

City of Miami

*City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com*



Meeting Agenda

Thursday, February 26, 2026

9:00 AM

City Commission Meeting

City Hall

City Commission

*Eileen T. Higgins, Mayor
Christine King, Chair, District Five
Miguel Angel Gabela, Commissioner, District One
Damian Pardo, Commissioner, District Two
Rolando Escalona, Commissioner, District Three
Ralph "Rafael" Rosado, Commissioner, District Four
James Reyes, City Manager
George K. Wysong III, City Attorney
Todd B. Hannon, City Clerk*

ANY PERSON WHO IS A LOBBYIST PURSUANT TO CHAPTER 2, ARTICLE VI OF THE CITY CODE MUST REGISTER WITH THE CITY CLERK AND COMPLY WITH RELATED CITY REQUIREMENTS FOR LOBBYISTS PRIOR TO ENGAGING IN LOBBYING ACTIVITIES BEFORE CITY STAFF, BOARDS, COMMITTEES, AND THE CITY COMMISSION. A COPY OF THE CITY CODE SECTION IS AVAILABLE AT THE OFFICE OF THE CITY CLERK OR ONLINE AT WWW.MUNICODE.COM.

ANY PERSON MAKING A PRESENTATION, FORMAL REQUEST, OR PETITION TO THE CITY COMMISSION CONCERNING REAL PROPERTY MUST MAKE THE DISCLOSURES REQUIRED BY THE CITY CODE IN WRITING. A COPY OF THIS CITY CODE SECTION IS AVAILABLE AT THE OFFICE OF THE CITY CLERK OR ONLINE AT WWW.MUNICODE.COM.

PURSUANT TO SECTION 4(G)(5) OF THE CITY CHARTER, THE MAYOR MAY VETO CERTAIN ITEMS APPROVED BY THE CITY COMMISSION WITHIN TEN CALENDAR DAYS FOLLOWING THE COMMISSION ACTION. THE CITY COMMISSION MAY, AFTER THE VETO OCCURS, OVERRIDE SUCH VETO BY A FOUR-FIFTHS VOTE OF THE COMMISSIONERS THEN PRESENT.

ANY PERSON MAKING OFFENSIVE REMARKS OR WHO BECOMES UNRULY IN THE COMMISSION CHAMBERS WILL BE BARRED FROM FURTHER ATTENDING CITY COMMISSION MEETINGS AND MAY BE SUBJECT TO ARREST. NO CLAPPING, APPLAUDING, HECKLING, OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE MATERIAL FOR EACH ITEM ON THE AGENDA IS AVAILABLE DURING BUSINESS HOURS AT THE OFFICE OF THE CITY CLERK AND ON-LINE, 24 HOURS A DAY, AT WWW. MIAMIGOV.COM.

ANY PERSON MAY BE HEARD BY THE CITY COMMISSION, THROUGH THE CHAIR FOR NOT MORE THAN TWO MINUTES, ON ANY PROPOSITION BEFORE THE CITY COMMISSION UNLESS MODIFIED BY THE CHAIR. IF THE PROPOSITION IS BEING CONTINUED OR RESCHEDULED, THE OPPORTUNITY TO BE HEARD MAY BE AT SUCH LATER DATE, BEFORE THE CITY COMMISSION TAKES ACTION ON SUCH PROPOSITION. THE CHAIR WILL ADVISE THE PUBLIC WHEN THE PUBLIC MAY HAVE THE OPPORTUNITY TO ADDRESS THE CITY COMMISSION DURING THE PUBLIC COMMENT PERIOD OR AT ANY OTHER DESIGNATED TIME.

* * * * *

ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION FOR ANY MATTER CONSIDERED AT THIS MEETING MAY NEED A VERBATIM RECORD OF THE ITEM. A VIDEO OF THIS MEETING MAY BE REQUESTED AT THE DEPARTMENT OF COMMUNICATIONS OR VIEWED ONLINE AT WWW.MIAMIGOV.COM. ANY PERSON WITH A DISABILITY REQUIRING ASSISTANCE, AUXILIARY AIDS, AND SERVICES FOR MEETINGS MAY NOTIFY THE OFFICE OF THE CITY CLERK.

* * * * *

THE LUNCH RECESS WILL BEGIN AT THE CONCLUSION OF DELIBERATION OF THE AGENDA ITEM BEING CONSIDERED AT NOON. THE MEETING WILL END EITHER AT THE CONCLUSION OF THE DELIBERATION OF THE AGENDA ITEM BEING CONSIDERED AT 10:00 P.M. OR AT THE CONCLUSION OF THE REGULARLY SCHEDULED AGENDA, WHICHEVER OCCURS FIRST. THIS RULE DOES NOT APPLY WHEN THE CITY COMMISSION IS ENGAGED IN ITS ANNUAL BUDGET HEARINGS (ORDINANCE 12586).

IN THE EVENT THAT A SCHEDULED CITY COMMISSION MEETING IS CANCELLED OR IS NOT HELD DUE TO A LACK OF A QUORUM OR OTHER EMERGENCY, A SPECIAL CITY COMMISSION MEETING WILL BE AUTOMATICALLY SCHEDULED FOR THE TUESDAY IMMEDIATELY FOLLOWING THE CANCELLED MEETING. ALL OF THE SCHEDULED AGENDA ITEMS FROM THAT CANCELLED MEETING SHALL AUTOMATICALLY BE SCHEDULED AS AN AGENDA ITEM AT THE SPECIAL CITY COMMISSION MEETING (ORDINANCE 14087).

PR - PRESENTATIONS AND PROCLAMATIONS**9:00 AM** **INVOCATION AND PLEDGE OF ALLEGIANCE****AM - APPROVING THE MINUTES OF THE FOLLOWING MEETINGS:****MV - MAYORAL VETO(ES)**

(Pursuant to Section 4(g)(5) of the charter of Miami, Florida, Item(s) vetoed by the Mayor shall be placed by the city clerk as the first substantive item(s) for the commission consideration.)

END OF MAYORAL VETO(ES)

CA - CONSENT AGENDA

Unless a member of the City Commission wishes to remove a specific item from this portion of the agenda, Item CA.1 through CA.5 constitute the Consent Agenda. These resolutions are self-explanatory and are not expected to require additional review or discussion. Each item will be recorded as individually numbered resolutions, adopted unanimously by the following motion.

"...that the Consent Agenda comprised of item CA.1 through CA.5 be adopted..."

The Presiding Officer or City Clerk shall state the following: "Before the vote on adopting items included in the Consent Agenda is taken, is there anyone present who is an objector or proponent that wishes to speak on any item in the Consent Agenda. Hearing none, the vote on the adoption of the Consent Agenda will now be taken."

CA.1**RESOLUTION****18853*****Department of Police***

A RESOLUTION OF THE MIAMI CITY COMMISSION AUTHORIZING THE PURCHASE OF A FORD CARGO VAN IN THE AMOUNT OF SIXTY-FOUR THOUSAND EIGHT HUNDRED SEVENTY DOLLARS (\$64,870.00), FOR THE CITY OF MIAMI'S ("CITY") POLICE DEPARTMENT ("DEPARTMENT") TO BE UTILIZED FOR INVESTIGATIONS RELATED TO INTERNET CRIMES AGAINST CHILDREN THAT REQUIRE THE TRANSPORTATION OF SPECIALIZED EQUIPMENT; ALLOCATING FUNDS FROM THE DEPARTMENT'S LAW ENFORCEMENT TRUST FUND, PROJECT NUMBER 19-690001, AWARD 1169, TASK 04, EXPENDITURE EQUIPMENT, ORGANIZATION 191602 AND ACCOUNT CODE 12500.191602.664000.0.0, SUCH EXPENDITURES HAVING BEEN APPROVED BY THE CHIEF OF POLICE AND IN COMPLIANCE WITH THE DIRECTIVES PROVIDED IN SECTION 932.7055, FLORIDA STATUTES, AS AMENDED.

Districts Impacted: All

CA.2**18736*****Department of Police*****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION AUTHORIZING THE CITY MANAGER TO APPROVE THE AUDIT OF CERTAIN CIVILIAN POSITIONS OF THE CITY OF MIAMI'S ("CITY") POLICE DEPARTMENT ("DEPARTMENT") WITH A FISCAL IMPACT ESTIMATED AT \$150,000.00 FOR FISCAL YEAR 2025-2026, WHICH SHALL BE FULLY FUNDED THROUGH THE REALLOCATION OF APPROPRIATED FUNDS FROM ACCOUNT CODE 00001.191501.552010.0.0 MOTOR FUEL BUDGETED LINE ITEM, RESULTING IN NO NET FISCAL IMPACT; SAID ACTIONS INCLUDE: THE RECLASSIFICATION OF ONE (1) VACANT ADMINISTRATIVE AIDE I POSITION AND (1) VACANT CLERK I POSITION TO CREATE ONE (1) LATENT PRINT EXAMINER POSITION TO HELP TO REDUCE THE BACKLOG OF LATENT PRINT CASES, IMPROVE PRODUCTIVITY, AND HELP TO DISSEMINATE IDENTIFICATION REPORTS TO DETECTIVES IN A TIMELY MANNER; ONE (1) ADMINISTRATIVE AIDE II POSITION TO CREATE ONE (1) POLICE COMMUNICATIONS RECORDS CUSTODIAN POSITION FOR COORDINATING AND RESPONDING TO OVER 2500 PUBLIC RECORDS REQUESTS YEARLY TO COMPLY WITH CHAPTER 119, FLORIDA STATUTES, INCLUDING APPEARING IN COURT AND GIVING SWORN DEPOSITIONS FOR THE COMMUNICATIONS UNIT; FURTHER CREATING ONE (1) CITY-FUNDED VICTIM ADVOCATE POSITION CRITICAL TO MAINTAIN SERVICE CONTINUITY AND HONORING CITY'S COMMITMENT TO VICTIMS OF CRIME; ALL PURSUANT TO RESOLUTION NO. R-21-0402 ADOPTED SEPTEMBER 23, 2021, AND RESOLUTION NO. R-21-0408 ADOPTED OCTOBER 1, 2021; AUTHORIZING THE CITY MANAGER TO MAKE ANY NECESSARY CHANGES TO ADJUST, AMEND, AND APPROPRIATE THE FISCAL YEAR 2025-2026 OPERATING BUDGET, FIVE-YEAR FINANCIAL PLAN, STRATEGIC PLAN, AND MULTI-YEAR CAPITAL PLAN REGARDING CITY SERVICES AND RESOURCES AS NECESSARY, LEGALLY ALLOWED, AND APPLICABLE IN ORDER TO AUDIT AND CREATE SAID POSITIONS FOR THE DEPARTMENT; RATIFYING, APPROVING, AND CONFIRMING CERTAIN NECESSARY ACTIONS OF THE CITY MANAGER AND DESIGNATED CITY DEPARTMENTS TO UPDATE THE RELEVANT FINANCIAL CONTROLS, PROJECT CLOSE-OUTS, ACCOUNTING ENTRIES, AND COMPUTER SYSTEMS; PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

Districts Impacted: All

CA.3**18784****Department of
Resilience and Public
Works****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), ACCEPTING NINE (9) RIGHT-OF-WAY DEEDS AND ONE (1) QUIT CLAIM RIGHT-OF-WAY DEED OF DEDICATION ("DEEDS"), AS DESCRIBED IN EXHIBIT "A," ATTACHED AND INCORPORATED, FOR RIGHT-OF-WAY PURPOSES; APPROVING AND AUTHORIZING THE RECORDATION OF THE DEEDS IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FURTHER DIRECTING THE CITY CLERK TO RETAIN A COPY OF THE DEEDS.

Districts Impacted: All**CA.4****18862****Office of the City
Attorney****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION AUTHORIZING THE DIRECTOR OF FINANCE TO PAY ANTHONY DAVE CRUZ, WITHOUT ADMISSION OF LIABILITY, THE TOTAL SUM OF THIRTY SEVEN THOUSAND DOLLARS (\$37,000.00) IN FULL AND COMPLETE SETTLEMENT OF ANY AND ALL CLAIMS AND DEMANDS, INCLUDING ALL CLAIMS FOR ATTORNEYS' FEES, AGAINST THE CITY OF MIAMI AND ITS OFFICERS, AGENTS, AND EMPLOYEES (COLLECTIVELY, "CITY") IN THE CASE STYLED ANTHONY DAVE CRUZ VS. CITY OF MIAMI, PENDING IN THE CIRCUIT COURT FOR THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA, CASE NO.: 2024-22092-CA 01, UPON THE EXECUTION OF A GENERAL RELEASE OF ALL CLAIMS AND DEMANDS BROUGHT FOR NEGLIGENCE PENDING IN STATE COURT AND A DISMISSAL OF THE CITY WITH PREJUDICE; ALLOCATING FUNDS FROM ACCOUNT NO. 50001.301001.545011.0000.00000.

Districts Impacted:**CA.5****18905****Office of the City
Attorney****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION AUTHORIZING THE CITY ATTORNEY TO PROCEED WITH LEGAL ACTION, IF NECESSARY, AGAINST MINISHA MARSHALL LOCATED AT 1371 NORTHWEST 61 STREET, #2, MIAMI, FLORIDA 33142 ("PROPERTY") TO OBTAIN POSSESSION OF THE PROPERTY AND SEEK ANY OTHER LEGAL REMEDIES AVAILABLE AT LAW.

Districts Impacted:**END OF CONSENT AGENDA**

PH - PUBLIC HEARINGS**PH.1****18874****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AFTER A DULY NOTICED PUBLIC HEARING, AUTHORIZING AND DIRECTING THE CITY MANAGER TO TAKE ANY AND ALL ACTION(S) NECESSARY TO EXPEDITIOUSLY REQUEST THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS ("DTPW") CONSIDER THE PROPOSED TRAFFIC FLOW MODIFICATIONS, WAIVE THE REQUIRED RESIDENT CONCURRENCE, AND EXEMPT THE BALLOTING PROCESS, IN ORDER TO EXPEDITIOUSLY PROCEED WITH THE DESIGN AND CONSTRUCTION OF TRAFFIC CALMING DEVICES AT TWENTY (20) LOCATIONS IN THE ROADS RESIDENTIAL NEIGHBORHOOD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED AND INCORPORATED; DIRECTING THE CITY CLERK TO SEND A CERTIFIED COPY OF THIS RESOLUTION TO DTPW DIRECTOR

SPONSOR(S): Commissioner Rolando Escalona**Districts Impacted:****PH.2****18898*****Department of
Resilience and Public
Works*****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), ACCEPTING THE PLAT TITLED "OAK ROW 2900," A REPLAT IN THE CITY OF MIAMI OF THE PROPERTY DESCRIBED IN ATTACHMENT "1," SUBJECT TO SATISFACTION OF ALL CONDITIONS REQUIRED BY THE PLAT AND STREET COMMITTEE AS SET FORTH IN EXHIBIT "A," ATTACHED AND INCORPORATED, AND THE PROVISIONS CONTAINED IN SECTION 55-8 OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED; ACCEPTING THE DEDICATIONS SHOWN ON THE PLAT; AUTHORIZING AND DIRECTING THE CITY MANAGER AND CITY CLERK TO EXECUTE THE PLAT AND CAUSE THE RECORDATION OF THE PLAT IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Districts Impacted: District 2**END OF PUBLIC HEARINGS**

RE - RESOLUTIONS

RE.1

18642

***Department of
Resilience and Public
Works***

RESOLUTION

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), PERMITTING ENCROACHMENTS, PURSUANT TO SECTION 55-14(B) OF THE CODE OF THE CITY OF MIAMI, FLORIDA, IN CERTAIN CITY OF MIAMI ("CITY") RIGHTS-OF-WAY IN FURTHERANCE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ("FDOT") IMPROVEMENTS TO STATE ROAD 836 ("SR 836") AND INTERSTATE 395 ("I-395") FROM NORTHWEST 17 AVENUE TO BISCAYNE BAY; AUTHORIZING THE CITY MANAGER TO NEGOTIATE THE CONVEYANCE OF FIFTEEN (15) EASEMENTS TO THE GREATER MIAMI EXPRESSWAY AGENCY ("GMX") FOR SAID ENCROACHMENTS AND ACCEPT TWO (2) EASEMENTS FROM GMX, IN THE AREAS SUBSTANTIALLY DEPICTED HEREIN; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION.

Districts Impacted: District 1

History:

01/08/26 City Commission DEFERRED

Next: 02/26/26

RESULT:	DEFERRED [UNANIMOUS]	Next: 2/26/2026 9:00 AM
MOVER:	Damian Pardo, Commissioner, District Two	
SECONDER:	Ralph "Rafael" Rosado, Commissioner, District Four	
AYES:	King, Gabela, Pardo, Escalona, Rosado	

RE.2**18763****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION DIRECTING THE CITY ATTORNEY TO PREPARE AN AMENDMENT TO THE CHARTER OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CHARTER"), FOR CONSIDERATION AT THE SPECIAL ELECTION TO BE HELD CONCURRENTLY WITH THE PRIMARY GUBERNATORIAL ELECTION ON AUGUST 18, 2026, PROPOSING, UPON APPROVAL OF THE ELECTORATE, AMENDING SECTION 4(B) OF THE CHARTER, TITLED "FORM OF GOVERNMENT; NOMINATION AND ELECTION/ELECTION OF MAYOR AND CITY COMMISSION; TERMS OF OFFICE; RECALL," SECTION 7 OF THE CHARTER, TITLED "ELECTION OF CITY COMMISSIONERS AND MAYOR," AND SECTION 12 OF THE CHARTER, TITLED "FILLING VACANCIES FOR MAYOR AND COMMISSION," TO CHANGE THE NOVEMBER 2029 GENERAL ELECTION FOR THE OFFICE OF MAYOR TO AUGUST 2028, THEREBY SHORTENING THE CURRENT 2025-2029 TERM FOR THE OFFICE OF MAYOR TO THREE (3) YEARS, AND PROVIDING THAT ALL SUBSEQUENT YEARS FOR THE GENERAL ELECTIONS AND RUN-OFF ELECTIONS OF THE CITY FOR THE OFFICE OF MAYOR TO BE HELD EVERY FOUR (4) YEARS THEREAFTER SO THE DATES OF THE GENERAL ELECTION FOR THE OFFICE OF MAYOR ARE CONCURRENT WITH ANY STATEWIDE OR COUNTYWIDE ELECTION; FURTHER MODIFYING THE RUN-OFF ELECTION SCHEDULE TO NOVEMBER 2028, AMENDING THE PERIOD FOR QUALIFICATION, AND PROVIDING FOR THE ADJUSTMENT OF EXISTING TERMS OF OFFICE DUE TO SAID CHANGE; FURTHER PROVIDING THAT UPON APPROVAL OF THE ELECTORATE, THIS AMENDMENT WILL BE IMMEDIATELY EFFECTIVE.

SPONSOR(S): Mayor Eileen T. Higgins

Districts Impacted:

RE.3**18926****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), ACCEPTING AND APPROVING THE AMENDED GENERAL OPERATING BUDGET OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY ("OMNI CRA"), ATTACHED AND INCORPORATED AS EXHIBIT "A," IN THE AMOUNT OF SEVENTY-THREE MILLION, SIXTY FOUR THOUSAND TWO HUNDRED EIGHTY NINE DOLLARS AND ZERO CENTS (\$73,064,289.00) FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 ("AMENDED BUDGET"), AS APPROVED BY THE OMNI CRA'S BOARD OF COMMISSIONERS; PROVIDING FOR AN EFFECTIVE DATE.

SPONSOR(S): Commissioner Damian Pardo

Districts Impacted:

RE.4**RESOLUTION****18925**

A RESOLUTION OF THE MIAMI CITY COMMISSION DIRECTING THE CITY MANAGER TO WORK WITH THE BUILDING DEPARTMENT AND ANY OTHER RELEVANT CITY OF MIAMI DEPARTMENT TO DEVELOP A VIRTUAL BUILDING INSPECTION SYSTEM FOR SIMPLE, LOW-RISK PERMITS AND TO REPORT TO THE CITY COMMISSION IN SIXTY (60) DAYS ON THE PROGRESS OF IMPLEMENTATION AND WHETHER SUCH SYSTEM CAN BE IMPLEMENTED EITHER BY AN ADMINISTRATIVE PROCEDURE OR AN AMENDMENT TO THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED.

SPONSOR(S): Commissioner Rolando Escalona

Districts Impacted:

RE.5**RESOLUTION****18938**

A RESOLUTION OF THE MIAMI CITY COMMISSION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LANDSCAPE AND STORMWATER MAINTENANCE MEMORANDUM OF AGREEMENT ("MMA") BETWEEN THE CITY OF MIAMI ("CITY") AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") ON STATE ROADS AND AN INTER-AGENCY AGREEMENT WITH MIAMI-DADE COUNTY ("MDC") ON COUNTY STREETS AS NEEDED.

SPONSOR(S): Commissioner Rolando Escalona

Districts Impacted:

RE.6**18939****Office of the City
Attorney****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION AUTHORIZING THE DIRECTOR OF FINANCE TO PAY WESLYN LEWIS FRANCOIS FOUR-HUNDRED-THOUSAND-DOLLARS (\$400,000.00), INCLUSIVE OF ALL FEES AND COSTS, PERMISSION TO RETIRE AT THE RANK OF MAJOR AT TIME OF SEPARATION FROM THE CITY OF MIAMI ("CITY") WITH VACATION, SICK, AND COMPENSATORY PAYOUTS AT THE MAJOR RATE PURSUANT TO THE CITY'S ADMINISTRATIVE POLICY, AND THE NON-MONETARY CONDITIONS OF RESCINDING SELECT DISCIPLINES AND A 90-DAY ACTION PLAN, REIMBURSEMENT OF SICK AND VACATION TIME BALANCES AT COMMANDER CLASSIFICATION FOR A PERIOD OF THREE (3) YEARS, AND MUTUAL NON-DISPARAGEMENT AGREEMENT IN FULL AND COMPLETE SETTLEMENT OF ANY AND ALL CLAIMS AND DEMANDS BY HER, INCLUDING ALL CLAIMS FOR ATTORNEYS' FEES, AGAINST THE CITY OF MIAMI, ITS OFFICERS, AGENTS, AND EMPLOYEES IN THE CASE OF WESLYN LEWIS FRANCOIS VS. CITY OF MIAMI, CASE NO. 24-CV-23943-CMA, PENDING IN THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF FLORIDA, UPON THE EXECUTION OF A GENERAL RELEASE OF HER CLAIMS AND DEMANDS, AND A DISMISSAL OF HER CLAIMS AGAINST THE CITY OF MIAMI WITH PREJUDICE; ALLOCATING FUNDS FROM GENERAL LIABILITY ACCOUNT NO. 50001.301001.545013.0000.00000.

Districts Impacted:**RE.7****18942****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION DIRECTING THE CITY MANAGER TO PREPARE AND PRESENT TO THE CITY COMMISSION, WITHIN THIRTY (30) DAYS OF ADOPTION OF THIS RESOLUTION, THE DRAFT FINAL REQUEST FOR PROPOSALS ("RFP") FOR THE DEVELOPMENT OF THE CITY OF MIAMI-OWNED GENERAL SERVICES ADMINISTRATION ("GSA") SITE LOCATED AT 1970 NW 13 AVENUE AND 1950 NW 12 AVENUE, MIAMI, FLORIDA, FOLIO NOS. 01-3135-000-0163 AND 01-3135-0010-010 (THE "GSA SITE"), FOR REVIEW AND APPROVAL CONSISTENT WITH THE POLICIES STATED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE

SPONSOR(S): Commissioner Miguel Angel Gabela**Districts Impacted:****END OF RESOLUTIONS**

SR - SECOND READING ORDINANCE

**SR.1
18706**

ORDINANCE

Second Reading

AN ORDINANCE OF THE MIAMI CITY COMMISSION RENAMING CERTAIN CITY OF MIAMI OWNED REAL PROPERTY CONSISTING OF APPROXIMATELY 8,219 SQUARE FEET, LOCATED AT 1 SOUTHWEST SOUTH RIVER DRIVE, MIAMI, FLORIDA, CURRENTLY KNOWN AS "SIMÓN BOLÍVAR PARK," AS "FISHERMAN'S PARK"; AMENDING CHAPTER 38/ARTICLE I OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CITY CODE"), TITLED "PARKS AND RECREATION/IN GENERAL," BY AMENDING SECTION 38-30 OF THE CITY CODE, CURRENTLY TITLED "NAMING OF SIMÓN BOLÍVAR PARK" TO RENAME THE PROPERTY DESIGNATED THEREIN AS "FISHERMAN'S PARK"; FURTHER DIRECTING THE CITY MANAGER TO TAKE ANY AND ALL ACTIONS NECESSARY TO EFFECTUATE THE RENAMING OF THE PARK; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

SPONSOR(S): Commissioner Rolando Escalona

Districts Impacted:

History:

01/08/26 City Commission DEFERRED Next: 01/22/26

RESULT:	DEFERRED [UNANIMOUS]	Next: 1/22/2026 9:00 AM
MOVER:	Damian Pardo, Commissioner, District Two	
SECONDER:	Ralph "Rafael" Rosado, Commissioner, District Four	
AYES:	Christine King, Damian Pardo, Rolando Escalona, Ralph "Rafael" Rosado	
ABSENT:	Miguel Angel Gabela	

01/22/26 City Commission PASSED ON FIRST READING Next:
02/26/26

RESULT:	PASSED ON FIRST READING [UNANIMOUS]	Next:
	2/26/2026 9:00 AM	
MOVER:	Miguel Angel Gabela, Commissioner, District One	
SECONDER:	Rolando Escalona, Commissioner, District Three	
AYES:	King, Gabela, Pardo, Escalona, Rosado	

END OF SECOND READING ORDINANCE

FR - FIRST READING ORDINANCES

Note: Any proposed ordinance listed as an item for first reading in this section may be adopted as an emergency measure upon being so determined by the City Commission.

FR.1	<u>ORDINANCE</u>	First Reading
18208	AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING CHAPTER 40/ARTICLE III/SECTION 128 OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, TITLED "PERSONNEL/CIVIL SERVICE RULES AND REGULATIONS / GRIEVANCES AND ABUSES GENERALLY," TO ESTABLISH SECTION 40-128(C), TITLED "WHISTLEBLOWER COMPLAINT," TO PROVIDE DIRECTIONS TO PERSONS DESIROUS OF A HEARING BEFORE THE BOARD, PURSUANT TO THE FLORIDA 'WHISTLE-BLOWER ACT'; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.	
<i>Civil Service Board</i>		

Districts Impacted: All

History:

11/20/25 City Commission NO ACTION TAKEN Next: 12/11/25

RESULT:	NO ACTION TAKEN	Next: 12/11/2025 9:00 AM
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12/11/25 City Commission DEFERRED Next: 02/26/26

RESULT:	DEFERRED [UNANIMOUS]	Next: 2/26/2026 9:00 AM
MOVER:	Joe Carollo, Commissioner	
SECONDER:	Ralph "Rafael" Rosado, Commissioner, District Four	
AYES:	King, Carollo, Gabela, Pardo, Rosado	

FR.2

ORDINANCE

First Reading

18888

AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING CHAPTER 18/ARTICLE III OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CITY CODE"), TITLED "FINANCE/CITY OF MIAMI PROCUREMENT ORDINANCE", BY AMENDING SECTION 18-119, TITLED "UNSOLICITED PROPOSALS," TO CLARIFY THE PROCESS FOR EVALUATING UNSOLICITED PROPOSALS RECEIVED BY THE CITY AND PROVIDING FOR UNSOLICITED PROPOSALS TO BE PRESENTED TO THE CITY COMMISSION; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

SPONSOR(S): Commissioner Miguel Angel Gabela

Districts Impacted:

History:

02/12/26 City Commission DEFERRED

Next: 02/26/26

RESULT:	DEFERRED [UNANIMOUS]	Next: 2/26/2026 9:00 AM
MOVER:	Damian Pardo, Commissioner, District Two	
SECONDER:	Miguel Angel Gabela, Commissioner, District One	
AYES:	King, Gabela, Pardo, Escalona, Rosado	

FR.3

ORDINANCE

First Reading

18937

AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING CHAPTER 2/ARTICLE XI/DIVISION 9 OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CITY CODE"), TITLED "ADMINISTRATION/BOARDS, COMMITTEES, COMMISSIONS/RESERVED," MORE SPECIFICALLY BY AMENDING SECTION 2-1121 THROUGH 2-1139 OF THE CITY CODE TO ESTABLISH THE "INTERFAITH ADVISORY COUNCIL" ("COUNCIL"), STATING THE COUNCIL'S PURPOSE, POWERS, DUTIES, COMPOSITION, APPOINTMENT QUALIFICATIONS, AND REQUIREMENTS FOR MEMBERSHIP; PROVIDING FOR OFFICERS, RULES OF PROCEDURE, MEETINGS, QUORUM, LEGAL AND STAFF SUPPORT, ASSIGNMENT OF PERSONNEL, WAIVERS, OTHER NECESSARY PROVISIONS, AND PUBLIC NOTICE; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

SPONSOR(S): Commissioner Ralph "Rafael" Rosado

Districts Impacted:

END OF FIRST READING ORDINANCES

AC - ATTORNEY-CLIENT SESSION

AC.1

18927

*Office of the City
Attorney***ATTORNEY-CLIENT SESSION**

UNDER THE PARAMETERS OF SECTION 286.011(8), FLORIDA STATUTES, A PRIVATE ATTORNEY-CLIENT SESSION WILL BE CONDUCTED AT THE FEBRUARY 26, 2026, MIAMI CITY COMMISSION MEETING. THE PERSON CHAIRING THE CITY COMMISSION MEETING WILL ANNOUNCE THE COMMENCEMENT OF AN ATTORNEY-CLIENT SESSION, CLOSED TO THE PUBLIC, FOR PURPOSES OF DISCUSSING THE PENDING LITIGATION IN THE MATTER OF WILLIAM O. FULLER, MARTIN PINILLA, II, THE BARLINGTON GROUP, LLC, CALLE OCHO MARKETPLACE, LLC, YO AMO CALLE SIETE, LLC, LITTLE HAVANA ARTS BUILDING, LLC, LITTLE HAVANA ARTS BUILDING TOO, LLC, TOWER HOTEL, LLC, BRICKELL STATION, LLC, PIEDRA VILLAS, LLC, FUTURAMA, LLC, EL SHOPPING, LLC, BEATSTIK, LLC, VIERNES CULTURALES/CULTURAL FRIDAYS, INC., LITTLE HAVANA BUNGALOWS, LLC, AND LHAS TREST, LLC V. CITY OF MIAMI, ET AL., CASE NO. 23-CV-24251-FAM, PENDING IN THE UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF FLORIDA, TO WHICH THE CITY IS PRESENTLY A PARTY. THE SUBJECT OF THE MEETING WILL BE CONFINED TO SETTLEMENT NEGOTIATIONS OR STRATEGY SESSIONS RELATED TO LITIGATION EXPENDITURES. THIS PRIVATE MEETING WILL BEGIN AT APPROXIMATELY 10:00 A.M. (OR AS SOON THEREAFTER AS THE COMMISSIONERS' SCHEDULES PERMIT) AND CONCLUDE APPROXIMATELY ONE HOUR LATER. THE SESSION WILL BE ATTENDED BY THE MEMBERS OF THE CITY COMMISSION, WHICH INCLUDE CHAIRWOMAN CHRISTINE KING, COMMISSIONERS MIGUEL ANGEL GABELA, DAMIAN PARDO, ROLANDO ESCALONA, AND RALPH "RAFAEL" ROSADO; CITY MANAGER JAMES REYES; CITY ATTORNEY GEORGE K. WYSONG III; DEPUTY CITY ATTORNEY KEVIN R. JONES; ASSISTANT CITY ATTORNEY SUPERVISOR ERIC J. EVES; AND OUTSIDE COUNSEL RAQUEL A. RODRIGUEZ ESQ., ANGEL CORTIÑAS, ESQ., AND JONATHAN KASKEL, ESQ. A CERTIFIED COURT REPORTER WILL BE PRESENT TO ENSURE THAT THE SESSION IS FULLY TRANSCRIBED AND THE TRANSCRIPT WILL BE MADE PUBLIC UPON THE CONCLUSION OF THE ABOVE-CITED, ONGOING LITIGATION. AT THE CONCLUSION OF THE ATTORNEY-CLIENT SESSION, THE REGULAR CITY COMMISSION MEETING WILL BE REOPENED AND THE PERSON PRESIDING OVER THE CITY COMMISSION MEETING WILL ANNOUNCE THE TERMINATION OF THE ATTORNEY-CLIENT SESSION.

Districts Impacted:**END OF ATTORNEY-CLIENT SESSION**

PZ - PLANNING AND ZONING ITEM(S)

Planning and Zoning matters may be heard at any time. Pursuant to Ordinance No. 13903 and Section 166.041(c), Florida Statutes, for ordinances changing the list of uses and ordinances requesting zoning changes of ten (10) contiguous acres or more, at least one (1) hearing shall be after 5:00 PM unless the City Commission elects to conduct that hearing at another time by a 4/5ths affirmative vote.

PZ.1

18709

Department of Planning

RESOLUTION

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), PURSUANT TO CHAPTER 55, SECTION 55-15 OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, CLOSING, VACATING, ABANDONING, AND DISCONTINUING FOR PUBLIC USE THE THOROUGHFARE OF NORTHEAST 64 TERRACE ("NE 64 TERRACE RIGHT OF WAY") GENERALLY BOUNDED BY NORTHEAST 67 STREET TO THE NORTH, NORTHEAST 7 AVENUE TO THE EAST, NORTHEAST 64 STREET TO THE SOUTH, AND BISCAYNE BOULEVARD TO THE WEST, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

LOCATION: Generally, 6443 Biscayne Blvd

APPLICANT(S): Melissa Tapanes Llahues, Esq., on behalf of ACRE GCDM Bay Investments II LLC

PURPOSE: ACRE GCDM Bay Investments II, LLC requests approval to vacate and close a portion of the NE 64 Terrace right-of-way—approximately 13,791 sq. ft. (0.317 acres)—in accordance with Chapter 55, Section 55-15 of the City of Miami Code of Ordinances, as reflected in The Legion West Tentative Plat.

FINDING(S):

PLANNING DEPARTMENT: Recommended approval.

PLANNING, ZONING AND APPEALS BOARD: On December 17, 2025, failed to recommend approval by a supermajority, as there was a motion recommending approval, which failed by a vote of five to three (5-3).

Note for the Record: PZAB File ID 18536 Linked to this Legislative File; ePlan PZ-19-5147

Districts Impacted: District 5

History:

01/22/26 City Commission INDEFINITELY DEFERRED
02/26/26

Next:

RESULT:	INDEFINITELY DEFERRED [UNANIMOUS]	Next:
	2/26/2026 9:00 AM	
MOVER:	Ralph "Rafael" Rosado, Commissioner, District Four	
SECONDER:	Damian Pardo, Commissioner, District Two	
AYES:	King, Gabela, Pardo, Escalona, Rosado	

PZ.2**16820****Department of
Planning****ORDINANCE****First Reading**

AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 10544, AS AMENDED, THE FUTURE LAND USE MAP OF THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN, PURSUANT TO SMALL SCALE AMENDMENT PROCEDURES SUBJECT TO §163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM "MEDIUM DENSITY MULTIFAMILY RESIDENTIAL" TO "RESTRICTED COMMERCIAL" OF THE ACREAGE DESCRIBED HEREIN OF REAL PROPERTY AT THE SOUTHEASTERN PORTION OF 490 NORTHEAST 78 STREET ROAD, AT 496 NORTHEAST 78 STREET ROAD, AND AT 498 NORTHEAST 78 STREET ROAD, MIAMI, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

LOCATION: Approximately 490 NE 78 St Rd, 496 NE 78 St Rd, 498 NE 78 St Rd

APPLICANT(S): Christopher Penelas, Esq., on behalf of LGE 79, LLC

PURPOSE: Future Land Use Map designation from Medium Density Multifamily Residential to Restricted Commercial.

FINDING(S):

PLANNING DEPARTMENT: Recommended approval

PLANNING, ZONING AND APPEALS BOARD: On October 30, 2024, recommended approval, by a vote of 8-2.

**Note for the Record: Companion File ID 16821; PZAB File ID 16790
Linked to this Legislative File: ePlan: PZ-24-17561**

Districts Impacted: District 5

History:

11/21/24 City Commission DEFERRED Next: 02/27/25

RESULT:	DEFERRED [UNANIMOUS]	Next: 2/27/2025 9:00 AM
MOVER:	Miguel Angel Gabela, Commissioner, District One	
SECONDER:	Manolo Reyes, Commissioner	
AYES:	King, Carollo, Gabela, Pardo, Reyes	

02/27/25 City Commission INDEFINITELY DEFERRED Next:
09/25/25

RESULT:	INDEFINITELY DEFERRED [UNANIMOUS]	Next:
	9/25/2025 9:00 AM	
MOVER:	Damian Pardo, Commissioner, District Two	
SECONDER:	Miguel Angel Gabela, Commissioner, District One	
AYES:	Christine King, Miguel Angel Gabela, Damian Pardo	
ABSENT:	Joe Carollo, Manolo Reyes	

09/25/25 City Commission INDEFINITELY DEFERRED Next:
02/26/26

RESULT:	INDEFINITELY DEFERRED [UNANIMOUS]	Next:
	2/26/2026 9:00 AM	
MOVER:	Joe Carollo, Commissioner	
SECONDER:	Ralph "Rafael" Rosado, Commissioner, District Four	
AYES:	King, Carollo, Gabela, Pardo, Rosado	

PZ.3**16821****Department of
Planning****ORDINANCE****First Reading**

AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING THE ZONING ATLAS OF ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MIAMI 21 CODE"), BY CHANGING THE ZONING CLASSIFICATION FROM: "T6-8-O," URBAN CORE TRANSECT ZONE - OPEN, AND "T4-R," GENERAL URBAN TRANSECT ZONE - RESTRICTED, TO "T6-8-O," URBAN CORE TRANSECT ZONE - OPEN, AND "T5-O," URBAN CENTER TRANSECT ZONE - OPEN, FOR THE PROPERTY GENERALLY LOCATED AT 490 NORTHEAST 78 STREET ROAD AND FROM "T4-R," GENERAL URBAN TRANSECT ZONE - RESTRICTED, TO "T5-O," URBAN CENTER TRANSECT ZONE - OPEN, FOR THE PROPERTIES GENERALLY LOCATED AT 496 NORTHEAST 78 STREET ROAD AND 498 NORTHEAST 78 STREET ROAD, MIAMI, FLORIDA, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED AND INCORPORATED; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

LOCATION: Approximately 490 NE 78 Str Rd, 496 NE 78 St Rd, and 498 NE 78 St Rd

APPLICANT: Christopher Penelas, Esq., on behalf of LGE 79, LLC

PURPOSE: This will change the zoning classification from "T6-8-O," Urban Core Transect Zone - Open and "T4-R," Urban Transect Zone - Restricted to "T6-8-O," Urban Core Transect Zone - Open and "T5-O," Urban Center Transect Zone - Open for the property generally located at 490 Northeast 78 Street Road and "T4-R," General Urban Transect Zone - Restricted to "T5-O," Urban Center Transect Zone - Open for the properties generally located at 496 Northeast 78 Street Road and 498 Northeast 78 Street Road.

FINDING(S):

PLANNING DEPARTMENT: Recommended approval.

PLANNING, ZONING AND APPEALS BOARD: On October 30, 2024, recommended approval, by a vote of 8-2.

**Note for the Record: Companion File ID 16820; PZAB File ID 16791
Linked to this Legislative File: ePlan PZ-24-17569**

Districts Impacted: District 5

History:

11/21/24 City Commission DEFERRED Next: 02/27/25

RESULT:	DEFERRED [UNANIMOUS]	Next: 2/27/2025 9:00 AM
MOVER:	Miguel Angel Gabela, Commissioner, District One	
SECONDER:	Manolo Reyes, Commissioner	
AYES:	King, Carollo, Gabela, Pardo, Reyes	

02/27/25 City Commission INDEFINITELY DEFERRED Next:
09/25/25

RESULT:	INDEFINITELY DEFERRED [UNANIMOUS]	Next:
	9/25/2025 9:00 AM	
MOVER:	Damian Pardo, Commissioner, District Two	
SECONDER:	Miguel Angel Gabela, Commissioner, District One	
AYES:	Christine King, Miguel Angel Gabela, Damian Pardo	
ABSENT:	Joe Carollo, Manolo Reyes	

09/25/25 City Commission INDEFINITELY DEFERRED Next:
02/26/26

RESULT:	INDEFINITELY DEFERRED [UNANIMOUS]	Next:
	2/26/2026 9:00 AM	
MOVER:	Joe Carollo, Commissioner	
SECONDER:	Ralph "Rafael" Rosado, Commissioner, District Four	
AYES:	King, Carollo, Gabela, Pardo, Rosado	

PZ.4

15466

Office of Zoning

RESOLUTION

A RESOLUTION OF THE MIAMI CITY COMMISSION GRANTING / DENYING THE APPEAL FILED BY THE CITY OF MIAMI'S ZONING DEPARTMENT REVERSING / AFFIRMING THE PLANNING ZONING AND APPEALS BOARD'S DECISION AS SET FORTH IN RESOLUTION NO. PZAB-R-23-117 REVERSING THE ZONING ADMINISTRATOR'S REVOCATION OF A CERTIFICATE OF USE PURSUANT TO SECTION 2-211 OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CITY CODE") AND SECTION 7.1.2.1 OF ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MIAMI 21 CODE"), FOR THE PROPERTY LOCATED AT APPROXIMATELY 5830 NORTHWEST 12 AVENUE, MIAMI, FLORIDA ("PROPERTY"), AND REVERSING / UPHOLDING THE ZONING ADMINISTRATOR'S REVOCATION OF THE CERTIFICATE OF USE NO. 1402000285 FOR THE PROPERTY; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

LOCATION(S): 5830 Northwest 12 Avenue

APPLICANT(S): Felix Rodriquez, Esq.

APPELLANT(S) to PZAB: Felix Rodriguez, Esq.

APPELLANT(S) TO CITY COMMISSION: Dan Goldberg, Former Zoning Administrator; Tamara Frost, Zoning Administrator

PURPOSE: The Appellant seeks to appeal the Planning, Zoning and Appeals Board decision.

FINDING(S):

OFFICE OF ZONING: Recommended denial of the appeal and upholding the decision of the Zoning Administrator to deny the Certificate of Use.

PLANNING, ZONING AND APPEALS BOARD: On December 6, 2023, granted the appeal and reversed the decision of the Zoning Administrator by a vote of 7 to 1.

Note for the Record: PZAB File ID 15048 Linked to this Legislative File

Districts Impacted: District 5

History:

02/22/24 City Commission DEFERRED

Next: 04/11/24

RESULT:	DEFERRED [UNANIMOUS]	Next: 4/11/2024 9:00 AM
MOVER:	Joe Carollo, Commissioner	
SECONDER:	Manolo Reyes, Commissioner	
AYES:	King, Carollo, Gabela, Pardo, Reyes	

04/11/24 City Commission DEFERRED

Next: 07/25/24

RESULT:	DEFERRED [UNANIMOUS]	Next: 7/25/2024 9:00 AM
MOVER:	Damian Pardo, Commissioner, District Two	
SECONDER:	Joe Carollo, Commissioner	
AYES:	King, Carollo, Gabela, Pardo, Reyes	

07/25/24 City Commission INDEFINITELY DEFERRED Next:
02/13/25

RESULT:	INDEFINITELY DEFERRED [UNANIMOUS]	Next:
	2/13/2025 9:00 AM	
MOVER:	Miguel Angel Gabela, Commissioner, District One	
SECONDER:	Manolo Reyes, Commissioner	
AYES:	Christine King, Miguel Angel Gabela, Damian Pardo, Manolo Reyes	
ABSENT:	Joe Carollo	

02/13/25 City Commission DEFERRED Next: 07/24/25

RESULT:	DEFERRED [UNANIMOUS]	Next: 7/24/2025 9:00 AM
MOVER:	Miguel Angel Gabela, Commissioner, District One	
SECONDER:	Damian Pardo, Commissioner, District Two	
AYES:	King, Carollo, Gabela, Pardo, Reyes	

07/24/25 City Commission INDEFINITELY DEFERRED Next:
02/26/26

RESULT:	INDEFINITELY DEFERRED [UNANIMOUS]	Next:
	2/26/2026 9:00 AM	
MOVER:	Miguel Angel Gabela, Commissioner, District One	
SECONDER:	Damian Pardo, Commissioner, District Two	
AYES:	Christine King, Miguel Angel Gabela, Damian Pardo, Ralph "Rafael" Rosado	
ABSENT:	Joe Carollo	

PZ.5

18014

Department of Planning

ORDINANCE

Second Reading

AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MIAMI 21 CODE"), AMENDING ARTICLE 6, TITLED "SUPPLEMENTAL REGULATIONS," TO CLARIFY AUTO-RELATED COMMERCIAL REGULATIONS, UPDATE ASSOCIATED DESIGN STANDARDS, AND STREAMLINE THE PROCESS FOR THE REESTABLISHMENT OF THOSE RECENTLY OPERATING; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICANT(S): Arthur Noriega V, Former City Manager on behalf of the City of Miami

PURPOSE: The amendments clarify regulations and update design standards relating to Auto-Related Commercial Uses including Car Washes, Gas Stations, Vehicle Rental Facilities, and Auto-Sales Dealerships. A by Right process is available when certain criteria are complied with. The updated standards also streamline the process for the reestablishment of recently operating Auto-Related Commercial uses, while providing protection to the neighborhood character and mitigating the impact on adjacent properties.

FINDING(S):

PLANNING DEPARTMENT: Recommended approval.

PLANNING, ZONING AND APPEALS BOARD: On December 17, 2025, recommended approval, by a vote of 8-0.

Note for the Record: PZAB File ID 18632 Linked to this Legislative File

Districts Impacted: All

History:

11/20/25 City Commission NO ACTION TAKEN

Next: 12/11/25

RESULT:	NO ACTION TAKEN	Next: 12/11/2025 9:00 AM
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01/22/26 City Commission PASSED ON FIRST READING
02/26/26

Next:

RESULT:	PASSED ON FIRST READING [UNANIMOUS]	Next:
	2/26/2026 9:00 AM	
MOVER:	Miguel Angel Gabela, Commissioner, District One	
SECONDER:	Ralph "Rafael" Rosado, Commissioner, District Four	
AYES:	King, Gabela, Pardo, Escalona, Rosado	

PZ.6**18479****Department of
Planning****ORDINANCE****Second Reading**

AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MIAMI 21 CODE"), BY AMENDING ARTICLE 1, TITLED "DEFINITIONS," TO INTRODUCE AND CLARIFY DEFINITIONS RELATED TO VESSELS; FURTHER AMENDING ARTICLE 3, SECTION 3.6, TITLED "GENERAL TO ZONES/OFF-STREET PARKING AND LOADING STANDARDS," AND ARTICLE 6, SECTION 6.1, TABLE 13, TITLED "SUPPLEMENTAL REGULATIONS/INTENT AND EXCLUSIONS," TO CREATE CONSISTENCY WITH THE DEFINITIONS AND ESTABLISH AND UPDATE REGULATIONS, PROCESSES, AND BY RIGHT CRITERIA PERTAINING TO VESSELS, BOAT SLIPS, BOAT HOUSES, AND DOCKS / PIERS; FURTHER AMENDING ARTICLE 6, SECTION 6.3, TITLED "SUPPLEMENTAL REGULATIONS/COMMERCIAL USES," TO ESTABLISH A NEW SUBSECTION REGULATING MARINE-RELATED COMMERCIAL ESTABLISHMENTS; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICANT(S): Arthur Noriega V, Former City Manager on behalf of the City of Miami

PURPOSE: The amendments update definitions, clarify land use regulations, and modernize design standards relating to Vessels, Boat Slips, Boat Houses, Docks / Piers, and Marine-Related Commercial. A By Right process has been made available when the proposal complies with specified criteria. Updated standards support their development and regulate their use, while also providing protection for neighborhood character and mitigating the impact on adjacent properties.

FINDING(S):

PLANNING DEPARTMENT: Recommended approval.

PLANNING, ZONING AND APPEALS BOARD: On November 19, 2025 recommended approval, by a vote of 9-0.

Note for the Record: PZAB File ID 18372 Linked to this Legislative File

Districts Impacted: All

History:

12/11/25 City Commission NO ACTION TAKEN

Next: 01/22/26

RESULT:	NO ACTION TAKEN	Next: 1/22/2026 9:00 AM
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01/22/26 City Commission PASSED ON FIRST READING
02/26/26

Next:

RESULT:	PASSED ON FIRST READING [UNANIMOUS]	Next:
	2/26/2026 9:00 AM	
MOVER:	Miguel Angel Gabela, Commissioner, District One	
SECONDER:	Ralph "Rafael" Rosado, Commissioner, District Four	
AYES:	King, Gabela, Pardo, Escalona, Rosado	

PZ.7**ORDINANCE****First Reading****18838**

AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY AMENDING ARTICLE 3, TITLED "GENERAL TO ZONES," TO MODIFY THE AFFORDABLE AND ATTAINABLE MIXED-INCOME TRANSFER OF DEVELOPMENT DENSITY PROGRAM; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

SPONSOR(S): Commissioner Christine King

APPLICANT(S): James Reyes, City Manager, on behalf of the City of Miami

PURPOSE: The request seeks approval to amend the Miami 21 zoning code by adjusting the number of attainable mixed-income housing units a development must provide to qualify for the Attainable Mixed-Income Housing Transfer of Development Density Program, to refine program requirements and support mixed-income housing development.

FINDING(S):

PLANNING, ZONING AND APPEALS BOARD: Scheduled to be heard on February 18, 2026.

Note for the Record: PZAB File ID 18899 Linked to this Legislative File

Districts Impacted: All

PZ.8**18818****Department of
Planning****RESOLUTION**

A RESOLUTION OF THE MIAMI CITY COMMISSION GRANTING/DENYING THE APPEAL FILED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ON BEHALF OF THE CITY OF MIAMI (“APPELLANT”) AND REVERSING/AFFIRMING/MODIFYING THE DECISION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD’S APPROVAL, PURSUANT TO SECTION 23-6.2(B)(4) OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, OF THE APPELLANT’S APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS TO PERMIT NEW CONSTRUCTION AND SITE IMPROVEMENTS, ON A PROPERTY LOCATED APPROXIMATELY AT 411 NORTHEAST 69 STREET MIAMI, FLORIDA, 33138, WITHIN THE PALM GROVE HISTORIC DISTRICT; WITH FOLIO NUMBER 01-3218-004-0920.

LOCATION: Approximately, 411 Northeast 69 Street

APPLICANT(S) TO THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD (“HEPB”): Victor Turner, Director, City of Miami Department of Housing and Community Development

APPELLANT(S) TO THE CITY COMMISSION: Victor Turner, Director, City of Miami Department of Housing and Community Development

PURPOSE: Appellant requests the City Commission modify the HEPB decision.

FINDING(S):

PLANNING DEPARTMENT: Recommended approval of the appeal.

HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD: Deferred on January 6, 2026 to February 3, 2026. On February 3, 2026, approved with conditions, by a vote of seven to two (7-2).

Note for the Record: File ID 18665 Linked to this Legislative File

Districts Impacted: District 5

END OF PLANNING AND ZONING ITEM(S)

DI - DISCUSSION ITEM

NOTE: Legislation may result from City Commission consideration of any Commission Discussion item. Should Legislation result from the Discussion, public comment related to the Legislation will be heard.

This portion of the agenda is separately designated as being available for the purpose of providing and securing City Commission information, direction, and guidance in significant pending and concluded matters, including matters not specifically set forth in this section. It is anticipated that no input from anyone other than the City personnel is needed or expected while the City Commission is considering any matter in this portion of the Agenda.

DI.1**DISCUSSION ITEM****18922**

A DISCUSSION IN REFERENCE TO THE CHIEF OF POLICE.

SPONSOR(S): Commissioner Miguel Angel Gabela**Districts Impacted:****End of Discussion Item**

FL - FUTURE LEGISLATION

Pursuant to Resolution R-23-0075, the full title of any amendment to the City of Miami Code, or Text Amendment to the Miami 21 Code, sponsored or co-sponsored by the City Administration shall be published in the "Future Legislation" section of the City Commission agenda for one (1) regular City Commission meeting prior to placing the proposed amendment on a subsequent City Commission agenda for First Reading. **Items placed in the Future Legislation section shall require no action from the City Commission.**

The public may submit their comments to futurelegislation@miamigov.com. Comments shall be accepted through the period indicated under each Ordinance. Once the public comment period has closed, said public comments shall be included as supporting documentation to the legislation. The public comment period shall re-open for fifteen (15) days for additional public comment after the proposed amendment is published after first reading.

(Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request or published pursuant to Resolution R-23-0075, do not send electronic mail to this entity. Instead, contact the City Commission or City Administration by phone or in writing.)

FL.1**ORDINANCE****18708*****Department of Building***

AN ORDINANCE BY THE MIAMI CITY COMMISSION AMENDING CHAPTER 20 OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CITY CODE"), TITLED "FLOOD DAMAGE PREVENTION," PROVIDING GUIDELINES AND TIMELINESS FOR RE-CERTIFICATION OF EXISTING DRAINAGE SYSTEMS.

Districts Impacted: All

FL.2**18904****Department of
Planning****ORDINANCE**

AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MIAMI 21 CODE"), BY AMENDING ARTICLE 1 SECTION 1.2, TITLED "DEFINITION OF TERMS," TO DEFINE ELECTRIC VEHICLE READY AND ARTICLE 3, SECTION 3.6, TITLED "OFF-STREET PARKING AND LOADING STANDARDS," TO REMOVE ELECTRIC VEHICLE CAPABLE PARKING REQUIREMENTS ARTICLE 4, TABLE 4, TITLED "DENSITY, INTENSITY AND PARKING (T4)," "DENSITY, INTENSITY AND PARKING (T5)," "DENSITY, INTENSITY AND PARKING (T6)," "DENSITY, INTENSITY AND PARKING (CS)," "DENSITY INTENSITY AND PARKING (CI)," "DENSITY, INTENSITY AND PARKING (CI-HD)," "DENSITY, INTENSITY AN PARKING (D1)," "DENSITY, INTENSITY AND PARKING (D2)," AND "DENSITY, INTENSITY AND PARKING (D3)," APPENDIX J "WYNWOOD NRD-1", AND APPENDIX P "WYNWOOD NORTE NRD-2" TO REDUCE PARKING REQUIREMENTS WHEN ELECTRIC VEHICLE READY PARKING IS PROVIDED; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

Note for the Record: 18815 Linked to this Legislative File

Districts Impacted: All

END OF FUTURE LEGISLATION