



CITY OF SOUTH MIAMI

CITY COMMISSION MEETING AGENDA

Tuesday, March 18, 2025, 7:00 PM
CITY HALL/COMMISSION CHAMBERS
6130 SUNSET DRIVE
SOUTH MIAMI, FL 33143

THE CITY OF SOUTH MIAMI HAS A SIGNIFICANT GOVERNMENTAL INTEREST IN CONDUCTING EFFICIENT AND ORDERLY COMMISSION MEETINGS. SPEAKERS PLEASE TAKE NOTICE THAT SECTION 2-2.1(K)(2) OF THE CODE OF ORDINANCES PROVIDES THAT "ANY PERSON WHO MAKES SLANDEROUS OR INTENTIONALLY RUDE, UNCIVIL OR OTHERWISE IMPERTINENT REMARKS, AND WHO REFUSES OR FAILS TO DESIST FROM MAKING SUCH REMARKS AFTER BEING INSTRUCTED TO DO SO, OR WHO SHALL BECOME BOISTEROUS IN THE COMMISSION CHAMBER AND WHO REFUSES OR FAILS TO DESIST FROM SUCH CONDUCT AFTER BEING INSTRUCTED TO DO SO MAY BE FORTHWITH REMOVED FROM THE PODIUM AND FROM CITY HALL FOR THE DURATION OF THAT MEETING AT THE DIRECTION OF THE PRESIDING OFFICER, UNLESS OVERRULED BY A MAJORITY VOTE OF THE COMMISSION. NO CLAPPING, APPLAUDING, HECKLING, OR VERBAL OUTBURSTS SHALL BE PERMITTED FOR ANY REASON, INCLUDING FOR THE PURPOSE OF SUPPORTING OR OPPOSING ANY MATTER, ANY SPEAKER OR A SPEAKER'S REMARKS. NO SIGNS OR PLACARDS SHALL BE ALLOWED TO BE DISPLAYED IN ANY MANNER OTHER THAN WHEN USED FROM THE PODIUM TO EXPRESS AN OPINION OR DISPLAY FACTS. SIGNS TO BE USED AT THE PODIUM MUST BE BROUGHT INTO THE COMMISSION CHAMBERS IN A MANNER SO AS NOT TO UNNECESSARILY DISPLAY THEIR CONTENT UNTIL THE SIGN IS BROUGHT TO THE PODIUM IMMEDIATELY BEFORE THE SIGN IS DISPLAYED FROM THE PODIUM IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. THE USE OF ACOUSTIC MOBILE COMMUNICATION DEVICE, SUCH AS PHONES, IN THE COMMISSION CHAMBER IS NOT PERMITTED WHILE THE COMMISSION IS IN SESSION. PHONE RINGERS AND OTHER DEVICES THAT EMIT SOUND MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS MUST EXIT THE CHAMBER TO ANSWER INCOMING CALLS. NO CAMERA FLASH OPTIONS SHALL BE USED BY THE PUBLIC DURING ANY PORTION OF THE MEETING EXCEPT DURING RECOGNITION AND AWARD CEREMONIES."

VIRTUAL PARTICIPATION - *Members of the public may also join the meeting via Zoom at (<https://zoom.us/j/3056636338>) and participate. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom, may listen to and participate in the meeting by dialing +1-786-635-1003 Meeting ID: 3056636338. The public may merely view the meeting live on the City's website: (<https://www.southmiamifl.gov/102/Agendas-Minutes>) ("Granicus") as well as Channel 667.*

- A. SILENCE OR TURN OFF ALL CELL PHONES**
- B. ROLL CALL**
- C. PRAYER/MOMENT OF SILENCE**
- D. PLEDGE OF ALLEGIANCE**
- E. PRESENTATIONS**

F. ADD-ON ITEM(S)

G. LOBBYIST(S) ADDRESSING THE CITY COMMISSION TONIGHT MUST HAVE BEEN REGISTERED WITH THE CITY CLERK

H. APPROVAL OF MINUTES

H1. 03.04.25

I. CITY MANAGER'S REPORT

I1. City Manager's Report
[CM's Report March 18 2025.docx](#)

J. CITY ATTORNEY'S REPORT - *[City Attorney reminder: Remarks are limited to those matters that are not quasi-judicial. Any comment on a quasi-judicial matter may be made when the item is called and the speaker is under oath.]*

K. PUBLIC REMARKS

L. COMMISSION REPORTS, DISCUSSION & REMARKS - (25 minutes)

M. DISCUSSION ITEM(S)

- M1. [Commissioner Bonich - Plastic Straws Memo_re_plastic_straws \(2\).docx](#)
- M2. Commissioner Bonich - Bird Strike Glass
[Memo_re_bird_strike_glass \(2\).docx](#)
- M3. Commissioner Bonich - Solar Collectors
[Memo_Re_Solar \(1\).docx](#)
- M4. County Zoning Application No. Z2022000118
[Memo re Miller Drive COunty Zoning Application.docx](#)
[Res No 006-24-16111\[1\].pdf](#)

N. BOARDS AND COMMITTEES, APPOINTMENTS, ETC.

- N1. Michael Anderz has been appointed by Commissioner Rodriguez, to the Town Center Advisory Board, as per City Charter Art. II, Sec. 8 A, for a two-year term ending March 18, 2027. (replacing Stephan Medina)
[Michael Anderz..pdf](#)
- N2. Daniel Alvarez has been appointed by Commissioner Rodriguez, to the Planning Board, as per City Charter Art. II, Sec. 8 A, for a two-year term ending March 18, 2027.
[Daniel Alvarez..pdf](#)

- N3. Yvette Latour has been appointed by Commissioner Rodriguez, to the Historic Preservation Board, as per City Charter Art. II, Sec. 8 A, for a two-year term ending March 18, 2027.
[Yvette Latour.pdf](#)
- N4. Tocarra Ware has been appointed by Commissioner Rodriguez, to the Marshall Williamson Scholarship Committee, as per City Charter Art. II, Sec. 8 A, for a two-year term ending March 18, 2027. (replacing Ravi Ramjit)
[Tocarra Ware..pdf](#)
- N5. Justin Puente has been appointed by Commissioner Calle to the Budget & Finance Committee, as per City Charter Art. II, Sec. 8 A, for the FY Budget 2025-2026.
[Justin J. Puente..pdf](#)
- N6. Melissa Lesniak has been appointed by Vice Mayor Corey to the Budget & Finance Committee, as per City Charter Art. II, Sec. 8 A, for the FY Budget 2025-2026.
[Melissa Lesniak..pdf](#)
- N7. Valtena Gibson Brown has been re-appointed by Vice Mayor Corey to serve on the Marshall Williamson Scholarship Committee, as per City Charter Art. II, Sec. 8 A, for a two year term ending March 18, 2025.
[Valtena Gibson Brown..pdf](#)
- N8. Daniel Guerra has been re-appointed by Vice Mayor Corey, to the Planning Board, as per City Charter Art. II, Sec. 8 A, for a two-year term ending March 18, 2027.
[Daniel Guerra..pdf](#)
- N9. Rebecca Lago has been re-appointed by Vice Mayor Corey, to the Town Center Advisory Board as a resident, as per City Charter Art. II, Sec. 8 A, for a two-year term ending March 18, 2027.
[Rebecca Lago..pdf](#)

O. CONSENT AGENDA

1. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING AND AUTHORIZING THE PURCHASE OF (40) SMITH & WESSON M&P 15T SBR556 RIFLES AND RELATED ACCESSORIES FROM PROFORCE LAW ENFORCEMENT IN THE TOTAL AMOUNT OF \$73,589.76, INCLUDING A TRADE-IN CREDIT OF \$11,929 FROM EXISTING EQUIPMENT AND INVENTORY; DECLARING THE EXISTING TRADE-IN EQUIPMENT AS SURPLUS PROPERTY; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-POLICE DEPT.)
Suggested Action: Staff recommends the approval of the purchase of the following equipment for the South Miami Police Department from Proforce Law Enforcement, Prescott, Arizona:
 - (40) Smith & Wesson M&P 15T SBR556 Rifles (SKU# 13623) – Law Enforcement Only
 - (40) GemTech Abyss 5.56 Direct Thread Suppressors
 - (48) Streamlight Protac Rail Mount HL-X Long Gun Lights

- (40) Aimpoint Red Dot Sights
- (45) Magpul MS1 QDM Slings (Black)
- (50) Magpul PMAG 30 Round AR/M4 Gen M3
Magazines (Black)
- (40) Soft Rifle Cases

The total expenditure is \$73,589.76, which includes a trade-in credit of \$11,929 from the department's existing inventory. The net amount will be charged to the Federal Forfeiture account No. 615-1910-521-3450 (Contractual Services), which currently has a balance of \$388,180.

[2025_Patrol_Rifle_Purchase_Memo_Smith___Wesson.docx](#)

[4AQ1706-Reso_Approving_Purchase_of_Rifles_and_Related_Accessories_for_Police_CAv2.docx](#)

[Exhibit A- Quotes.pdf](#)

[Exhibit B-Firearms Inventory Vendor Copy.pdf](#)

[Exhibit C- Request for Quotes Email.docx](#)

P. RESOLUTION(S)

2. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING AND ADOPTING A TITLE VI/NONDISCRIMINATION POLICY AND PLAN, INCLUDING A DISADVANTAGED BUSINESS ENTERPRISE (DBE) POLICY, IN ACCORDANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND FLORIDA LAW; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER)
[Memo_-_DBE_Transit_Oriented_Policy_2025.docx](#)
[Resolution Approving DBE Policy.DOCX](#)
[4AN6609-South_Miami_Title_VI_NOndiscrimination_Policy_and_Plan.docx](#)

Q. RESOLUTION(S) PUBLIC HEARING(S)

3. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING SFM JANITORIAL SERVICES, LLC FOR JANITORIAL SERVICES FOR UP TO A FIVE-YEAR TERM; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND TO ENTER INTO AN AGREEMENT FOR JANITORIAL SERVICES FOR THE CITY; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER)

[CM_Memo_Janitorial_Services_3.18.25.docx](#)

[4AP7160-Resolution-Janitorial_Services.docx](#)

[Exhibit A-PSA Janitorial Services - RFP V1.DOCX](#)

[FINAL RFP for Janitorial Services 12.18.24.pdf](#)

[SFM Bidding Document.PDF](#)

[Revised Bid Tabulation Janitorial Svcs 1.24.25.pdf](#)

[DEMAND STAR Janitorial Svcs 1.23.25.pdf](#)

[Revised Short List Scores RFP FN2024-17 2.10.25.pdf](#)

[Final Scores and Rank RFP FN2024-17 2.19.25.pdf](#)

[Fla Preferred Grp Bidding Document.PDF](#)

[Marsden Svcs Bidding Document.PDF](#)
[High Maintenance Bidding Document.PDF](#)
[Kleen Tech Svc Bidding Document.PDF](#)
[Advertisement .pdf](#)
[Sun Biz SFM Janitorial LLC.pdf](#)
[Ad.pdf](#)

4. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING A MULTI-YEAR MEMORANDUM OF UNDERSTANDING WITH THE UNDERLINE MANAGEMENT ORGANIZATION, INC. D/B/A THE UNDERLINE CONSERVANCY RELATED TO INVESTMENT IN THE UNDERLINE OPERATIONS, PROGRAMMING, MAINTENANCE AND MANAGEMENT; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION, CORRECTIONS, SEVERABILITY AND AN EFFECTIVE DATE. 3/5 (MAYOR FERNÁNDEZ)
[CC Memo re Underline MOU.DOCX](#)
[4AQ0933-4AP5604-Reso Approving MOU and Funding Plan with The Underline Conservancy - CAv1.DOCX](#)
[MOU with The Underline Conservancy - revised CAv2.DOCX](#)
[Ad.pdf](#)
5. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING THE OPERATION AND MANAGEMENT SERVICES FOR YOUTH AND ADULT SWIM LESSON AND AQUATIC FITNESS PROGRAMS FROM ISWIM ACADEMY L.L.C FOR A FIVE-YEAR TERM; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND TO ENTER INTO AN AGREEMENT FOR YOUTH AND ADULT SWIM LESSON AND AQUATIC FITNESS PROGRAM MANAGEMENT SERVICES AT MURRAY PARK AQUATIC CENTER; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND EFFECTIVE DATE. 3/5 (CITY MANAGER-PARKS, RECREATION & CULTURE DEPT.)
[Memo-Aquatic_Management_RFP.docx](#)
[Reso Approving iSwim for Lessons and Acquatic Fitness Programs - CAv2.DOCX](#)
[4AP6339-PSA with iSwim - Swim Lessons and Acquatic Fitness Programs - RFP version v1.DOCX](#)
[FINAL RFP Youth and Adult Aquatic Management 12.23.34.pdf](#)
[iSwim Academy Bidding Document.PDF](#)
[Bid Tabulation RFP PR2024-18 1.28.25..pdf](#)
[FINAL Score and Rank Aquatic Swim Lessons 2.25.25.pdf](#)
[Ad.pdf](#)

R. ORDINANCE(S) SECOND READING(S) PUBLIC HEARING(S)

6. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF SOUTH MIAMI COMPREHENSIVE PLAN PURSUANT TO SMALL-SCALE AMENDMENT PROCEDURES SET FORTH IN SECTION 163.3187, FLORIDA STATUTES, TO CHANGE THE FUTURE LAND USE DESIGNATION OF CERTAIN PARCELS ON THE WEST SIDE OF 62ND AVENUE BETWEEN SW 64TH STREET TO THE NORTH AND SW 68TH STREET TO THE SOUTH FROM THEIR CURRENT DESIGNATION OF "RESIDENTIAL / LIMITED COMMERCIAL" ("RLC") TO "MIXED USE COMMERCIAL / RESIDENTIAL" ("MUCR"); PROVIDING FOR

TRANSMITTAL, CORRECTIONS, SEVERABILITY, CONFLICTS, IMPLEMENTATION AND AN EFFECTIVE DATE. 4/5 (CITY MANAGER)

[CC_SW_62_Avenue_FLUM_Staff_Report_03-18-2025.docx](#)

[Exhibit A-Ordinance_FLUM_Amendment_LPA_2025-001.pdf](#)

[4AF625806-Ordinance_FLUM_Amendment_PB_25-01-CC_Draft_3-11-25.docx](#)
[Ad.pdf](#)

7. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF SOUTH MIAMI COMPREHENSIVE PLAN PURSUANT TO SMALL-SCALE AMENDMENT PROCEDURES SET FORTH IN SECTION 163.3187, FLORIDA STATUTES, TO CHANGE THE FUTURE LAND USE DESIGNATION OF CERTAIN PARCELS LOCATED ON THE NORTH SIDE OF 64TH STREET GENERALLY BETWEEN SW 59TH AVENUE ON THE EAST AND SW 59TH PLACE ON THE WEST FROM THEIR CURRENT DESIGNATION OF "MIXED RESIDENTIAL-MODERATE DENSITY" ("MRMD") TO "TOWNHOUSE RESIDENTIAL" ("TR"); PROVIDING FOR TRANSMITTAL, CORRECTIONS, SEVERABILITY, CONFLICTS, IMPLEMENTATION AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER)

[CC_SW_64_Street_FLUM_Staff_Report_03-18-2025.docx](#)

[4AI202505-Ordinance_FLUM_Amendment_PB_25-02-CC_Draft_3-11-25.docx](#)

[4AI3660-Exhibit_A-Ordinance_FLUM_Amendment_LPA-2025-002.pdf](#)
[Ad.pdf](#)

S. ORDINANCE(S) FIRST READING(S) PUBLIC HEARING(S)

T. ORDINANCE(S) FIRST READING(S)

8. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING SECTION 15A-18. "CONTROLLED PARKING RESIDENTIAL ZONES", OF CHAPTER 15A - PARKING, OF THE CITY CODE OF ORDINANCES, TO ESTABLISH A SINGLE RESIDENTIAL PERMIT PARKING ZONE, PERMIT ELIGIBILITY AND ISSUANCE AND PROCEDURES FOR IMPLEMENTATION OF THE PROGRAM; PROVIDING FOR CORRECTIONS, SEVERABILITY, CONFLICTS, IMPLEMENTATION, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-FINANCE DEPT.)

[4AQ3423-Ordinance Amending Sec. 15A-18 Residential Parking Permit Zone CAV4.DOCX](#)

[PROPOSED Zone 44097 w Map.docx](#)

[THA Parking Study 9-13-2024.pdf](#)

[BUSINESS IMPACT ESTIMATE.docx](#)

[Memo_-_Residential_Parking_Zones_Program.docx](#)

9. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING CHAPTER 15, "OFFENSES AND MISCELLANEOUS PROVISIONS," ARTICLE I. "IN GENERAL," SECTION 15-63 "MOBILE VENDORS" TO PERMIT SPECIAL EVENTS FEATURING MOBILE VENDORS FOR RELIGIOUS INSTITUTIONS AND ESTABLISH REGULATIONS AND PERMIT PROCEDURES; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE. 3/5 (COMMISSIONER RODRIGUEZ)

[CA_Memo_Ord Re Ordinance Amending Mobile Vendor Regulations for Church Special](#)

U. ADJOURNMENT

PURSUANT TO FLORIDA STATUTE 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSON 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. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OR OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

PURSUANT TO RESOLUTION No. 246-10-13280, "ANY INVOCATION THAT MAY BE OFFERED BEFORE THE START OF REGULAR COMMISSION BUSINESS SHALL BE THE VOLUNTARY OFFERING OF A PRIVATE CITIZEN, FOR THE BENEFIT OF THE COMMISSION AND THE CITIZENS PRESENT. THE VIEWS OR BELIEFS EXPRESSED BY THE INVOCATION SPEAKER HAVE NOT BEEN PREVIOUSLY REVIEWED OR APPROVED BY THE COMMISSION, AND THE COMMISSION DOES NOT ENDORSE THE RELIGIOUS BELIEFS OR VIEWS OF THIS, OR ANY OTHER SPEAKER."

QUASI-JUDICIAL WARNING FOR CITY COMMISSION MEMBERS:

ANY AGENDA ITEM THAT HAS A QUASI-JUDICIAL WARNING IS CONSIDERED TO BE A QUASI-JUDICIAL MATTER. MEMBERS OF THE CITY COMMISSION MAY NOT HAVE ANY VERBAL COMMUNICATION WITH ANYONE, OTHER THAN AT THE MEETING SCHEDULED TO RESOLVE THE MATTER, UNTIL THE MATTER IS RESOLVED AT A PUBLIC MEETING AND THE MEETING IS ADJOURNED. YOU ARE PROHIBITED FROM MAKING ANY INDEPENDENT INVESTIGATION OF THIS MATTER OTHER THAN A SITE VISIT OR MAKING WRITTEN REQUESTS FOR INFORMATION FROM CITY EMPLOYEES AND RECEIVING WRITTEN RESPONSES FROM THEM IN THEIR OFFICIAL CAPACITY. ALL WRITTEN REQUESTS FOR INFORMATION AND RESPONSES THERETO MUST BE FILED WITH THE CLERK AND A COPY MUST ALSO BE SENT TO THE PLANNING AND ZONING DIRECTOR IF THE MATTER INVOLVES A LAND RELATED ISSUE. YOU MAY NOT HAVE ANY VERBAL COMMUNICATION WITH CITY EMPLOYEES REGARDING THIS MATTER. YOU MAY NOT ENTER ONTO SOMEONE'S PROPERTY WITHOUT THEIR PERMISSION. FURTHERMORE, YOU MAY NOT DISCUSS THE MATTER WITH THE PROPERTY OWNER OR ANYONE ELSE, INCLUDING NEIGHBORS. YOU MUST, IN WRITING, ADVISE THE CLERK OF THE DATE AND TIME OF YOUR SITE VISIT AND, IF THIS MATTER INVOLVES LAND USE, YOU MUST ALSO SEND A COPY TO THE PLANNING AND ZONING DIRECTOR. ALL INFORMATION THAT YOU OBTAIN ON THIS MATTER, OTHER THAN YOUR PERSONAL OBSERVATIONS AT A SITE VISIT AND WRITTEN INFORMATION PROVIDED BY STAFF, MUST BE PRESENTED TO YOU AT THE DULY NOTICED PUBLIC MEETING DURING WHICH THE APPLICANT SHALL BE GIVEN AN OPPORTUNITY TO PRESENT THE APPLICATION AND ANY EVIDENCE IN SUPPORT OF THE APPLICATION. IF THERE IS A BREAK IN THE MEETING, YOU MAY NOT ALLOW OTHERS TO SPEAK TO YOU ABOUT THE MATTER OR ALLOW THEM TO PROVIDE YOU WITH ANY INFORMATION ABOUT THE MATTER. IF THE MATTER REQUIRES MORE THAN ONE HEARING, YOU MAY NOT DISCUSS THE MATTER WITH ANYONE, UNTIL THE MATTER IS RESOLVED BY A FINAL WRITTEN RESOLUTION OR, IF APPLICABLE, ORDINANCE, AND, EVEN THEN, NOT UNTIL THE MEETING IS ADJOURNED. IF YOU RECEIVE AN EMAIL OR ANY WRITTEN OR PRINTED INFORMATION ABOUT THE MATTER BEFORE THE ADJOURNMENT OF THE HEARING AT WHICH A FINAL DECISION IS MADE FROM ANYONE OTHER THAN CITY EMPLOYEES ACTING IN THEIR OFFICIAL CAPACITY, YOU MAY READ IT BUT YOU ARE NOT ALLOWED TO RESPOND TO IT AND YOU ARE REQUIRED TO IMMEDIATELY PROVIDE A COPY OF ANY WRITTEN COMMUNICATION OR DOCUMENT YOU RECEIVE CONCERNING THIS MATTER TO THE CITY CLERK, AND A COPY MUST ALSO BE SENT TO THE PLANNING AND ZONING DIRECTOR IF THE MATTER INVOLVES A LAND RELATED ISSUE. IN ADDITION, IF YOU RECEIVE ANY VERBAL, OR WRITTEN COMMUNICATION (OTHER THAN WHAT HAS ALREADY BEEN DELIVERED TO THE CLERK AND THE PLANNING AND ZONING DIRECTOR) YOU ARE REQUIRED TO DISCLOSE IT AT THE PUBLIC MEETING AND, IF IT WAS VERBAL, YOU ARE REQUIRED TO WRITE A MEMORANDUM THAT INCLUDES THE INFORMATION RECEIVED AND THE NAME AND ADDRESS OF THE PERSON PROVIDING THE INFORMATION, AS WELL AS THE DATE, TIME AND PLACE WHERE THE COMMUNICATION TOOK PLACE. THIS DOCUMENT MUST BE DELIVERED AS SOON THEREAFTER AS POSSIBLE TO THE CITY CLERK, AND IF APPLICABLE TO A LAND RELATED ISSUE, A COPY MUST ALSO BE DELIVERED TO THE PLANNING AND ZONING DIRECTOR.

WARNING REGARDING EX PARTE COMMUNICATIONS:

"EX PARTE COMMUNICATIONS" ARE WRITTEN OR VERBAL EXCHANGES BETWEEN AN ELECTED OR APPOINTED PUBLIC OFFICIAL, AND AN APPLICANT, HIS OR HER REPRESENTATIVES, OR A CITIZEN OR OTHER THIRD-PARTY OUTSIDE OF THE PUBLIC QUASI-JUDICIAL HEARING WHICH IS THE SUBJECT OF THE EXCHANGE. THE FLORIDA LEGISLATURE BY THE ADOPTION OF SECTION 286.0115(1), FLORIDA STATUTES, HAS AUTHORIZED THE ADOPTION OF LOCAL ORDINANCES ALLOWING EX PARTE COMMUNICATIONS IF CERTAIN PROCEDURES ARE FOLLOWED TO ENSURE THAT THE WRITTEN OR VERBAL EXCHANGE IS MADE PUBLIC, WHICH IS DESIGNED TO REMOVE ANY PRESUMPTION OF PREJUDICE THAT WOULD OTHERWISE RESULT IF THE EXCHANGE WERE KEPT PRIVATE AND NOT DISCLOSED. EX PARTE COMMUNICATIONS MUST BE PUBLICLY DISCLOSED PRIOR TO OR AT THE QUASI-JUDICIAL HEARING AT WHICH THE DECISION IS TO BE MADE. ALL DECISIONS MADE AT A QUASI-JUDICIAL HEARING MUST BE BASED ON COMPETENT SUBSTANTIAL EVIDENCE. VERBAL EX PARTE COMMUNICATIONS ARE HEARSAY, ARE NOT COMPETENT EVIDENCE, AND MAY NOT FORM THE SOLE BASIS FOR MAKING ANY QUASI-JUDICIAL DECISIONS, BUT THEY MAY BE USED TO SUPPORT OR EXPLAIN OTHER COMPETENT EVIDENCE.

PURSUANT TO ORDINANCE §2-2.1, CITY CODE, THE SOUTH MIAMI CITY COMMISSION HAS ADOPTED THESE PROCEDURES TO ALLOW THE USE OF EX-PARTE COMMUNICATIONS AS FOLLOWS:

- 1. THE ELECTED OR APPOINTED PUBLIC OFFICIAL SHALL DISCLOSE IN WRITING THE SUBJECT OF THE COMMUNICATION AND THE IDENTITY OF THE PERSON, GROUP, OR ENTITY WITH WHOM THE COMMUNICATION TOOK PLACE, AS SOON AS PRACTICABLE AFTER THE COMMUNICATION TAKES PLACE, WITH THE CITY CLERK AND MADE A PART OF THE RECORD AT THE HEARING BEFORE FINAL ACTION ON THE MATTER.**
- 2. A LOCAL PUBLIC OFFICIAL MAY READ A WRITTEN COMMUNICATION FROM ANY PERSON. ANY WRITTEN COMMUNICATION THAT RELATES TO QUASI-JUDICIAL ACTION PENDING BEFORE A LOCAL PUBLIC OFFICIAL, SHALL NOT BE PRESUMED PREJUDICIAL TO THE ACTION, PROVIDED SUCH WRITTEN COMMUNICATION IS DISCLOSED AND MADE A PART OF THE RECORD BEFORE FINAL ACTION ON THE MATTER.**
- 3. A LOCAL PUBLIC OFFICIAL MAY CONDUCT INVESTIGATIONS, MAKE SITE VISITS AND RECEIVE EXPERT OPINIONS REGARDING QUASI-JUDICIAL ACTION PENDING OR IMPENDING BEFORE HIM OR HER PROVIDED THAT SUCH ACTIVITIES AND THE EXISTENCE OF SUCH INVESTIGATIONS, SITE VISITS OR EXPERT OPINIONS IS MADE A PART OF THE RECORD BEFORE FINAL ACTION IS TAKEN ON THE MATTER.**
- 4. DISCLOSURE MADE PURSUANT TO PARAGRAPHS 1, 2 AND 3 ABOVE MUST BE MADE BEFORE OR DURING THE PUBLIC MEETING AT WHICH A VOTE IS TAKEN ON SUCH MATTERS SO THAT PERSONS WHO HAVE OPINIONS CONTRARY TO THOSE EXPRESSED IN THE EX PARTE COMMUNICATION ARE GIVEN A REASONABLE OPPORTUNITY TO REFUTE OR RESPOND TO THE COMMUNICATION.**

IT IS POSSIBLE THAT IF THE STATUTE OR ORDINANCE DISCUSSED ABOVE, OR A QUASI-JUDICIAL ACTION PENDING BEFORE THE COMMISSION OR BOARD ARE CHALLENGED, THAT A COURT MIGHT FIND THAT NEITHER THE LEGISLATURE NOR THE CITY COMMISSION HAD AUTHORITY TO ENACT THESE PROCEDURES CONCERNING EX PARTE COMMUNICATIONS, WHICH COULD RESULT IN THE ACTION TAKEN BEING REVERSED. YOU THUS PROCEED AT YOUR OWN RISK IN ENGAGING IN SUCH COMMUNICATIONS, AND THEY ARE NOT ENCOURAGED. THEY ARE, HOWEVER, THE POLICY OF THE LEGISLATURE AND CITY COMMISSION, AND UNTIL DETERMINED OTHERWISE BY THE LEGISLATURE OR THE COURTS, ARE LEGALLY PERMITTED BUT NOT WITHOUT POSSIBLE ADVERSE LEGAL CONSEQUENCES TO THE DETRIMENT OF THE CITY AND OTHER PARTIES.