



CITY OF SUNNY ISLES BEACH, FLORIDA

Regular City Commission

Commission Chambers

18070 Collins Avenue

Sunny Isles Beach, Florida 33160

Thursday, July 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 - June 17, 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 Gibor South LP ("Applicant"), for **Site Plan Modification - Balcony Enclosure - for the Property Located at 17749 Collins Avenue, Unit 801** (Hearing #PZ2025-09).
[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 265, Article II, §265-5, of the Code of Ordinances of the City of Sunny Isles Beach, Entitled "Definitions," To Revise the Definition of the Term "Child Day Care Facility;" Amending Article VII, Entitled "Zoning Districts," To Incorporate "Child Day Care Facility" as a Permitted Use in the Recreations And Open Space (ROS) Zoning District in §265-30, and in the Community Facilities (CF) Zoning District in §265-29, and as a Conditional Use in the Medium-High Density Residential (RMF-2) Zoning District in §265-34, the Neighborhood Business (B-1) Zoning District in §265-36, the Town Center Zoning District in §265-37, and the Business Overlay Zoning District in §265-38; and**

Amending §265-44, Entitled “Specific Use Regulations” to Incorporate the Physical Standards for Child Care Facilities Consistent With Miami-Dade County Code of Ordinances, Chapter 33, Article XA; Providing for Repealer, Severability, Codification, and an Effective Date.

[Memorandum](#)

1. Report of Planning and Zoning Director.
2. Recommendation: Adopt Ordinance on First Reading; Schedule for Second and Final Reading.

6.B Revised:

An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending Sections 256-6 “Definitions”, 256-9 “Issuance and Renewal of Permits; Application”, 256-10 “Revocation of Permits”, 256-11 “Exclusion of Certain Vehicles”, 256-12 “Enforcement; Collection of Fees”, 256-15 “Term of Permits; Transfer”, of Chapter 256, Article II of the Code of Ordinances of the City of Sunny Isles Beach;** 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: **Revised:** Adopt 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 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.

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 Gibor South LP;** Authorizing the Planning and Zoning 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 801; 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 **Deferred:**

A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving a Third Amendment to the Agreement with Transystems Corporation to Provide General Planning Services, on an As-Needed Basis**, in an Amount Not to Exceed \$100,000.00, 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.C A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Awarding Invitation to Bid No. 25-06-01 to, and Approving and Agreement with, Jorda Enterprises, Inc. as the Primary Awardee for Preventative Maintenance Services of HVAC Management Systems Located at the Government Center, the Fleet Building, and the Building Department Modular**, in an Amount Not to Exceed \$145,472.00; 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.D A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Awarding Invitation to Bid No. 25-06-01 to, and Approving and Agreement with, RGEN Enterprises, LLC, d/b/a Cool Water Air Conditioning, as the Secondary Awardee for Preventative Maintenance Services of HVAC Management Systems Located at the Government Center, the Fleet Building, and the Building Department Modular**, in an Amount Not to Exceed \$100,000.00; 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.E A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Awarding Invitation to Bid No. 25-06-01 to, and Approving and Agreement with, RGEN Enterprises, LLC, d/b/a Cool Water Air Conditioning, as the Primary Awardee for**

Preventative Maintenance Services of HVAC Management Systems Located at Gateway Park, Pelican Community Park, Public Works Compound, the Spot, Heritage Park, and Town Center Park/meditation Garden, in an Amount Not to Exceed \$183,600.00; 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, **Awarding Invitation to Bid No. 25-06-01 to, and Approving and Agreement with, Con-Mech, Inc., as the Secondary Awardee for Preventative Maintenance Services of HVAC Management Systems Located at Gateway Park, Pelican Community Park, Public Works Compound, the Spot, Heritage Park, and Town Center Park/Meditation Garden**, in an Amount Not to Exceed \$100,000.00; 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.G A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving a First Amendment to the Agreement with Kone Inc. for Elevator Service and Maintenance for the Elevators Located at Gateway Center**, in an Amount Not to Exceed \$50,000.00, Attached Hereto as Exhibit "A"; Authorizing the Mayor to Execute Said Amendment; Authorizing the City Manager to Do All Things Necessary to Effectuate the Terms of This Agreement; 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 First Amendment to the Agreement with Goodyear Tire & Rubber Company as the Primary Awardee to Provide Fleet Maintenance and Repair Services to Group 1 Vehicles**, in an Amount Not to Exceed \$114,000.00, 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.I **Deferred:**

A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving**

a Purchase and Sale Agreement Between the City of Sunny Isles Beach and 19142 Collins Ave SIB LLC for the Purchase and Sale of Real Property Located at 19142 Collins Avenue, in the Amount of \$2,500,000.00, 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.J **Deferred:**

A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving a Purchase and Sale Agreement Between the City of Sunny Isles Beach and Arthur Maksumov and Kristina Kakuriyeva for the Purchase and Sale of Real Property Located at 225 191 Terrace**, in the Amount of \$1,400,000.00, 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.K A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Ratifying an Increase to the Blanket Purchase Order with Publix Super Markets, Inc. for the Purchase of Necessary Goods for Fiscal Year 2024-2025**, in an Amount Not to Exceed (\$20,000.00); 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.L A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Directing the City Manager to Initiate Public Engagement Activities and Develop a Comprehensive Plan of Action Under New State Regulations Governing Motorized Scooters and Electric Bicycles**; Providing for Implementation; and Providing for an Effective Date.

[Memorandum](#)

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

9.M A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Urging the Miami-Dade County Board of County Commissioners to Authorize Municipalities Located within Its Boundaries to Establish and Maintain Speed Limits of 20 Miles Per Hour on Designated Roadways within each Municipality's Jurisdictional Boundaries**; Directing the City Clerk to Transmit Copies of This Resolution; and Providing for an

Effective Date.

[Memorandum](#)

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

9.N A Resolution of the City of Sunny Isles Beach, Florida, **Establishing the City of Sunny Isles Beach Proposed Ad Valorem Tax Millage Levy Rate at 1.8000 Mills Per One Thousand Dollars (\$1,000.00) of Taxable Assessed Value Which is 7.52% More Than the “Rolled Back” Rate of 1.6741 Mills, for Fiscal Year 2025/2026**; Setting the Date, Time and Place for the First and Second Public Budget Hearings as Required by Law; Directing the City Clerk and City Manager to File This Resolution With the Property Appraiser of Miami-Dade County Pursuant to the Requirements of Florida Statutes and the Rules and Regulations of the Department of Revenue of the State of Florida; Providing for an Effective Date.

[Memorandum](#)

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

9.O **Revised:**

A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Issuance of a Proclamation Recognizing the August 1, 2025, as Tzippi Holand Day in the City of Sunny Isles Beach**; Providing for an Effective Date.

[Memorandum](#)

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

9.P 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.

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.