



CITY OF SUNNY ISLES BEACH, FLORIDA

Regular City Commission

Commission Chambers

18070 Collins Avenue

Sunny Isles Beach, Florida 33160

Thursday, January 15, 2026

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 - November 20, 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 MIA 43 INC. ("Applicant"), for Site Plan Modification - Balcony Enclosure - for the Property Located at 17749 Collins Avenue, Unit 4301 & 4302 (Hearing #PZ2025-12).

[Memorandum](#)

1. Report of Planning and Zoning Director.

5.B Request of MB RE Investments, LLC ("Applicant"), for Site Plan Approval for the Property Located at 19051 Collins Avenue (Hearing #PZ2025-08).

[Memorandum](#)

1. Report of Planning and Zoning Director.

5.C Request of St. Tropez Beach Developers, LLC ("Applicant"), for Site Plan Modification for the Property Located at 16990 Collins Avenue (Hearing #PZ2025-16).

[Memorandum](#)

1. Report of Planning and Zoning Director.

6. ORDINANCES FOR FIRST READING

- 6.A An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending Chapter 14 of the Code of Ordinances of the City of Sunny Isles Beach, §14-18, Entitled “Settlement Procedures,” to Amend and Clarify Procedures for the Reduction of Fines, Liens, and Penalties**; Providing for Repealer, Severability, Codification, and an Effective Date.

[Memorandum](#)

1. Report of City Manager.
2. Recommendation: Adopt Ordinance on First Reading

- 6.B An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending Ordinance No. 2025-635; Approving Budget Amendment No. BA2526-01 to the City’s Operating and Capital Improvement Budget for the 2025-2026 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: Adopt the Ordinance on First Reading; Schedule Second and Final Reading.

7. PUBLIC HEARINGS

8. ORDINANCES FOR SECOND READING

- 8.A An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending Chapter 265, Article VII, Section 265-44 of the Land Development Regulations, Entitled “Specific Use Regulations,” by Establishing Procedures for the Review and Approval of Certified Recovery Residences and Creating a Process for Requesting a Reasonable Accommodation from any Land Use Regulation that Serves to Prohibit the Establishment of a Certified Recovery Residence in Accordance with Section 397.487(15)(A), Florida Statutes**; 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 Second and Final Reading.

- 8.B 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.

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 305 Square Feet of Floor Area Ratio (“FAR”) and Zero (0) Dwelling Units From the City’s Public TDR Bank Account to MIA 43 INC**; Authorizing the Planning and Zoning Director to withdraw 305 Square Feet of FAR and Zero (0) Dwelling Units From City’s Public TDR Bank Account and Assigning the 305 Square Feet of FAR to the Property Located at 17749 Collins Avenue, Unit 4301/4302; 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 City Manager.
2. Recommendation: Adopt the Resolution.

- 9.B 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 120,972.2 Square Feet of Floor Area and Forty Eight (48) Dwelling Units From the City’s Public TDR Bank Account to MB RE Investments, LLC**; Authorizing the Planning and Zoning Director to withdraw 120,972.2 Square Feet of Floor Area and Forty Eight (48) Dwelling Units From City’s Public TDR Bank Account and Assigning the 120,972.2 Square Feet of Floor Area to the Property Located at 19051 Collins Avenue; 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 City Manager.
2. Recommendation: Adopt the Resolution.

- 9.C A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Terms and Conditions of a Promissory Note for the Payment of Approved Bonuses and Transferable Development Rights (TDRs) in the Amount of \$26,649,849.59 for the Approved Site Plan Application (PZ2025-08) Submitted by MB Re Investments, LLC, for the Project Entitled “Miami Beach Club” Consisting of a Sixty-two (62) Story Residential Condominium Tower with 524,212.8 Square Feet of Floor Area, Including a 2,390 Square Foot Private Restaurant, and 145 Residential Dwelling Units**; Providing the City Manager with the Authority to Do All Things Necessary to Effectuate This Resolution; Providing for Severability; Providing for Repealer; 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, **Ratifying the Fourth and Fifth Amendments, and Approving a Sixth Amendment to the Agreement with the Corradino Group, Inc. For Planning and Zoning Services**, in an Amount Not to Exceed \$20,000.000, Attached Hereto as Exhibit "A"; Authorizing the Mayor to Execute Said Amendment; 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 of Sunny Isles Beach, Florida, **Approving a Community Aesthetic Feature Agreement with the Florida Department of Transportation for the Design, Installation, and Maintenance of Three Local Identification Markers Known as the Entry Signage on SR 856/William Lehman Causeway and on SR A1A/Collins Avenue**; 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 a Second Amendment to the Agreement with Green Facilities, Inc.** to Provide Carpet and Floor Maintenance Services, in an Amount Not to Exceed \$190,000.00, Attached Hereto as Exhibit "A"; Authorizing the Mayor to Execute Said Amendment; 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.G A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving a Project Agreement with Keith and Associates, Inc., D/b/a Keith, to Provide Construction Administration Services for the Construction of the Intracoastal Sports Park**, in an Amount Not to Exceed \$49,500.00, 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.H A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving a Second Amendment to the Agreement with Exquisite Catering by Robert, Inc., to Provide Catering Services for the City's 29th Anniversary Event**, in an Amount Not to

Exceed \$84,128.00, Attached Hereto as Exhibit "A"; Authorizing the Mayor to Execute Said Amendment; 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.I A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Terminating the Existing Agreement with Bettoli Trading Corporation for Vending Machine Services; Approving an Agreement with Compass Group USA, Inc. to Provide Vending Machine Services;** 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.J A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Selection of United Healthcare as the Provider of Employee Health Insurance; United Healthcare Dental as the Provider of Dental Insurance; Eyemed as the Provider of Vision Care; Mutual of Omaha as the Provider of Life Insurance, Accidental, Death & Dismemberment (AD&D) Insurance, Long Term Disability Insurance, Voluntary Short Term Disability Insurance, and Voluntary Life Insurance, for a One-Year Period;** Authorizing the City Manager to Enter Into Agreements with These Providers, Provided Said Agreements are Approved as to Form and Legal Sufficiency by the City Attorney; Further 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.K A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Correcting a Scrivener's Error in Resolution No. 2025-3782 to Reflect the Correct Not-to-Exceed Amount of \$3,834,503.00 for Payment of the Insurance Premiums for Employee Health Insurance, Dental Insurance, Vision Care, Life Insurance, Accidental, Death & Dismemberment (AD&D) Insurance, and Long Term Disability Insurance;** Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.

[Memorandum](#)

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

- 9.L A Resolution of the City of Sunny Isles Beach, Florida, **Ratifying a Lease Agreement with Toshiba Business Solutions for Five (5) Copiers,** in an Amount Not to Exceed

\$139,000.00, Authorizing the City Manager to Execute Said Lease Agreement and to Do All Things Necessary to Effectuate the Terms of This Resolution; Providing for an Effective Date.

[Memorandum](#)

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

- 9.M A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Issuance of a Proclamation Recognizing January 27, 2026, as International Holocaust Remembrance Day**; Providing for an Effective Date.

[Memorandum](#)

1. Report of Mayor Svechin.
2. Recommendation: Presented for Consideration.

- 9.N A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Issuance of a Proclamation Recognizing March 8, 2026, as International Women's Day**; Providing for an Effective Date.

[Memorandum](#)

1. Report of Mayor Svechin.
2. Recommendation: Presented for Consideration.

- 9.O A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Issuance of a Proclamations Requested by City Administration**; 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.P A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Nomination of Jeniffer Viscarra as Vice Mayor**; Providing for an Effective Date.

[Memorandum](#)

1. Report of Mayor Svechin.
2. Recommendation: Presented for Consideration.

- 9.Q **Add On:** A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Support for Florida House Bill 465 and Florida Senate Bill 822**; Directing the City Clerk to Transmit Copies of This Resolution; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.

[Memorandum](#)

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

- 9.R **Add On:** A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Support for Florida House Bill 217 and Florida Senate Bill 218**; Directing the City Clerk to Transmit Copies of This Resolution; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.
[Memorandum](#)
1. Report of Commissioner Viscarra.
 2. Recommendation: Presented for Consideration.
- 9.S **Add On:** A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Support for Florida Senate Bill 840**; Directing the City Clerk to Transmit Copies of This Resolution; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.
[Memorandum](#)
1. Report of Commissioner Viscarra.
 2. Recommendation: Presented for Consideration.
- 9.T **Add On:** A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Support for Florida House Bill 1035 and Florida Senate Bill 302**, Directing the City Clerk to Transmit Copies of This Resolution; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date;
[Memorandum](#)
1. Report of Commissioner Viscarra.
 2. Recommendation: Presented for Consideration.
- 9.U **Add On:** A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Opposition to Florida House Bill 145 and Florida Senate Bill 1366**; Directing the City Clerk to Transmit Copies of This Resolution; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.
[Memorandum](#)
1. Report of Commissioner Viscarra.
 2. Recommendation: Presented for Consideration.
- 9.V **Add On:** A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Opposition to Florida House Bill 1251**; Directing the City Clerk to Transmit Copies of This Resolution; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.
[Memorandum](#)
1. Report of Commissioner Viscarra.
 2. Recommendation: Presented for Consideration.
- 9.W **Add On:** A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Opposition to House Joint Resolutions 201, 203, and 205**; Directing the City

Clerk to Transmit Copies of This Resolution; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.

[Memorandum](#)

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

- 9.X **Add On:** A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Opposition to Florida House Bill 399 and Florida Senate Bill 208**; Directing the City Clerk to Transmit Copies of This Resolution; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.

[Memorandum](#)

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

- 9.Y **Add On:** A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Opposition to Florida House Bill 103 and Florida Senate Bills 122 and 650**; Directing the City Clerk to Transmit Copies of This Resolution; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.

[Memorandum](#)

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

- 9.Z **Add On:** A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Opposition to Florida House Bill 605**, Directing the City Clerk to Transmit Copies of This Resolution; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.

[Memorandum](#)

1. Report of Commissioner Viscarra.
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.