



## CITY OF SUNNY ISLES BEACH, FLORIDA

Regular City Commission

Commission Chambers

18070 Collins Avenue

Sunny Isles Beach, Florida 33160

Thursday, August 21, 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 - July 17, 2025.  
[Memorandum](#)

1. Report of City Clerk.

3.B Summary Minutes - Special City Commission Meeting - July 31, 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.

### 6. ORDINANCES FOR FIRST READING

6.A 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 on First Reading; Transmit to State Agencies.

- 6.B An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending Chapter 265, Article II of the Code of Ordinances of the City of Sunny Isles Beach, Entitled “Definitions and Rules of Construction,” and Amending Article VII, Entitled “Zoning Districts,” to Permit and Define Certain Setback Encroachments in the R-1 and R-TH Zoning Districts, to Clarify Residential Fencing Regulations, to Clarify Pool Safety Barrier Height Requirements, and to Revise Setback Requirements for Utility/Mechanical Equipment;** Providing for Repealer; Providing for Severability; Providing for Codification; Providing for 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.C An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Creating Article VII in Chapter 256 of the Code of Ordinances of the City of Sunny Isles Beach, Entitled, “Speed Detection Systems in School Zones,” to Authorize the Placement, Installation, and Operation of Speed Detection Systems on Roadways Maintained as School Zones, to Establish Traffic Enforcement Procedures When Speed Detection Systems Are Utilized, and to Create Hearing Procedures Relating to School Zone Speed Limit Violations;** Providing for Implementation; Providing for Repealer; Providing for Severability; Providing for Codification; Providing for an Effective Date.

[Memorandum](#)

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

- 6.D 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, §14-1, Entitled “Definitions;” Amending §14-3, Entitled “Qualifications of Special Magistrates; Appointment and Removal; Compensation;” Amending §14-4, Entitled “Powers of Special Magistrate;” Amending §14-6, Entitled “Enforcement Procedures;” Amending §14-7, Entitled “Contents and Service of Civil Violation Notice;” Amending §14-8, Entitled “Civil Penalties; Continued and Repeat Violations;” Amending §14-9, Entitled “Rights of Violators; Payment of Fine; Right to Appeal; Failure to Pay and Correct or to Appeal;” Amending §14-10, Entitled “Scheduling and Conduct of Hearing;” Amending §14-11, Entitled “Appeal of Order of Special Magistrate;” Amending §14-13, Entitled “Recovery of Unpaid Civil Penalties; Unpaid Penalties to Constitute a Lien; Foreclosure;” Amending §14-16, Entitled, “Schedule of Civil Penalties and Miscellaneous Fees;” Amending §14-17, Entitled “Abatement by the City; Recovery of Costs and Expenses; Lien;” Creating §14-18, Entitled “Settlement Procedures,” to Establish Standard Procedures for the Reduction of Fines, Liens, and Penalties; Amending Attachment I of Chapter 14, Entitled “Civil Penalties and Miscellaneous Fees Schedule,” to Conform Civil Penalties with Chapter 162, Florida Statutes;** Providing for Repealer; Providing for Severability; Providing for Codification; Providing for an Effective Date.

[Memorandum](#)

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

6.E An Ordinance of the City Commission of the City of Sunny Isles Beach, Florida, **Amending Ordinance No. 2024-618; Approving Budget Amendment No. BA2425-06 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: 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 the Infrastructure and Capital Improvements Elements of the Adopted City of Sunny Isles Beach Comprehensive Plan to Clarify Level of Service Standards;** Providing for Transmittal to the State Land Planning Agency and Other Review Agencies Identified in F.S. 163.3184(1)(C); Providing for Repealer, Providing for Severability; Providing for Codification; And 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 the Land Development Regulations, Section 265-11 - "Procedures of General Applicability," and Providing for a New Article VI - "Adequacy of Facilities; Concurrency," to Establish Concurrency Procedures and Requirements;** Providing for Repealer, Providing for Severability; Providing for Codification; And Providing for an Effective Date.

[Memorandum](#)

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

8.C 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 City Manager.
2. Recommendation: Adopt Ordinance.

8.D 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: Adopt Ordinance.

## 9. RESOLUTIONS

9.A 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) Vehicles From Bartow Ford for the Police Department**, in an Amount Not to Exceed \$92,415.14, 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.B A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Waiving the Bidding Requirements of Chapter 62 of the City’s Code of Ordinances; Approving an Agreement with Vetted Holdings, LLC, d/b/a Vetted Security Solutions LLC to Provide Maintenance and As-Needed Repairs to the City’s Security Camera Hardware and Software**, in an Amount Not to Exceed \$65,000.00, 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 this Resolution.

9.C A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Waiving the Bidding Requirements Set Forth in Chapter 62 of the Code of Ordinances; Approving an Agreement with Pipeline Plumbing Service of Broward, Inc. to Purchase and Install Three (3) Shower Towers at Samson Oceanfront Park**, in an Amount Not to Exceed \$44,900.00, Attached Hereto as Exhibit "A"; Authorizing the City Manager and the 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.D A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving a First Amendment to the Project Agreement with Keith and Associates, Inc., d/b/a Keith, for Civil Engineering and Landscape Architectural Services for the Bella Vista Park**, in an Amount Not to Exceed \$30,875.00, 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, **Authorizing the City Manager to Negotiate and Execute an Agreement with Team Contracting, Inc., for Emergency Repairs to the Storm Drain Located at 177th Drive**, in an Amount Not to Exceed \$63,789.59, 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.F A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Declaring "Zoning in Progress" Relating to the Mixed Use-Resort (MU-R) District, Town Center District (TCD), Neighborhood Business (B1) District, and Business Overlay (BO) Districts; Determining that Applications for Development Orders and Development Permits Shall Be Subject to the Zoning in Progress**; Authorizing the City Manager to Do All Things Necessary to Effectuate this Resolution; and Providing 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, **Waiving the Bidding Requirements Set Forth in Chapter 62 of the City's Code of Ordinances; Approving an Agreement with Complete Cities Planning Group, LLC to Provide Planning**

**Services Related to Amendments to the City's Comprehensive Plan and Land Development Regulations**, in an Amount Not to Exceed \$148,576.00, 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 Lease Agreement Between the City of Sunny Isles Beach and the Miami-Dade County Public Library System for the Continued Operation of a Public Library Facility Within the City's Government Center**; Providing for Authorization; and 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 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 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, **Approving the Issuance of a Proclamation Recognizing September 18, 2025, as Emmanuel Machado Day in the City of Sunny Isles Beach**; Providing for an Effective Date.

[Memorandum](#)

1. Report of Mayor Svechin and Commissioner Viscarra (Co-Sponsor).
  2. Recommendation: Presented for Consideration.
- 9.L A Resolution of the City Commission of the City of Sunny Isles Beach, Florida, **Approving the Issuance of a Proclamation Recognizing the 114th National Day of the Republic of China (Taiwan)**; Providing for an Effective Date.  
[Memorandum](#)
1. Report of Mayor Svechin.
  2. Recommendation: Presented for Consideration.
- 9.M A Resolution of the City Commission of Sunny Isles Beach, Florida, **Honoring Israeli Consul General Maor Elbaz-Starinsky with a Key to the City in Recognition of His Diplomatic Service**; Authorizing the City Clerk to Issue a Key to the City; 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 Mayor Svechin.
  2. Recommendation: Presented for Consideration.
- 9.N A Resolution of the City Commission of Sunny Isles Beach, Florida, **Recognizing the Historical and Cultural Significance of the Regions Known as Judea and Samaria and Affirming the Use of Historically Accurate Terminology in Official City Communications**; 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, **Authorizing the City of Sunny Isles Beach to Join an Amicus Curiae Brief in Support of the City of Miami in the Karenza Apartments LLP v. City of Miami Appeal**; Authorizing the City Manager and City Attorney to Do All Things Necessary to Effectuate the Terms of This Resolution; 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.