



## CITY OF SUNNY ISLES BEACH, FLORIDA

Regular City Commission

Commission Chambers

18070 Collins Avenue

Sunny Isles Beach, Florida 33160

Tuesday, June 17, 2025

6:30 PM

### 1. CALL TO ORDER/ROLL CALL OF MEMBERS

### 2. PLEDGE OF ALLEGIANCE/INVOCATION

### 3. APPROVAL OF MINUTES

3.A Summary Minutes - Regular City Commission Meeting - May 15, 2025.  
[Memorandum](#)

1. Report of City Clerk.

### 4. ORDER OF BUSINESS (Additions/Deletions/Amendments)

### 5. ZONING

ZONING HEARINGS ARE QUASI-JUDICIAL PUBLIC HEARINGS. Please be advised that zoning items on the Commission Agenda are Quasi-Judicial in nature. If you wish to object or comment upon these items, please complete a Public Speaker's Card indicating the agenda item number on which you would like to comment. You must be sworn before addressing the Commission and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Commission will not consider your comments in its final deliberation. Please also disclose any Ex-Parte communications you may have had with any Commission member. Commission members must also do the same pursuant to Ordinance No. 97-4.

5.A Request of Ninna 1801 Corp ("Applicant"), for Site Plan Modification - Balcony Enclosure - for the Property Located at 17749 Collins Avenue, Unit 3001 (Hearing #PZ2025-02).  
[Memorandum](#)

1. Report of Planning and Zoning Director.

### 6. ORDINANCES FOR FIRST READING

#### 6.A Revised:

An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending the Text of the Future Land Use Element of the Adopted Comprehensive Plan**; Providing for Repealer; Providing for Severability; Providing for Transmittal to the State Land Planning Agency; and Providing for an Effective Date.

[Memorandum](#)

1. Report of City Manager.
2. Recommendation: Adopt the Ordinance on First Reading; Transmit to State

Agencies.

- 6.B An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending the Infrastructure and Capital Improvements Elements of the Adopted City of Sunny Isles Beach Comprehensive Plan to Clarify Level of Service Standards**; Providing for Transmittal to the State Land Planning Agency and Other Review Agencies Identified in F.S. 163.3184(1)(C); Providing for Repealer, Providing for Severability; Providing for Codification; And Providing for an Effective Date.

[Memorandum](#)

1. Report of City Manager.
2. Recommendation: Adopt the Ordinance on First Reading; Transmit to State Agencies.

- 6.C An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending the Land Development Regulations, Section 265-11 - "Procedures of General Applicability," and Providing for a New Article VI - "Adequacy of Facilities; Concurrency," to Establish Concurrency Procedures and Requirements**; Providing for Repealer, Providing for Severability; Providing for Codification; And Providing for an Effective Date.

[Memorandum](#)

1. Report of City Manager.
2. Recommendation: Adopt the Ordinance on First Reading; Transmit to State Agencies.

- 6.D An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending Ordinance No. 2024-618; Approving Budget Amendment No. BA2425-05 to the City's Operating and Capital Improvement Budget for the 2024-2025 Fiscal Year**; Authorizing the City Manager to Do All Things Necessary to Implement the Terms and Conditions of This Ordinance; Providing for an Effective Date.

[Memorandum](#)

1. Report of City Manager.
2. Recommendation: Approve the Ordinance on First Reading; Schedule Second and Final Reading.

## 7. PUBLIC HEARINGS

## 8. ORDINANCES FOR SECOND READING

- 8.A An Ordinance by the City of Sunny Isles Beach, Florida, **Amending Sections 161-10, 161-11, and 161-14 of Chapter 161 of the City's Code of Ordinances, Entitled "Flood Damage Prevention", to Specify Elevation of Manufactured Homes in Flood Hazard Areas**; Providing for Applicability; Providing for Severability; Providing for Codification; Providing for Repealer; Providing for an Effective Date.

[Memorandum](#)

1. Report of City Manager.

2. Recommendation: Adopt the Ordinance on First Reading; Schedule Second and Final Reading.

## 9. RESOLUTIONS

9.A

A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Purchase and Assignment of Transfer of Development Rights (“TDRs”) in the Amount of 313 Square Feet of Floor Area Ratio (“FAR”) and Zero (0) Dwelling Units From the City’s Public TDR Bank Account to Ninna 1801 Corp; Authorizing the Development Services Director to Withdraw 313 Square Feet of Far and Zero (0) Dwelling Units From City’s Public TDR Bank Account and Assigning the 313 Square Feet of Far to the Property Located at 17749 Collins Avenue, Unit 3001;** Authorizing the Adjustment and Modification of the City’s TDR Bank Account; Providing the City Manager and the City Attorney With the Authority to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.

### Memorandum

1. Report of Planning and Zoning Director.
2. Recommendation: Approve the Resolution

9.B

### Revised:

A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Authorizing the Chief of Police, in Accordance With the Comprehensive Crime Control Act of 1984, to Expend Forfeiture Funds From the Department of Justice (“DOJ”) Federal Forfeiture Account to Purchase Fitness Equipment for the Police Department,** in an Amount Not to Exceed \$117,765.66, Attached Hereto as Exhibit “A”; Providing for an Effective Date.

### Memorandum

1. Report of City Manager.
2. Recommendation: Adopt the Resolution.

9.C

A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving an Agreement With Fitness Showrooms of Long Island Inc., for the Purchase and Installation of Exercise Equipment for the Sunny Isles Beach Police Department,** in an Amount Not to Exceed \$122,256.41, Attached Hereto as Exhibit “A”; Authorizing the Mayor to Execute Said Agreement; Authorizing the City Manager to Do All Things Necessary to Effectuate the Terms of the Agreement; Providing for an Effective Date.

### Memorandum

1. Report of City Manager.
2. Recommendation: Adopt the Resolution.

9.D

A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Authorizing the Expenditure of Budgeted Funds for the Purchase of Two (2) Ford F150s and One (1)**

**Ford Explorer From Bartow Ford**, in an Amount Not to Exceed \$176,811.57, Attached Hereto as Exhibit "A"; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.

[Memorandum](#)

1. Report of City Manager.
2. Recommendation: Adopt the Resolution.

9.E A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving a Letter Agreement With Keith and Associates, Inc., d/b/a Keith, to Conduct a Comprehensive Vulnerability Assessment**, in an Amount Not to Exceed \$257,000.00, Attached Hereto as Exhibit "A"; Authorizing the Mayor to Execute Said Agreement; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.

[Memorandum](#)

1. Report of City Manager.
2. Recommendation: Adopt the Resolution.

9.F A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Issuance of a Proclamation Recognizing the Month of July 2025 as Parks and Recreation Month in the City of Sunny Isles Beach**; Providing for an Effective Date.

[Memorandum](#)

1. Report of City Manager.
2. Recommendation: Adopt the Resolution.

9.G A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Commemorating Jewish Solidarity Day as a Special Day in the City of Sunny Isles Beach; Providing That Jewish Solidarity Day Shall Be Recognized Annually During the First Week of May Through the Issuance of a Proclamation**; Providing for an Effective Date.

[Memorandum](#)

1. Report of Commissioner Joseph.
2. Recommendation: Presented for Consideration.

## 10. MOTIONS

## 11. CITIZENS' FORUM

## 12. ADJOURNMENT

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the City Clerk at (305) 947-0606, no later than 48 hours prior to such proceeding; if hearing impaired, please telephone the TTY line at (305) 792-1590 for assistance.

Anyone wishing to obtain a copy of any agenda item may contact the City Clerk at (305) 947-0606.

Anyone wishing to appeal any decision made by the City of Sunny Isles Beach with respect to any matter considered at such 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 includes the testimony and evidence upon which the appeal is to be based.