



NORTH BAY VILLAGE
EST. 1945

**NORTH BAY VILLAGE
OFFICIAL AGENDA
SUSTAINABILITY AND RESILIENCY TASK FORCE
VIRTUAL MEETING
ZOOM MEETING ID: 848 8743 1382
TUESDAY, SEPTEMBER 22, 2026 at 6:30 PM**

1. Opening Items
A. Call to Order
B. Roll Call

2. Approval of Meeting Minutes

2.A. Approval of July 21, 2026 Meeting Minutes

[07.21.2026 Draft Minutes.pdf](#)

3. Old Business

3.A. Resilience Priorities & Progress Update

[Treasure Island Proposal_Revised.pdf](#)

[Resilience Progress Update-September 2026.pdf](#)

4. New Business

4.A. Discussion Regarding the Excessively Bright Parking Lighting at the Pelican Harbor Boat Launch

[Lights at Pelican Harbor Boat Launch.pdf](#)

4.B. Discussion on Construction Related Concerns in Biscayne Bay

* Potential Sediment Discharge from the Pagani Construction Site into the Bay

* Turbidity Barriers Drifting Away from the Construction Site Near 8000 East Drive

4.C. Discussion and Staff Update on the Waste Management Contract and Composting Program

- 5. Staff / Commission Liaison Updates**
- 6. Public Comments**
- 7. Agenda Items for Next Meeting: Tuesday, October 27, 2026**
- 8. Adjournment**

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**NORTH BAY VILLAGE
SUSTAINABILITY AND RESILIENCY TASK FORCE
VIRTUAL MEETING MINUTES
TUESDAY, JULY 21, 2026, | 6:30 P.M.
MEETING ID: 848 8743 1382**

1. Call to Order / Roll Call:

- a. Chair Alisha Graham called the virtual meeting to order at 6:37 p.m.
- b. Roll Call

i. Board Members Present:

- 1. Board Member Alisha Graham
- 2. Board Member Dave Doebler
- 2. Board Member Jessica Alessio
- 3. Board Member Oliver Pfeffer
- 4. Board Member Brenda Krebs

ii. Village Staff Present:

- 1. Mayor Rachel Streitfeld
- 2. NBV IT Dept
- 3. Frank Rollanson, Village Manager
- 4. Christina Viala, Chief Resiliency Officer
- 5. Roger Hogg, CIP Director

2. Approval of Last Meeting Minutes: June 23, 2026

- a. No changes or recommendations – Minutes approved.

ACTION: Board member D. Doebler made the motion to approve. Board member J. Alessio seconded it and the motion passed by unanimous vote.

3. Old Business

3A. Resilience Update.

Mayor Streitfeld said that the green procurement policy that CRO C. Viala has been working on was deferred at the most recent commission meeting, and that it is rescheduled for September, and asked for support from the Task Force and any other community members. The new RFP for Stormwater and Road were approved at the last commission meeting. The Mayor also mentioned that there was push back at the commission on the stormwater park, and the cost of the potential partnership with the University of Miami. The solid waste proposal was heard at the last commission meeting and D. Dobler was there and gave a helpful presentation, and prepared a draft

addendum to the Coral Gables waste management contract. It seems most likely that, instead of the RFPs that D. Dobler suggested for dealing with solid waste is now looking like it will be handled by making some modifications to an existing Waste Management contract that North Bay Village will enter into to avoid going through a lengthy RFP process that may take a long time.

Mayor Streitfeld and D. Doeblen left the meeting around 6:45pm

3.B. Update on Stormwater Masterplan.

CIP Director Roger Hogg suggested that this item be renamed Stormwater Implementation since it is beyond the planning stage at this point. He advised that the North Bay Island portion is going slowly, but that there is a scheduled meeting with FPL to identify and get their confirmation and agreement with the location of the FPL equipment on the causeway. Once that is done, they will get the proposed location for the proposed location of the actual pump equipment, likely in the right of way next to a piece of property on Coquina Drive. For Harbor Island, they have secured the ancillary services for the engineer to proceed with the design from 60% to 90% and then completion. For Treasure Island, the Mayor already mentioned that this is still in the RFQ stage

Stormwater –Christina Viala gave an overview of the different stormwater projects being undertaken on each island. Harbor Island putting stormwater pumps that will be connected to a future civic park. North Bay Island is having stormwater conveyance system installed, and the designer BCC is working with FPL to underground some of the utilities from 79th Street pkwy to have improved conveyance of stormwater in that area. Treasure Island has multiple consultants working on design, and the City is working to streamline this process, merge phasing and work with a single consultant. This will be discussed with the Commission soon. C. Viala mentioned that for the stormwater park they have it on the next agenda for the commission to accept their proposal, which if approved will result in about 30% design drawings, and would love to go to commission with a motion from the SRTF.

ACTION: Chair A. Graham made a motion to have S. Viala communicate to the North Bay Village Commission that the SRTF supports the acceptance of the proposal for the partnership with the University of Miami to develop the plans for the Stormwater “sponge” park design on Treasure Island. Motion was seconded by J. Alessio and passed unanimously.

CIP Director R. Hogg mentioned that once this proposal is going forward it will be communicated to and coordinated with any engineers working on other parts of the engineering work being done on Treasure Island.

O. Pfeffer asked if the agreement with University of Miami is available for us to review since we just recommended it go forward for approval by the Commission. C. Viala said she would share the proposal with the SRTF members. C. Viala said it was for \$23,500 for two stages. Stage 1 is a studio class with university students and professional companies, and the Stage 2 is the Center for Urban Design at UM would refine that design so that it could be incorporated into the engineering plans for the project.

3. C. Reef Tiles Installation Project at Vogel Park.

Chair A. Graham gave the update and mentioned that funds were being disbursed for that project to Breezy Permits. Ms. Viala said they are waiting for some official designs, and A. Graham said that she would get with the General Contractor on that.

3.D. Update on Save as you Throw Proposal.

Task Force Member D. Doebler provided his update.

4. New Business

J. Alessio mentioned that she has been working on low-cost to no-cost educational items for the new community center and would like to present that at the next meeting. C. Viala suggested that the Task Force doesn't need to meet again until September.

Task Force Member B. Krebs mentioned a concern about how the recently removed Australian Pine at Vogel Park left a large area that is now missing shade and was wondering if other tree(s) could be planted in that place. The Mayor was not advised that there was going to be significant tree removal at Vogel Park, and she will ask for Tree replacement to be discussed at the next Commission meeting.

5. Staff/Commission Liaison updates: none other than those provided during the meeting.

6. Public Comments. None

7. Agenda Items for Next Meeting:

There was consensus to hold the next meeting on September 22, 2026 in person at the new NBV Community Center.

8. Adjournment:

- a. Motion to Adjourn: B. Krebs motioned to adjourn.
 - i. **Second:** Board Member O. Pfeffer seconded.
 - ii. **Vote:** All in favor – Voice Vote
 - iii. **Motion:** Passed
- b. Adjourned: 7:00 pm



**University of Miami Center for Urban & Community Design
Treasure Island Sponge Park Studio Collaboration**

Thursday, May 28th

As part of an interdisciplinary collaboration, the University of Miami Center for Urban & Community Design is collaborating with several academic, professional, and community partners to develop an interdisciplinary studio course this fall that will develop concepts for two “sponge parks” in our region. The concept of sponge parks was created by landscape architect Kongjian Yu and utilizes green and hybrid infrastructure systems to absorb rainfall and manage stormwater in cities. When combined with grey infrastructure to create a “hybrid system,” sponge parks are a powerful tool for creating social spaces in our cities that perform as nature-based infrastructure.

SCOPE OF WORK

We invite North Bay Village to join this collaboration by participating in the studio. As part of this partnership, we will develop concepts for a stormwater park at 7560 W Treasure Dr.

A. Community Charette / Workshop

Scope A cost: \$2,500

Community workshop to be developed in collaboration with North Bay Village staff with the goal of understanding community goals for the future sponge park including programmatic goals.

- i. In-person workshop to take place in North Bay Village (location TBD)

Scope A Deliverables:

1. In-person workshop in North Bay Village (Sept-Oct 2026).
2. A PDF report outlining findings from workshop and detailing the process (Nov 2026)

B. Treasure Island Sponge Park Concept Development

Scope B cost: \$7,500

Concept development by multiple studio teams from across partner institutions including undergraduate, graduate, Ph.D., and post-doc students from the University of Miami and University of Pennsylvania to include the following:

- i. Part of a semester-long studio in which students will engage directly with faculty, researchers, and key project stakeholders such as village agencies and staff to develop concepts for the sponge park.
- ii. Concept options presented to stakeholders for feedback and iterative development

Scope B Deliverables:

1. Concept Development Package to include illustrative site plan(s) with precedent imagery and other diagrams that explain concept ideas for feedback from stakeholders (Dec 2026).
2. A mid-review (Oct 2026) in which students present concepts to Village staff and seek feedback for inclusion as concepts evolve.
3. A final review (Nov/Dec 2026) in which students present final concepts to Village staff.

C. Schematic Design

Scope C cost: \$7,500

After a community workshop/charette and initial concept development via a Fall 2026 studio, the Center for Urban & Community Design (CUCD) team will evolve the design with a focus on refinement towards an implementable design.

- i. Preliminary layout and materials plan
- ii. Preliminary planting plan
- iii. Development of key project features and elements
- iv. Coordination with interested partners (government agencies, business owners)
- v. Two (2) perspective drawings depicting the design intent
- vi. Illustrative site plan

Scope C Deliverables:

1. Schematic Design Package (PDF) to include (March 2027):

- a. illustrative site plan
- b. two (2) perspective drawings
- c. development of key design features through plans, diagrams, or other drawings as needed to clearly express the design intent. (PDF package)
- d. Additional diagrams and technical drawings provided as needed to communicate design intent.

D. Feasibility Analysis

Scope C cost: \$6,000

As part of the Schematic Design Package development, collaborate with environmental, engineering, and hydrology faculty to confirm that design outcomes meet technical needs for the site.

Scope D Deliverables:

- 1. A report (PDF) that details key outcomes of park including stormwater capacity (March 2027)
- 2. Rough Order of Magnitude (ROM) cost estimate (March 2027).

TOTAL PROPOSED SCOPE FEE: \$23,500

I look forward to having the opportunity to work with you,

A handwritten signature in black ink that reads "Tom Klein". The signature is written in a cursive, flowing style.

Thomas Klein
Director, Center for Urban & Community Design

NORTH BAY VILLAGE – RESILIENCE UPDATE



REPORTING MONTH: SEPTEMBER 2026

From the Chief Resilience Officer

Over the past several weeks, North Bay Village has continued to turn resilience planning into tangible investments, policies and partnerships that strengthen the Village for the long-term.

Our work is increasingly focused on connecting infrastructure, funding, policy, environmental protection and community quality of life, so that resilience becomes part of how North Bay village plans, invests and makes decisions across the organization.

As North Bay Village continues to grow and invest in its future, the Office of Resilience will continue working across departments and with our community and regional partners to help ensure those investments are strategic, resilient, financially responsible and built for the future.

Thank you to the Village team, elected officials and community partners for a continued commitment to building a stronger NBV.

Christina Viala

Chief Resilience Officer

1. Advancing Resilience Investments

The Village has continued to strengthen its external funding portfolio. We recently **applied for \$4.5 million through the Resilient Florida Program** to support the design and construction of the Treasure Island Stormwater Park, along with a separate **\$500,000 request for stormwater equipment upgrades**. Together these investments would support immediate flood mitigation and water-quality needs.

NORTH BAY VILLAGE – RESILIENCE UPDATE



REPORTING MONTH: SEPTEMBER 2026

2. Building Partnerships

Our partnership with the **University of Miami's Spongy Urbanism initiative**, developed in collaboration with UPenn and partners in the Netherlands, is now underway. Following commission acceptance of the proposal, studio courses are now in session with the Village's **site visit scheduled for September 25**. Students and faculty will have an opportunity to explore the **future stormwater park** space and develop ideas around the future of urban resilience and waterfront communities.

UNIVERSITY OF MIAMI
CENTER for URBAN & COMMUNITY DESIGN

Spongy Urbanism in South Florida Symposium
SEPTEMBER 25-27 / University of Miami

Spongy Urbanism in South Florida Symposium

September 25
9:00 - 11:00 **Knowledge Exchange Marketplace**
12:00 - 1:30 **Site Overviews**
2:00 - 5:00 **Site Visits**
5:30 - 7:30 **Happy Hour**

September 26
10:00 - 12:00 **Workshop Day 1**
12:00 - 2:00 **Lunch Presentations from Studio Partners**
2:00 - 5:00 **Site Visits**
5:30 - 7:30 **Happy Hour**

September 27
10:00 - 2:00 **Workshop Day 2**
2:00 - 3:00 **Final Workshop Report Out**

University of Miami / Ungar
1365 Memorial Drive
Coral Gables, FL 33146

3. Building the Village's next Adaptation Strategy

Our **Resilient Florida-funded Adaptation Plan** is also moving forward. Following a competitive RFQ process the Village selected the firm best aligned with our needs, with a strong alternate also identified. Contracting is underway.

The plan will provide a provide a practical framework for **connecting climate risk with capital planning, project prioritization, design standards, grant competitiveness and future investment decisions**. The goal is to build on the Village's existing work, including NBV 100, the Stormwater Masterplan and previous Vulnerability Assessment efforts, and translate that foundation into implementable strategies.

4. Watershed Planning

The Village also secured a **\$150,000 FDEM grant to support development of a watershed masterplan**. This work will improve our understanding of watershed-level risk and strengthen North Bay Village's position within the Community Rating System (CRS), helping create additional opportunities for saving for property owners.

5. Turning Resilience into Policy

Our **Green Infrastructure Policy** is scheduled for the October Commission Presentation. The policy will formalize nature-based stormwater infrastructure as part of the village's approach to infrastructure planning and project development. We are also fine-tuning our **Sustainable Procurement Policy**, creating another opportunity to incorporate resilience and sustainability considerations into purchasing decisions across departments.

North Bay Village Sustainability and Resiliency Task Force
Proposed Item for Consideration at September 22nd 2026 Meeting:
Excessive Bright Parking Lights at Pelican Harbor Boat Launch.

Issue: Recently Pelican Harbor (operated by Miami-Dade County Parks) had to replace all the lights at their boat ramp. The new lights are much, much brighter than the ones that they replaced and there are numerous concerns about the impact of excessive light pollution on the health of Biscayne Bay which are listed below.

Background: See below correspondence with the Senior Marina Manager at Pelican Harbor

From: Oliver Pfeffer <oliver.pfeffer@outlook.com>
Sent: Friday, September 4, 2026 12:17 PM
To: Duarte, Marlon (PROS) <Marlon.Duarte@miamidade.gov>
Subject: Fw: Lights

Greetings Marlon,

I used to teach Tai Chi over on the beach at Pelican Harbor and live across the bay in North Bay Village.

Has anything been done recently to the parking lot lights on the north side (boat launch side) of Pelican Harbor?

I am on the Sustainability and Resilience Task Force in North Bay Village, and some of the residents have complained that the lights from this parking lot appear to have increased in brightness recently and might have a negative impact on some of the local wildlife.

Thanks,

Oliver Pfeffer

From: Duarte, Marlon (PROS) <Marlon.Duarte@miamidade.gov>
Sent: Sunday, September 6, 2026 12:04 PM
To: Oliver Pfeffer <oliver.pfeffer@outlook.com>
Cc: Salleh, Tommy (PROS) <Tommy.Salleh@miamidade.gov>; Wignall, Jaquelin (PROS) <Jaquelin.Wignall@miamidade.gov>
Subject: Re: Lights

Good morning Mr. Pfeffer,

We recently had to replace all the lights at the boat ramp, due to the malfunction of many of the lights. We try to procure the same or similar lights; however, they were out of date, and the procurement division went with the installation of the current lights. We also had many complaints from our boat ramps customers that the previous lights weren't bright enough at night.

We obviously take everyone's opinion seriously and I will look into the matter. I will bring your concern to my supervisors and will let you know once I hear from them.

Best regards,

Marlon Duarte
Senior Marina Manager
Pelican Harbor Marina
Miami-Dade County Parks, Recreation and Open Spaces
1275 N.E. 79th St.
Miami, Florida 33138
Phone: 305.754.9330
Cell: 305.332.6536
marlon.duarte@miamidade.gov
"Delivering Excellence Every Day"

Proposal: Motion for permission for Oliver to send an official letter on behalf of the STRF to Miami-Dade County Parks, Recreation and Open Space providing information on hazards of light pollution and providing suggestions they might consider for mitigating the impact.

Draft Letter:

Marlon Duarte
Senior Marina Manager
Pelican Harbor Marina
Miami-Dade County Parks, Recreation and Open Spaces
1275 N.E. 79th St.
Miami, Florida 33138

Dear Mr. Duarte,

On behalf of the North Bay Village Sustainability and Resiliency Task Force (STRF), we greatly appreciate all the good work you are doing at Pelican Harbor Marina, helping make Biscayne Bay a safe and enjoyable resource for residents. Especially on the weekends, it is apparent that your team does a tremendous amount of work successfully managing traffic for boaters utilizing the Pelican Harbor Boat Launch.

I appreciate how quickly and candidly you responded when I emailed you about the increased brightness of the lights in the parking lot at the Boat Launch. As you explained, these lights had to be replaced due to many malfunctioning, as well as complaints from boat ramp customers that the previous lights were not bright enough.

As you and your team look into this, we wanted to share what we have learned about how bright white lighting beside Biscayne Bay can affect the surrounding environment in ways that are not always obvious. None of this is unique to Pelican Harbor — it comes up wherever high intensity, blue-white color, all-night operation, glare, and spill over open water combine. The concerns most relevant to this stretch of the Bay are:

- Natural day-and-night cycles in the Bay. Fish, invertebrates, birds, and other coastal species use the rhythm of moonlight and darkness to feed, migrate, avoid predators, reproduce, and rest. Steady artificial light at night can shift those behaviors and, over time, change where species are found and how the Bay's food web functions.

- Blue-white light carries farther over water. Most white LEDs emit a large share of short-wavelength blue and green light, which many marine animals are sensitive to, and which travels through water far better than warmer amber or red light. In water as shallow as the flats around Pelican Harbor, that means the light reaches well beyond the pavement it is meant to illuminate.

- Juvenile fish and nursery habitat. The seagrass beds, mangrove edges, and shallow flats around Pelican Harbor serve as nursery and feeding grounds for snook, tarpon, snapper, grunts, shrimp, and blue crab. Lighting that reaches the water concentrates small prey into bright patches and gives ambush predators a permanent advantage — an effect well documented at lit docks, bridges, and ramps in South Florida — while removing the dark refuge that juvenile fish rely on. Because Biscayne Bay's seagrass has already been under stress in recent years, added pressure on nursery habitat is a particular concern here.

- Wading birds, pelicans, and migratory species. Pelican Island sits a few hundred yards from the marina and Bird Key lies just south of the Causeway; both are used for roosting and nesting, and this corridor of the Bay carries substantial migratory traffic. Artificial light can interfere with nocturnal navigation, pull migrating birds toward developed shorelines, increase collision risk around structures, and alter roosting and foraging behavior. Reflection off the water widens the lit footprint well beyond the parking lot. Given how much of Pelican Harbor's identity is tied to its seabirds, this is the concern we hear about most from residents.

- Sea turtles. Nesting in Miami-Dade is concentrated on the Atlantic-facing beaches rather than the bay shoreline, so we would not expect direct nesting impacts at the ramp. Green and loggerhead turtles do forage in Bay seagrass, however, and the County's own coastal lighting standards reflect how sensitive these animals are to bright white light near water — the same design principles are worth applying on the bay side.

- Insects, and the animals that eat them. Bright fixtures draw in flying insects and concentrate them at the lights, causing disorientation, exhaustion, and mortality. Since insects are prey for bats, birds, and fish, changes in insect activity carry through the rest of the system.

- Darkness as habitat. Darkness is an ecological condition, not simply the absence of light. Species that avoid lit areas can lose access to feeding, resting, and movement corridors along the shoreline even when no visible harm occurs.

- Glare and light spill. Unshielded fixtures send glare toward boaters, drivers, pedestrians, and residents across the water, and spill light into adjacent mangroves and shoreline vegetation. Glare also makes it harder to see beyond the light source, so a very bright fixture can work against the visibility it is meant to provide — which may matter to your ramp customers navigating the basin at night as much as it does to us.

- Cumulative effect along this shoreline. Any one marina is a small contributor on its own, but coastal lighting is cumulative. Light reflected from pavement and water, combined with the Causeway, nearby buildings, vessels, and other marinas, measurably brightens the nighttime Bay, and research indicates artificial coastal light can influence marine environments well beyond its immediate source.

There are numerous other agencies that have an interest in the health and sustainability of Biscayne Bay, including the Biscayne Bay Aquatic Preserve (Florida DEP Office of Resilience and Coastal Protection), the Florida Fish and Wildlife Conservation Commission, Pelican Harbor Seabird Station, Biscayne National Park, Miami Waterkeeper, and the County's own Biscayne Bay Watershed Management Advisory Board.

We know Miami-Dade County and the initiatives supported by Mayor Daniella Levine Cava share an interest in keeping the Bay healthy, and we would be happy to help support any efforts that could be made to look into making appropriate modifications to the light in the Boat Launch parking area to help address the issue.

If the County is not familiar with possible solutions to reducing excessive light pollution, there are likely administrators at Miami Beach who have successfully addressed this issue in their parking lots and walks along the beach. Here are a few general ideas that could be explored further:

- full cutoff shielding
- lower mounting heights
- dimming, motion or occupancy controls
- reduced operating hours
- warmer amber or red-shifted lighting where visibility requirements allow

The basic design principle is: *use the lowest intensity necessary, illuminate only the area needed, keep light directed downward, and preserve darkness over the water and nearby habitat.*

We recognize that lighting decisions involve safety, procurement, and budget constraints that are not always visible from the outside, and we are not asking for anything to be changed overnight. If it would be helpful, we would gladly walk the lot with you after dark, share the material we have gathered, or help look into grant and partnership options.

Thank you again for the work you and your team do at Pelican Harbor.

Respectfully,

Oliver Pfeffer

On behalf of the North Bay Village Sustainability and Resiliency Task Force