



CITY OF SUNNY ISLES BEACH, FLORIDA

Regular City Commission

Commission Chambers

18070 Collins Avenue

Sunny Isles Beach, Florida 33160

Thursday, February 19, 2026

6:30 PM

1. CALL TO ORDER/ROLL CALL OF MEMBERS

2. PLEDGE OF ALLEGIANCE/INVOCATION

3. APPROVAL OF MINUTES

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 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.B Request of Dezer Blue Grass, LLC ("Applicant"), for a Conditional Use Approval, Variance, and Site Plan Approval for a Temporary Off-Site Sales Center Located at 18325 Collins Avenue (Hearing #PZ2025-15).

[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 256, Article VI, Entitled "Motorized Scooters, Coasters, Skateboards, and Other Similar Wheeled Devices," §256-47, Entitled "Requirements and Restrictions," §256-48, Entitled "Penalties and Enforcement," and §256-49, Entitled "Effective Date of Enforcement," of the Code of Ordinances of the City of Sunny Isles Beach; Establishing an Age Restriction for the Operation of Motorized Scooters; Requiring Government-Issued Photographic Identification for the Operation of Motorized Scooters; and**

Enhancing Penalties and Enforcement; Providing for Repealer, Severability, Codification, and an Effective Date.

[Memorandum](#)

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

6.B An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending Chapter 265, Article V, Section 265-11, Entitled "Procedures of General Applicability," and Section 265-18, Entitled "Administrative Site Plan Review," of the Code of Ordinances of the City of Sunny Isles Beach, to Clarify, Update, and Streamline Development Application Procedures;** 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; Schedule for Second and Final Reading.

6.C

An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Repealing Article III, in Chapter 108, of the Code of Ordinances of the City of Sunny Isles Beach, Entitled "Sea Turtle Protection Standards," and Creating a New Article III, in Chapter 108, Entitled "Sea Turtle Protection Standards," to Establish Updated Regulations and Standards for Coastal and Beach Artificial Lighting; Providing for Severability;** Providing for Repealer; Providing for Inclusion in the Code; Providing for an Effective Date.

[Memorandum](#)

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

- 8.B 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 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 120,972.18 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 120,972.18 Square Feet of Floor Area and Forty Eight (48) Dwelling Units From City’s Public TDR Bank Account and Assigning the 120,972.18 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.B 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.C 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 Two (2) Vehicles, Vehicle-Related Equipment, Two (2) Laptops With Law Enforcement-Related Software, and a Mental Health Performance Coaching Subscription**, in an Amount Not to Exceed \$210,297.00, Attached Hereto as Exhibit “A”;

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, **Approving a Software as a Service (SaaS) Agreement With Sharp Performance Inc., as a Sole Source Vendor, for a Subscription-Based Mental Performance Coaching Program for the Police Department**; Authorizing an Expenditure in an Amount Not to Exceed \$62,100.00 for a Three-Year Term; Authorizing the City Manager to Execute the Agreement and to Do All Things Necessary to Effectuate the Terms of This Resolution; and Providing for an Effective Date.

[Memorandum](#)

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

9.E A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Authorizing the Expenditure of Budgeted Funds With Federal Eastern International, LLC for the Purchase of Police Equipment**; Authorizing the City Manager to Do All Things Necessary to Effectuate the Terms of This Resolution; and 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 First Amendment to the Support Agreement With CentralSquare Technologies, LLC, for Maintenance and Subscription Services for Certain Information Technology Services**, in an Amount Not to Exceed \$1,379,484.77; 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, **Authorizing the Expenditure of Budgeted Funds for the Purchase of Two (2) 2026 Chevrolet Tahoe 4WD RST Police Vehicles From Alan Jay Fleet Sales**, in an Amount Not to Exceed \$152,597.00; 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 Resolution.

9.H A Resolution of the City Commission of the City of Sunny Isles Beach, Florida; **Authorizing the Expenditure of Budgeted Funds for the Purchase of Three (3) Toyota Rav4 Le Hybrid AWD Vehicles From Seminole Toyota for Use by the Parking Division**, in an Amount Not to Exceed \$105,299.00; 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, **Approving the Issuance of a Purchase Order to WEX Bank for the Purchase of Unleaded Fuel Utilizing Its Fuel Card Program**, in an Amount Not to Exceed \$680,000.00; 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 a First Amendment to the Agreement With Neon Signs Solutions, Inc. for the Removal, Fabrication, and Installation of Monument Signs Throughout the City**, in an Amount Not to Exceed \$15,000.00, 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.K A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving First Amendment to the Agreement with Eagle Eye Officiating, LLC, for Sports Officiating and Scorekeeping Services**, in an Amount Not to Exceed \$65,000.00, 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.L A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving an Agreement With Comtech Engineering, Inc. for the Golden Shores Pump Station Rehabilitation Project**, 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.M A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving a Fourth Amendment to the Agreement With IAM Electric, Inc. for Street Lighting Preventative Maintenance and As-Needed Electrical Services**, in an Amount Not to Exceed \$175,000.00, 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.N A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Expenditure of Budgeted Funds With Landscape Forms, Inc. for the Purchase of Picnic Tables and Park Benches**, in an Amount Not to Exceed \$74,897.85; 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.O A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving a Second Amendment to the Agreement With Nunez Construction for the Installation of an Emergency Generator and Building Restoration at Gateway Community Center**, Attached Hereto as Exhibit "A"; Authorizing the City Manager 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.P A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Ratifying the Expenditure of Budgeted Funds With Calvin, Giordano & Associates, Inc. for Temporary City Engineer and Plan Review Services**, in an Amount Not to Exceed \$63,131.00; **Approving a Letter Agreement With Calvin, Giordano & Associates, Inc. to Provide General Engineering Building Plan Review Services for a One-Year Term**, in an Amount Not to Exceed \$56,869.00; Authorizing the City Manager to Execute Said 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.Q A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving a First Amendment to the Agreement With Waypoint Contracting, Inc. to Provide Construction Renovation Services for the Annex Building Located at 18050 Collins Avenue**, in an Amount Not to Exceed \$299,108.78, 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.R A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Adopting a Social Media Policy for Elected Officials**; Authorizing the City Manager 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.S A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Directing the City Manager to Assist the Atlantic Isles Civic Association in Developing a Right-of-Way Agreement and Any Related Agreements Necessary to Permit the Installation of a Vehicular Gate Arm Security System at the Entrance of the Atlantic Isles Neighborhood, Subject to Commission Approval**; Authorizing the City and City Attorney 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: Presented for Consideration.
- 9.T A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Expressing Support for a Proposed Ordinance of Miami-Dade County Amending Section 21-28 of the Code of Miami-Dade County, Florida, Relating to Noise Regulations**; Directing the City Clerk to Transmit Copies of This Resolution; Authorizing the City Manager 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.U **Revised:**
A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Joining Miami-Dade County in Urging the Trump Administration to Suspend All Cuba-Related Federal Licenses and General Authorizations Pending Full Federal Audits and Investigations**; Urging Strict Enforcement of Federal Sanctions to Ensure That No Funds, Goods, or Services Benefit the Cuban Communist Regime; 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 Mayor Svechin, Commissioner Stuyvesant, and Commissioner Joseph.
2. Recommendation: Presented for Consideration.

9.V **Revised:**

A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Acknowledging the Fourth Anniversary of Russia's Further Invasion of Ukraine and Expressing Support for the People of Ukraine**; 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 Stuyvesant and Commissioner Joseph.
2. Recommendation: Presented for Consideration.

9.W A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Issuance of Proclamations Requested by Elected Officials**; Directing the City Clerk to Issue the Listed Proclamations; 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.X **Add On:**

Proclamation Presented for Black History Month 2026.

[Memorandum](#)

1. Report of Commissioner Lama.
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.