



CITY OF SUNNY ISLES BEACH, FLORIDA

Regular City Commission

Commission Chambers

18070 Collins Avenue

Sunny Isles Beach, Florida 33160

Thursday, March 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.

6. ORDINANCES FOR FIRST READING

6.A An Ordinance of the City of Sunny Isles Beach, Florida, **Amending Chapter 265, Article IX, Section 265-53, Entitled "Required Signs; No Permit Required,"** of the Code of Ordinances of the City of Sunny Isles Beach, Requiring the Posting of Certain Signs at Community and Commercial Swimming Pools; 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 of Sunny Isles Beach, Florida, **Amending Ordinance No. 2025-635; Approving Budget Amendment No. BA2526-02 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 for Second and

Final Reading.

7. PUBLIC HEARINGS

- 7.A A Resolution of the City of Sunny Isles Beach, Florida, **Approving a Vision Document Inclusive of the Geographic Area Known as Town Center North and the Neighborhood Business Zoning Districts**; Providing for Repealer; Providing for Severability; Providing for an Effective Date.

[Memorandum](#)

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

8. ORDINANCES FOR SECOND READING

- 8.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.

- 8.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.

9. RESOLUTIONS

- 9.A A Resolution of the City of Sunny Isles Beach, Florida, **Approving the Terms and Conditions of a Promissory Note for the Payment of Approved Floor Area Ratio FAR Bonuses** in the Amount of \$13,040,479.34 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.B A Resolution of the City of Sunny Isles Beach, Florida, **Approving the Terms and Conditions of a Promissory Note for the Payment of Transferable Development Rights (TDRs)** in the Amount of \$13,609,370.25 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 Transfer of Transferable Development Rights TDRs From La Playa Beach Associates, LLC to La Playa 2, LLC**, in the Amount of 137,977.26 Square Feet of Floor Area and 58 Dwelling Units, Representing a TDR Value of \$17,247,158.00, for the Phase II/North Tower Portion of the Approved Project on the Property Located at 18801 and 18805 Collins Avenue; 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 of Sunny Isles Beach, Florida, **Approving the Terms and Conditions of a Promissory Note for the Payment of Approved Floor Area Ratio FAR Bonuses** in the Amount of \$5,051,904.00 for the Phase I South Tower Portion of the Approved Site Plan Application (PZ2015-16) Submitted by La Playa Beach Associates, LLC for the Phased Project Entitled “La Playa Beach” for the Property Located at 18801 and 18805 Collins Avenue; 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.E A Resolution of the City of Sunny Isles Beach, Florida, **Approving the Terms and Conditions of a Promissory Note for the Payment of Transferable Development Rights (TDRs)** in the Amount of \$5,269,907.00 for the Phase I South Tower Portion of the Approved Site Plan Application (PZ2015-16) Submitted by La Playa Beach Associates, LLC for the Phased Project Entitled “La Playa Beach” for the Property Located at 18801 and 18805 Collins Avenue; 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.F A Resolution of the City of Sunny Isles Beach, Florida, **Approving the Terms and Conditions of a Promissory Note for the Payment of Approved Floor Area Ratio FAR Bonuses** in the Amount of \$5,949,579.00 for the Phase II North Tower Portion of the Approved Site Plan Application (PZ2015-16) Submitted by La Playa Beach Associates, LLC for the Phased Project Entitled “La Playa Beach” for the Property Located at 18801 and 18805 Collins Avenue; 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.G A Resolution of the City of Sunny Isles Beach, Florida, **Approving the Terms and Conditions of a Promissory Note for the Payment of Transferable Development Rights (TDRs)** in the Amount of \$17,247,158.00 for the Phase II North Tower Portion of the Approved Site Plan Application (PZ2015-16) Submitted by La Playa Beach Associates, LLC for the Phased Project Entitled “La Playa Beach” for the Property Located at 18801 and 18805 Collins Avenue; 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.H A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Confirming the Balance of Transfer of Development Rights (TDRs) Currently Held in the TDR Bank Accounts by the City of Sunny Isles Beach and Private Owners**, Attached Hereto as Exhibit “A”; Requiring Yearly Updates for TDRs Bank Accounts; Providing the City Manager 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.I A Resolution of the City of Sunny Isles Beach, Florida, **Approving an Agreement With Full Moon Creative LLC for Audio-Visual Maintenance and Production Services** by Piggybacking the Town of Davie’s RFP No. JA-21-50 Audio Visual Services Contract, in an Amount Not to Exceed \$45,000.00; Authorizing the Mayor to Execute the Agreement; Authorizing the City Manager to Take Any and All Action Necessary to Implement the Terms of the Agreement; Providing for an Effective Date.
[Memorandum](#)
1. Report of City Manager.
 2. Recommendation: Adopt the Resolution.
- 9.J A Resolution of the City of Sunny Isles Beach, Florida, **Approving a Second Amendment to the Agreement With CBIZ CPAs P.C. for Professional Auditing Services**, in an Amount Not to Exceed \$69,382.00, Attached Hereto as Exhibit “A”; Authorizing the City Manager to Execute Said Amendment; Further Authorizing the City Manager and City Attorney 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 of Sunny Isles Beach, Florida, **Approving an Agreement With Governmentjobs.com, Inc., d/b/a NEOGOV to Provide Workforce Management Solutions**, in an Amount Not to Exceed \$140,705.52, 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 Manger.
 2. Recommendation: Adopt the Resolution.
- 9.L A Resolution of the City of Sunny Isles Beach, Florida, **Approving an Agreement With Shiff Construction & Development, Inc. for the Gateway Pedestrian Bridge Elevator Enclosures Project**, in an Amount Not to Exceed \$238,625.00; Authorizing the Mayor to Execute Said Agreement; Authorizing the City Manager to Administer the Agreement and Approve a Project Contingency; Providing for an Effective Date.
[Memorandum](#)
1. Report of City Manager.
 2. Recommendation: Adopt the Resolution.
- 9.M A Resolution of the City of Sunny Isles Beach, Florida, **Approving a First Amendment to the Agreement With Concrete Works & Paving, Inc. to Provide Repair Services for Pavers, Concrete, and Asphalt, Citywide, on an As-Needed Basis**, in an Amount Not to

Exceed \$240,000.00, Attached Hereto as Exhibit "A"; Authorizing the Mayor to Execute Said Amendment; Providing the City Manager 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.N A Resolution of the City of Sunny Isles Beach, Florida, **Approving a First Amendment to the Agreement With MBR Construction, Inc. to Provide Additional Time for Final Completion of Construction Services for the Intracoastal Sports Park, and for Additional Compensation** in an Amount Not to Exceed \$200,000.00, 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.O A Resolution of the City of Sunny Isles Beach, Florida, **Approving the Purchase of an ARBOC Low-Floor Shuttle Bus From Model 1 Commercial Vehicles, Inc.**, in an Amount Not to Exceed \$190,833.00, 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.P A Resolution of the City of Sunny Isles Beach, Florida, **Approving a Third Amendment to the Agreement With M.T. Causley, LLC to Provide Non-Exclusive Structural Inspection and Plans Review Services on an As-Needed Basis**, in an Amount Not to Exceed \$250,000.00; 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.Q A Resolution of the City of Sunny Isles Beach, Florida, **Approving a Project Agreement With Rodriguez Architects, Inc., to Provide Professional Architectural Services for the Exterior Renovations Project at Government Center**, in an Amount Not to Exceed \$70,400.00, 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.R A Resolution of the City of Sunny Isles Beach, Florida, **Authorizing the City Manager or Designee to Purchase Necessary Telecommunication Services and Related Products From SUNCOM for Fiscal Year 2025-2026**, in an Amount Not to Exceed \$100,000.00; Authorizing the City Manager to Do All Things Necessary to Effectuate This Resolution; Providing for an Effective Date.
[Memorandum](#)
1. Report of City Manger.
 2. Recommendation: Adopt the Resolution.
- 9.S A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, Appointing the City’s Delegate and their Alternate to the Miami-Dade League of Cities to Attend Meetings From May 2026 Through May 2027; Providing for an Effective Date.
[Memorandum](#)
1. Report of City Clerk.
 2. Recommendation: Adopt the Resolution.
- 9.T A Resolution of the City of Sunny Isles Beach, Florida, **Establishing That the Waiver, Discounting, or Revocation of Adopted Municipal Parking Fees for Private Entities or Events Constitutes an In-Kind Donation of Public Assets**; Requiring That All Such Waivers Receive Prior Majority Approval From the City Commission; Prohibiting the Unilateral Subsidization of Private Events by the City Administration; and Providing for an Effective Date.
[Memorandum](#)
1. Report of Commissioner Stuyvesant.
 2. Recommendation: Presented for Consideration.
- 9.U A Resolution of the City of Sunny Isles Beach, Florida, **Directing the City Manager and City Attorney to Draft a Municipal Ordinance to Eliminate the “Upland Property Owner” Requirement for Residents Seeking Public Beach Event Permits**; Establishing a Direct-to-Resident Permitting Process to Ensure Equal Access to Public Beaches Regardless of Residential Location; Setting a Strict 30-Day Deadline for Legislative Drafting for Presentation at the Next Regular Commission Meeting; and Providing for an Effective Date.
[Memorandum](#)
1. Report of Commissioner Stuyvesant.
 2. Recommendation: Presented for Consideration.
- 9.V A Resolution of the City of Sunny Isles Beach, Florida, **Directing the City Manager and City Attorney to Draft the Necessary Legislation, Ordinances, and/or Ballot Referendum Language Required to Establish an Independent, In-House Office of the Inspector General**; Clarifying That Said Office Can Be Established With a Single Independent

Professional to Ensure Fiscal Efficiency; Directing the City Manager to Incorporate Preliminary Funding Into the FY 2026–2027 Municipal Budget; Setting a Strict 30-Day Deadline for Legislative Drafting for Presentation at the Next Regular Commission Meeting; and Providing for an Effective Date.

[Memorandum](#)

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

9.W A Resolution of the City of Sunny Isles Beach, Florida, **Directing the City Manager to Activate, Populate, and Publish the Public-Facing “Open Checkbook” and Transparency Portal of the City’s Existing OpenGov Municipal Software**; Requiring Said Portal to Be Accessible Via the City’s Website Within 30 Days; Establishing a Policy of Proactive Financial Transparency to Reduce Public Records Burdens; and Providing for an Effective Date.

[Memorandum](#)

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

9.X A Resolution of the City of Sunny Isles Beach, Florida, **Formally Censuring the Mayor for an Ultra Vires Act, Abuse of Power, and the Unilateral Exclusion of Former Elected Officials from a Taxpayer-Funded Public Anniversary Celebration**; Reaffirming That City Events Belong to the Residents; and Providing for an Effective Date.

[Memorandum](#)

1. Report of Commissioner Stuyvesant.
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.