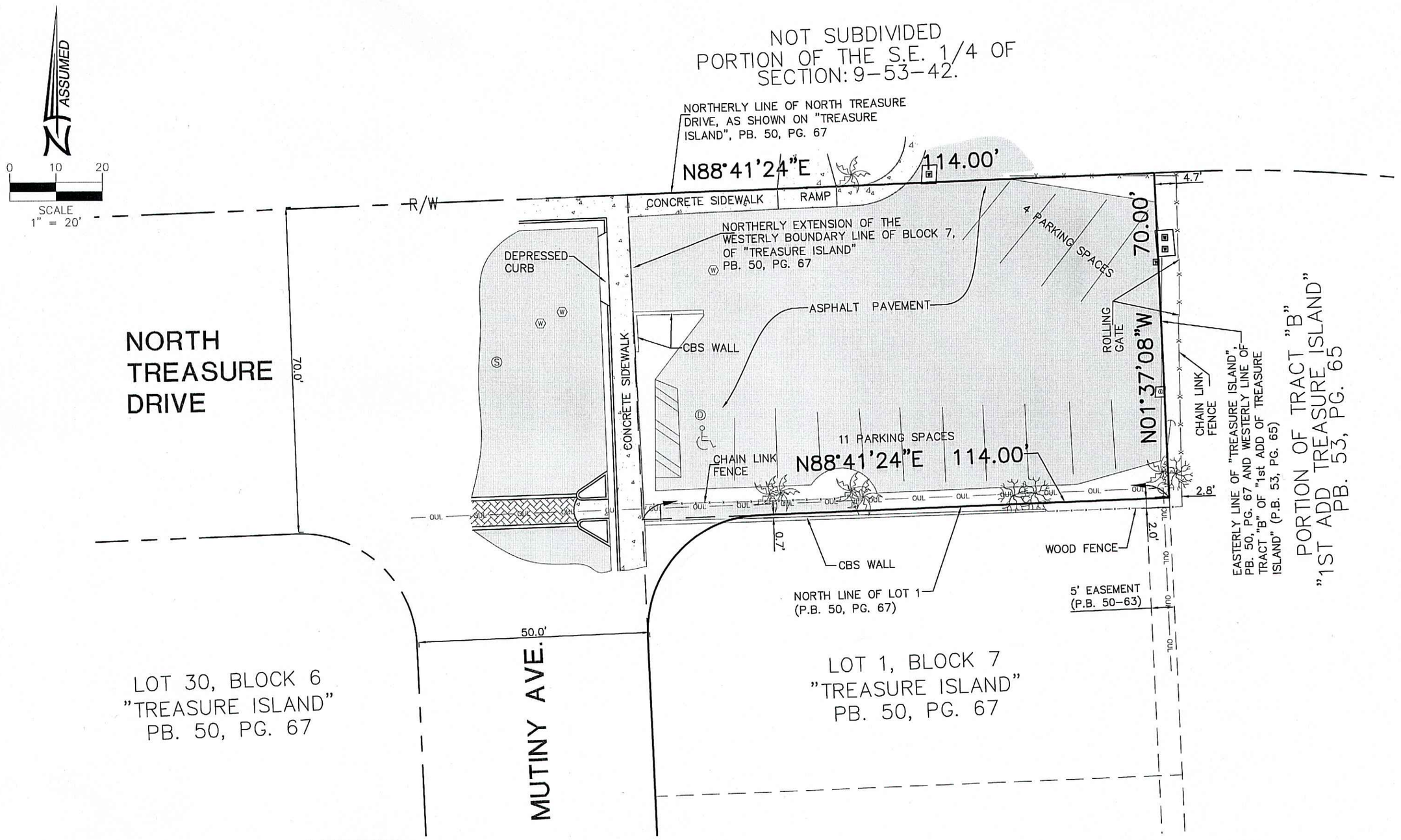
Print: Alex R. Camacho

Title: Administrator

f

EXHIBIT "A"
Legal Description of Property

MAP OF TOPOGRAPHIC SURVEY



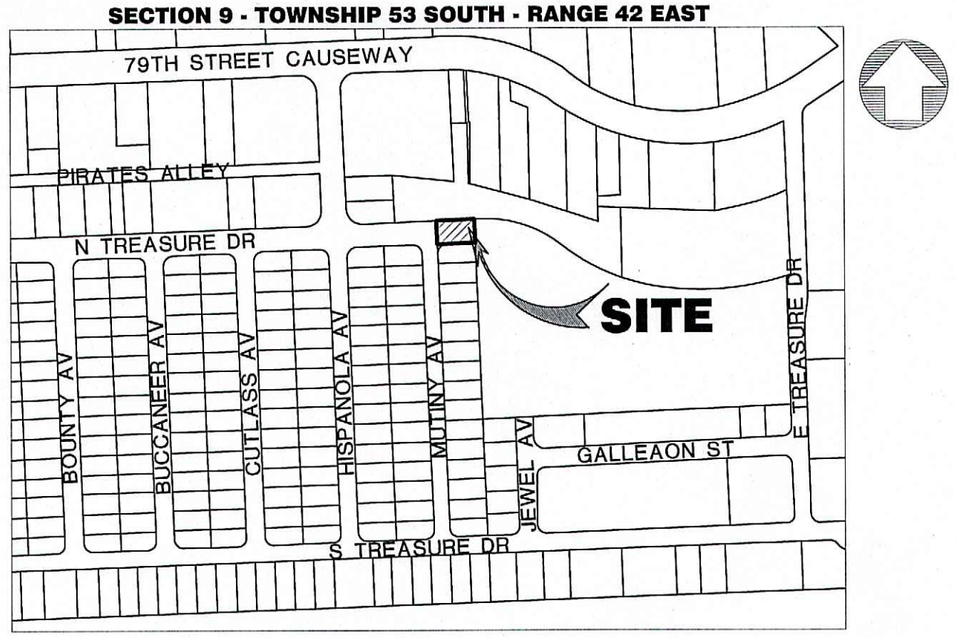
LEGEND:

DRWY	= DRIVEWAY
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
C.M.E.	= CANAL MAINTENANCE EASEMENT
UE	= UTILITY EASEMENT
A	= ARC DISTANCE
BLDG.	= BUILDING
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
CH.	= CHORD DISTANCE
C	= CALCULATED VALUE
(C)	= CLEAR
℄	= CENTER LINE
CONC.	= CONCRETE
P.R.C	= POINT OF REVERSE CURVE
P.C.	= POINT OF CURVATURE
F.N.D.	= FOUND NAIL/DISK
P.C.C.	= POINT OF COMPOUND CURVE
℄	= BASELINE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
INV. EL.	= INVERT ELEVATION
P.B.	= PLAT BOOK
P.C.P.	= PERMANENT CONTROL POINT
CMP	= CORRUGATED METAL PIPE
P.I.	= POINT OF INTERSECTION
B/C	= BLOCK CORNER
RES.	= RESIDENCE
R	= RADIUS
RAD.	= RADIAL
R/W	= RIGHT OF WAY
SEC.	= SECTION
S.I.P.	= SET IRON PIPE
T.O.P.	= TOP OF PIPE
SWK	= SIDEWALK
P.G.	= PAGE
P.O.B.	= POINT OF BEGINNING
℗	= PROPERTY LINE
N.T.S.	= NOT TO SCALE
X 8.58	= ELEVATION
	= WATER OUTLET
BL.	= BLOCK
	= CLEANOUT
M	= MONUMENT LINE
	= DRAINAGE CATCH BASIN
Δ	= CENTRAL ANGLE
	= TRAFFIC SIGN
	= CATCH BASIN (INLET)
	= MAST ARM
	= WOOD UTILITY POLE
	= ANCHOR POLE
	= CONCRETE LIGHT POLE
	= CONCRETE POWER POLE
	= FIRE HYDRANT
E	= ELECTRIC BOX
CATV	= CABLE TV BOX
WPB	= WIRE PULL BOX
WV	= WATER VALVE
SV	= SEWER VALVE
	= METAL LIGHT POLE
W	= WATER MANHOLE
T	= TELEPHONE MANHOLE
D	= DRAINAGE MANHOLE
S	= SANITARY SEWER MANHOLE
T.B.M.	= TEMPORARY BENCH MARK
	= PARKING METER
	= FLAG POLE
F.F.E.	= FINISH FLOOR ELEVATION
S.I.R.	= SET IRON REBAR
P.O.C.	= POINT OF COMMENCEMENT
F.N.	= FOUND NAIL
P.T.	= POINT OF TANGENCY
E.N.C.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON REBAR
L.F.E.	= LOWEST FLOOR ELEVATION
L.P.	= LIGHT POLE
(M)	= MEASURED VALUE
(R)	= RECORD VALUE
X-Y-Z	= SHADE TREE
X-Y-Z	= PALM TREE

X=TRUNK DIAMETER
Y=TREE HIGH
Z=CANOPY DIAMETER

	= RIGHT OF WAY LINE
	= PROPERTY LINE
	= EASEMENT LINE
	= IRON FENCE
	= WOOD FENCE
	= CHAIN LINK FENCE
OUL	= OVERHEAD UTILITY LINE
	= WATER LINE
UNK	= UNKNOWN LINE
	= STORM LINE
	= SEWER LINE
	= ELECTRIC LINE
	= GAS LINE
	= BRICK
	= CONCRETE
	= GRAVEL
	= TILE
	= PAVEMENT
	= CBS WALL

SECTION 9 - TOWNSHIP 53 SOUTH - RANGE 42 EAST



LOCATION MAP

(NOT TO SCALE)

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on June 25, 2020.

SECTION 2) GENERAL DESCRIPTION OF SITE:

A PORTION OF NORTH TREASURE DRIVE, A PUBLIC RIGHT OF WAY, LYING NORTHERLY OF LOT 1, BLOCK 7 OF TREASURE ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 67 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Property Address:
North Treasure Drive & Mutiny Ave, Miami Beach, Florida 33126

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the North Boundary Line of Lot 1, Block 7 of "TREASURE ISLAND", Plat Book 50, Page. 67, of the Public Records of Miami-Dade County Florida, with a bearing of S88°41'24"W, said line to be considered a well established and line.

This property is to be located in Flood Zone "AE", as per Federal Emergency Management Agency (FEMA) Community Number 120654 (City of North Bay Village), Map Panel No. 12086C0307, Suffix L, Map Revised Date: September 11, 2009.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

CITY OF NORTH BAY VILLAGE

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Raul Izquierdo, PSM
For the Firm
Registered Surveyor and Mapper LS6099
State of Florida

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

REVISIONS			
1.	6.	7.	16.
2.	7.	12.	17.
3.	8.	13.	18.
4.	9.	14.	19.
5.	10.	15.	20.

HADONNE
LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
1985 NW 88th Court, Suite 101 · Doral, Fl 33172 · P: +1(305)266-1188 · F: +1(305)207-6845 · W: www.hadonne.com

MAP OF TOPOGRAPHIC SURVEY
for
CITY OF NORTH BAY VILLAGE
of
NORTH TREASURE DRIVE & MUTINY AVE

Field Book:	FILED
DRAWN BY:	LD
TECH BY:	RI
QA/QC BY:	JS
Job No.:	20041
	1/1

ITEM NO. 14.E

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Vice Mayor Goran Cuk

SUBJECT: Discussion and Direction on Enforcement of Illegal Vehicle Noise and Potential Future Use of Noise Cameras on the Causeway - Sponsored by Vice Mayor Goran Cuk

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Vice Mayor Cuk seeks feedback from the Village Commission regarding the enforcement of illegal vehicle noise and the potential future use of noise cameras on the Causeway.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

To be Determine

PERSONNEL IMPACT

None

ITEM NO. 14.F

North Bay Village
Recommendation Memorandum

DATE: March 17, 2026

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

FROM: Haydee Sera, Village Attorney

SPONSORED BY:

SUBJECT: **Discussion Regarding Potential ULDC Amendments relating to Public Buildings and Grounds (PBG) Zoning District Regulations and Property Designations, and Approvals for Construction Trailers/Sales Centers and Construction staging**

RECOMMENDATION

Discuss potential ULDC amendments

BACKGROUND AND ANALYSIS

The Village Planners and Attorneys have discussed the below list of potential amendments to the ULDC and Zoning Map and seek the Village Commission's feedback prior to drafting the ordinances.

1. Ordinance Amending Section 8.10 of ULDC to Establish Regulations for Public Buildings and Grounds (PBG) Zoning District

PBG is an established district in the ULDC. *See* 8.3(e), ULDC. However, there are no properties designated as PBG and there no regulations for the district.

2. Ordinance Rezoning Galleon Community Center Site (1851 Galleon) to Public Buildings and Grounds (PBG)

3. Ordinance Rezoning Sunbeam Deed Sites (1601 N Treasure Drive, 1657 N Treasure Drive, and 7560 West Treasure Drive) to Public Buildings and Grounds (PBG)

During the February 2026 Commission meeting, the Commission briefly discussed rezoning the sites to be deeded by Sunbeam and requested further discussion at a future meeting date.

4. Ordinance Amending ULDC to Provide for Administrative Approvals of Construction Trailers/Sales Centers and Construction Staging

In T6, a warrant application is needed for a sales trailer/construction trailer. In RM-70, a use exception is required.
The Village may wish to amend the ULDC to provide the same type of process across all zoning districts.
Additionally, the Village may wish to amend the ULDC to provide for construction staging.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Not available at this time.

PERSONNEL IMPACT
None