CITY OF SOUTH MIAMI

CITY COMMISSION MEETING AGENDA

TUESDAY, NOVEMBER 17, 2026, 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. PUBLIC REMARKS

F. PRESENTATIONS

F1. Introduction of Grove Bank & Trust - CEO Jose Cueto and Maira Diaz Giusti, Senior Vice

President/Market Manager

F2. Presentation of Award - Bougainvillea's Old Florida Tavern Halloween Decorating Contest Winner

F3. Proclamation - William "Chris" Winkler

F4. Proclamation - Epilepsy Awareness Month

G. ADD-ON ITEM(S)

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

I. APPROVAL OF MINUTES

I1. 10.06.26
10.20.26
10.06.26.docx
10.20.26.docx

J. CITY MANAGER'S REPORT

J1. City Manager's Report
11.17.26 City Manager's Report.pdf

K. 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.]

L. COMMISSION REPORTS, DISCUSSION & REMARKS

(25 minutes)

M. DISCUSSION ITEM(S)

N. BOARDS AND COMMITTEES, APPOINTMENTS, ETC.

N1. Christian Rodriguez has been appointed by Commissioner Rodriguez to the Design Review Board, as per City Charter Art. II, Sec. 8 A, for a two-year term ending November 3, 2028.
Christian Rodriguez..pdf

O. CONSENT AGENDA

1. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, DESIGNATING GROVE BANK & TRUST AND UNITED COMMUNITY BANK AS CITY DEPOSITORIES; AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY ACCOUNT AND BANKING DOCUMENTS, SUBJECT TO REVIEW AND APPROVAL BY THE CITY ATTORNEY; PROVIDING FOR AUTHORIZATION; IMPLEMENTATION, CORRECTIONS AND AN EFFECTIVE

DATE. 3/5 (CITY MANAGER-FINANCE DEPT.)
Memo_-_Grove_Bank_and_Trust___United_Community_ (2).docx
Resolution Designating Grove Bank & Trust and United_Community Bank as Depositiries CAv2.docx
2024 Charter as Amended 11-05-24.pdf
Public Deposits - Smartsheet.pdf

2. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, SELECTING AND AWARDING A CONSTRUCTION CONTRACT TO TROPIC LANDSCAPING & LAWN MAINTENANCE, INC. FOR THE FUCHS PARK BEACH VOLLEYBALL COURT IMPROVEMENTS PROJECT IN THE AMOUNT OF $86,214.00, TOGETHER WITH A $8,621.40 CONTINGENCY, FOR A TOTAL PROJECT COST IN AN AMOUNT NOT TO EXCEED $94,835.40 PURSUANT TO INVITATION TO BID NO. 2026-09; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-PARKS, RECREATION & CULTURAL DEPT.)
Memo-Fuchs_Beach_Volleyball_Improvements__1_.docx
clean-Reso-Fuchs_Beach_Volleyball_Improvements.docx
Exhibit A - Construction Contract - Fuchs Park Beach Volleyball Improvements.docx
FINAL ITB Fuchs Volleyball Reno 8.20.26.pdf
Bid Tabulation ITB PR2026-09 9.23.26.pdf
Proposal Summary ITB PR2026-09 9.23.26.pdf
Demand Star ITB PR2026-09 9.23.26.pdf
Tropic Landscaping Combined Bid Documents.pdf

3. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING AND AUTHORIZING THE PURCHASE OF A 2026 FORD F-150 XL CREW CAB 4X4 PICKUP TRUCK FROM DUVAL FORD, LLC FOR THE PARKS, RECREATION AND CULTURE DEPARTMENT PURSUANT TO FLORIDA SHERIFFS ASSOCIATION CONTRACT NO. FSA25-VEL33.0 IN THE AMOUNT OF $49,149.00; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-PARKS, RECREATION & CULTURAL DEPT.)
Memo_-_Parks_Pickup_Vehicle__FY_27___1_.docx
FINAL_Reso Parks Pickup Vehicle.docx
Exhibit A - Duval Ford Quote.pdf
Bid Award Duval.docx
VEL33.0-Award-Packet_10-9.pdf

4. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING AND AUTHORIZING THE PURCHASE OF A BUCHER MUNICIPAL R65 REGENERATIVE AIR STREET SWEEPER FROM PAT'S PUMP & BLOWER LLC FOR THE PUBLIC WORKS & ENGINEERING DEPARTMENT PURSUANT TO FLORIDA SHERIFFS ASSOCIATION CONTRACT NO. FSA26-EQU24.0 IN AN AMOUNT NOT TO EXCEED $390,000; APPROVING A RELATED BUDGET TRANSFER OF $5,000; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-PUBLIC WORKS DEPT.)
Memo-Streetsweeper.docx
Reso - Street Sweeper FSA Piggyback - Item 3728.docx
Exhibit A- Quote for Sweeper Specs.pdf
FSA26-EQU24.0-Equipment-Final-Award-Packet.pdf

Reso 203-18-15236 Street Sweeper 11.6.2018.pdf

5. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, SUPPORTING THE ESTABLISHMENT, ADVANCEMENT, AND COORDINATED IMPLEMENTATION OF THE SOUTH DADE AEROSPACE AND DEFENSE CORRIDOR TO PROMOTE AND ATTRACT AEROSPACE, DEFENSE, TECHNOLOGY, AND ADVANCED MANUFACTURING INDUSTRIES AND OTHER ECONOMIC DEVELOPMENT OPPORTUNITIES TO SOUTH DADE; DIRECTING THE CITY MANAGER TO EVALUATE AND PROPOSE AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS AND COMPREHENSIVE PLAN RELATING TO SAME; PROVIDING FOR COLLABORATION WITH SOUTH DADE MUNICIPALITIES AND OTHER REGIONAL PARTNERS TO ACHIEVE THE OBJECTIVES OF THE CORRIDOR; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION, TRANSMITTAL, AND CORRECTIONS AND AN EFFECTIVE DATE. 3/5 (COMMISSIONER RODRIGUEZ)
   Memo Aerospace Corridor.docx
   Resolution_Supporting_the_Implementation_of_the_South_Dade_Aerospace_and_Defense

6. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXPEND AN AMOUNT NOT TO EXCEED $20,000 FROM THE PEOPLE'S TRANSPORTATION PLAN FUND FOR THE ESTABLISHMENT AND INITIAL OPERATIONS OF A PROPOSED CORAL GABLES, SOUTH MIAMI, AND UNIVERSITY OF MIAMI TRANSPORTATION MANAGEMENT ASSOCIATION ("TMA"); DESIGNATING THE CITY MANAGER OR HIS APPOINTEE AS THE CITY'S DESIGNATED REPRESENTATIVE TO THE TMA; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (COMMISSIONER CALLE)
   Memo_TMA (1).docx
   FINAL_Reso_-_TMA_Funding_and_Appointment_-_Item_3730_-_DRAFT.docx
   CSUgo SM Presentation_9.26.pdf
   TMA Development Plan_Coral Gables-SoMi-UM_DRAFT_101926.pdf
   TMAs in Coral Gables-SoMi-UM - PWG #3.pdf
   FW City of South Miami PTP Transit Funds Inquiry .msg.pdf

7. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING AND AUTHORIZING THE PURCHASE OF (I) ONE 2027 FORD EXPLORER SUV 4X4 AND ONE 2027 FORD POLICE INTERCEPTOR UTILITY AWD FROM DUVAL FORD, LLC PURSUANT TO FLORIDA SHERIFFS ASSOCIATION CONTRACT NO. FSA25-VEL33.0 IN THE AMOUNT OF $97,750.00; (II) EMERGENCY EQUIPMENT AND INSTALLATION SERVICES FROM STROBES-R-US PURSUANT TO BROWARD SHERIFF'S OFFICE CONTRACT NO. 23004AP IN THE AMOUNT OF $28,391.65; (III) VEHICLE DECALS FROM DORAL DIGITAL REPROGRAPHICS, CORP. PURSUANT TO CITY OF DORAL CONTRACT NO. 2023-09 IN THE AMOUNT OF $674.14; (IV) STALKER DSR 2X RADARS FROM APPLIED CONCEPTS, INC., AS A SOLE SOURCE PROVIDER, IN THE AMOUNT OF $11,049.00; AND (V) ONE GRAPPLER POLICE BUMPER SYSTEM FROM STOCK ENTERPRISES, LLC, AS A SOLE SOURCE PROVIDER, IN THE AMOUNT OF $7,011.21, FOR A TOTAL EXPENDITURE NOT TO EXCEED $144,876.00; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-POLICE DEPARTMENT)
   2027 FORD Vehicles Purchase Supporting Memo.docx
   FINAL_Reso - PD Vehicles Purchase FY27 - Item 3731 - DRAFT.docx
   Quote # 2845BD Duval Ford (Exhibit A).pdf

Quote # 2849BD Duval Ford (Exhibit B).pdf
Quote # 7192 Strobes (Exhibit C).pdf
Quote # 7196 Strobes (Exhibit D).pdf
Quote # 10963 DDR (Exhibit E).pdf
Quote # 2131345 Stalker (Exhibit F).pdf
Quote # QT-66386 Stock (Exhibit G).pdf
FSA Contract 25VEL-33 (Vehicles) (Exhibit H).pdf
BSO Contract 23004AP (Equipment) (Exhibit I).pdf
Doral Contract 2023-09 (Decals) (Exhibit J).pdf
Stalker Sole Source Letter (Exhibit K).pdf
Stock Enterprises Sole Source Letter (Exhibit L).pdf

8. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING A FISCAL YEAR 2025-2026 GENERAL FUND BUDGET TRANSFER IN THE AMOUNT OF $40,000 FROM THE CITY MANAGER'S CONTINGENCY ACCOUNT TO THE REFUSE DISPOSAL FEE ACCOUNT FOR OUTSTANDING SOLID WASTE DISPOSAL EXPENDITURES; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-PUBLIC WORKS DEPT.)
Memo_-_PW_Budget_Transfer.docx
Reso - FY26 Budget Transfer Contingency to Refuse Disposal - Item 3733.docx
Res No 060-26-16474.pdf

9. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH THE MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION FOR THE CITY OF SOUTH MIAMI TRANSPORTATION MASTER PLAN PROVIDING FOR A GRANT AMOUNT OF UP TO $60,000; AUTHORIZING THE CITY MANAGER TO EXECUTE INTERLOCAL AGREEMENT AND EXPEND THE CITY SHARE NOT TO EXCEED $63,000; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-PUBLIC WORKS DEPT.)
2026.11.09_Memo_-_TPO_Interlocal_Agreement_Transportation_Master_Plan.docx
FINALReso_TPO_ILA_Transportation_Master_Plan_CAv2 (2).docx
Exhibit A-MGP Interlocal Agreement_South Miami.pdf
Exhibit A - Project Scope.pdf
Exhibit B- Project Schedule.pdf
Exhibit C- Project Budget by task with City Share.pdf
south-miami-intermodal-transportation-plan-final 2015.pdf

10. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPOINTING SAMANTHA FRAGA-LOPEZ AS INTERIM CITY MANAGER, EFFECTIVE DECEMBER 1, 2026; AUTHORIZING A TEMPORARY FIFTEEN PERCENT (15%) SALARY INCREASE DURING THE INTERIM APPOINTMENT; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY COMMISSION)
Memo_Interim_Manager.docx
Resolution Appoint Samantha Fraga-Lopez as Interim City Manager and Adjusting Pay.docx

11. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING THE PROPOSAL AND AN AGREEMENT WITH THE CORRADINO GROUP, INC. FOR DEVELOPMENT SERVICES DEPARTMENT AND GENERAL PLANNING SERVICES;

AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT FOR THE SERVICES; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER)
Memo - General Planning Services Corradino.docx
Reso_Corradino_Group_Services_CAv1rv.docx
PSA Corradino Group 2026.docx
South Miami Scope of Services Corradino_1110026.pdf
Res No 031-25-16323 - Corradino.pdf

12. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING THE PROPOSAL AND PROJECT WORK/PURCHASE ORDER WITH EXP US SERVICES, INC. TO PROVIDE IN-HOUSE RIGHT OF WAY PERMITTING SUPPORT AND PLANS REVIEW SERVICES IN AN AMOUNT NOT TO EXCEED $85,370; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-PUBLIC WORKS DEPT.)
Memo_-_EXP_Permitting_Services_Assistance__1_.docx
FINAL_Resolution-EXP_Permitting_Services.docx
Exhibit A-Proposal-In House Support Services_082026.pdf
Exhibit B-Project Work/Purchase Order-EXP.docx
Exhibit A1-Proposal-In House Support Services_Fee_082026.pdf
Exhibit B-Project Agreement-EXP.docx

13. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, SELECTING AND APPROVING KIMLEY-HORN AND ASSOCIATES, INC. TO PROVIDE PROFESSIONAL PLANNING SERVICES FOR THE CITY OF SOUTH MIAMI TRANSPORTATION MASTER PLAN FOR A LUMP SUM FEE NOT TO EXCEED $123,000; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR THE SERVICES; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-PUBLIC WORKS DEPT.)
Memo_-_Kimley-Horn_Transportation_Master_Plan__1_.docx
Reso_FINAL__Kimley-Horn_Transportation_Master_Plan.docx
Exhibit A - SOMI Transportation Master Plan_Scope.pdf
PSA_-_Kimley-Horn_Transportation_Master_Plan_Clean.docx
Project Budget by task with City Share.pdf
SOMI Transportation Master Plan_Schedule.pdf

14. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, PROVIDING FOR RATIFICATION OF A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF SOUTH MIAMI AND AFSCME LOCAL 3294 INTEGRATING THE SOLID WASTE TASK PROGRAM AS AN ADDENDUM TO THE COLLECTIVE BARGAINING AGREEMENT FOR HEAVY EQUIPMENT OPERATORS (HEO I, II, AND III); AUTHORIZING THE CITY MANAGER TO EXECUTE THE MOU; PROVIDING FOR IMPLEMENTATION CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-PUBLIC WORKS DEPT.)
Manager_Memo_TASK_MOU.docx
Resolution-AFSCME_TASK_MOU.docx
AFSCME_Task_MOU_final (5).docx

P. RESOLUTION(S)

15. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING AND ADOPTING A STORMWATER UTILITY USER FEE IN THE AMOUNT OF $18.50 PER EQUIVALENT RESIDENTIAL UNIT PER MONTH EFFECTIVE MARCH 1, 2027; AMENDING THE CITY'S SCHEDULE OF FEES AND FINES TO INCLUDE THE STORMWATER UTILITY USER FEES; PROVIDING FOR ANNUAL RATE ADJUSTMENTS BEGINNING ON OCTOBER 1, 2027 (FISCAL YEAR 2028); PROVIDING FOR AUTHORIZATION; IMPLEMENTATION, CORRECTIONS, CONFLICTS AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-FINANCE DEPT.)
    Memo_-_Adopting_the_NEW_ERU_Rate_2026_-_CDB_Comments.docx
    Resolution_Stormwater_Utility_User_Fee_CAv2.docx
    261027 South Miami Utility Rate Study Report - V2.pdf
    Res No 214-17-15015.pdf
    Ord. No. 21-00-1723-Stormwater Utlity Creation.pdf
    Ord. No. 26-00-1728-Stormwater User Rate 3.pdf
    Ord. No. 10-02-1778-Stormwater User Rate 4.50.pdf

16. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH UBER TECHNOLOGIES, INC. FOR AN ON-DEMAND TRANSPORTATION VOUCHER PROGRAM PROPOSED TO BE FUNDED WITH PEOPLE'S TRANSPORTATION PLAN (PTP) FUNDS IN AN AMOUNT NOT TO EXCEED $120,000; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (MAYOR FERNANDEZ)
    Uber_Memo__1_.docx
    FINAL_Reso_-_Uber_Voucher_Program_-_Item_3732_-_DRAFT_v2 (1).docx
    South Miami Proposal (2).pdf
    Template Transit DAA_Central___Vouchers_Addenda__1_.pdf

17. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, SELECTING AND AWARDING RELATED URBAN DEVELOPMENT GROUP (RUDG) FOR THE CITY OF SOUTH MIAMI INSPECTION SITE AFFORDABLE HOUSING PROJECT PURSUANT TO REQUEST FOR PROPOSALS (RFP) NO. CSM2026-08; AUTHORIZING THE CITY MANAGER TO NEGOTIATE WITH THE PROPOSER ALL NECESSARY AGREEMENT(S) FOR THE PROJECT; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER)
    Memo_-_Affordable_Housing_Recommendation_to_Commission_.docx
    Resolution Selecting RUDG - Affordable Housing Inspection Site CAv1.docx
    Affordable_Housing_Evaluation_Committee_Ranking_Memo.pdf
    Evaluation Committee Score Sheet_Affordable Housing RFP.pdf
    Final - Request for Proposals - Lease and Development - Essential Affordable Housing 6-17-26.pdf
    v2FINAL Addendum No. 2 Affordable Housing 8.7.26.pdf
    RUDG (Related) LLC Bidding Document (1).PDF
    Review of Proposals - Barbara Gomez.pdf
    Review of Proposals - Shawn Whitney.pdf
    RUDG (Related) LLC Bidding Document - Redacted fINAL.pdf

Q. RESOLUTION(S) PUBLIC HEARING(S)

18. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING A MULTI-YEAR AGREEMENT WITH MIAMI-DADE COUNTY, THROUGH ITS WATER AND SEWER DEPARTMENT, TO ADMINISTER, BILL, COLLECT AND REMIT STORMWATER UTILITY SERVICE CHARGES ON THE CITY'S BEHALF THROUGH THE COUNTY'S WATER AND SEWER BILLING SYSTEM; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION, FUNDING, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER)

    Memo_-_Transition_Stormwater_Utility_Fee_Collection_to_Utility_Billing__1_.docx
    Resolution Stormwater Billing_Agreement with Miami-Dade County CAv2.docx
    Exhibit A - City of South Miami- StormwaterBillingAgreement 11426final.docx
    Res No 091-17-14892 - Non Ad Valorem MDC Interlocal.pdf

19. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING A MULTI-YEAR AGREEMENT WITH MCCI, LLC FOR CITY-WIDE DOCUMENT SCANNING, DIGITIZATION, AND RELATED RECORDS MANAGEMENT SERVICES, USING THE TERMS AND CONDITIONS OF THE COMPETITIVELY BID CONTRACT AWARDED PURSUANT TO REQUEST FOR PROPOSALS (RFP) NO. 36-22 WITH OMNIA PARTNERS/NATIONAL COOPERATIVE PURCHASING ALLIANCE (NCPA), NCPA CONTRACT NO. 01-162; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-HUMAN RESOURCES)
    Memo_-_MMCI.docx
    Resolution MCCI Multi-Year Agreement (Final).docx
    Exhibit A - MCCI_City of South Miami - 44238 - Order.pdf
    MCCI_Response and Summary RFP 36-22.pdf

20. QUASI-JUDICIAL WARNING:
    THE FOLLOWING MATTER IS CONSIDERED TO BE QUASI-JUDICIAL. PLEASE REVIEW THE RESTRICTIONS THAT ARE MORE FULLY SET FORTH AT THE END OF THIS AGENDA.

    A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING AN AMENDMENT TO THE LARGE-SCALE DEVELOPMENT SPECIAL EXCEPTION APPROVED PURSUANT TO RESOLUTION NO. 006-26-16420 FOR THE OFF-CAMPUS STUDENT APARTMENTS PROJECT KNOWN AS "SOMI WALK SOUTH MIAMI" ON THE 1.01-ACRE DEVELOPMENT SITE LOCATED AT 5959 SW 71 STREET AND 7090 SW 59 PLACE, PURSUANT TO SECTION 20-8.7 OF THE CITY OF SOUTH MIAMI LAND DEVELOPMENT CODE; PROVIDING FOR CONDITIONS, ENFORCEMENT OF CONDITIONS, CORRECTIONS, SEVERABILITY, AND AN EFFECTIVE DATE. 4/5 (CITY MANAGER-DEVELOPMENT SERVICES DEPT.)
    SoMi_Walk_Special_Exception_Amendment_CM_Memo_-_11-05-2026.docx
    Resolution-Somi Walk-Amendment to Large Scale Development Special Exception Approval.docx
    Res No 006-26-16420 - SoMi Walk Special Exception.pdf
    10-28-2026 Letter of Intent - SoMi Walk Amendment.pdf
    10-28-2026 SoMi Walk Amendment Application.pdf
    Somi Walk - Revised Set 11-05-26.pdf
    SoMi Walk Amendment Traffic Study(14453881.1).pdf
    SoMi Walk Mailing Label Affidavit & Location Map.pdf

SoMi Walk Neighborhood Awareness Notice Package.pdf
PB-2026-020 - CMT Mtg Newsp.Notice 11-09-2026.pdf

21. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH ALTA DEVELOPMENT LLC (DEVELOPER) AND ALTO SOMI LLC (OWNER) FOR THE LARGE-SCALE DEVELOPMENT OFF-CAMPUS STUDENT APARTMENTS PROJECT KNOWN AS "SOMI WALK SOUTH MIAMI" ON THE 1.01-ACRE DEVELOPMENT SITE LOCATED AT 5959 SW 71 STREET AND 7090 SW 59 PLACE, PURSUANT TO SECTION 20-8.7 OF THE CITY OF SOUTH MIAMI LAND DEVELOPMENT CODE; PROVIDING FOR AUTHORIZATION, CORRECTIONS, IMPLEMENTATION, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-DEVELOPMENT SERVICES DEPT.)
City Attorney Memo-Somi Walk Amended DA.docx
Resolution-Somi Walk-Amended and Restated Development Agreement.docx
SoMi Walk Development Agreement Draft 11.11.26.docx
Exhibit A-Comparison of Somi DA.pdf

22. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A MULTI-YEAR ACCREDITATION AGREEMENT WITH THE COMMISSION ON ACCREDITATION FOR LAW ENFORCEMENT AGENCIES, INC. (CALEA) FOR THE SOUTH MIAMI POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED $23,645; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-POLICE DEPT.)
CALEA Supporting Memo.docx
Resolution_Approving_Agreement_for_SMPD_Accreditation_with_CALEA_4934-1456-4319_v.1.docx
CALEA Accreditation Agreement (Exhibit A).pdf
CALEA Law Enforcement Enrollment Form (Exhibit B).pdf
Publications Subscription and Access Agreement (Exhibit C).pdf

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

23. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING SECTIONS 17-54, "FEES," 17-56, "COLLECTION; LIENS," AND 17-57, "STORMWATER USER FEE," OF ARTICLE III. - "STORMWATER UTILITY," OF CHAPTER 17. - "STREETS AND SIDEWALKS," OF THE CITY CODE OF ORDINANCES REGARDING METHODS FOR BILLING AND COLLECTION OF STORMWATER UTILITY USER FEES, AND TO PROVIDE FOR THE ESTABLISHMENT AND ADOPTION OF STORMWATER USER FEES IN THE CITY'S SCHEDULE OF FEES AND FINES; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE. 3/5 (CITY MANAGER-FINANCE DEPT.)
Memo_2-_Code_Modification_Addressing_ERU_Fee_and_Billing.docx
Ordinance_Code_Modification_Art._17_Addressing_Stormwater_ERU_Fee_and_Billing_2nd_
Article III - Stormwater Utility 10-9-2026.pdf

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

T. ORDINANCE(S) FIRST READING(S)

24. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, REPEALING CHAPTER 10A - FLOOD DAMAGE AND PREVENTION, OF THE CITY'S CODE OF ORDINANCES IN ITS ENTIRETY, AND ADOPTING A NEW CHAPTER 10A - FLOOD DAMAGE AND PREVENTION, RELATING TO NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMPLIANCE, INCLUDING FLOODPLAIN REGULATION DEFINITIONS AND PROVISIONS, AND REVISED FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS (FIRM); PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. 3/5 (CITY MANAGER-DEVELOPMENT SERVICES DEPT.)
    CM_Memo_-_Flood Ordinance_11-10-2026.docx
    Ordinance Adopting Chapter 10A - Flood Damage and Prevention CAv2 (without Exh A).docx
    Ord Exh A - Chapter 10A - FloodDamage and Prevention (based on model) CAv2.docx
    FEMA Letter.pdf
    Floodplain Management Ordinance Business Impact Estimate Form.docx

25. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING ARTICLE XII "DOWNTOWN SOMI DISTRICT REGULATIONS" OF THE LAND DEVELOPMENT CODE TO MODIFY LAND DEVELOPMENT REGULATIONS APPLICABLE TO THE "DS" DOWNTOWN SOMI DISTRICT BASED ON AN APPLICATION SUBMITTED BY MIDTOWN DEVELOPMENT, LLC; PROVIDING FOR CORRECTIONS; SEVERABILITY; CONFLICTS; AND AN EFFECTIVE DATE. 3/5 (CITY COMMISSION)
    DS Zoning Amendment Staff Report - Commission.docx
    Ordinance Amending Downtown Somi Regulations.docx
    Exhibit A - Amendments to Downtown Somi rev 11.11.26 v2.docx

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 O1R 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. **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.