



THE CITY OF MIRAMAR REGULAR COMMISSION MEETING

NOVEMBER 17, 2025

7:00 P.M.

A regular meeting of the Miramar City Commission was called to order by Vice Mayor Colbourne at 7:03 p.m. in the Commission Chambers, Miramar City Hall, 2300 Civic Center Place, Miramar, Florida.

VICE MAYOR COLBOURNE: The meeting of the Miramar Commission is now called to order. An opportunity has been given to the public to register to participate, or email the City Clerk 24 hours prior to the Commission meeting with any questions, comments, concerns on items we will hear on this evening's agenda. Any person may be heard by the City Commission, through the chair, and upon registering, pursuant to the published notice, for not more than three minutes on any propositions before the City Commission unless modified by the chair. This meeting is being streamed live at the miramarfl.gov/commissionmeeting, and televised on Comcast channel 78, and AT&T U-verse channel 99 for City of Miramar subscribers. As of November 17th, 2025, at 4:30 p.m. no member from the public has registered to participate virtually in this meeting. If someone has registered later than this time, and would like to speak, they can raise their hand, and at the appropriate time our IT staff will unmute their mic to allow them to speak. Please be sure to mention your name and address for the record prior to addressing the Commission. All comments submitted will be included as part of the record for this meeting, and will be considered by the City Commission prior to any action taken. Please note, the Mayor will not attend the meeting this evening, so I will be chairing as Vice Mayor. The Mayor will try to participate virtually. Also, please note that item number seven has been pulled, and will be heard -- will not be heard this evening.

ROLL CALL/ANNOUNCEMENTS

VICE MAYOR COLBOURNE: Madam Clerk, please call the roll.

CITY CLERK GIBBS: Mayor Messam.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Here.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Present.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Here:

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Here.

CITY CLERK GIBBS: City Manager Dr. Virgin.

CITY MANAGER VIRGIN: Here.

CITY CLERK GIBBS: City Attorney Gary.

CITY ATTORNEY GARY: Here.

CITY CLERK GIBBS: City Attorney Powell.

CITY ATTORNEY POWELL: Here.

Upon call of the roll, the following members of the City Commission were present:

Mayor Wayne M. Messam (Remotely)
Vice Mayor Yvette Colbourne
Commissioner Maxwell B. Chambers
Commissioner Avril Cherasard
Commissioner Carson Edwards

The following members of staff were present:

City Manager Dr. Roy Virgin
City Attorney Norman Powell
City Attorney Jordan Bary
City Clerk Denise Gibbs

PLEDGE OF ALLEGIANCE

VICE MAYOR COLBOURNE: Let us rise for the Pledge of Allegiance.

The Pledge of Allegiance was recited.

A MOMENT OF SILENCE:

VICE MAYOR COLBOURNE: We have a commemoration list of employees who have lost loved ones: Billy Neal, Parks & Recs, uncle; Paul Scully, Parks & Recreation, aunt; Kevin Blackwood, Public Works, father; Alex Hardiman, Public Works, uncle; police retiree, PD, Detective John Untch. Let us observe a moment of silence. Thank you.

PRESENTATIONS

VICE MAYOR COLBOURNE: We are moving on to presentations. I invite Commissioners Chambers, Cherasard, and Edwards to join me for the presentations of proclamations.

Proclamation: Small Business Saturday 2025 (Mayor Wayne M. Messam)

VICE MAYOR COLBOURNE: Our first presentation will be for Patty Archer from Miramar Regional Chamber -- Miramar Pembroke Pines Regional Chamber. Proclamation: Small Business Saturday, Saturday, November 29, 2025:

Whereas, the City Commission of the City of Miramar, Florida, celebrates, and joins the Small Business Administration, and organizations across the country in supporting our local small businesses by shopping at a small business; Whereas, Saturday, November 29, 2025, is Small Business Saturday, a day to celebrate, and support small businesses, and all they do for our community, and our economy. This year, we know that small businesses need our support now more than ever, as they navigate, retool, and pivot; Whereas, founded by American Express in 2010, and officially cosponsored by SBA since 2011, Small Business Saturday has become an important part of small businesses; and, Whereas, most consumers who shop on Small Business Saturdays agree that shopping at small, independently-owned businesses supports their commitment to making purchases that have a positive social, economic, and environmental impact on most customers who shop on Small Business Saturday; Whereas, we rec -- we recommend kicking off the 2025 holiday season by encouraging consumers to support our nation's nearly 32 million independent businesses this Small Business Saturday, and all holiday season long; Whereas, the City of Miramar, Florida, supports our local businesses that creates job, boost our local economy, and preserve our community. Now, therefore, I, Yvette Colbourne, on behalf of our Mayor, the City of Miramar Commission do hereby proclaim Saturday, November 29th, 2025, as Small Business Saturday.

VICE MAYOR COLBOURNE: Thank you. Would you like to take a few words?

MS. ARCHER: Hi everybody. For everybody who does not know me, I am Patty Archer; I'm the CEO of Miramar Pembroke Pines Chamber of Commerce. We provide businesses with the opportunity to be advocated, and also to promote them as well. If you are a business in the City of Miramar, please come by us, because the City has an incentive for you. We are the only chamber in South Florida accredited by the U.S. Chamber of Commerce; we are the second largest chamber in Broward County.

VICE MAYOR COLBOURNE: Thank you.

Proclamation: Caregivers Appreciation Month. (Commissioner Avril Cherasard)

VICE MAYOR COLBOURNE: Our next proclamation is Caregivers Appreciation Month 2025, requested by Commissioner Avril Cherasard, and we ask Ms. Vivian Piereschi from the Area Agency on Aging to please join us. Hello.

MS. PIERESCHI: Hi, how are you?

VICE MAYOR COLBOURNE: Okay:

Whereas, care -- caregivers, both family and professionals, provide essential emotional, physical, and financial support to loved ones who are aging, ill, or living with disabilities; Whereas, caregivers play a critical role in enabling individuals to maintain in their homes, and maintain independent dignity, and quality of life; and, Whereas, caregiving often requires personal sacrifice, long hours, and emotional resilience, with little recognition, or rest; and, Whereas, the City of Miramar celebrates, and recognize the Area Agency on Aging for its dedicated service, and unwavering commitment to providing resources, advocacy, respite programs, and guidance to caregivers throughout Broward County; and, Whereas, through their partnership, the Area Agency on Aging ensures that caregivers are supported, valued, and empowered with tools they need to continue their vital work. Now, therefore, I, Vice Mayor Colbourne, on behalf of the Mayor and the City of Miramar Commissioner Avril Cherasard, and the City Commission do hereby proclaim the month of November as Caregivers Appreciation Month.

VICE MAYOR COLBOURNE: Thank you.

COMMISSIONER CHERASARD: Yes, thank you very much, Vice Mayor Colbourne. So we talk a lot about what someone in a profession looks like; what does a police officer look like, what does a doctor look like. What many people don't know is what a caretaker looks like; they look like any one of you in the room. What most people who are not caretakers will never know is the sacrifice personally, physically, and health wise that it does take to be a caretaker. You may have seen me running around the City so many times in the last few weeks; not many people in this room know that I've sent about six

out of the last ten nights sleeping on a hospital chair, still showing up every day, still taking care of my family, still doing the City's business. The sacrifice it takes to let a loved one know that they will age at home, they will convalesce at home, and they will have the dignity to continue their daily activities with the help of a family member. When we recognize the Area for Aging -- for Aging in Broward, we recognize them because they also pay attention to the caretaker, not just the ill; the resources that are available to those of us, and many of us are in this room, unrewarded, but the reward is being able to take care of a loved one personally. And so I recognize, and I salute everyone who is a caretaker, whether loudly, or quietly, and I pass the mic to Ms. Vivian to say a few words on what they do.

MS. PIERESCHI: Thank you so much. Thank you, Commissioner, thank you Vice Mayor, thank you all the Commissioners, and -- and you're very right. What does a -- a caregiver look like? That's why they -- the important work that caregivers do every day for their -- their loved ones, their care recipients; it's so immensely important. So we are so happy to be part of that journey with them to -- to provide the resources, and the support that they need to ensure that their loved one remains in their home where they're most comfortable, and -- and ages with dignity, and they're -- and they're cared for. Again, with -- you know, with the support of the caregiver, which is so important. So thank you so much for recognizing caregivers, and for recognizing the Area Agency on Aging, and the work that we do every day. Thank you.

VICE MAYOR COLBOURNE: Thank you. Thank you for all that you.

Proclamation: Child Safety Protection Month. (Commissioner Avril Cherasard)

VICE MAYOR COLBOURNE: Our next proclamation for Child Safety Protection Month, November 2025, and it's requested by Commissioner Avril Cherasard. And we ask Police Chief and SROs if you would please join us.

Whereas, the City of Miramar is committed to ensuring the safety, health, and wellbeing of every child in our community; and, Whereas, Child Safety Protection Month raises awareness on accidents, and injury prevention, safe environments, internet safety, and proactive supervision at home, in schools, and in the community; and, Whereas, the Miramar Police Department School Resource Officers play a vital role in protecting our students, and building meaningful relationship, responding to safety concerns, offering safety education, and serving as trusted mentors and role models on campus; and, Whereas, the daily presence and commitment of SROs cultivates a secure environment that allows students to learn, grow, and thrive without fear; and, Whereas, it is appropriate, and fitting that the City of Miramar recognize our -- and honor these officers for their leadership, courage, and dedication to child safety. Now, Therefore, I, Vice Mayor Yvette Colbourne, on behalf of Mayor Messam, Commissioner Cherasard, and the City of Miramar Commission do hereby proclaim the

month of November as Child Safety Protection Month in the City of Miramar, and present this proclamation to the City of Miramar Police Department Resource Officers in recognition of their outstanding commitment to protecting our children, and fostering a safe learning environment for all students.

VICE MAYOR COLBOURNE: Thank you for all that you do.

COMMISSIONER CHERASARD: So thank you. I don't want to say too much. I just wanted to really point out that your presence in the schools, and in the community for our kids -- I say it all the time to the children, "The police are your friends." So being visible in times when it's not distress is also so very important, so thank you for your contributions to the safety of Miramar's kids.

VICE MAYOR COLBOURNE: Would you like to say a few words?

POLICE CHIEF MOSS: I just want to say on behalf of the SROs -- well, on behalf of myself, thank you to the SROs for the tremendous work that they do, building relationships, building trust, and making sure that our kids stay safe. They're doing great work; thank you.

VICE MAYOR COLBOURNE: Thank you. Thank you so much for all that you do.

CONSENT AGENDA

VICE MAYOR COLBOURNE: Now we're onto the Consent Agenda. Items listed under the Consent Agenda are viewed to be routine, and the recognition will be enacted by one motion in the form listed below. If discussion is required, the items will be removed from the Consent Agenda, and will be considered separately. If no items are pulled -- the Clerk received no requests to speak from the public on the Consent Agenda. Does any member of the public present in the Chamber wish to speak on any items under the Consent Agenda? You may come forward. What item did you want to speak on, sir? 24? Okay. That's not on the Consent Agenda, but we are going to call item 24 in a few. Okay. Thank you. A request has been made, and will be granted. We do have the Consent Agenda, and we do have public participation, and then I will bring it up. Thank you. Anyone on the dais wish to pull an item?

COMMISSIONER CHERASARD: Yes, please. Number eight for me, please.

COMMISSIONER CHAMBERS: Item eight and 11.

VICE MAYOR COLBOURNE: That's number eight and nine? I'm sorry. Commissioner Cherasard pulled item number eight, and Commissioner Chambers pulled item number nine. May I have a -- a motion on the remaining --

COMMISSIONER CHAMBERS: Number 11; 11.

VICE MAYOR COLBOURNE: Eight, nine, and 11?

COMMISSIONER CHAMBERS: Hm-hmm.

VICE MAYOR COLBOURNE: Help me out here. What are the numbers that are pulled? Commissioner Chambers?

COMMISSIONER CHAMBERS: Pulled number -- number 11.

VICE MAYOR COLBOURNE: Not number nine?

COMMISSIONER CHAMBERS: No.

VICE MAYOR COLBOURNE: Okay. Okay. Number eight, and number 11 are pulled. May I have a motion on the remaining items.

COMMISSIONER CHERASARD: Motion.

COMMISSIONER EDWARDS: Second.

VICE MAYOR COLBOURNE: Madam Clerk, would you please call the roll.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Yes.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Cherasard, seconded by Commissioner Edwards, to approve Consent Agenda Items 1, 2, 3, 4, 5, 6, 7, 9, 10, 12, 13 and 14, the Commission voted:

Commissioner Chambers	Yes
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Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

1. Minutes from the Commission Workshop of September 29, 2025, Budget Public Hearing of September 29, 2025, Regular Commission Meeting of October 15, 2025, and the Special Commission Meeting of November 5, 2025.

Approved

2. Temp. Reso. #R8539 approving the award of Invitation For Bids No. 25-031, entitled "**Concrete Repairs and Leak Stoppage on Aeration Basin #5 at the Wastewater Reclamation Facility Project**," to Southern Star Contractors Inc., in an amount not-to-exceed \$326,000.00, to complete the concrete repair and leak stoppage on Aeration Basin #5 at the Wastewater Reclamation Facility; allocating a contingency allowance of \$32,600.00 for a total amount of \$358,600.00. (*Utilities Assistant Director Jinsheng Huo and Procurement Director Alicia Ayum*)

Resolution No. 26-31

3. Temp. Reso. #R8533 approving the first one-year renewal option with Acordis International Corp., for **multi-function copier equipment**, including **printer management services**, in an amount not-to-exceed \$204,000. (*Help Desk Manager Dylan Mahadeo*)

Resolution No. 26-32

4. Temp. Reso. #R8534 approving the **renewal of cyber security services and software licenses** for a period of one year from vTechio in an amount of \$267,615.00, and from Peller Technologies in an amount of \$101,400.00, for Fiscal Year 2026. (*Information Technology Assistant Director Ricardo M. Simonis*)

Resolution No. 26-33

5. Temp. Reso. #R8555 approving the purchase of **cyber security services** from United Data Technologies Inc., utilizing the NCPA contract # 01-134, in an amount of \$137,592.00, for Fiscal Year 2026. (*Information Technology Assistant Director Ricardo M. Simonis*)

Resolution No. 26-34

6. Temp. Reso. #R8544 accepting an Absolute Bill of Sale and Easement from Stonebrook Hotel, L.L.C., for the water system improvements to serve **Tru by Hilton Miramar**; authorizing the release of Surety Letter of Credit No. SB-6259/22 in the amount of \$136,295.34 and accepting a one-year Maintenance Bond in the

amount of \$19,512.08 from Stonebrook Hotel, L.L.C. (*City Engineer Salvador Zuniga*)

Resolution No. 26-35

7. Temp. Reso. #R8548 approving Amendment #2 for additional design services for the “**Pembroke Road Expansion from SW 160th Avenue to US-27 and Miramar Parkway Extension to Pembroke Road**” Project (CIP #52061) to Kimley Horn and Associates, Inc., authorizing the City Manager to execute the proposed amendment in an amount not-to-exceed \$103,272.00. (*Assistant City Engineer Leah deRiel*)

PULLED

VICE MAYOR COLBOURNE: Mr. Attorney, would you read item number eight.

8. Temp. Reso. #R8553 approving the procurement of **legal and environmental services** from the Goldstein Environmental Law Firm, P.A., to represent the City of Miramar at local and state levels against the development of a waste to energy facility or the development of any other project that can endanger the City and its residents, in an amount of \$240,000.00. (*Sponsored by Mayor Wayne M. Messam*) (*Deputy City Manager Kelvin L. Baker, Sr.*)

CITY ATTORNEY POWELL: A resolution of the City Commission of the City of Miramar, Florida, approving the procurement of legal and environmental services from the Goldstein Environmental Law Firm, P.A., to represent the City of Miramar at local and state levels against the development of a waste to energy facility or the development of any other project that can endanger the City and its residents, in an amount of \$240,000.00; and providing for an effective date.

VICE MAYOR COLBOURNE: Commissioner Cherasard, did you want a presentation, or did you have a question?

COMMISSIONER CHERASARD: Presentation, please.

VICE MAYOR COLBOURNE: Please proceed with a presentation.

MR. BAKER: Good evening, Madam Vice Mayor, Commissioners, City Manager, City Attorney, and City Clerk. The procurement of legal services from the Goldstein Environmental Law Firm, Temporary Resolution 85 -- 8553. The issue before us is the City Commission is required for expenditures exceeding \$75,000.00 in accordance with City Code section 2-412. The City desires to procure services from the Goldstein Environmental Law Firm in an amount up to \$240,000.00 for FY 2026. The background here is in February 2023, the Miami-Dade County Resource Recovery Facility suffered a major fire rendering it as inoperable to mass incinerated solid waste. The Mayor of Miami-

Dade County was directed to recommend alternative sites for this new waste-to-energy facility. The City mounted a strong campaign opposing the site being considered. The Goldstein Environmental Law Firm representing the City throughout this opposition campaign; their engagement and representation proved critical to the combination of the successful outcome. As we continue, on February 19, 2025, Miami-Dade passed a resolution prohibiting the Airport West site from being considered. Despite the vote, the City must continue its efforts to enact -- enact legislations at the state level. The proposed legislation would prohibit permitting a facility that would affect the health, safety, and welfare of the City, and its residents. The Town of Southwest Ranches, and the City of Pembroke Pines donated a total of \$130,000.00 for this effort to assist with the cost of passing a legislation at the state level to prevent future developments near our borders. The scope of work comprise of representing the City at the state level, preparing legislation to be presented at the state level, seeking support for the elected officials for the legislation, engage environmental solid waste, and engineering experts, engage and work with legislation cocounsel as needed, and provide governmental affair services. The procurement of this item is a letter of engagement was received from the -- from the firm in the amount of \$240,000.00. This amount includes \$175,000.00 for legal services, and \$65,000.00 to retain a lobbyist. Funding will consist of the donation, balance of \$58,366.00, and the fund balance from the funding approved by the Commission in FY '26 budget for advocacy. In addition to what I've just -- just -- just stated, that this is a little different than the role that we have previously gone down that these activities is primarily dedicated at the state level with the desire to have a bill sponsored that would limit development of a waste-to-energy facility on our southern border, and our northern border, as both of these sites are adjacent to the Everglades. City Manager recommends approval at this time. Thank you very much. I'm here for any questions you may have. Also, we have the Goldstein law group, Mr. Michael Goldstein here as well. Thank you, Madam Mayor.

VICE MAYOR COLBOURNE: Thank you. The Clerk received no requests to speak on this item. Does any member of the public in the Chamber wish to speak on this item? Hearing none, let's bring it back to the dais. Commissioner Cherasard.

COMMISSIONER CHERASARD: Thank you. And thank you, Deputy Baker, for presenting, and outlining the specifics of what is recommended. I have a -- just a quick question on the process for procurement. You said a letter of engagement; could you help me understand if it's just a reach out to the City to have this attorney perform these legislative conversations, and hire out, or did we send out looking for this type of representation ourselves?

MR. BAKER: Madam, this is a continuation of a process that begun roughly -- roughly three years ago with -- with the same attorney that has the background, and the history of this particular item.

COMMISSIONER CHERASARD: So, in essence, this is a continuing representation, or a fighting because of what happened with the incinerator argument to prepare us for it never happening again?

MR. BAKER: Yes. And -- and -- and, in addition, it is in compliance with all of our procurement procedures.

COMMISSIONER CHERASARD: No, I just wanted to understand how a letter of engagement works; I wanted to understand if it's a response to --

MR. BAKER: At the request of the City.

COMMISSIONER CHERASARD: At the request of the City?

MR. BAKER: Yes, Madam.

COMMISSIONER CHERASARD: Okay. And I also wanted to ask, outside of that, is there a threat of another incinerator actually coming currently, an active threat?

MR. BAKER: At the -- at the current time, I would say there -- there is some levels of uncertainty, just recently, the Miami-Dade County made contact with two organizations, FPL and FCC to bring forth a proposal of a waste-to-energy facility; it does not state a location. However, we are monitoring that very closely. I don't want to sit here and say that they would renege on -- on their commitment to not entertain the -- the west location. But we have to keep our eyes on it, and the -- the hope is that that would not happen. We also have a Solid Waste Authority here in -- in Broward County that have mentioned repeatedly of their interest in putting an incinerator at the -- the -- the norther border of the area here, roughly right -- a bor -- that borders Pembroke Pines, which is roughly a mile away from us, so -- again, those are -- those are different statements that we've heard that's out there. There's no recommendation on the table of any of them. This item before you this evening is to secure these areas, and ensure that we don't have to entertain these efforts in the future.

COMMISSIONER CHERASARD: Thank you.

MR. BAKER: You're welcome.

VICE MAYOR COLBOURNE: Thank you. Any other questions? Commissioner Chambers?

COMMISSIONER CHAMBERS: Yeah. Thank you so much. Thank you, Mr. Baker, for the presentation. The only problem I'm having, this is the third time that we're spending the money from Pembroke Pines, and Southwest Ranch, so I'm not sure how we can stretch that money so much. Something is wrong here. But I'm not going to beat you up; I really like you. But, legislatively, we have our state representative, and our state senator,

and a whole lot of lobbyists that we have up there in Tallahassee. How are we going to make a difference here with this gentleman; what is he going to do? Does he know the Governor? Does he -- what -- what's going to happen this time? What is different? And this is a lot of money. How are we going to come away successful spending this kind of money in Tallahassee?

MR. BAKER: I -- I would say, Commissioner, last year we -- we made some strides; certainly the word is out there. I think there's some dots that -- that we weren't able to get to that I think, with the relationships that we have made on the other side of the aisle would be helpful in helping us to get to this bill being sponsored. I've learned that, historically, most bills that are sponsored the first year rarely passes. However, this -- you know, this time around, again, you know, when you're dealing with legislative items, unfortunately, there is no -- there is no guarantees, but we're trusting that some of the relationships that we have developed on the other side of the aisle will help us to get this across the goal line.

COMMISSIONER CHAMBERS: Yeah, but given that the relationship with the Governor, and what happened the last time, he can veto this, even if the legis -- it pass both house, he still have to power to Veto it. He could look Miramar, and like, "No, we're not -- this is not going to pass." So I think we -- I mean we throwing the money at this, but there's no guarantee anywhere, and it's -- it's -- it's -- it's not going to look good. But I guess we just try again. But given the climate there, it's -- it's very slim, as far as I'm concerned.

MR. BAKER: Commissioner, we are committed on this end that we are certainly going to do everything that we can, with the help of the -- of the team, to make this happen. We are optimistic, and feel very confident that it can be done.

COMMISSIONER CHAMBERS: Okay. Thank you so much. I wish all of you well. Thank you.

VICE MAYOR COLBOURNE: Thank you. Seeing no other questions, Mr. Baker, thank you for your presentation. This is a very important item. It's a very important issue for our community. We do want to make sure that incinerator is not built within that distance to our communities here in the City of Miramar, so if we are able to pass legislation, it would certainly put everyone at ease. So I thank you so much for your presentation. May I have a motion on this item.

COMMISSIONER EDWARDS: Motion to approve.

COMMISSIONER CHAMBERS: Second.

VICE MAYOR COLBOURNE: Madam Clerk, would you please call the votes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Yes.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Edwards, seconded by Commissioner Chambers to approve Resolution #R8553 as presented, the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Resolution No. 26-36

9. Temp. Reso. #R8560 approving the purchase of **utility bill printing and mailing services** provided by Enco Utility Services Florida, L.L.C., through the utilization of the City of Milton Competitive Agreement, in the amount not exceeding \$380,000.00 during Fiscal Year 2026. *(Chief Administrator Samantha Edouard and Procurement Director Alicia Ayum)*

Resolution No. 26-37

10. Temp. Reso. #R8508 approving the recreational agreement with the **Overtown Youth Center (Honey Shine Program)** for the 2026 Fiscal Year. *(Parks & Recreation Assistant Director Holly Hicks and Procurement Director Alicia Ayum)*

Resolution No. 26-38

VICE MAYOR COLBOURNE: Item number 11.

11. Temp. Reso. #R8569 approving recreational agreement with **Baptist Health** for the Fiscal Year 2026. *(Parks & Recreation Department Assistant Director Holly Hicks)*

CITY ATTORNEY POWELL: A resolution of the City Commission of the City of Miramar, Florida, approving recreational agreement with Baptist Health for the Fiscal Year 2026; and providing for an effective date.

VICE MAYOR COLBOURNE: Commissioner Chambers, do you want a presentation, or do you have a question?

COMMISSIONER CHAMBERS: Presentation, please. Thank you.

MS. HICKS: All right. Good evening, Madam Vice Mayor, Commissioners, City Manager, City Attorneys, City Clerk, city staff, and residents. I am Holly Hicks, the assistant director for the Parks & Recreation Department. The item before you tonight is the approval of a recreational agreement with Baptist Health for the Fiscal Year 2026, TR#8569. Issue: The City Manager seeks approval from Commission to execute an agreement with Baptist Health to provide weekly Zumba classes at Town Center. Background: Since 2018, Baptist Health has partnered with the City of Miramar to provide Zumba classes here at the Town Center plaza every Tuesday at 6:30 p.m. at no cost to participants. Baptist Health reimburses the City of Miramar 80 percent of the certified Zumba instructor cost, which currently is \$100.00 per class, of which we are reimbursed \$80.00 per class. This program encourages physical activity, and helps reduce health risk. This agreement constitutes a one-year contractual term, which is subject to renewal on an annual basis. Funding for this program is allocated in the Fiscal Year 2026 Parks & Recreational contractual services account in an amount not to exceed \$5,200.00 per year. Pictured below, you can see the incredible turnout of this popular program, which is a benefit to our lovely Miramar residents, and employees who attend the program every week. City Manager recommends approval.

VICE MAYOR COLBOURNE: Thank you for the presentation. Commissioner -- wait, wait, wait. The Clerk received no requests to speak on this item. Does any member of the public present in the Chamber wished to speak on this item? Hearing none, back to the dais. Commissioner Chambers.

COMMISSIONER CHAMBERS: Thank you so much, Vice Mayor. Ms. Hicks, thank you for the presentation; pictures look beautiful. I think I might have attended that class maybe twice; I should be going very often, but you could see all the persons that comes out, they really enjoyed it, and it's something that now deeply rooted here at Town Center. So we hope that it continue, and folks keep coming, and partake, and enjoy it. Thank you so much.

MS. HICKS: Thank you.

VICE MAYOR COLBOURNE: Seeing no other questions, may I have a motion.

COMMISSIONER CHAMBERS: Motion to approve.

COMMISSIONER EDWARDS: Second.

VICE MAYOR COLBOURNE: Madam Clerk, please call the roll, and record the votes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Yes.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Chambers, seconded by Commissioner Edwards to approve Resolution #R8553 as presented, the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Resolution No. 26-39

12. Temp. Reso. #R8562 approving the second one-year renewal of the **building permitting** and **inspection services** agreement between City of Miramar and C.A.P. Government, Inc., from February 21, 2026, to February 20, 2027. (*Building, Planning, and Zoning Assistant Director Tekisha Jordan and Procurement Director Alicia Ayum*)

Resolution No. 26-40

13. Temp. Reso. #R8567 approving additional services from Community Revitalization Affiliates, Inc., for the **ParcView Purchase Assistance Program**, in the amount not-to-exceed \$287,066.51. (*Economic Development & Housing Chief Housing Administrator Carolyn Francis-Royer and Procurement Director Alicia Ayum*)

Resolution No. 26-41

14. Temp. Reso. #R8570 approving the procurement of **insurance brokerage and benefits consulting services** from Gelin Benefits Group, L.L.C. by piggybacking City of Lauderdale Lakes Agreement #25-3410-05R in commission-based compensation amount not-to-exceed \$150,000.00, which shall be paid by the City's respective health, dental, and vision insurance companies. (*Chief Human Resources Officer/Human Resources Director Kanika Stampp*)

Resolution No. 26-42

End of Consent

PUBLIC PARTICIPATION (7:30 P.M. – 8:00 P.M.)

VICE MAYOR COLBOURNE: I've been told that there's no sound on Comcast; can we have someone check that? Okay. We're now on to Public Participation. It is now 7:45. We must break for public participation, and we do have a list of individuals. I'm going to try to read this handwriting. Ms. Mendez. Is that Yareliz? Okay. There you go. Pretty good. Welcome.

MS. MENDEZ-ZAMORA: Thank you. Good evening.

VICE MAYOR COLBOURNE: Please state -- yeah. Please state your name and address.

MS. MENDEZ-ZAMORA: My name is Yareliz Mendez-Zamora, and my address is 1511 SW 98th Avenue, Pembroke Pines, Florida. And I'm here -- I serve as the policy coordinator for American Friends Service Committee Florida, a Quaker faith-based organization that has fought for justice for over 100 years. Less than 15 minutes away, families who are navigating a complex immigration system are facing horrendous conditions, and being forced to make life-altering decisions without legal counsel, or understanding all of their rights. The Miramar ICE area check-in office is being transformed into a place where families are torn apart; men and women are psychologically pressured into signing papers that they don't understand, or agree with. They don't even have -- often access to legal counsel. There are cars that are being towed, and families can't even get information about the companies on who towed the cars. The Miramar center isn't meant to be a detention center, but we've heard stories of people who have been held there for over 24 hours, given little food, and they're forced to sleep actually on the floor, because there are no beds. Even worse, sometimes after people are detained at Miramar, we can't find them at the -- on the ICE locator; they are, for all intents and purposes, missing. So you have family members who don't even know where their mother is, where their father is, and sometimes they may even have a medical condition, right, and we don't know whether or not they're safe, or healthy. People are now being forced to park alongside the road, since they're being blocked from parking inside of the facility, and the facility is open now on the weekends. We know that operations are happening on the weekends, and while there's bathroom access on the

weekdays, there is often no portable bathroom access on the weekends, so families are forced to try to go to a Publix next door, right. And we urge the City to meet with immigration rights activists; right now is the moment for us to be able to, number one, understand what is happening just 15 minutes away; and number two, figure out how it is that we can best proceed to make sure that we are protecting long-term families that have been here who are trying to do the right thing, and, quite frankly, are being absolutely forced to make horrendous decisions that no family should be forced to make. Thank you.

VICE MAYOR COLBOURNE: Thank you. We have another speaker, Maria Bilbao.

MS. BILBAO: Hi, good afternoon. My name is Maria Bilbao, and I also work for American Friend Service Committee, and they can **(unintelligible 45:18)** with them. My name is Maria Bilbao, I live in 1351 NE 191 Street, apartment 102, North Miami Beach, Florida. I'm here to talk about serious problems at the ICE building in the City of Miramar, and how this action and hurting families in our community. For months, families have told us that people are being kept inside for more than 24 hours, sometimes two or three days. They said their loved one gets very little food, have no place to sleep, and receive no clear information about what is happening. Miramar is not a detention center; it's a processing center. Some people also say they were pushed to sign paper without a lawyer, which can harm their immigration case. Outside, things are also confusing. Family who came -- came to support their loved ones at the check ins are no longer allowed to park in the parking lot. This rule was made with no explanation, and it's affect seniors, parents, with childrens and families who already feel a threat. Many cars have also been towed without warning. There are no clear rules; the staff give different answers; towing companies do not answer the phone, and getting cars back is hard, and expensive. For many families, this feel unfair, and predatory. Because all of this, we respectfully ask the City of Miramar to ask I -- ICE to clear information about this practice; make sure parking, and towing rules are fair, and easy to understand; and protect families who are simple, trying to follow the law. These families deserve due process that is clear, safe, and humane -- humane. Thanks very much for our time, and for listen -- for your time -- for time, and for listening.

VICE MAYOR COLBOURNE: Thank you so much for the presentation. Thank you both for the presentation. I appreciate the information that you have brought to us, making us aware that that's happening in our community. I would like for you to meet with our Chief Moss in the back, and -- and get your information. And, Mr. Manager, if you can get a report back to us, a follow up on that. Appreciate it. Thank you. McNeil, London McNeil, and Nickoya McNeil; did I -- did I get those right? Please state you name -- please state your name and address.

MS. L. MC NEIL: Good evening, my name is London McNeil.

MS. N. MC NEIL: My name is Nickoya McNeil.

MR. MC NEIL: My name is Jordan McNeil.

MS. N. MC NEIL: And our address is 7061 SW 26th Court, Miramar, Florida.

MS. L. MC NEIL: We are here this evening to show our gratitude to the City of Miramar, Mayor, Commissioners, and other staff for the events, and programs that is offered to the community, especially our youths to help us become productive citizens, and future leaders. We appreciate your invaluable support for hosting the recent Role Models of Today, Creating Leaders of Tomorrow event. Your dedication, and leadership were instrumental in making the event a resounding success, and left a lasting impression on all who attended. The event was carefully planned, and the insightful discussions truly brought the theme of youth leadership to life. We were particularly impressed by the interactive panel discussions on scholarship programs, and career choices, just to name a few.

MS. N. MC NEIL: The speakers' inspiring words demonstrated a clear commitment to fostering the next generation of leaders in our community. The positive energy, and enthusiasm from both the participants, and the officials present created an atmosphere of collaboration, and shared purpose. It is through these kinds of initiatives that we can make a tangible difference in the lives of our youth in the community. Thank you for going above, and beyond to ensure the event was memorable, and impactful. We look forward to other opportunities, and future tangible initiatives that support our community's growth, and development. I would like to give special mention to the following: Mayor Messam, all of the Commissioners, Police Chief, Fire Chief, Assistant Chief Natalie, City Manager Dr. Virgin, Chief of Staff Kassandra Lindsay, from Miramar Cares donated gift monetary gift cards. Police Chief Moss also donated monetary gift cards. Tracy Mourning from Honey Shine gave away gift cards also. Deputy Parks Director, Mrs. Alleyne, and Executive Officer Saint Fort.

VICE MAYOR COLBOURNE: Thank you all. Next we have Nijah Kennedy.

MS. KENNEDY: Good evening, everyone.

VICE MAYOR COLBOURNE: Good evening.

MS. KENNEDY: And I am also here speaking on behalf of our wonderful, wonderful, wonderful mentoring program. To our esteemed community leaders, heartfelt thanks to the role models of today, creating leaders of tomorrow. I would like to extend my deepest appreciation to our Mayor Messam, and our Vice Mayor Yvette Colbourne, our wonderful Commissioners, every single one of you came and spoke, took time out of your busy schedules to pour into our youth. I would also like to express sincere gratitude to the Deputy Director, Ms. Janine, the Fire Chief, and his assistant for also -- also shaping our children, and leading them in the right directions, because we know how easy it is for our youth to get off course. Our executive officer Saint Fort, and the Chief of Police, Chief Moss, for their support, and for their generous monetary gift cards. Additionally, I'd like

to thank the City Manager, Chief of Staff Ms. Cassandra, and her assistant, Ms. Shaun for their contributions. We are also grateful to Ms. Natalie Richmond from the Procurement Department. Also Ms. Tracy Mourning from Honey Shine, OIC for their generous monetary contributions as well. On behalf of my daughter, Sumaiyah, and myself, the numerous classmates that were impacted by this program, the words -- when I spoke with one of them, Cardel, and I said, "What did you get out of this mentoring program? You gave up your Saturdays." And he says, models -- he said, "To be honest, I came up with more than I expected." He said, "Everyone, I could relate to them; they look like me, and they're making big moves." And then Sumaiyah says, "One thing about Mr. Taylor, he's going to make sure that we are pushed, and we are stretched to go to the best version of ourselves. So I just want to take this time out to say thank you. You guys could have done anything else that day, but you took time out to pour into our future leaders of tomorrow. It doesn't go unnoticed. Heartfelt, every one of you.

VICE MAYOR COLBOURNE: Thank you so much, appreciate it. It was a pleasure. I know I speak for myself, and everyone else; it was a sincere pleasure to know that just a few words, a few -- a few minutes we are able to have an impact on our youth. So thank you for coming out today. Matthew Porche. Matthew Porche.

MR. PORCHE: Good evening ladies and gentlemen.

VICE MAYOR COLBOURNE: Good evening.

MR. PORCHE: My name is Matthew Porche, 10231 NW 5th Street, Pembroke Pines. I work at Miramar High School, and I just want to take this time, again, to reiterate what they just talked about. I would like to express my sincere thanks, and gratitude to the City of Miramar; the Mayor, Vice Mayor, City Commissioners, the City Manager, the Chief of Staff, the Chief of Police, both fire chiefs, the procurement manager, and many other presenters for taking time out of their busy schedule to mentor our youth. Each of you shared an inspiring journey through college. Your unexpected path into politics, while emphasizing the importance of community service. Each of you offered valuable insights on self-discovery, reliancy, and taking charge of one's destiny while providing guidance on selecting the right education, career, or military path. This will undoubtedly benefit our mentees moving forward. All of the re-occurring themes of diligence, persistence from all of you left an -- an amazing impression. I'm excited to see how these insights will shape our mentees. Thank you for your continued support of the Role Models of Today and Creating Leaders of Tomorrow. Thank you.

VICE MAYOR COLBOURNE: Thank you so much, truly appreciate. Pleasure to be able to support our youth. Thank you.

COMMISSIONER CHAMBERS: Vice Mayor, I would --

VICE MAYOR COLBOURNE: Yes.

COMMISSIONER CHAMBERS: -- like to give a big shoutout to coach, because he is at Miramar High School day in, and day out, and for many, many years he has been empowering the students, guiding them, and he just did not give up. So, coach, I want to thank you so much, and I want to give a big shoutout to Reginald Taylor back there; I know he going to be former police chief someday, so thank you, Reggie, for all you do as well. Thank you.

VICE MAYOR COLBOURNE: Okay. That concludes public participation. We have -- we have a request to move item number 24 up. We have one more before we conclude public participation. Thank you, Denise. Sumaiyah Wade.

MS. WADE: Hi, Good evening, Commission. My name is Sumaiyah Wade; my address is 14310 SW 33rd Court, Miramar, Florida 33027. I'm here to speak -- I'm here to raise concerns about the Miramar ICE checkpoint, and ask if there's anything the city can do to rectify the situation. Family members accompanying check-ins are no longer allowed to park their vehicles in the site lot, and cars from the adjacent parking lot are being towed. Under Florida State Statute 715.07, and 713.78, -- this is a 24/7 tow zone. The staff give confusing, varied answers on why this is, and no solutions. The towing company listed on the sign within that lot, Broward County Towing, isn't the only one that's towing cars, and they're also not responding to phone calls. Family members try to obtain family member's cars and are being given the runaround. Other observed tow companies we've seen are: Executive Towing, ADV Tow, and Darriviso Towing. To avoid this, their supporters have to put -- their supporters have to park up and down the shoulder of the road, which is extremely dangerous, and since October, check-ins are being held seven days a week, so street parking is a necessity. And to make matters worse, the portable restrooms are being removed on the weekends, so people have to walk from the site either to the Publix, which are private businesses, and have the right to deny them the right to use the bathroom, so we're really in a -- a difficult situation, and we're hoping that we can come to you for a solution. Thank you so much.

VICE MAYOR COLBOURNE: Thank you so much for bringing that to our attention. Our police chief will follow up on those items. Thank you. So item 24, if it's okay with the rest of the Commission, we'd like to move it up. .

QUASI-JUDICIAL PUBLIC HEARING

VICE MAYOR COLBOURNE: Okay. So that is a quasi -- quasi-judicial public hearing item. The City Attorney will read the quasi-judicial rules. Once he has concluded, proceed with your --

CITY ATTORNEY POWELL: Okay. This is a little bit different appeal than we're used to. This is an appeal for an administrative decision of staff, and it's being conducted under our LDC Section 715.15.3, which, essentially, says that if you appeal timely from -- from an administrative decision to the full Commission, you're entitled to a quasi-judicial hearing. So the procedures are the same, but it's simply an -- an appeal for an

administrative decision of staff for each of these applications. So once the presentation for each of the items is completed, and the Commission is in readiness, there will be a motion for each of the applications, like we do normally, for the con -- consideration of the Commission. So let me begin by announcing g the process for qu -- quasi-judicial proceedings. Florida Courts have determined that there are certain types of matters, including the following applications, which are to be treated differently than other issues considered by the Commission. Most decisions of the Commission are legislative in nature, which means that the Commission is acting as a policymaking body. In contrast, in quasi-judicial matters, the Commission is applying existing rules and policies to a factual situation, and is, therefore, acting like a judge or jury in a courtroom. In such cases, the courts have decided that due process, and fundamental fairness requires that the more formal procedures be followed; therefore, in quasi-judicial matters, all witnesses are sworn, and then subject to cross examination by the parties. In addition, the decision of the Commission must be supported by competent, and substantial evidence presented at the hearing. These are our procedures: All who wish to speak shall be collectively sworn in; we will then read the title of the item to be considered; staff shall present a brief synopsis of the application, and the recommendation; and next will be presentations by the app -- by the applicant. So if you will, you can go ahead, and then I'll read the item in.

CITY CLERK GIBBS: All of those wishing to provide testimony on the following quasi-judicial item, please stand and raise their right hand. Do you solemnly swear or affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?

24. Temp. Reso. #R8540 considering a quasi-judicial appeal, in accordance with Section 715.1.5.2 of the Land Development Code of the City of Miramar, of the Development Review Committee's administrative approval of **Site Plan Application No. 2308530**, and **Building Height Deviation Application No. 2503845** in connection with a proposed 4-Story, 18-unit multi-family residential development on the property located at **6340 Southwest 25th Street in Historic Miramar**, more specifically identified with Broward County Parcel ID Number 514125040471 and legally described in Exhibit "D," attached hereto; providing for severability; providing for administrative correction of scrivener's errors. (*Building, Planning & Zoning Senior Planner Deyman Rodriguez*)

CITY ATTORNEY POWELL: Okay. A resolution of the City Commission of the City of Miramar, Florida, considering a quasi-judicial appeal, in accordance with Section 715.1.5.2 of the Land Development Code of the City of Miramar, and the Development Review Committee's administrative approval of Site Plan Application No. 2308530, and Building Height Deviation Application No. 2503845 in connection with a proposed 4-Story, 18-unit multi-family residential development on the property located at 6340 Southwest 25th Street in Historic Miramar, more specifically identified with Broward County Parcel ID Number 514125040471 and legally described in Exhibit "D," attached hereto; providing

for severability; providing for administrative correction of scrivener's errors; and providing for an effective date.

VICE MAYOR COLBOURNE: Good evening.

MR. RODRIGUEZ: Oh, can you hear me? Okay. Sorry about --

VICE MAYOR COLBOURNE: We can now.

MR. RODRIGUEZ: Good evening, Vice Mayor, Commissioners, City Manager, City Attorney, City Clerk, members of the public. My name is Deyman Rodriguez; I'm a planner with Building, Planning, & Zoning, and this is a presentation for temporary Reso. No. 8540, a quasi-judicial appeal for the Najibe Gardens West development. Issue: The -- pursuant to Land Development Code Section 715.1.5.3, City Commission consideration is required when an applicant, or affected party request a quasi-judicial hearing following an administrative decision of the Development Review Committee. The property is located at 6340 SW 25th Street; this is two blocks west of State Road 7, and three blocks north of Miramar Parkway. Section 715 of the zoning code authorizes the administrative approval of development applications for projects located within the transit oriented corridor district. Section 715, Table 6A of that code sets a maximum building height in a transit oriented development residential multifamily district to three stories. The applicant, Almir Real Estate Holdings, LLC, applied for two land use entitlement requests; the first site plan application, 2308530 for a four-story, 18-unit multifamily residential development, and the second application, 2503845, a deviation from the development standards to allow a fourth story for a 1,296-square-foot gym for the residents. The site plan, and the deviation from the development standards applications were evaluation under Section 310, and Section 715.1.5.1(b) of the zoning code, and were found in conformance with the intent, and the criteria of the City's Land Development Code. Such -- the Development Review Committee granted administrative approval on August 4th, 2025. The appeal period began on August 6th, 2025, and it was active for about 30 days. A notice of the development approval was sent to homeowners, property owners within 500 feet of the subject property, and a sign was also posted on the property through all this time. On September 3rd, 2025, Ms. Marlene Stewart filed a quasi-judicial appeal of the administrative decision of the DRC. Ms. Marlene Stewart's key objection included: overall size and scale of the project; increase in population density; parking shortages, and curbside overflow; increased neighborhood traffic; potential adverse impacts on single-family property; values and neighborhood tranquility. Staff reviewed the quasi-judicial appeal of Ms. Marlene Stewart, and evaluated against the adopted zoning code standards, and the intent of the transit oriented corridor, district, and the technical findings of the Development Review Committee interdisciplinary review. Upon review, staff found that the DRC administrative approval for both applications were consistent with the purpose, and the intent of the transit oriented corridor, and the City's Comprehensive Plan. Pursuant to Subsection 715.1.5.3 of the Land Development Code, the City Commission, having considered all substantial evidence presented in the applicable criteria of the Land Development Code shall render a final decision to affirm, modify, or

reverse the administrative approval for Najibe Gardens West granted by the DRC on August 4th, 2025. This concludes staff's presentation; City Manager recommends approval, and we do have the applicant who will be making a presentation as well.

VICE MAYOR COLBOURNE: Thank you for the presentation. Back to the dais. Would anyone like to make a comment, or have a question for staff at this time?

COMMISSIONER CHERASARD: Hi, I have a question. Good evening. Thank you for presenting on this. Just to ask if the zoning for this property is commercial -- is it commercial?

MR. RODRIGUEZ: No, the zoning for this property is residential, multifamily.

COMMISSIONER CHERASARD: Okay. And can you remind me, the boundaries for the TOC in the City of Miramar?

MR. RODRIGUEZ: Sure. The TOC is over 1,000 acres, generally going from Pembroke Road to County Line, and then from State Road 7 to 64, but it sort of deviates, grabbing some of the larger properties, per say, or closer to those nodes.

COMMISSIONER CHERASARD: And this property falls --

MR. RODRIGUEZ: And along Miramar Parkway, I apologize, as well.

COMMISSIONER CHERASARD: Thank you. This property falls within that TOC?

MR. RODRIGUEZ: Correct, yes.

COMMISSIONER CHERASARD: So the administrative approval that came, came because of the TOC --

MR. RODRIGUEZ: Correct, yes.

COMMISSIONER CHERASARD: -- that it's located in.

MR. RODRIGUEZ: The transit oriented corridor was established in 2012; this is one of the properties that falls within it, and one of the incentives of the transit oriented corridor for this development is, essentially, that administrative approval.

COMMISSIONER CHERASARD: Thank you.

VICE MAYOR COLBOURNE: I can't see any speakers, so did anyone want to have -- do you have any questions for the staff right now? We're going to come back as well, but anything for staff right now, you can -- you can ask.

COMMISSIONER EDWARDS: I got one quick question. I -- I see where it was -- the area is zoned for three story, but this is going to be a four story; clarify that for me, please.

MR. RODRIGUEZ: Correct. So the code allows up to three stories. The applicant submitted for a code deviation; also, and administrative process for that additional height, that fourth story, which is really to encompass a small gym area under 1,300 square feet, which is really about ten percent of the total roof area of the building itself.

VICE MAYOR COLBOURNE: Okay. Thank you. Now to the applicant. Would the applicant like to speak?

MR. DICKERSON: Good evening. Dwayne Dickerson, on behalf of the applicant, the developer, and property owner. I'm an attorney with the law firm, Miskel Backman, offices at 14 SE 4th Street in Boca Raton, and I would like to -- to present a very brief presentation. Thank you.

VICE MAYOR COLBOURNE: Please do so.

MR. DICKERSON: Thank you. So, as staff stated, the -- the property, as you can see in the yellow box there is on the southeast corner of SW 25th Street, and SW 64th Avenue. This is a zoom in that -- the question was asked about the -- the zoning, which is the transit oriented development residential multifamily district also has the matching comparable future land use of transit oriented corridor, and the site is about, approximately .37 acres in size. What I want you to note is, this is actually a phased development, and this phase two that was recently approved. Phase one was already approved, which consisted of two buildings, and those buildings are -- are fully built. And, as you can see, the arrows pointing to the two buildings in phase one that are already been developed. This is the existing condition of the site now. This is -- if you are looking south into the parcel, and looking towards the phase one that I was saying is already built; it used to be a residential structure that was on the site, and it has been demolished to make room for the future multifamily development. You can see on the left, these are a few pictures of the two phase one buildings that have already been developed; I think would agree that they're high quality, and they've taken into consideration the City's high standards for design, and materials, and all those other components, the landscaping; and you see the site is significantly landscaped. And we anticipate having that same level of quality as we move forward with phase two. By the way, I just wanted to mention that the phase one is fully built, and it's fully occupied, so it's the two buildings, approximately 15 units per building, for a total of 30 units; those units are fully occupied, and doing very well. So the two development applications that were administratively approved on August the 4th of 2025 deal with the site plan; our total height is four stories, with 18 units, and for the multifamily development, as well as the deviation to allow for the additional one story, for a total of four stories, so those were the two applications. This is just -- I'm going to show you a few pictures of the renderings of the buildings as approved by your DRC staff. This is view from the intersection of 25th Street and 64th Avenue looking southeast into the site. This is a view from SW 25th Street looking southwest into the site. As you can

see from this view, the parking is underneath the building, and then the building is elevated above that, and the residential units are above parking. This is a view from the southeast corner of the site looking northwest; and once again, you can see from the other side; you can still see the parking from underneath, and the residential towers on top. This is a view from SW 64th Avenue looking northeast into the site. And these are - - are two elevations, view of the east, and the west elevations of the building. And this is a view of the north elevation, and the south elevation. As staff thoroughly mentioned that there was a significant review of the DRC process, the Development Review Committee process is a multi-month process; we've been at it, I believe, close to eight or nine months at this point, so. We've had significant comments, as we've gone through that process; we've addressed all of those comments, so -- I -- I just -- and I know you know the process, but this isn't something that your staff looks at one time, and just approves. It goes on for months and months and months; as they raise concerns, we are required to address those concerns, and fully respond to, and address all the outstanding DRC comments before staff would be willing to approve a site plan, or -- or a one-story height deviations, and we -- we did all that, as stated by your staff. These are the cri -- criteria; I'm not going to go through all of them, but, once again, just noting for the record that there are significant different criteria that we are required to review, and address as your staff is reviewing each project. We've satisfied all the criteria in your code; we've satisfied all your criteria in the Comprehensive Plan. As far as record, and competent, substantial evidence, throughout the process, we've submitted applications, and plans, and all other supporting documentation, which is part of the record this evening, and -- and which was part of the record that the Development Review Committee looked at in terms of making a final decision to recommend approval. Additional criteria for the deviation that looks at, you know, making sure that you're meeting the intent of the transit oriented corridor district, and that the request is -- is reasonable, and, as staff stated, we've satisfied all of these criteria as well. Additionally, we -- we reached out to the community, and we asked them about the project, and want to make sure they understand. So this on the left side, you can see there's a petition that was submitted for property owners that are in support, and this is just a few of them; some of them were far -- were -- were further away, and so I just wanted you to see that these are the neighbors that are close by, and that I believe will be the most involved with this development, and how it works in their community. And the start just shows you some of the neighbors that were on the list of the petition that supported the project and were willing to put their name and addresses, and sign that they are recommending that you please support this project as well. So with that, I'll just -- I just want to state that the property owner/developer, Allan Baksh, is here this evening; he's a 25-year resident of the City of Miramar, so he's taking pride in your city. I think that, as evidenced by the development in phase one, you can see his commitment to the quality, and that commitment will continue with this phase two portions of the development. He's here this evening to answer any questions; I'm also here to answer any questions. We respectfully support the DRC's position; we think they did a very thorough review, and -- and we also respectfully request you uphold their decision, and move forward with this development. So, with that, I'm happy to pause; I'd like to reserve any time that you have for questions, or any other comments that may be made. Thank you so much.

VICE MAYOR COLBOURNE: Thank you. Back to the dais. Are there any questions for the applicant?

COMMISSIONER CHERASARD: I had a quick question, and this might be for the applicant, or for staff. You can correct me if I'm wrong, because I'm not very well versed on the previous conversations when Najibe Gardens was built, but was there an agreement with the City at that time with regard to rates, and costs for the units that would be rented?

MR. DICKERSON: I'm not aware of that. Allan, are you -- so, maybe staff. I'm not aware of --

COMMISSIONER CHERASARD: No?

MR. DICKERSON: -- any specific rates. If anybody would like to correct me; but I'm not aware of rate --

COMMISSIONER CHERASARD: Okay. Okay.

MR. DICKERSON: Madam Commissioner, so I'm being told that there were no commitments. I'll tell you, with respect to rates, as you know, cost of labor, cost of construction, the market at the time, and all these other factors go into it, but we want to be very sensitive to make sure that the rates remain affordable in the way that, you know, people can live there peacefully.

COMMISSIONER CHERASARD: But likely it's going to be market rate for what the market is for the area; no affordable, low income, anything like that; it's market.

MR. DICKERSON: At this time, it's anticipated to be market, consistent with what's affordable in -- in that specific market, yes, ma'am.

COMMISSIONER CHERASARD: Thank you.

VICE MAYOR COLBOURNE: Thank you. Go ahead, Commissioner Edwards.

COMMISSIONER EDWARDS: Madam Vice Mayor, I've got one quick question. You did mention it's a phased in project. This is the phase three, or two.

MR. DICKERSON: This is phase two; so phase one was two separate buildings, and they were built, essentially, together. Is that right, Allan? Phase -- phase one, there were two buildings. Each building was 15 units for a total of 30 units in phase one. This is phase two, which will be the third building, so your -- your thought process is right. This would be the third building in the second phase, and this third building will have 18 units.

COMMISSIONER EDWARDS: Are there any other plans to develop other parcels of properties?

MR. DICKERSON: Yeah, I -- I -- I believe we are looking for opportunities to continue to provide --

MR. RODRIGUEZ: Deyman Rodriguez, senior planner. There is another building, the block over, that the developer obtained approval, also part of this phase that went through this whole process, also the appeal period, no one came forth, and so the project is currently in permitting. And it's for 16 units, similar design, with the parking underneath, and the units the second and third story, and then a small gym area on the fourth.

COMMISSIONER EDWARDS: All right. I -- I'm very familiar with the -- the properties, especially the ones built; my office is one block away, so I pass there frequently, and I see buildings. I -- I know though, as Miramar on the west runs out of land to develop, we're going to get into that phase of redevelopment, and one of the things -- I haven't heard from the resident yet, but one of the things that I think we will need to do is be mindful of these developments, and how they displace, and affect the residents in that neighborhood. So I think we may need to have some discussions on that to -- to put some things in place for the protection of the residents. We haven't heard the residents speak as yet. So I'm going to reserve my other questions until after the resident has spoken, thank you.

MR. RODRIGUEZ: Thank you. Understood.

VICE MAYOR COLBOURNE: Thank you. We do have a couple of residents. Anyone here wish to speak on this item, I will ask that you move up front. But, at this time, you may come forward and speak on this item.

MR. REYBURN: Leslie Reyburn, and I live at 2420 SW 63rd Terrace; my property is adjacent to the one that they're talking about building. Now I -- I've been in Miramar at this location since 1985. I moved into a single-family neighborhood, and now it's being destroyed by redevelopment that's allowing three-story apartment buildings to be built all the way down the street, if they happen to want to build it. The problem with this is he's asking for an additional floor. If he's allowed to go above the 36-foot barrier, his next project, because he's got underground parking is going to want to be an additional for him to be able to say it's the cost that's making me go up. It's not the cost, it's because he can't buy the property next to him, so he's putting the parking underground, so you're squeezing even more cars in the tiny little area of a third of an acre in order for him to be able to build this, and now he wants to go fourth. This gives him the right to, if the gym fails -- we have gyms in the neighborhood; there's no reason to build a gym on top of the building. If it fails, there's no guarantee that it doesn't become his penthouse, and that is a bigger issue, is that once he gets one building at four stories, what's to stop the others -- you've already made a rule, and the four stories is all right. And then it's going to go up to five, and it's just going to -- it's a residential, Historic Miramar; this is what it was

built for is residential homes, and there's no reason to destroy Historic Miramar because someone wants to build apartment houses. Let him go to the warehouse district that's there, buy up the warehouses, and put apartments in there; that would be the proper way to do it, not to go four stories, and then five stores as the next one comes, because he doesn't have enough space. I'd appreciate your attention on this matter; I'd appreciate no vote on this, and we go back to the 36-foot, and we keep it at it. If that's already here, we can't change that; let's live with it. Got anything --

MS. STEWART: My name is Marlene Stewart; I live at 6308 SW --

VICE MAYOR COLBOURNE: Come closer to the mic, please.

MS. STEWART: Oh. 6308 SW 25th Street in Miramar -- Historic Miramar; I'm going to add in the word historic. I've been there since 1996, and when I moved in, just as Mr. Leslie is saying, quiet neighborhood, residential, know our neighbors, you know, very pleasant. We all, you know, get along, and -- and today now, in 2025, we have a project, and the reason I'm here today is because it came in the mail, the notice came in the mail, and I was like, "What is this?" So in August I decided to come to City Hall to see what is coming in relation to my neighborhood. And I say my neighborhood, it's our neighborhood in relation to Historic Miramar, in relation to -- and, as I say to them standing here, 18 units on my corner, right next to my neighbor, Leslie, I -- I -- I can't even begin to envision it, 18 units apartment complex. So my objection is, as Mr. Leslie is saying, if we -- if we could -- 36, three stories, but four stories, I -- I don't think it's right, it's fair to us.

VICE MAYOR COLBOURNE: Thank you very much. Back to the dais. Commissioner Edwards.

COMMISSIONER EDWARDS: Yes. Thank you. To the residents that just spoke, I, first, commend you on being advocates in the community; I think we want to see more participation from residents. I am hearing you're -- at this point, willing to accept the property, but you don't want four stories. I will also say to you, and I've said it, we are going to see redevelopment in Historic Miramar; these are some realities that we will just have to face, and what I will say also, I will tell you it's not as bad as you think it is. Because I'm sure you've seen the other two properties built, and while it is a change, it's an addition to the community that enhances the community, because some of those properties were old, broken down, abandoned houses, so it enhances the community. And I think what I've seen, and even looking at these plans, I think we have some responsible developers; I don't know how much -- I -- I, too, and I get it that if we allow the fourth story, then the next request will be for six, and seven stories, so I can understand that concern as well. But I think we have some responsible developers. I think we are going to see some good things happen as we redevelop Historic Miramar to meet what is to come of a Miramar ten, 15 years from now. It's -- it's going -- it's -- it's -- it's going to be something carefully managed and moved in a direction to always put our residents first. Thank you.

VICE MAYOR COLBOURNE: Thank you. Commissioner Cherasard.

COMMISSIONER CHERASARD: Thank you very much. I start first by applauding our residents for coming out, and speaking in a platform like this; it's not easy to express your emotions, and I've stood at that same platform, having almost the same type of emotions as I spoke about property in the City of Miramar, so I commend you for being able to gather your thoughts, and present them. I also acknowledge the truth about how our city can, and will grow to accommodate what's happening in the next ten, 15 years in the City of Miramar. I also know that balance also matters, the resources, the water table, the traffic; and these are some of the concerns you brought up, because, like you said, you're long-term residents, and you're familiar with the Miramar you know it to be. These allowances for additional units, we have to go vertical to provide living space for future Miramar residents. Your concerns here are the quality of life for those who have been long-term Miramar residents, and I completely follow, and understand. I would only ask in -- in -- on your behalf, if as we were going through the processes for the fourth floor for this development, if incorporating that into the first three floors came up; was it ever considered; was it ever requested, or their approval for the fourth floor was simply allowed.

MR. RODRIGUEZ: Deyman Rodriguez, senior planner. So this project was submitted in November of 2023; they've been through the Development Review Committee process for, pretty much, a year and a half, and so we thought of every single element. Police is part of the DRC engineering, fire rescue, utilities, landscaping; so old issues have been, essentially, resolved, and one of the elements as well -- sorry, I'm -- I can't -- what was your question again?

COMMISSIONER CHERASARD: Speaking specifically to the fourth floor need for a gym; could that have been incorporated in the first three floors already slated?

MR. RODRIGUEZ: Yes. So, initially, no. That was not one of our concerns. The -- for about a year, the applicant -- we resolved every other issue, and so the last -- during the last submittal, the applicant came forth to staff, and said, "Hey, I would like to provide this small amenity to the residents." This was something that wasn't a part of the phase one; the phase one was just, essentially, 15 units, but it is popular with residential apartments, you know; they have the clubhouse, so for this development is, essentially, that small amenity component for residents. And so the process would have been through that height deviation. And just to bring note, as well. So the single family directly across the community -- the subject property is allowed to go up to 35 feet. They are able to build up to 35 feet. This developer -- this development, to the top of that fourth story is 39 feet, so it's only a four feet difference, really. And after all considerations, as the attorney mentioned, you know, we've, essentially, resolved everything. Yeah.

COMMISSIONER CHERASARD: Thank you.

VICE MAYOR COLBOURNE: Thank you. Commissioner Chambers.

COMMISSIONER CHAMBERS: Thank you so much. Question: Seem like every emphasis have been put on the gym. If the gym was the determining factor for approving to go up to the height that this is approved for, or will be approved for?

MR. RODRIGUEZ: Apologies, Commissioner Chambers. You mind repeating the question?

COMMISSIONER CHAMBERS: Was the gym was the deciding factor to approve it to go up to a fourth story, from what I'm hearing? Was it because of the gym?

MR. RODRIGUEZ: No. So staff had to do a review. There's a set of four criterias the staff reviewed, and based on that criteria, it was found that it was -- it was consistent; the request was consistent with the intent of the Land Development Code, this Transit Oriented Corridor. Again, the difference in height comparable to single family adjacent to this property is only four feet, and so that was, again, one of the factors. The code says: encourages compact transit oriented development, so this project is located three blocks from Miramar Parkway, where it's a busy -- bus stop, same from --

COMMISSIONER CHAMBERS: But this is residential. And it was not already approved for four stories; am I correct? It was maximum three stories.

MR. RODRIGUEZ: Yeah, the maximum, per code, is three story.

COMMISSIONER CHAMBERS: Right, so we are making a change?

MR. RODRIGUEZ: Yeah.

COMMISSIONER CHAMBERS: And this change will allow for --

MR. RODRIGUEZ: A fourth.

COMMISSIONER CHAMBERS: a precedent; this change will set a precedent for other developers to come, and ask for a fourth -- fourth story.

MR. RODRIGUEZ: Potentially.

COMMISSIONER CHAMBERS: What -- what -- is there anything in place to -- to stop that, or -- can this one be the exception, and not the rules?

MR. RODRIGUEZ: Well, we review each application on a case-by-case basis. Just because we grant this applicant that fourth story doesn't mean the next developer coming over that request it could mean the same. As every variance that comes forth to the Commission, we look at it on a case-by-case basis. There's a set of criteria that the code culls out, and we have to review it. We make sure that each criteria, essentially, passes; you know, it's consistent, yeah.

COMMISSIONER CHAMBERS: So -- so let me ask you. Because one of the problems I'm having out there is that the drainage system there is not like what we have on the west side, and the more roof we build, is the more we're going to have flooding issues, because it's crappy; it's not the kind of drainage that you really want for a big development; it's just not. I know we did some new drainage, but it's the same -- same old same old gravity drain, French-type drain. And the more roofs, the more driveway, the more pave, the more it's going to get hot, the more it's going to get floods, and, you know, it's -- I don't know. I just don't feel Miramar just keep building our way out of this situation for making way just for more apartments, and more folks to come in. At some point it got to stop, but I guess it's development.

MR. RODRIGUEZ: Commissioner Chambers, the additional story is not for dwelling units; it's, essentially, for amenity space, so it's not increasing the density of the development. And, also, public works is one of the disciplines within the Development Review Committee, and they've -- yes, --

COMMISSIONER CHAMBERS: Okay.

MR. RODRIGUEZ: -- Water Management District as well, and there was an improvement, actually, on -- I believe it was like -- is it the catch basement.

COMMISSIONER CHAMBERS: So you just answered my question. This is an exception; this is not going to be the rules.

MR. RODRIGUEZ: No.

COMMISSIONER CHAMBERS: Right. So it's simple. Okay. All right. I understand. So that means --

MR. RODRIGUEZ: Yeah.

COMMISSIONER CHAMBERS: -- it's not going to be a wild -- wild, wild west of four story out there, because they're going to come for approval, so this is an exception -- exception. Okay. All right. Understood. I'm just concerned about drain. Mis -- this property, do they receive their water bill -- their water from Hollywood or Miramar?

MR. RODRIGUEZ: I believe it's Miramar. That's us

COMMISSIONER CHAMBERS: It's Miramar. Okay.

MR. RODRIGUEZ: Yeah.

COMMISSIONER CHAMBERS: All right. Thank you.

VICE MAYOR COLBOURNE: Thank you, Commissioner Chambers. Couple of questions. The residents said that they lived adjacent to the property. Can you show me in one of those slides where exactly the resident lives?

MR. RODRIGUEZ: The applicant's presentation does show the rendering, and we can pull it up. So this is pretty much facing -- you're on 25th Street, and this is facing the entrance to the building. To the right is, essentially, 64th, which is the street.

VICE MAYOR COLBOURNE: So using that one, where -- where does the resident live?

MR. RODRIGUEZ: So to the resident -- the resident is to the right. It's a corner parcel along 64th and 25th, so they have one neighbor to the -- the right on 25th Street, and then phase one is essentially the development to the south.

VICE MAYOR COLBOURNE: Is it -- is your street between the property, or is it directly adjacent to it? It's catacorner from it. You can come to the mic.

MR. REYBURN: It's catacorner; in other words, if he was able to buy the house behind him, it would butt up right -- right across the street from me would be his parking garage, or the unit that he would put -- and he'd put the parking against 64th Avenue.

VICE MAYOR COLBOURNE: Okay. So, currently, your home is not directly --

MR. REYBURN: Right, --

VICE MAYOR COLBOURNE: -- next -- next to the development.

MR. REYBURN: -- it's -- it's -- it's catacorner to him, which means that all -- everything -- all the traffic, everything, and the overflow parking -- because you don't have enough spaces, and that's been the issues with this oth -- the other ones, and it used to be out on the swale, and then they've been moved off from the swale all of a sudden now. But he doesn't have overflow parking, and now when he knocked down the building, we had the dump truck sitting on the side of the house at 6:00 in the morning with their trucks running, waiting to go to work.

VICE MAYOR COLBOURNE: Thank you, sir. Appreciate it. Okay. For the developer, I know you have -- you received a number of residents who endorsed this property nearby, who endorsed the development. The resident here is saying that there is traffic, there is -- it's adjacent to it. Is there any -- anything that you're doing to mitigate any of the things that -- that -- that he's speaking of?

MR. DICKERSON: Yes, we -- there's several things that -- I'd like to address very briefly when it's appropriate, but specifically to your question, we did look at the Institute of Transportation Engineers, and what the traffic counts would be for the 18 units, and there are proposed to be approximately six -- six trips during the a.m. peak hour, so in this type

of development, this number of units is not anticipated to produce a significant amount of traffic that would impact adjacent neighbors. Also, this property is zoned multifamily residential, so the proposed use is directly in line with your zoning district, and your matching Comprehensive Plan for this area. But we look at access points in making sure that vehicles can safely access the site, and get on to them without stacking onto adjacent rights of way, and that's all part of the design. As you stated, your city, like a lot of cities, is -- is just, essentially, built out in a lot of areas, so you do have to add a little bit of height, you do have to be creative in design, so with this design, the parking is underneath the building. You know, most designs you'll have it surface parking. So there were some design elements that we had to be creative with to make sure that this worked properly, which is just the way of the world right now in your city, and in others. But, ultimately, this building is only approximately 39 feet high, and -- and as staff stated, single family allows up to -- I said 39, staff allows up to 35 in the single family, so it's -- it's not anticipated to be any more -- any more of an impact than what you would anticipate with single family. But all of those design elements -- like staff said, the last year and a half had been taken into consideration to mitigate or eliminate any negative impacts.

VICE MAYOR COLBOURNE: Thank you.

MR. DICKERSON: Yes, ma'am.

VICE MAYOR COLBOURNE: To staff, on the 35 -- what is it, 35 --

MR. RODRIGUEZ: Thirty-five feet.

VICE MAYOR COLBOURNE: Thirty-five feet, and 39 feet, but this is a fourth floor, and the area is approved for -- for three floors, not four floors. The fourth floor of this building is expected to be a -- a gym. But if the developer, at some point, did not want to -- in a year or two did not want a gym there, he wanted to -- to have something else there, residential, he will be able to put in other apartments there?

MR. RODRIGUEZ: So the -- the developer would have to come back to the City to request that additional unit, so he would have to come back through that Development Review Committee, and staff reviews the case again, essentially.

VICE MAYOR COLBOURNE: Is -- is that the intent of the developer to at some point do that?

MR. RODRIGUEZ: No.

MR. DICKERSON: Madam Vice Mayor, may I respond? So with respect to the legal components of a -- a Development Review Committee approval, we have to abide by, and build, and pull permits for what was approved. If we wanted to change something in the site plan, we would have to submit a new application; we would have to amend that site plan; and we would have to go through the process all over again to do so. I also

wanted to state because it was mentioned a few times about precedent. I think your City Attorney would agree that there is no legal precedent set by you or the DRC staff making a determination on the application. Every application is submitted separately, and every applicant has to prove the merits of their application, and prove that they've satisfied the Comprehensive Plan, and your code of ordinances before the DRC can, and would move forward on that, or the City Commission. So it's my legal position that the decision that you make on my application, or any other application has no bearing, or no precedent on a future application; every applicant has to stand on their own, and show that they've satisfied the requirements of your code by competent, substantial evidence.

VICE MAYOR COLBOURNE: Thank -- thank you for that. One other question. I know this is a second phase. I don't recall another lot in the area. Is there a fourth -- is there a third phase to this project?

MR. DICKERSON: My client, the property owner of what we're calling phase one, which are the two white buildings, and then the phase two, which is the -- the site in the -- in the yellow, that's all we -- we own, so, in terms of our development. I know that there's another project that has been approved, and I think it's --

VICE MAYOR COLBOURNE: The City can speak to it -- the City can speak to that then.

MR. RODRIGUEZ: Yes, there is -- the DRC granted approval for a similar project for the developer; it's located on 26th Street. Essentially, two, three houses down from phase one, but it was part of this second phase.

VICE MAYOR COLBOURNE: It's part of -- it's part of this second phase?

MR. RODRIGUEZ: Yeah. But that was -- that project was already approved, and it's undergoing permitting. That process went through DRC; DRC granted approval; we had the appeal period; the appeal period closed, so the applicant was able to move forward with submitting for building permit approval.

VICE MAYOR COLBOURNE: Okay. Thank you very much. I do -- I do know the area somewhat. I -- I am familiar with the two buildings that are there. And, you know, as far as I know, I do -- I do know them to be really nice places, and actually a -- a -- a good addition to the area, so I -- I don't -- I don't -- you know, I don't have no reason to believe that -- that this phase would be any different. The developer has been here -- has been a resident of City of Miramar for -- for a number of years, so -- and -- and his product has been, you know, as -- as far as I can tell, has been -- has been a good product. And, you know, I -- I certainly hope that -- that when it comes to residents' concerns in -- in -- in the area that those -- those are truly taken into consideration by our staff, as well as -- as by the developer, and -- and just to work with them. There is dev -- redevelopment; you know, the area is growing, it's -- it's changing in -- in many ways, not just that -- that area, but many areas. But I think whenever we do that, it's important for us to -- to truly consider the neighborhood, and the neighbors that -- that will continue to be there, you know, so

that we can -- you know, we can work together in -- in that area. Thank you. Commissioner Cherasard, is that -- you do want to speak? Please.

COMMISSIONER CHERASARD: Thank you. Outside of this administrative approval, and moving forward with other phases, and this is not me being facetious, it may sound like that. Is the only way for the Commission to know about these approvals, and these projects is to come and sit at a DRC meeting? What other channel is there for us, despite not needing us to approve, to be informed about the variance approvals that we don't have to approve, and the developments that get pushed through -- through administrative approval?

MR. LEBRUN: Good evening, Vice Mayor, Commissioners, City Manager, City Attorney, City Clerks; Nixon Lebrun, Building, Planning & Zoning. I understand your concerns, and for the Commission not to be notified by those projects that are being approved administratively by the DRC. One way we can approach, it seems, is provide a report that can be shared with the Commissioners, you know, or the City Commission, so on all those projects being approved administratively in the transit oriented -- oriented corridor.

COMMISSIONER CHERASARD: At minimum, please, --

MR. LEBRUN: At a minimum, yes.

COMMISSIONER CHERASARD: -- yes, that's an excellent suggestion. Thank you.

VICE MAYOR COLBOURNE: Thank you. Seeing no further questions or comments, we'll take a separate vote on each application, and then vote on the item as a whole.

a) Site Plan Application 2308530

VICE MAYOR COLBOURNE: May I have a mo --

CITY ATTORNEY POWELL: Madam Vice Mayor, just to be clear, you're taking a vote on the appeal that was filed concerning each application, not voting to approve the application.

VICE MAYOR COLBOURNE: Not -- not voting to approve the application. So we are voting on the appeal. This is an appeal, so a vote in favor will mean that you do not want the development to go further, is that correct?

CITY ATTORNEY POWELL: Right. If -- if -- if there's a vote in favor of granting the appeal, that's correct.

VICE MAYOR COLBOURNE: Okay. A vote is -- yes vote -- the motion would be to approve the appeal, is that correct?

CITY ATTORNEY POWELL: That's the maker of the motion -- if -- if someone makes that motion, right.

VICE MAYOR COLBOURNE: No, the item before us is an appeal.

CITY ATTORNEY POWELL: Right. And the resolution is to approve what the administra
--

VICE MAYOR COLBOURNE: What's before us?

CITY ATTORNEY POWELL: Right, what the administration approved, so if there was a deviation than what the resolution is asking you, it would be a motion to grant the appeal, which would reject what staff approved.

VICE MAYOR COLBOURNE: So I need a motion to grant or -- or -- or reject the appeal. May I have a motion.

COMMISSIONER CHAMBERS: Motion to approve.

VICE MAYOR COLBOURNE: That would be motion to approve the appeal?

COMMISSIONER CHAMBERS: I don't know.

VICE MAYOR COLBOURNE: Okay. I -- I -- I want to make sure that we're ver -- we're very clear. What's before -- generally, when we have something like this, it's the -- it's -- it's to approve the development. This is not what's before us today. What's before us today is an item brought by -- brought to us because of the appeal. We have a resident that is appealing this development. So what's needed is a motion on the appeal. Do we want to affirm what the resident is -- has stated, or do we want to reject it. So I need a motion to one of those. May I have a motion; Commissioner Chambers, you -- does that help in terms of the motion that you were proposing?

COMMISSIONER CHAMBERS: I don't think so.

COMMISSIONER EDWARDS: I -- I -- I -- I --

COMMISSIONER CHAMBERS: I think I'm going to pass.

CITY ATTORNEY POWELL: Let me see if I can make it simple.

COMMISSIONER EDWARDS: I put a motion to reject the appeal.

VICE MAYOR COLBOURNE: Okay. May I have a second.

COMMISSIONER CHERASARD: Second.

VICE MAYOR COLBOURNE: Madam Clerk, please call the roll.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Yes.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Edwards, seconded by Commissioner Cherasard, to reject Resolution #R8540 as presented, which was an appeal to vacate the previous DRC administrative approval of Site Plan Application 2308530, and Building Height Deviation Application No. 2503845, and the project as a whole; the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Resolution No. 26-47

VICE MAYOR COLBOURNE: Mr. Attorney, help me, where we -- where do we go from here? Do we have to take any further votes?

CITY ATTORNEY POWELL: No, because -- because the way the res -- the way the record is going to read is that the motion was to object -- reject the appeal, and that would just simply be a rejection of the appeal concerning site application number 2308530, and 2503845.

VICE MAYOR COLBOURNE: So we do not need to take another vote?

CITY ATTORNEY POWELL: No, you do not need to do that.

VICE MAYOR COLBOURNE: Okay. All right. Okay, then onto the next item. Thank you all. I should say --

Mr. BAKSH: Vice Mayor, may I just say thank you. And this was a promise I made to the Mayor when we were doing phase one, and he ask me that I do step it up to the next level, and that's why we add the gym. It's a step up from the previous developments, if you remember that. And that's why it's also incidental. It's not to for -- for our residential.

COMMISSIONER CHAMBERS: That's why you should --

VICE MAYOR COLBOURNE: Thank you.

COMMISSIONER EDWARDS: Could I say a word to you, sir.

VICE MAYOR COLBOURNE: Okay.

COMMISSIONER EDWARDS: I -- I'm just going to ask you to have conversations with those residents, --

MR. BAKSH: Certainly --

COMMISSIONER EDWARDS: -- please.

MR. BAKSH: Certainly will. Certainly will. And certainly their property values have increased tremendously. It's a -- I started out many years ago; I was the first developer here, and the whole area property values have gone up a lot, so I -- I wish I'd met her before to -- to explain some of those things. Thank you very much.

COMMISSIONER EDWARDS: Yes.

RESOLUTIONS

VICE MAYOR COLBOURNE: Yes. Mr. Attorney, please read item number 15.

15. Temp. Reso. #R8531 adopting the 2025 **Local Housing Incentive Strategies Recommendations and Report** from the City's Affordable Housing Advisory Committee; authorizing submission of the incentives report to the Florida Housing Finance Corporation. (*Economic Development & Housing Chief Housing Administrator Carolyn Francis-Royer*)

CITY ATTORNEY POWELL: Item number 15. A resolution of the City Commission of the City of Miramar, Florida, adopting the 2025 Local Housing Incentive Strategies Recommendations and Report from the City's Affordable Housing Advisory Committee; authorizing submission of the incentives report to the Florida Housing Finance Corporation; and providing for an effective date.

VICE MAYOR COLBOURNE: You have a presentation?

MS. FRANCIS-ROYER: Yes. Good evening, Vice Mayor, --

VICE MAYOR COLBOURNE: Good evening.

MS. FRANCIS-ROYER: -- members of the Commission, City Manager, City Attorney, and City Clerk.

VICE MAYOR COLBOURNE: Name?

MS. FRANCIS-ROYER: I'm Carolyn Francis-Royer, and I will be presenting the 2025 SHIP Affordable Housing Incentive Report, representing the Economic Development Department. The issue before you is that Florida Statutes 420976 requires the State Housing Initiative Partnership jurisdictions to create an Affordable Housing Advisory Committee to review, and recommend affordable housing incentive strategies, and produce a report for submission to Florida Housing Finance Corporation. The report must be adopted by resolution of the City Commission. In 2007, the Florida Legislature passed House Bill 1375, creating the Affordable Housing Advisory Committee, known as the AHAC. In 2008, the City appointed the AHAC committee to recommend monetary, and nonmonetary housing strategies, and incentives for affordable housing. Prior to 2020, the State required AHAC to review strategies, and produce a report every three years; the AHAC now has to report every year. The AHAC convened to discuss incentive strategies on May 22nd, June 26, July 24, September 11, October 23, 2025; at the October 23rd, 2025 meeting, the AHAC held a public hearing, and recommended affordable -- recommended approval of the 2025 SHIP affordable housing incentive strategies. No changes were made to the existing incentive strategies; one incentive strategy was added in 2025, the Moderate Income Mortgage Assistance, known as the MIMA program. The MIMA program launched as a pilot program in 2025, in March of 2025; it provides up to \$30,000.00 to moderate-income households; the eligible uses include downpayment assistance, closing costs, and first mortgage reduction. The MIMA success prompted the AHAC to recommend continuation, as well as increased funding for the program. The recommendation report is due to Florida Housing Finance Corporation no later than December 31st of each year. Within 90 days of the submittal, the City shall adopt an amendment to the Local Housing Assistance Plan to incorporate the adopted incentive strategies. City Manager recommends approval, and that concludes my presentation.

VICE MAYOR COLBOURNE: Thank you for the presentation. The Clerk received no request to speak on this item. Does any member of the public present in the Chamber wish to speak on this item? Hearing none, back to the dais. Any questions? Hearing -- Commissioner Cherasard, --

COMMISSIONER CHERASARD: Thank you.

VICE MAYOR COLBOURNE: -- followed by Commissioner Chambers.

COMMISSIONER CHERASARD: Thank you very much, and thank you, Ms. Carolyn Francis-Royer for presenting on what we do as an Affordable Housing Advisory Committee. I do serve on that committee, where we have deliberations over the months over what strategies are ready, which ones need to incubate, and which ones need to push full steam ahead, as we move towards affordability in our city. I want to thank you for hopping on board with us, and making sure that we stay the path. I know there was a conversation that might come up; I'm not sure if it's in the current request for funding for the MIMA, but I wanted for you, with a few minutes, if you would please describe the current out roll of the MIMA, and any changes that are coming to help residents have access to the Moderate Income Mortgage Assistance in the City.

MS. FRANCIS-ROYER: Yes. The -- the current process that was implemented with the pilot program was that they did a lottery process for all the folks that were interested, and from that lottery process, they proceeded to reserve funds for the folks that made progress in securing purchase contract, and a mortgage from a lender. So we are transitioning to a more efficient process by making sure that the applicants come to the City with that purchase contract, and the preapproval from a lender, ready to go, so we don't have to reserve funds; as they come in, we will simply operate on a first come, first serve basis, so that funds are not reserve for folks that may not go through the process, and that we're not holding up other buyers from the opportunity of using those funds.

COMMISSIONER CHERASARD: Thank you. And, with that needed change, is there an expectation that the quality of person coming into the program to get funding, and the number of applicants who get to take advantage of the program would increase, and the process would be a little more smooth?

MS. FRANCIS-ROYER: Yes, that is expected, because when the folks come to us with their mortgage ready, they have a preapproval from the lender, and they have a purchase contract, and they're basically ready to close, that means everything is in place, and they just need that extra downpayment to either pay for closing costs, or just to cover any kind of mortgage reduction that they need to make their payment more affordable.

COMMISSIONER CHERASARD: Thank you. Thank you for explaining, and sharing that information with us.

VICE MAYOR COLBOURNE: Commissioner Chambers.

COMMISSIONER CHAMBERS: Thank you. Thank you, Ms. Carolyn, for the presentation. You said there was a recommended increase. What is the recommended increase?

MS. FRANCIS-ROYER: Well, we --

COMMISSIONER CHAMBERS: If you can.

MS. FRANCIS-ROYER: We recommend -- well, the AHAC recommended that the funding be doubled, as opposed to the -- the \$125,000.00 that was for the initial pilot program. However, they -- they understand that since it's a city-funded program, there's no rollover, so the budget is the same, but it can be funded on an as-needed basis after we've spent the \$125,000.00 that's allocated currently.

COMMISSIONER CHAMBERS: All right, thank you. Thank you so much.

VICE MAYOR COLBOURNE: Thank you. Seeing no other questions, can we have a call for votes, please.

COMMISSIONER CHERASARD: Motion -- motion to approve.

COMMISSIONER CHAMBERS: Second.

VICE MAYOR COLBOURNE: Second -- now we can call for votes, thank you.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Yes.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Cherasard, seconded by Commissioner Chambers to approve Resolution #R8531 as presented, the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Resolution No. 26-43

VICE MAYOR COLBOURNE: Item number 16.

16. Temp. Reso. #R8528 approving the Program Year 2024 **Consolidated Annual Performance Evaluation Report** for the Community Development Block Grant Programs. (*Economic Development & Housing Chief Housing Administrator Carolyn Francis-Royer*)

CITY ATTORNEY POWELL: A resolution of the City Commission of the City of Miramar, Florida, approving the Program Year 2024 Consolidated Annual Performance Evaluation Report for the Community Development Block Grant Programs, and providing for an effective date.

MS. FRANCIS-ROYER: Good evening once again.

VICE MAYOR COLBOURNE: Hello again.

MS. FRANCIS-ROYER: Carolyn Francis-Royer, Chief Housing Administrator, Economic Development & Housing Department. This item I'm presenting for you is the Consolidated Annual Performance Evaluation Report known as the (CAPER) for program year 2024. As a recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD), under the Community Development Block Grant Program, the City is required to submit a Consolidated Annual Performance and Evaluation Report within 90 days after the close of each program year. The CAPER is an annual report required each program year; it details the expenditures of the Community Development Block Grant funds; it outlines the performance against the goals identified in the five-year Consolidate Plan, the Annual Action Plan, and the Local Housing Assistance Plan. The expenditures for program year '24, FY 2024 is \$2,071,932.00. The accomplishment for the expenditures includes home repair; we assisted 16 homeowners; we completed two commercial rehabilitation; there are six new homebuyers; and there's 54 residents that received rental assistance, and 42 of those residents is from the Pinnacle at La Cabaña development. There were 15 homeownership workshops conducted; three of those workshops was hosted by the Housing Division, and the other 15 -- the other 12 were from our CRA service provider. So there's a total of 76 households assisted, and 944 participants in the homebuyer workshop. Our citizen participation included a public notice on October 29th; there's a 15-day comment period, beginning October 29th and concludes today. There's a public hearing at this meeting, and there were no public comments received to date; any comments received will be incorporated into the final CAPER for submittal to HUD. City Manager recommends approval, and that concludes my presentation.

VICE MAYOR COLBOURNE: Thank you. The Clerk received no requests to speak on this item. Does any member of the public present in the Chamber wish to speak on this item? Hearing none, back to the dais. Any questions? Seeing none, may I have a motion.

COMMISSIONER CHAMBERS: Motion to approve.

COMMISSIONER CHERASARD: Second.

VICE MAYOR COLBOURNE: Madam Clerk, please call the votes.

CITY CLERK GIBBS: Commission -- Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Yes.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Chambers, seconded by Commissioner Cherasard to approve Resolution #R8528 as presented, the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Resolution No. 26-44

VICE MAYOR COLBOURNE: Item number 17.

- 17.** Temp. Reso. #R8563 authorizing the execution of an agreement with the Broward County Tax Collector for the **uniform collection of non-ad valorem assessments.** (*Management & Budget Director Rafael Sanmiguel*)

CITY ATTORNEY POWELL: A resolution of the City Commission of the City of Miramar, Florida, authorizing the execution of an agreement with the Broward County Tax Collector for the uniform collection of non-ad valorem assessments; and providing for an effective date.

MR. SANMIGUEL: Good evening, Madam Vice Mayor, Commissioners, City Manager, City Attorney, City Clerk. My name is Rafael Sanmiguel, and I have the privilege to serve the City as a Director of Management & Budget. This evening, I am presenting item number TR 8563, agreement with the Broward County Tax Collector. So at issue:

Broward County Tax Collector is requiring now the City to execute an agreement for the uniform collection of non-ad valorem assessments. This agreement would formalize the collection of non-ad valorem assessments on the tax roll, and the execution of the agreement is necessary to continue using this uniform collection message that we have used so far in the past. Background: City currently levies two non-ad valorem assessments; they're fire protection assessment, and the stormwater assessment, and the Broward County Tax Collector has billed, and collected these assessments on behalf of the City since their inception, so far at no cost. The City pays the Broward County Property Appraiser's Office and administrative fee of 50 cents per parcel to maintain, and certify the tax roll, so that the -- the BCPA, that's a separate unit from the one that we're talking about here. We have a different agreement with BCPA to -- to put that on the -- on -- on -- on the TRIM notices, and on the -- on the taxes. So now the City plans to add the solid waste fee to the property tax bill beginning tax year '26, as we all know. As an analysis, under this agreement, the Tax Collector may retain up to two percent of all collected proceeds to cover the admin cost, per Florida State Statutes 197362328(c), so of note is that this is the maximum amount that they can possibly retain. In -- in actuality, the maximum, really, that they can -- that they can retain is -- they cannot -- they cannot charge economic money on this; they can only charge us for the -- for the cost that it -- that it takes to collect these fees for the City. But, as an exercise, the maximum -- the maximum estimated impact for this year would be -- for the fire assessment would be half a million; for stormwater would \$157,000.00, and starting in '26, potentially, the solid waste fee, up to \$252,000.00 for an up to amount of \$934,000.00, or just under a million. So, again, I want to reiterate that the two percent is a maximum amount, and we don't expect to see that amount come to fruition. So the City Manager recommends approval of the -- of -- to execute this agreement, and we have asked the BCCMA to make non-financial changes to this agreement, when and if those changes come to fruition, and come back to us, we'll -- we will, most probably, bring back this agreement again for a vote against this board. Thank you. And ACM Gayle can speak to the amendment if -- if -- if needed.

VICE MAYOR COLBOURNE: ACM Gayle?

MS. GAYLE: Good evening, Madam Vice Mayor, Commissioners, Shaun Gayle, Assistant City Manager. So not every city has settled yet on the resolution. This is our last meeting for the year. There are some cities that still have another meeting for the year, in the first or a week or so of December. We're bringing this tonight, and there may be an amendment that we would bring back to the Commission in January. Because some of the cities are still grappling with some of the aspects of this agreement, there is a -- in addition to the numbers that Raf gave a while ago, there is also a two percent commission for the collection of ad valorem debt service. Now the City of Miramar does not have an ad valorem debt service, because we have no GO bonds, no general obligation bonds, which means are bonds that would have gone to the -- to the citizenry for a vote in a referendum. We do not have any such debt service, so we are not grappling with that two percent. There are those things that are still being worked out by other cities. And they will probably have a finalized agreement with the Property Tax Collector

before their meeting in December. But because this is our last meeting for the year, we had no choice but to bring it to this meeting. One thing that we have learned from BCCMA, however, is that the conversation that's being had with the -- with the Tax Collector are for issues that are nonmonetary, so it will not change the percentage; the two percent is allowed by state statute, so it says up to two percent. In meetings that we've had with the Tax Collector, and BCCMA, they have told us that, you know, more -- more likely it might be around one percent, but that's not set in stone, because this is the first year we're doing this, and it's anticipated that they will only be collecting what it takes to do these administrative services. There are some other issues that some cities are raising, and I just want to -- including ours, by the way, when we met with BCCMA, and these are just some examples of -- of conversations that have been added: to add invoice timing, requiring the Tax Collector to provide the cities or municipalities with invoices by August 1st; expanding detail requirements; reporting requirements; adding -- introducing a dispute procedure, so if this -- if municipalities wanted to dispute their -- their charges, they might be able to do so within a time certain, so within 14 days, and then the -- the Tax Collector will have 30 days to respond. Those are the things that are going back and forth, so these are nonmonetary, but they change the agreement, nonetheless. And because this is our last meeting, the idea is we would bring this resolution, and if any of those nonmonetary items change between now and then, then we will be able to bring it back when we have our next Commission meeting in January, since we don't have one in December. So that's what the amendments are looking like. They're nonmonetary, but they do, technically, change the agreement, even if they are minor changes.

VICE MAYOR COLBOURNE: Thank you. The Clerk received no requests to speak on this item. Does any member of the public present in the Chamber wish to speak on this item? Seeing none, I do have a couple of questions for staff. Has any other city voted against it? And does all the cities have to approve this in order for it to pass, to be implemented -- in order for it to be implemented?

MS. GAYLE: Vice Mayor, from my understanding, the Tax Collector will collect these charges, because the state statute allows them to. The agreement, and I'm not sure if our attorney can speak to that, and the -- the agreement is -- is -- is binding that -- that -- that process for us -- for them to do the collection, and then disburse the funds to the City. That's exactly what's being done in years past through Broward County; it's just that the Tax Collector is now their separate entity, so this agreement is being entered into them with -- as the separate entity, as they are set up for the first time.

VICE MAYOR COLBOURNE: So this amount what's being paid to the Property Appraiser --

MS. GAYLE: This amount was not being paid.

VICE MAYOR COLBOURNE: It was never --

MS. GAYLE: No.

VICE MAYOR COLBOURNE: This amount was never paid?

MS. GAYLE: No.

VICE MAYOR COLBOURNE: So this -- this is a new --

MS. GAYLE: This administrative charge was not being paid; they did collect the property taxes; they did disburse the amounts to the cities, but the Tax Collector was never a separate entity; it was under the auspices of the other county. So with them now being a separate entity, this is where this comes in with -- and the state statute does give them the -- the -- the latitude to charge this two percent.

VICE MAYOR COLBOURNE: So --

MS. GAYLE: I know that the City of Fort Lauderdale has already signed theirs, and I do think either West Park, or Pembroke Pines, I'm not 100 percent sure, but there are two cities that -- that had already signed the last time we had this conversation. With -- with Commission meeting being this week, I'm not sure how many other cities have already signed.

VICE MAYOR COLBOURNE: So we do have to pay this regardless of whether or not it comes before this Commission, but the agreement itself is what we are -- we're trying to get approved?

MS. GAYLE: Yes.

VICE MAYOR COLBOURNE: Okay. We do have an item, which we approved, to put our solid waste also on the tax roll.

MS. GAYLE: It's on the agenda for tonight, yes.

VICE MAYOR COLBOURNE: So I don't recall it being a big savings doing that to begin with. Are -- is there a savings, or -- or --

MS. GAYLE: Raf can speak to those percentages.

VICE MAYOR COLBOURNE: -- or are we upside down at this point by -- by taking it to them now that we're being charged this amount?

MR. SANMIGUEL: Right. So, as I understand, the -- the collection rate on the -- on the solid waste, it's in the low 90s. Once you put it into the tax roll, you collect 96 percent, because then you have those -- that four percent discount that you -- that everybody enjoys, right. Now if -- if the Tax Collector collects the full two percent, then you're -- you're kind of breaking -- you're breaking even, but we don't think that the Tax Collector is going to collect the two percent, because it's -- again, they are only allowed to collect

what -- what it -- the cost that it would take for them to remit the amount the -- the -- the funds to us. And as a -- as a comparison, we pay the Broward County Property Appraiser's Office no more than \$40,000.00 a year to put it onto the tax -- to put all of these non-ad valorem assessments onto the tax roll. I would -- personally, I would think -- my professional opinion that the -- the cost to actually remit those funds to -- back to us would be around that same cost, give or take. I don't think it would amount to the \$1 million; I think it's -- it's a little bit inflated. I -- I think that's in -- in the -- in the agreement, because that's what the Florida state statutes allow for, up to that -- that amount. But the Florida state statutes also limit -- limit that they can only charge what it cost them to do the service. So in -- in the end, to answer your question, it -- it's -- it should still make financial sense to put all of these assessments onto the tax roll.

VICE MAYOR COLBOURNE: Okay. Thank you for that. Commissioner Chambers.

COMMISSIONER CHAMBERS: Thank you so much. Thank you, Mr. Rafael, for the presentation. So there -- there was always a Tax Collector, it's just that it was never a constitution officer, so the Property Appraiser usually collect the taxes, and now it's getting a little complicated because of what have been put in place. It's -- it's -- it's -- it's a bit unfair, because the County get a certain percentage of our tax dollar, School Board, and everybody else, and so on, and so on, so it's like double dipping, coming back again, and, you know, charging us to collect again. So does that mean it's going to be removed from the Property Appraiser's Office to where they wouldn't get any fees from us?

MR. SANMIGUEL: No, so it's -- it's just -- no, everything stays the same, really. The only thing that -- we're still going to put our non-ad valorem assessments onto the -- into the tax bill, so the stormwater assessment still going to go into the tax bill; the -- the fire assessment still going to go into the tax bill; we're still going to collect those. This only is just so that the -- the Broward County Tax Collector will have an agreement with them for them to collect the taxes in our behalf, and then remit those funds to us, and then they return a certain amount. Now, ultimately, what that amount is -- is we -- we -- we don't know what it's going to be, ultimately, because this is the first year that this is happening.

COMMISSIONER CHAMBERS: I understood. I'm just saying that the -- the Property Appraiser's Office, and now you have a Tax Collector Office, so there's two different offices now.

MR. SANMIGUEL: Right.

COMMISSIONER CHAMBERS: Before it was just one; everybody was on the --

MR. SANMIGUEL: The same roof.

COMMISSIONER CHAMBERS: Right, right. And now we have two. So are we going to be paying to separate fees, or it's the same one fee? That's what I'm asking.

MR. SANMIGUEL: Okay, in a sense, yes. Yeah, it's going to be two different fees.

COMMISSIONER CHAMBERS: Two different fees.

MR. SANMIGUEL: We're still going to pay -- right. We're still going to pay the Broward County Property Appraiser's Office, the -- around \$40,000.00 bill.

COMMISSIONER CHAMBERS: Right.

MR. SANMIGUEL: And then this is going to be a -- a new bill, but nothing else will change.

COMMISSIONER CHAMBERS: Right. Yeah. I -- I'm just trying to get at the new -- new portion. It's going to add on to whatever we already paying the Property Appraiser, so it's going to be a little more than what we usually pay.

MR. SANMIGUEL: Right.

COMMISSIONER CHAMBERS: Got to pay the piper, I guess, you know. Why are we bringing this tonight? Why do we have to vote on this tonight? And do we have to -- because this is not settled; this -- it's still out there, so we -- we do still have time. We are just trying to do this, because it's the last meeting for the year, but we could come back next year and still vote on this.

MR. SANMIGUEL: So it's the opinion of staff, and the attorneys that we should sign it, because they -- we are actively in the -- we're going to start collecting those tax dollars that the -- the Tax Collector is going to start collecting those tax dollars, and they're going to start remitting those tax dollars back to us, our portion of it. You're right, it -- we still have -- we still have time before the end of the year, but -- but in -- in the abundance of caution, and -- and it's a -- and because this came to us very late, actually; this came to us after the -- the budget was passed. That we -- was kind of hoisted upon us, and we did a lot of research, and a lot of -- we stored up a lot of presentations that you can see to -- to get this to -- to the Commission today. It is our opinion that we should -- I mean we should pass this as is right now, today, and then any amendments will be put on when we present it to Commission in January, so we should pass this right now, so that we have a vehicle to co -- to collect those monies from the -- from the Broward tax assessor, and then in January, we can -- we can bring any -- any of those amendments to the -- to the dais again, to the Commission, and -- and have a -- an amended agreement.

COMMISSIONER CHAMBERS: Oh, so we put the Commission into a shotgun situation here. Just got to shoot, I guess. Thank you.

VICE MAYOR COLBOURNE: Commissioner Cherasard.

COMMISSIONER CHERASARD: Thank you. I just really wanted a clear understanding of a deadline in place, because I see you are saying end of year, fiscal year 2026. There are deadlines in play for signing?

MS. GAYLE: So, Commissioner Cherasard, when the cities received the agreement from the Tax Collector, there was a deadline of October 30. We were collectively not able to meet that deadline, because we did not have, first of all, the timeframe between then, and putting it on agendas for our commi -- our separate commission to hear the item. In addition to that, because this was brand new, and this -- again, it's the first time we're doing it in this method, we -- this -- the BCCMA invited the Tax Collector to come to one of the BCCMA meetings to talk about this issue, because all the cities had questions, and the questions were pouring into the Tax Collector. They did come to one of our meetings; they did speak to the fact that, you know, there was some ambiguity as to whether or not the cities would be charged that two percent or not charged that two percent. BCCMA asked for some clarity; the Tax Collector went back and -- and, you know, responded in writing with some clarity. And then, on top of that, like I said, there are still some nonmonetary issues that are still being hashed out with the counsel for BCCMA, and counsel for the Tax Collector. At -- at this point, we -- we -- we were, collectively, not able to meet the -- the October 30th deadline, but because we need to sign this bef -- before the end of the year, we delayed it as long as we could; this was on the last agenda. It was pulled because we didn't have that language. We did learn since then, though, that the -- the -- the amendments or the changes that are being proposed are nonmonetary, so we are not -- we are not fearful at all of hearing this, because we know the monetary portion, that up to two percent, will not change. The -- the areas that might change, for example, like I said before, dispute time periods, whether you have 14 days, 15 days, those kinds of things is -- is what is being, you know, negotiated back and forth, and those are the things that might come. But as -- as far as signing this, the deadline was October 30th; we've all delayed it, and -- and have been engaged in communication back and forth with the Tax Collector, with this being our final opportunity to -- to approve this resolution for the Tax Collector to start collecting on behalf of Miramar, and then disbursing the portions for -- for us.

COMMISSIONER CHERASARD: Thank you for -- for clarifying. I would like to know if in the communications, post this evening's meeting, if there's any opportunity for the Tax Collector to actually delineate what percentage they are going to charge. You'd think if there's an agreement, there's firm numbers on percentages, or costs, so that someone knows what they're signing. We know the maxes, but when we're talking budgeting, we would -- it would be really nice to sign something that says, "We're coming at one percent." Tell us where we're going to be, so we at least know once we sign that's what it is. Is that communication going to continue being a two-way street with you and the Tax Collector's office to try and tie that down between now and when we start collecting dollars back from them?

MS. GAYLE: Those were the initial conversations, and -- and their -- their caveat was they left it up to, with the -- with the -- with the -- the understanding that they will only

collect for what it actually cost them. And -- and this is why in some of the conversations, some of the folks have asked for like a -- a report to say as -- as specifically what it cost them to do the administrative duties for this particular city, so that -- so that we ensure that we're not being charged more than it does cost to administratively collect, and distribute on behalf of this -- of the cities. So that was conversations that was being had. Which is why the -- the Tax Collector said, you know, they don't foresee this going over one percent, but, again, it is not set in stone. Yes, so the up to two percent is there, with the understanding that reports will be given; we will have a chance to look at it, and that's why this dispute timeframe is coming into question. So if we receive those reports, and we have any questions as to whether or not the figures are -- are correct or incorrect, we will have that timeframe to say, "Hey, we're disputing this, or we're disputing that." So that will give us that leverage.

VICE MAYOR COLBOURNE: Thank you.

MS. GAYLE: But those conversations were had monetarily as to the one percent, or up to two percent as to where we'll fall.

COMMISSIONER CHERASARD: Thank you. Thank you for that.

VICE MAYOR COLBOURNE: Thank you. May I have a motion.

COMMISSIONER CHAMBERS: Motion to approve.

COMMISSIONER CHERASARD: Second.

VICE MAYOR COLBOURNE: Please call the roll.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Yes.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Chambers, seconded by Commissioner Cherasard, to approve Resolution #R8563 as presented; the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Resolution No. 26-45

VICE MAYOR COLBOURNE: Item number 18.

- 18.** Temp. Reso. #R8505 approving an agreement for **contractor operated parts store services** with Genuine Parts Company D/B/A NAPA Integrated Business Solutions, in the combined total amount of \$2,115,000.00 for the period December 30, 2025, through December 3, 2028, utilizing Sourcwell Contract No. 090624 entitled, "Vendor Managed Inventory Logistics Management Solutions for Fleets and Facilities". (*Chief Operations Officer/Public Works Director Shana Coombs and Procurement Director Alicia Ayum*)

CITY ATTORNEY POWELL: A resolution of the City Commission of the City of Miramar, Florida, approving an agreement for contractor operated parts store services with Genuine Parts Company D/B/A NAPA Integrated Business Solutions, in the combined total amount of \$2,115,000.00 for the period December 30, 2025, through December 3, 2028, utilizing Sourcwell Contract No. 090624 entitled, "Vendor Managed Inventory Logistics Management Solutions for Fleets and Facilities"; authorizing the City Manager to execute the agreement; and providing for an effective date.

MS. COOMBS: Vice Mayor, Commissioners, City Manager, City Attorney, City staff, and residents, good night. I'm Shana Coombs, the Chief Operating Officer, and the Public Works Director. The item before you tonight is for the Genuine Parts NAPA Contractor Operated Parts Store, Temporary Resolution No. 8505. The issue: City Commission approval is required to award an agreement for our contractor operated parts store with Genuine Parts Company doing business as NAPA Auto Parts in the combined amount of \$2,115,000.00 for the period of December 30, 2025, through December 3rd, 2028, using Sourcwell Contract No. 090624. Background: Fleet Maintenance Program is responsible for the maintenance and repairs of vehicles and equipment. Services are performed by fleet mechanics within our fleet facility. NAPA provides exclusive parts to maintain our fleet of vehicles. Background continued: Over the past 12 years, the City has utilized competitively bid contracts to -- to award an agreement to NAPA. The contract is effective through 29 -- December 29, 2025, that's the current contract. The City desires to utilize Sourcwell Contract No. 090624 for the award. The benefits of utilizing NAPA: We have a streamlined operations that allows us to use a single source for most of our parts need; there's increased efficiency, and productivity through -- due to the reliable, and quick access to the parts inventory, cost savings from avoiding multiple

vendor markups, improved inventory management by automated restocking that minimizes overstock, and stockouts, quality assurance, and reliability due to access to high quality, original equipment, manufacturer-grade parts, and supplies, nationwide support network for quick assistance. The pictures above shows fleet repairs in progress at our facility. Parts procurement: NAPA stock parts in the fleet maintenance facility inventory control room for the City's exclusive use. Mechanics, they request parts through work orders, and we pay for parts used the following month. Contracting the inventory control room to a single vendor continues to improve parts availability, and reduce vehicle downtime. These pictures shows in the parts room. Procurement process: Sourcewell competitively solicited request for proposal number 090624, and NAPA was awarded the highest ranked proposer. They were -- oh, the current agreement -- the three-year term agreement that we wish to utilize will be effective through December 3rd, 2028; the annual cost is not to exceed \$705,000.00. Procurement has reviewed the agreement and confirmed utilization. City Manager recommends approval.

VICE MAYOR COLBOURNE: Thank you for the presentation. The Clerk received no requests to speak on this item. Does anyone -- any member of the public present in the Chambers wish to speak on this item? Hearing none, back to the dais. Commissioner Chambers.

COMMISSIONER CHAMBERS: Thank you so much, Vice Mayor. Thank you for the presentation, Ms. Coombs. Quick question. Do we know how many electric vehicles do we have in our fleet?

MS. COOMBS: Yes, sir. We have 20.

COMMISSIONER CHAMBERS: Okay. All right. That answers the question. I'm just looking at the numbers, and wonder when the -- the money for the parts will come down after the electric fleet vehicles goes up, I would hope, but it's -- 20 ain't going do it.

MS. COOMBS: Well, we do have plans to expand the electric fleet.

COMMISSIONER CHAMBERS: right.

MS. COOMBS: But it's based on department needs, so the departments submit their requests.

COMMISSIONER CHAMBERS: Right.

MS. COOMBS: And, also, we in Public Works, we do have plans to add every year to expand the fleet.

COMMISSIONER CHAMBERS: All right. Thank you so much. Thank you for the presentation.

VICE MAYOR COLBOURNE: May I have a motion on this item?

COMMISSIONER CHAMBERS: Motion to approve.

VICE MAYOR COLBOURNE: Hold on.

COMMISSIONER CHERASARD: I had a quick question -- understanding.

VICE MAYOR COLBOURNE: Commissioner Cherasard.

COMMISSIONER CHERASARD: Thank you Shana. Just a question; it's me wanting to understand. Is it that we spend \$705,000.00 to have our repairs done, and that's the cost of repairs and parts total, or is that literally to be in contract with them to have a bill outside of that? Tell me -- break down the 709 for me please.

MS. COOMBS: That's a great question; thank you, Commissioner. So the \$705,000.00 per year for the three year of the contract is for parts, and to operate the -- the store, so we have to pay for operating costs; the costs is break down in two phases: what we pay for the parts, and also what we pay to operate the store, meaning some of the cost that is covered in the operating cost includes salaries, it includes benefits, insurance for the employee, and it includes the software to -- to -- the software for the inventory control. So that's the two components for the cost.

COMMISSIONER CHERASARD: Thank you.

MS. COOMBS: You're welcome.

VICE MAYOR COLBOURNE: May I have a motion on item number 18.

COMMISSIONER CHAMBERS: Motion to approve.

COMMISSIONER EDWARDS: Second.

VICE MAYOR COLBOURNE: Madam Clerk, please call the roll, and record the votes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Yes.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Chambers, seconded by Commissioner Edwards, to approve Resolution #R8505 as presented; the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Resolution No. 26-46

ORDINANCES

VICE MAYOR COLBOURNE: Item number 19.

- 19. FIRST READING** of Temp. Ord. #O1859 amending Chapter 15, Article V, of the City Code of the City of Miramar governing the **City's Consolidated Retirement and Trust Fund**; amending Section 15-322 to permit retirees to substitute a new joint annuitant on an actuarially equivalent basis and permitting the purchase of an optional actuarially equivalent COLA; amending Section 15-327(s) to create a DROP Loan Program; amending Section 15-328(d) to permit 50% of part time service to be used for vesting and retirement eligibility purposes; creating Section 15-329 to create a Post-Retirement Option Plan; amending Section 15-345 to permit grandfathered management plan retirees to substitute a new joint annuitant on an actuarially equivalent basis; providing for severability; providing for codification; and providing for an effective date. (*Human Resources Assistant Director Heather Dailey*)

CITY ATTORNEY POWELL: An ordinance of the City Commission of the City of Miramar, Florida, amending Chapter 15, Article V, of the City Code of the City of Miramar governing the City's Consolidated Retirement and Trust Fund; amending Section 15-322 to permit retirees to substitute a new joint annuitant on an actuarially equivalent basis and permitting the purchase of an optional actuarially equivalent COLA -- I should say actuarially equivalent COLA; amending Section 15-327(s) to create a DROP Loan Program; amending Section 15-328(d) to permit 50 -- 50% of part time service to be used for vesting and retirement eligibility purposes; creating Section 15-329 to create a Post-Retirement Option Plan; amending Section 15-345 to permit grandfathered management plan retirees to sub -- substitute a new joint annuitant on an actuarially equivalent basis; providing for severability; providing for codification; and providing for an effective date.

MS. DAILEY: Good evening, Vice Mayor, Commissioners, --

VICE MAYOR COLBOURNE: Good evening.

MS. DAILEY: -- City Manager, City Attorneys, City Clerk, and attendees. My name is Heather Dailey; I am the Assistant Director of Human Resources. The item before you is the first reading of Temporary Order No. 1859 for the City Consolidated Retirement Plan and Trust Fund. Issue: City Commission approval is required to amend Chapter 15, Article V of City Code to update the Consolidate Retirement Plan and Trust Fund, as recommended by the Pension Board of Trustees. Background: The Consolidate Plan covers full time GAME, and unrepresented staff. The Pension Board of Trustees, with input from the plan actuary, and labor counsel, who's with us tonight, held extensive discussions to evaluate potential plan improvements. As a result, the board developed a comprehensive package of amendments designed to enhance member flexibility, modernize plan administration, and align with best practices. Summary of proposed changes include five amendments, including providing a joint annuitant substitution option; providing an optional actuarially equivalent COLA; implementing a DROP loan program; implementing a post-retirement option plan known as PROP; and including part-time service credit. Diving into those individually. The joint annuitant substitution allows retirees, including management plan retirees to change their joint annuitant up to two times. Benefits are actuarially recalculated each time ensure equivalent value based on current ages; retiree pays recalculation expenses. So it maintains actuarial neutrality, while accommodating life changes, such as marriage, divorce, or death. Ultimately, it allows someone, after they go into a DROP, or if they retire to change that annuitant in case they need to do so, no cost to the plan. Next, the optional actuarially COLA; this adds a voluntary member-paid cost of living adjustment. Members may elect this COLA between half a percent, up to two percent in half percent increments. It begins five years after retirement, or DROP entry. The members pay the full cost, so there's no cost to the plan, and they can pay for that either through a lump sum payment, or a reduced benefit for the five -- first five years. Current DROP partip -- participants, if this is approved, have 45 days to elect this option. Moving onto the DROP loan program: This will allow loans in the plan for up to 50 percent of the account balance, max of \$50,000, minimum of \$5,000.00; only one loan at a time will be permitted; time-based fixed rate with one to five-year repayment terms. It's modeled after the City's existing 457B loan program for consistency, and it's funded and administered directly through participant accounts, so, again, no cost to the City. The PROP, the Post-Retirement Option Plan: Members may make a onetime election prior separation from service; deferred benefits are deposited into a self-directed account managed by a board-selected vendor. Participants assume all investment risk, and indem -- and indemnify the board. It provides flexibility, and it determines when retirement income can be received; essentially, you can make an election to receive part of your retirement, while also deferring a portion of that. It's actuarially neutral, no cost to the City, and it's funded through member accounts. And last, but not least, part time service credit: 30 percent of our full time staff, unrepresented in GAME started as a part-time employee, so this is a -- this is great to see this before us. It allows credit of 50 percent of prior benefit-eligible part-time service towards vesting,

and retirement eligibility. It does not increase the retirement benefit amount. So, for example, that would be you worked for the City part time capacity for -- for ten years; five years would count towards your eligibility to retire, but doesn't provide you with benefit for those five years. It applies only to full time members with prior part time services; only when you become full time could you -- could you -- would this apply. It standardizes how prior services recognize across the plan, and it does produce a financial impact, which I'm going to go into on the next slide. With this amendment, the City contribution increases by approximately \$204,000.00, which is a little under half percent of covered payroll. It does improve the funding ratio slightly, and that's due to those varying benefit amounts, which I'm sure the actuary could go into further. But, overall, the amendments do preserve the plans' actuarial balance, and long-term sustainability. Implementation. The plan administrator will update plan documents, procedures, and member communications. Of course, HR will partner with the plan administrator to provide training, and education on all these changes and enhancements. Administrative updates will be coordinated with the plan vendors for the PROP and DROP loan implementation, and, if approved, all provisions will take effect immediately. City Manager recommends approval.

VICE MAYOR COLBOURNE: Thank you for the presentation. The Clerk received no request to speak on this item. Does any member of the public present in the Chambers wish to speak on this item? Back to the dais. Seeing no request to speak, may I have a motion on this item.

COMMISSIONER EDWARDS: Motion to approve.

COMMISSIONER CHAMBERS: Second.

VICE MAYOR COLBOURNE: Madam Clerk, please call the roll, and record the votes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: No.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: No.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Edwards, seconded by Commissioner Chambers, to approve Ordinance #O1859, as presented, the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Passed 1st Reading

SECOND READING SCHEDULED for January 21, 2026

VICE MAYOR COLBOURNE: Item number 20.

- 20. FIRST READING** of Temp. Ord. #O1858 amending Chapter 15, Article IV, of the City Code of the City of Miramar governing the **Miramar Police Officers' Retirement Plan and Trust Fund**; creating Section 15-229 to create a **Post-Retirement Option Plan**; providing for severability; providing for codification; and providing for an effective date. (*Human Resources Assistant Director Heather Dailey*)

CITY ATTORNEY POWELL: An ordinance of the City Commission of the City of Miramar, Florida, amending Chapter 15, Article IV, of the City Code of the City of Miramar governing the Miramar Police Officers' Retirement Plan and Trust Fund; creating Section 15-229 to create a Post-Retirement Option Plan; providing for severability; providing for codification; and providing for an effective date.

VICE MAYOR COLBOURNE: Welcome back.

MS. DAILEY: Hello again, Vice Mayor, Commissioners, City Manager, City Attorney, City Clerk, and attendees. Heather Dailey, Assistant Director of HR presenting the first reading of Temporary Ordinance 1858, Police Officers Retirement Plan and Trust Fund. Issue: City Commission approval is required to amend Chapter 15, Article IV, to update the Police Officers Pension Plan and Trust Fund in ordinance with the recommendation, the Board of Trustees, establishing a Post-Retirement Option Plan, known as PROP eligible members. Background: The Pension Board of Trustees periodically reviews the plan for compliance and modernization. Pursuant to Section 15-194, the Board recommended creating a PROP to modernize the plan, and provide members with greater flexibility in retirement income planning. A little bit of the background with that overview: The PROP provides eligible members the option to defer a portion of their monthly retirement benefit into a plan account for investment, providing flexibility in how retirement income is received. Participation is voluntary, and must occur prior to separation of service. Deferral amount cannot be altered once elected; member bears all investment risk, and it's actuarial neutral, with no cost to the City. Administration. It would be managed -- this -- the PROP would be managed by the Pension Board of Trustees under

its rulemaking authority; implementation follows Internal Revenue Code, and applicable City code provisions. The plan administrator will update materials, and forms, if adopted, and the PROP is not a vested benefit, and may be amended, or discontinued by the board at any time. City Manager recommends approval.

VICE MAYOR COLBOURNE: Thank you for the presentation. City Clerk received no request to speak on this item. Does any member of the public present in the Chambers wish to speak on this item? Seeing none, back to the dais. Seeing no request to speak, may I have a motion on item number 20.

COMMISSIONER CHAMBERS: Motion to approve.

COMMISSIONER EDWARDS: I second.

VICE MAYOR COLBOURNE: Madam Clerk, please call the roll, and record the votes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: No.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: No.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Chambers, seconded by Commissioner Edwards, to approve Ordinance #O1858, as presented, the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Passed 1st Reading

SECOND READING SCHEDULED for January 21, 2026

PUBLIC HEARING

VICE MAYOR COLBOURNE: Now we move on to Public Hearing. No, no, we didn't. No we didn't. Twenty-one.

CITY ATTORNEY POWELL: Item number 21.

VICE MAYOR COLBOURNE: Item number 21.

- 21. SECOND READING** of Temp. Ord. #O1844 considering an **Evaluation and Appraisal Review Based Amendments** to the **Comprehensive Plan** of the City of Miramar to reflect the required minimum 10-year and 20-year planning periods, as well as changes in State requirements and in local conditions since the last update of the Comprehensive Plan, in conformity with, and in furtherance of, the requirements of Sections 163.3167, 163.3174(4), 163.3184(4) and (11), and 163.3191, Florida Statutes, and of Section 303(2)(b) of the adopted Land Development Code of the City of Miramar; amending the Future Land Use Map to provide for greater consistency with the BrowardNext-Broward County Land Use Plan Future Land Use Map; amending the goals, objectives and policies of the Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvement Elements, and Public School Facilities; providing for supporting data and analysis for the amendments to the goals, objectives and policies of the elements thereof; providing for transmittal of the adopted amendments, as amended to address the technical comments from the objections, recommendations and comments report, to the Florida State Land Planning Agency for a determination of compliance and the subsequent issuance of a notice of intent finding the amendments to be in compliance, as authorized under the State coordinated review process set forth in Section 163.3184(4), Florida Statutes; providing for severability; providing for interpretation; providing for correction of scrivener's errors; and providing for an effective date. ***(Passed First Reading on 05/07/25) (Building, Planning & Zoning Assistant Director Frensky Magny)***

CITY ATTORNEY POWELL: An ordinance of the City Commission of the City of Miramar, Florida, considering an Evaluation and Appraisal Review Based Amendments to the Comprehensive Plan of the City of Miramar to reflect the required minimum 10-year and 20-year planning periods, as well as changes in State requirements and in local conditions since the last update of the Comprehensive Plan, in conformity with, and in furtherance of, the requirements of Sections 163.3167, 163.3174(4), 163.3184(4) and (11), and 163.3191, Florida Statutes, and of Section 302 (*sic* 3) (2)(b) of the adopted Land Development Code of the City of Miramar; amending the Future Land Use Map to provide for greater consistency with the BrowardNext-Broward County Land Use Plan Future Land Use Map; amending the goals, objectives and policies of the Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space,

Intergovernmental Coordination, Capital Improvement Elements, and Public School Facilities; providing for supporting data and analysis for the amendments to the goals, objectives and policies of the elements thereof; providing for transmittals -- transmittal of the adopted amendments, and as amended to address the technical comments from the objections, recommendations and comments reports, to the Florida State Land Planning Agency for a determination of compliance and subsequent issuance of a notice of intent finding the amendments to be in compliance, and authorized under the State coordinated review process set forth in Section 163.3184(4), Florida Statutes; providing for severability; providing for interpretation; providing for correction of scrivener's errors; and providing for an effective date.

VICE MAYOR COLBOURNE: Hello, Mr. Magny. This is a second reading. Are there any changes to the first reading that you wish to highlight?

MR. MAGNY: Good evening, Madam Vice Mayor, Commissioners, City Manager, City Attorney, City Clerk, members of the public. Frensky Magny, Building, Planning and Zoning. Tonight before you we do have some changes to the proposed Comprehensive Plan. I could provide you with a presentation if you like.

VICE MAYOR COLBOURNE: Do you have any changes from the second reading?

MR. MAGNY: Yes, I do.

VICE MAYOR COLBOURNE: Okay. If you can go over those. I mean from the first reading, I should say. Do you have any changes from the first reading?

MR. MAGNY: Yes, there are changes -- there are three changes from the first reading; I could present them to you. So tonight before you is the proposed amendment, or adoption of the Comprehensive Plan. The issue is that City Commission approval is required to adopt all proposed amendments to the Comprehensive Plan, per the State Statute. As you know, every seven years, the local government, based on the State of Florida shall evaluate the adopted Comprehensive Plan, and make a determination for if amendments are necessary. The City did do this analysis back in 2024, and with -- knowing that we do have amendments to be made. As you know what a comprehensive plan is; basically, it's telling the commu -- giving the current and future needs of the community, fostering economic development, and protect the natural environment. I'm just going to go through this really quickly. Based on the State comments, and it essentially was ensuring that we met our ten, and 20 year planning horizons, and provided the State with a data and analysis update -- data inventory, and analysis update; that was one of the changes that we made. It didn't change anything specifically to the Comprehensive amendment, but we had to ensure consistency with the Comprehensive amendment. The second was that we had to, per the state, provide intensity standards for nonresidential land uses, so this is the table that we provided in the second amendment, ensuring -- and it's consistent with what we have right now, ensuring just the lot coverages for our nonresidential land uses. And the third is basically adding the CIE,

the capital improvement schedule into the Capital Improvement Element, and staff recommends approval. I mean City Manager recommends approval, I'm sorry.

VICE MAYOR COLBOURNE: And staff, right?

MR. MAGNY: And staff.

VICE MAYOR COLBOURNE: Thank you for the presentation. The Clerk received no request to speak on this item. Does any member of the public present in the Chamber wish to speak on this item? Hearing none, back to the dais. Seeing on one in the queue, may I have a motion on item number 21.

COMMISSIONER CHAMBERS: Motion to approve.

COMMISSIONER EDWARDS: I second.

VICE MAYOR COLBOURNE: Please call the roll, and record the votes, Madam Clerk.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Yes.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Chambers, seconded by Commissioner Edwards, to approve Ordinance #O1844, as presented, the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Ordinance No. 26-01

VICE MAYOR COLBOURNE: Item number 22.

122. SECOND READING of Temp. Ord. #O1854 approving the end-of-year amendment of the **Fiscal Year 2025 Operating and Capital Improvement Program Budget**; providing for severability; and providing for an effective date. *(Passed 1st Reading on 11/05/25) (Management & Budget Assistant Director Yenevin Capote)*

CITY ATTORNEY POWELL: An ordinance of the City Commission of the City of Miramar, Florida, approving the end-of-year amendment of the Fiscal Year 2025 Operating and Capital Improvement Program Budget; and providing for an effective date.

VICE MAYOR COLBOURNE: Good evening. Is the mic on?

MS. CAPOTE: Okay.

VICE MAYOR COLBOURNE: That's better.

MS. CAPOTE: Yes. Good evening, again, Vice Mayor, Commissioners, City Manager, City Attorney, City Clerk. My name is Yenevin Capote, Assistant Director for the Management & Budget Department presenting the second reading for the final budget amendment for fiscal year '25, Temp. Ordinance 1854.

VICE MAYOR COLBOURNE: This is the second reading. Do you have any changes from the first reading?

MS. CAPOTE: Do I have --

VICE MAYOR COLBOURNE: Did anything change?

MS. CAPOTE: Yes, yes.

VICE MAYOR COLBOURNE: You did a presentation during the first --

MS. CAPOTE: Yes, yes.

VICE MAYOR COLBOURNE: You did?

MS. CAPOTE: Yes.

VICE MAYOR COLBOURNE: Okay. Please, go ahead.

MS. CAPOTE: Okay. This is the final budget amendment for fiscal '25, and per Florida statute, the final amendment must be adopted 60 days following the end of the fiscal year, that being November 30, the deadline to meet this requirement, and the City Manager

wishes to amend the fiscal '25 budget, according to tonight's presentation. In the General Fund, we have several changes from the first reading. However, I would like to highlight that there -- there is no financial impact for the General Fund. On the revenue side, a total of \$8 million budget allocated to capital lease proceeds, in fiscal '25, it's being moved to appropriation fund balance as actuals were received in fiscal '24 and added to the fund balance. On the expenditure side, Human Resources Department requires a adjustment of \$397,000.00 to reconcile higher than anticipated personnel cost. Also in the expenditure side, legal services in the amount of \$158,000.00; financial services, \$75,000.00, also due to personnel costs; Procurement, \$13,000; Fire Rescue at \$1.2 million due to overtime cost; Public Works, \$334,000.00, also due to overtime cost; Cultural Affairs Department at \$405,000.00 due to personnel cost; the debt services in the General Fund is being reduced by \$78,000.00 from saving in the radio lease loan to reconcile higher than anticipated debt services in -- in fund 201. Nondepartmental is being reduced by \$2.7 million from savings in several operating accounts to reconcile departments previously, as stated, and, lastly, \$81,000.00, it's being transferred to public safety fund 145 to also reconcile higher than anticipated special duty pay, and \$78,000.00 transfer, which is the saving from the debt services to fund 201. There are no changes from the first reading for the economic development fund 006; a total \$1.3 million remaining unspent balance is being reduced as part of the yearend process. The public safety fund 145 expenses are being adjusted with revenue earned during fiscal '25 in excess of the budgeted amount for the total of \$306,000.00, and the transfer in from the General Fund in the amount of \$81,000.00 for the grand total of \$387,000.00 to reconcile higher than expected outside services cost. The Affordable Housing Trust Fund 170, the budget in the Affordable Housing Trust Fund 170, which is an added change from the first reading, it's being adjusted by \$3 million to reflect the executed agreement with Cleghorn Shoe Corporation and Sun Beam Development Corporation of \$5 million instead of the anticipated and budgeted \$8 million. Debt services fund 201, which is also an added change from the first reading is being adjusted by transferring \$78,000.00 from savings in the General Fund to reconcile the unanticipated debt services cost in fund 201. Debt services fund 203 remains the same from the first reading where a total of \$986,000.00 is being adjusted by transferring the total amount to the 2024 re-funding revenue bond to reconcile the recently re-funded debt in fund 206. Debt services fund 206 also remaining the same from the first reading; it's being increased by the \$986,000.00 transfer from fund 203 to reconcile expenses related to the re-funding. For park development fund 387, an added change from the first reading, where a total of \$274,000.00 from fund balance is being allocated to support the amphitheater noise reduc -- reduction construction project. CIP fund 394, also an added change from the first reading, is being adjusted by reducing the Eastbound Turn Lane Project in the amount of \$23,000.00, and increasing the amphitheater noise reduction project by the same amount of \$23,000.00 with no financial impact to fund 394. Utility fund 410, also an added change from the first reading where a total of \$3.7 million from fund balance will be allocated to support the East Water Treatment Plant improvement project at \$271,000.00, and a \$3.5 million for the Regional Biosolid Solution Facility Project. And, lastly, the health insurance fund 501, also an added change from the first reading, where a total of \$933,000.00 from fund balance is

being allocated to the high deductible health plan line item due to higher than anticipated cost. City Manager recommends approval.

VICE MAYOR COLBOURNE: Thank you for the presentation. The Clerk received no request to speak on this item. Does any member of the public present in the Chamber wish to speak on this item? Back to the dais. Commissioner Avril --

COMMISSIONER CHERASARD: Thank you.

VICE MAYOR COLBOURNE: -- Cherasard.

COMMISSIONER CHERASARD: Yes, thank you. Just a quick question. Wanted to know if the project for the eastbound turn lane along Miramar Parkway is now in 2026 budget, and covered, or was that project scrapped to help keep the amphitheater quiet?

MS. CAPOTE: The project for the East Water Treatment Plant?

COMMISSIONER CHERASARD: The eastbound turn lane on Miramar Parkway that was reallocated.

MS. CAPOTE: It was completed.

COMMISSIONER CHERASARD: Okay, thank you.

VICE MAYOR COLBOURNE: Seeing no other question, may I have a motion on item number 22.

COMMISSIONER CHERASARD: Motion.

COMMISSIONER EDWARDS: Second.

VICE MAYOR COLBOURNE: Madam Clerk, would you please call the roll, and record the votes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes..

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: No.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Cherasard, seconded by Commissioner Edwards, to approve Ordinance #O1854, as presented, the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Ordinance No. 26-02

VICE MAYOR COLBOURNE: item number 23.

- 23. SECOND READING** of Temp. Ord. #O1856 amending City Code of Ordinances Chapter 15 “Pensions,” Article III “**Firefighters’ Pension Plan and Trust Fund**”, Section 15-79, Contributions; amending Section 15-93, Chapter 175 Share Account; providing for severability; providing for codification; and providing for an effective date. ***(Passed 1st Reading on 11/05/25)*** *(Human Resources Assistant Director Heather Dailey)*

CITY ATTORNEY POWELL: An ordinance of the City Commission of the City of Miramar, Florida, amending City Code of Ordinances Chapter 15 “Pensions,” Article III “Firefighters’ Pension Plan and Trust Fund”, Section 15-79, Contributions; amending Section 15-93, Chapter 175 Share Account; providing for severability; providing for codification; and providing for an effective date.

VICE MAYOR COLBOURNE: Hello again.

MS. DAILEY: Hello.

VICE MAYOR COLBOURNE: So this is the second reading.

MS. DAILEY: It is.

VICE MAYOR COLBOURNE: Okay. Are there any changes between first and second reading?

MS. DAILEY: No, there are no changes since the first reading.

VICE MAYOR COLBOURNE: Okay. Thank you. Do we need a presentation? There were no changes. We do not. Any comments? May I have a motion on this item?

COMMISSIONER CHERASARD: Motion.

COMMISSIONER EDWARDS: Second.

VICE MAYOR COLBOURNE: Madam Clerk, would you please call the roll, and record the votes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Cherasard.

COMMISSIONER CHERASARD: Yes.

CITY CLERK GIBBS: Vice Mayor Colbourne.

VICE MAYOR COLBOURNE: Yes.

CITY CLERK GIBBS: Commissioner Edwards.

COMMISSIONER EDWARDS: Yes.

On a motion by Commissioner Cherasard, seconded by Commissioner Edwards, to approve Ordinance #O1856, as presented, the Commission voted:

Commissioner Chambers	Yes
Commissioner Cherasard	Yes
Vice Mayor Colbourne	Yes
Commissioner Edwards	Yes

Ordinance No. 26-03

OTHER BUSINESS

Reports and Comments:

25. Advisory Board Updates:

- BID Construction and Professional Services Advisory Board
- Education Advisory Board
- Elderly Affairs Advisory Board
- Historic Miramar Advisory Board
- Parks & Recreation Advisory Board
- Ruth Bader Ginsburg (RBG) Commission on the Status of Women

Sister Cities Board
Teen Council Advisory Board

VICE MAYOR COLBOURNE: Okay. That's our last item -- no, we've got item number 25. I'm sorry.

CITY CLERK GIBBS: Those are just reports.

CITY ATTORNEY POWELL: Just reports.

VICE MAYOR COLBOURNE: No, I -- right. Item -- okay, just reports. Do we have any comments on that? We don't need any comments on that. Okay. Then we're on to reports. We did 24 already. We did -- we did 24 already.

City Commission Reports:

VICE MAYOR COLBOURNE: We're on -- we're onto reports. We're onto reports. We're winding -- we're winding down. Okay. Commissioner Edwards.

COMMISSIONER EDWARDS: Quick report. I just want to thank everyone that assisted in the Turkey Giveaway this past Saturday. Really was helpful to our residents, especially now we have a lot of food insecurity. We have residents -- even although some residents employed, but because of the government shutdown, they were having some difficulty with finances, and I think this is -- this -- this activity just help put those in need to provide some food for the holiday season, the Thanksgiving season. And I want to thank staff, volunteers, and everyone who showed up. We had -- I -- I want to say over 500 cars that the processing went rather smoothly, and efficiently, and we were out of there, pretty much, by 1:00 servicing all the residents who came, so I want to say thanks. Quick note. I will be out of the country November 27th through December 12th. I will not make some of the city events, and I just ask that my absence be noted, and recognized, please. Thank you. And since this is the last meeting for the year, I wish everyone happy holidays, Happy Thanksgiving, Happy Christmas, Hanukkah, and all that you celebrate. Happy holidays; thank you.

VICE MAYOR COLBOURNE: Thank you, Commissioner Edwards. Commissioner Cherasard.

COMMISSIONER CHERASARD: Thank you, and good evening, everyone. I will start with echoing Commissioner Edwards comments about not being present for some of the City's events in the early parts of December; we will probably be in the same place doing the same thing, and we'll miss out on the opportunity to spend those precious moments with our residents. I also echo thanks to the dedicated professionals of the City of Miramar for always going above and beyond. And I also want to repeat accolades to Reggie Taylor for his work with the youth in our community, and always making sure that they have the best at their disposal for mentoring. I want to say a huge kudos to the

Miramar Cultural Center staff for over the last few days of events, and activities that they have put on, whether it was rehearsals, whether it was planning for the Charlie Brown Christmas, which was excellent, and making sure that everything goes off without a hitch. Our Cultural Center is one of the most public facing arenas for our city, and the amount of staff it takes to pull off the events is incredible, and they do an excellent job. And so I do want to say thank you for all of those dedicated professionals who have made the Turkey Giveaway, the Halloween events; everything that we've done through Parks & Recs has been stellar. Excellent reviews on organization, and the community raves about it every time I'm done with an event about how well executed our city events are, so I want to say thank you to those who make us look good. I want to commend HR staff on a really good onboarding, actually, for a new employee in my office; I want to say kudos, because it's -- it was a very smooth, seamless process. I just, after returning from overseas in December, I will be, once again, hosting the Sneaker on the Ground event, which will be a holiday edition, the last one until August 2026. I repeat of the high-energy dancing, but a little more holiday flair. We are collecting unwrapped toys for foster kids; we're having photo booth; we're having prizes and surprises, so if you want to work off the Thanksgiving food, I usually burn about 17,000 calories the day of Sneakers on the Ground, believe it or not. So if you want to come out and dance some of that Thanksgiving Turkey off. I want to say in this last Commission meeting for 2025 that the year has been extraordinary. I have learned so much about the inner workings of the City. I intend to continue observing, and understanding the process as I move along. And as we go into the holiday season, I do want to wish every one of you dedicated staff a very, very happy holidays, and I will see you in December. Thanks for all you do, once again.

VICE MAYOR COLBOURNE: Thank you. Commissioner Chambers?

COMMISSIONER CHAMBERS: Thank you so much, Vice Mayor; thank you for chairing the meeting. I just want to say thanks to the team from the Florida United Netball Association. They pulled off their first successful game here at the Youth Enrichment Center; they have about 16 team came in from Trinidad, Jamaica, and other places, and I just want to thank to the president, and deputy president, and so forth, everyone on that's involved. It was a really, really nice thing to see that here. And I know it's -- it's not something new; netball is not new to Miramar, but might be to a few folks, especially our Principal, Mr. Porter, at Miramar High School, who came out and support -- the band came out and play, and it was just an amazing two day seven. I want to thank them for that. Now I move onto the Turkey Giveaway at Regional Park; please take note. I'm hoping that it don't have to do this again next year. We are overworking staff with these heavy turkey. We can pivot to a \$25 gift cards to where folks can go buy whatever they want at the store. Publix have turkey, 59 cents a pound; it's costing us more in excess of \$2.00, so we don't need to really overwork our staff. They're doing a lot, and folks getting hurt, and it's not fun, so we need to pivot to a different way of doing it, so we can save money, and save our staff the headache, and injury to themselves, and I hope that we can look into that, and make that changes. I just want to say a lot of our employees are dealing with the catastrophic devastation of the hurricane in Jamaica, and I just want to say to you all that -- I don't want you -- you not -- your feelings are not going to notice,

because you guys come to work every day, and you push through; no one complains. You don't share your story, but we know that a lot of you are hurting. The entire country in Jamaica is hurting from east to west. A lot of folks think that the east did not get damaged, but most persons in the east have jobs in the west, in southwest, and north coast, and some have businesses, and they have gotten through the first two weeks, and now everybody is hurting. I did went in, ship a lot of stuff down, I went in the street; I do have my team there, and it's -- was good to have a medical team on the ground working with the clinics there, and going out, making sure we're not just doing food, but we are assessing health, and mental health, and making sure that folks get the cure that they need. And I know a lot more need to be covered; I will be going back again, and giving my little help; I'm growing the team, and making it bigger, and adding more folks to it, so -- it's -- it's just so much going on with revery station, the children, the seniors, you got to see it to believe it. And I know we're watching on TV, and we're seeing pictures, and You Tube and so forth, but the people are resilient. And I remember leaving my house Thursday morning, and the sunrise was so beautiful. And as we travel along the coast all day, and making the stops, and assessing, and giving. And as the second team comes around on the north coast, and we got to St. -- Hanover, and when the sunset disappear, it's kind of hit me hard, because I'm heading back to Kingston, and a lot of folks don't have that option; they're still have to deal with the light fall. And that was a difficult moment for me, seeing where I'm coming from with a nice sunrise, and then sunset, and knowing that so much folks going to have to go another night without walls, without roof, without light, without food, without water. Dealing with the dehydration, it's -- the struggle is real. So I would encourage those who can go for the holiday, November, this time with January, please do so. By the second week of December, it's going to be a standstill; it's going to get difficult. Nothing will move again until January, so support your family, regardless of the conditions there, just show up. And let them see you, let them smell you, let them touch you, so they can feel a little bit better. I just want to wish everyone a Happy Thanksgiving, happy holiday, Merry Christmas, Happy New Year, all the good stuff -- stay close to your family, love them, support them, tell them you love them. Looking forward to my daughter coming home from college in Tampa; looking forward to my daughter coming home from the Navy. And just happy that she won't be going back on that submarine. Thank you. Thank you. God bless. Take care.

VICE MAYOR COLBOURNE: Thank you, Commissioner Chambers. I, too, like to thank everyone, you know, starting with the Commission here. My colleagues, thank you for all the work that you have done this year. City Attorney, City Clerk, just want to say thank you for helping this Commission run smoothly at every meeting, and thank you for your support throughout. City Manager, thank you, and -- and all the staff. I know we're -- we're saying, you know, see you next year, but you've got -- we still have a long way before the real holidays kick in, and a lot of work. But thank you. Since we don't meet formally, I just want to make sure we -- we say thank you. I do appreciate all the work that was done on the Turkey -- on the Turkey Giveaway, and I do want to invite everyone to the Turkey Trot. You did really good for the Miramar Mile, now it's time to start trotting. So for all those who have to bake the turkey, or fry the turkey -- well, I don't know about frying, but if you bake it, you can just put it in the oven, you can do your 5K, and then you

come back, and it'll be almost ready; the frying is a little different. You've got a little bit more issues to worry about. But come on out, and walk with us. Truly appreciate that, generally, a great event, and we have a great turnout as well. Jamaica Relief, in particular, I really do want to say thank you again to all our residents, everyone who continues to bring things to our fire stations, our police station; I hope, City Manager, that we'll continue to do that 24/7. It is a -- a safe place; it is -- it is several locations, so it's -- it's easy to drop off at -- at -- at those locations, all our fire stations, and our police headquarters. I do want to make a couple of requests, Mr. Manager. In terms of RV regulations, I would definitely like to see us take a -- a -- stronger look at -- at what's going on out there. I think we may have received a report sometime ago from code enforcement, or I know code enforcement was out there counting, and -- and -- and verifying how many of these are -- are they illegal. But I -- I -- I would like your support on this, and the Commission as well, for us to look into how can we better regulate that. And, City Attorney, if I can get some support, in terms of putting something together for when we come back next year to see how we can better regulate those. I get a lot of complaints about the RVs parked next to -- next to homes, and -- and there are -- there are lights, and water running, and so forth. I need to understand how is that happening, and how to better regulate that. The other item -- the other area I would like for you to look into is vape shops. If I can get some kind of a report to see how many of them we have out there, and how are we -- how -- how is that working, how -- how are we regulating them; that's another area where I've received a number of complaints, in terms of -- of these vape shops. So, with that, you know, I will be around, as much as I can. Happy holidays, if I don't see anyone here again. For the rest of the year, have a happy holidays, Merry Christmas, -- oh, I'm sorry, Happy Thanksgiving, Merry Christmas, Happy New Year, so all the good stuff, so thank you all. That's it for me.

City Manager Reports:

VICE MAYOR COLBOURNE: Mr. Manager?

CITY MANAGER VIRGIN: Just quickly, Madam. Just want to give a special shoutout to all the staff - know this is the last meeting - but who have done some really yeoman's service across the City, and everyone has played their part in making sure that where we are today that because of their hard work. But if I were to single out one department, it's hard to do that, but I would have to say Parks & Recs. They're there every week, turning around, providing good service, and -- and I know at this time of the year, it's important, so that their -- the -- the staff can have some down time to spend with their families. We know we have burned them out a lot, and just have some mental health resuscitation. I really want to thank them very much. But thanks all the staff for their -- the hard work that they do. And -- and -- and, Commissioner Chambers, I must echo what you said to those folks who are here who are from Jamaican descent, and who may have friends and relatives who are affected; I know there are staff who keep pushing through, even though they haven't heard from some of their loved ones. So I'm going to take this time to -- to connect with -- with your friends and loved ones. And have a wonderful Thanksgiving, and Merry Christmas, and all the best for the holidays. God bless you.

VICE MAYOR COLBOURNE: Thank you.

City Attorney Reports:

VICE MAYOR COLBOURNE: City Attorneys?

CITY ATTORNEY POWELL: Yes. Just wishing everyone a happy holidays, and thank you. Looking forward to next year, and being greater.

VICE MAYOR COLBOURNE: Thank you very much.

FUTURE WORKSHOPS:

Date	Time	Subject	Location
11/17/25	5:00 p.m.	Care ATC Health & Wellness Center	Commission Chambers

ADJOURNMENT

26. VOTE TO ADJOURN

VICE MAYOR COLBOURNE: May I have a motion to adjourn.

COMMISSIONER CHERASARD: Motion.

COMMISSIONER EDWARDS: Second.

VICE MAYOR COLBOURNE: Meeting adjourned.

The meeting was adjourned at 10:29 p.m.

Denise A. Gibbs, MMC
City Clerk
DG/cp