CITY OF NORTH MIAMI BEACH
City Hall, Commission Chambers, 2nd Floor
17011 NE 19th Avenue
North Miami Beach, FL 33162
Tuesday, December 16, 2025
6:00 PM

Mayor Michael Joseph
Vice Mayor Daniela Jean
Commissioner Jay R. Chernoff
Commissioner McKenzie Fleurimond
Commissioner Phyllis S. Smith
Commissioner Fortuna Smukler
Commissioner Lynn Su

Interim City Manager Andrew Plotkin

City Attorneys Greenspoon Marder LLP

City Clerk Andrise Bernard, MMC

Notice to All Lobbyists
Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a Lobbyist with the City Clerk prior to engaging in lobbying activities before City Boards, Committees, or the City Commission.

City Commission Meeting Agenda

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1. **ROLL CALL OF CITY OFFICIALS**
2. **INVOCATION**
   - **2.1 Pastor Peytyn Tobin (Fulford Methodist Church)**
3. **PLEDGE OF ALLEGIANCE**
4. **REQUESTS FOR WITHDRAWALS, DEFERMENTS AND ADDITIONS TO THE AGENDA**
5. **PRESENTATIONS / DISCUSSIONS**
6. **PUBLIC COMMENT**

To All Citizens Appearing Under Public Comment

The Commission has a rule which does not allow discussion on any matter which is brought up under Public Comment. We are, however, very happy to listen to you. The reason for this is that the Commission must have Staff input and prior knowledge as to the facts and figures, so that they can intelligently discuss a

matter. The Commission may wish to ask questions regarding this matter, but will not be required to do so. At the next or subsequent Commission meeting you may have one of the Commissioners introduce your matter as his or her recommendation. We wish to thank you for taking the time to bring this matter to our attention. Under no circumstances will personal attacks, either from the public or from the dais, be tolerated.

Speaking Before the City Commission

There is a three (3) minute time limit for each speaker during public comment and a three (3) minute time limit for each speaker during all public hearings. Your cooperation is appreciated in observing the three (3) minute time limit policy. If you have a matter you would like to discuss which requires more than three (3) minutes, please feel free to arrange a meeting with the appropriate administrative or elected official. In the Commission Chambers, citizen participants are asked to come forward to the podium, give your name and address, and the name and address of the organization you are representing, if any. If you are speaking on a public hearing item, please speak only on the subject for discussion. Thank you very much, in advance, for your cooperation.

Pledge of Civility

A resolution was adopted by the Mayor and City Commission of the City of North Miami Beach recognizing the importance of civility, decency, and respectful behavior in promoting citizen participation in a democratic government. The City of North Miami Beach calls upon all residents, employees, and elected officials to exercise civility toward each other. (Resolution Nos. R2007-57, 11/06/07 and R2011-22, 4/26/11)

Unattended Personal Items Notice

Please be advised that personal belongings and electronic devices cannot be left unattended. All unattended personal belongings and electronic devices will be confiscated.

7. ANNOUNCEMENTS

8. CITY COMMISSION REPORTS

8.1. Commissioner Phyllis Smith

https://www.instagram.com/reel/DRuzapZiQEY/?igsh=azh4Z3Y4NzRiZnRt
https://www.instagram.com/reel/DQKUxwjDoDA/?igsh=YmZzeGJhdW91d3F6

9. CONSENT AGENDA

9.1. Commission Conference Minutes of November 17, 2025 (Andrise Bernard, MMC, City Clerk)

9.2. Regular Commission Meeting Minutes of November 17, 2025

(Andrise Bernard, MMC, City Clerk)

9.3. Special Commission Meeting Minutes of December 8, 2025 (Andrise Bernard, MMC, City Clerk)

9.4. Resolution No. R2025-190 Eastern Shores Special Taxing District (First Addition) Accepting the Recommendation to Retain Knights Protection Services for Stationary Guardhouse Security Services

A RESOLUTION OF THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION TO THE CITY COMMISSION FROM THE EASTERN SHORES FIRST ADDITION SPECIAL TAXING DISTRICT BOARD MEETING OF DECEMBER 3, 2025 THAT KNIGHTS PROTECTION SERVICES BE RETAINED FOR STATIONARY GUARDHOUSE SECURITY SERVICES STARTING AS SOON AS POSSIBLE WITH DAILY 24/7 COVERAGE; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

9.5. Resolution No. R2025-191 Approving Agreement with Team Contracting for Park Infrastructure Enhancements and Maintenance (Ian Fors, Interim Parks and Recreation Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A CONTRACT BETWEEN THE CITY AND THE TEAM CONTRACTING, INC. TO FURNISH GENERAL CONTRACTING AND CONSTRUCTION MANAGEMENT SERVICES; FOR AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $400,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

9.6. Resolution No. R2025-192 Supporting the Florida League of Cities Legislative Platform (Commissioner Fortuna Smukler)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, URGING MEMBERS OF THE FLORIDA LEGISLATURE TO SUPPORT THE 2025 FLORIDA LEAGUE OF CITIES' LEGISLATIVE PLATFORM; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

9.7. Resolution No. R2025-193 Approving the Award of the 2022 Edward

Byrne Memorial Justice Assistance Grant (JAG) for Police Department (Juan Pinillos, Chief of Police)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE POSTING OF THE FY 2022 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT, BY THE UNITED STATES BUREAU OF JUSTICE ASSISTANCE, IN THE AMOUNT OF $25,652.00 FOR THE GRANT PERIOD OF OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2025; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

9.8. Resolution No. R2025-194 Encouraging and Promoting Volunteerism and Community Engagement within the City (Vice Mayor Daniela Jean and Commissioner Jay Chernoff)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, ENCOURAGING AND PROMOTING VOLUNTEERISM AND COMMUNITY ENGAGEMENT WITHIN THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

9.9. Resolution No. R2025-195 Approving a Task Order with Ramba Consulting (City Manager's Office)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING TASK ORDER FOR LEGISLATIVE AND EXECUTIVE BRANCH LOBBYING SERVICES IN A MONTHLY AMOUNT OF $20,000, WITH RAMBA CONSULTING GROUP, LLC UNDER THE "RFQ-24-024-SG LOBBYING SERVICES; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.

9.10. Resolution No. R2025-196 Accepting the Land Development Fee Study Plan (Zafar Ahmed, Community Development Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, ACCEPTING THE LAND DEVELOPMENT FEE STUDY PLAN; PROVIDING FOR FINDINGS OF FACT; IMPLEMENTATION; CONFLICTS; SCRIVENER'S ERRORS; SEVERABILITY; AND PROVIDING FOR

AN EFFECTIVE DATE.

9.11. **Resolution No. R2025-197 Approving an Agreement with Fisher Scientific for the Purchase of Laboratory Equipment, Instruments and Laboratory Supplies (Hamid Nikvan, NMB Water Director)**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE UTILIZATION OF MULTIPLE PIGGYBACK CONTRACTS BETWEEN THE CITY AND FISHER SCIENTIFIC COMPANY, LLC FOR THE PURCHASE OF LABORATORY EQUIPMENT AND SUPPLIES; FOR AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $85,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

9.12. **Resolution No. R2025-198 Approving Purchase Orders for Your Office and JC White for Workstations (Hamid Nikvan, NMB Water Director)**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A CHANGE ORDER TO PIGGYBACK CONTRACT FOR THE PURCHASE AND INSTALLATION OF WORKSTATIONS; IN A BUDGETED AMOUNT NOT TO EXCEED $135,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

9.13. **Resolution No. R2025-199 Approving an Agreement with Sherwin Williams for the Purchase of Paint, Caulking & Supplies (Kerlyne McHenry, Interim Public Works Director)**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A CONTRACT BETWEEN THE CITY AND THE SHERWIN-WILLIAMS CO. FOR THE PURCHASE OF PAINT AND RELATED SUPPLIES; FOR AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $65,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

9.14. **Resolution No. R2025-200 Approving an Agreement with Ware Group for the Purchase of HVAC Equipment, Parts and Supplies (Kerlyne McHenry, Interim Public Works Director)**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A CONTRACT BETWEEN THE CITY AND MULTIPLE VENDORS FOR CITYWIDE AC PARTS AND SUPPLES; FOR AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $60,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

9.15. Resolution No. R2025-201 Approving an Extension to the Agreement with Arrow Asphalt for Roadway, Drainage and other Civil Works Related Projects (Kerlyne McHenry, Interim Public Works Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING A CONTRACT EXTENSION TO THE PREVIOUSLY APPROVED CONTRACT WITH ARROW ASPHALT & ENGINEERING INC FOR THE PURCHASE OF ROADWAY, DRAINAGE & OTHER CIVIL WORKS RELATED PROJECTS; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

10. QUASI-JUDICIAL LEGISLATION - None

11. LEGISLATION

11.1. Ordinance No. 2025-12 (Second Reading) Suspension of Delinquent Accounts for Solid Waste Commercial Accounts (Kerlyne McHenry, Interim Public Works Director)

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, AMENDING CHAPTER XVIII ENTITLED "SOLID WASTE MANAGEMENT" SECTION 18-3 ENTITLED "GARBAGE AND TRASH COLLECTION FEES; SCHEDULE" OF THE CITY CODE OF ORDINANCES TO CREATE SECTION 18-3.1 ENTITLED "SUSPENSION OF COMMERCIAL DUMPSTER ACCOUNT SERVICE FOR UNPAID BILLS"; REQUIRING MANDATORY COMMERCIAL SOLID WASTE SERVICE; AUTHORIZING THE SUSPENSION OR REMOVAL OF COMMERCIAL DUMPSTER SERVICE FOR DELINQUENT ACCOUNTS; PROVIDING FOR ENFORCEMENT, LIENS, FINES, AND REINSTATEMENT REQUIREMENTS; PROVIDING FOR NOTICE PROCEDURES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE

DATE.

11.2. Ordinance No. 2025-09 (Second Reading) Establishing the Housing & Economic Development Department (Marline Monestime, Interim Assistant City Manager)

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, CREATING THE DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT OF THE CITY OF NORTH MIAMI BEACH; PROVIDING FOR THE ESTABLISHMENT OF THE DEPARTMENT AND APPOINTMENT OF THE DIRECTOR; PROVIDING FOR CODIFICATION, CONFLICTS, SCRIVENER'S ERROR, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

11.3. Ordinance No. 2025-13 (First Reading) Regulations for Home-Based Businesses (Zafar Ahmed, Community Development Director)

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING CHAPTER XII, ENTITLED LOCAL BUSINESS TAX RECIEPTS AND REGULATIONS, ARTICLE I, SECTION 12-1.20, RENAMED HOME-BASED BUSINESSES; CHAPTER XXIV, ENTITLED ZONING AND LAND DEVELOPMENT, ARTICLE II. DEFINITIONS, SECTION 24-21 RENAMED INTENT AND LANGUAGE, SECTION 24-22 DEFINITIONS; AND ARTICLE V ZONING USE DISTRICTS, SECTION 24-41 RESIDENTIAL SINGLE FAMILY – 1 (RS-1) DISTRICT, SECTION 24-42 RESIDENTIAL SINGLE FAMILY – 2 (RS-2) DISTRICT, SECTION 24-43 RESIDENTIAL SINGLE FAMILY – 3 (RS-3) DISTRICT, SECTION 24-44 RESIDENTIAL SINGLE FAMILY – 4 (RS-4) DISTRICT, SECTION 24-44.1 RESIDENTIAL SINGLE FAMILY – 5 (RS-5) DISTRICT, SECTION 24-44.2 MOBILE HOME (MH) DISTRICT, SECTION 24-45 RESIDENTIAL DUPLEX (RD) DISTRICT, SECTION 24-47 RESIDENTIAL MULTIFAMILY – 19 (RM-19) DISTRICT, SECTION 24-48 RESIDENTIAL MULTIFAMILY – 23 (RM-23) DISTRICT, AND SECTION 24-49 RESIDENTIAL MULTIFAMILY – 32 (RM-32) DISTRICT OF THE CITY'S CODE OF ORDINANCES TO ENSURE CONSISTENCY WITH FLORIDA STATUTE 559.955 HOME-BASED BUSINESSES LOCAL GOVERNMENT RESTRICTIONS; PROVIDING FOR FINDINGS OF FACT; CODIFICATION; CONFLICTS; SCRIVENER'S ERRORS; SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

11.4. Ordinance No. 2025-14 (First Reading) Creating Workforce and Hero Housing Program (Vice Mayor Daniela Jean)

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF

THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING CHAPTER XXIV, "ZONING AND LAND DEVELOPMENT," OF THE CODE OF ORDINANCES, TO CREATE A NEW ARTICLE XXI ENTITLED "WORKFORCE AND HERO HOUSING DENSITY BONUS PROGRAM"; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR DEFINITIONS, ELIGIBILITY CRITERIA, AND DEVELOPMENT INCENTIVES INCLUDING FRACTIONAL DENSITY CALCULATION FOR QUALIFYING UNITS; PROVIDING FOR ADMINISTRATION AND COMPLIANCE; PROVIDING FOR CODIFICATION, CONFLICTS, SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

11.5. Resolution No. R2025-202 Adopting Fee Schedule for Solid Waste Violations (Kerlyne McHenry, Interim Public Works Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA ESTABLISHING PUBLIC WORKS FEE SCHEDULE FOR SOLID WASTE VIOLATIONS; PROVIDING FOR ADMINISTRATION AND COMPLIANCE; PROVIDING FOR CODIFICATION, CONFLICTS, SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

12. BUSINESS TAX RECEIPTS - None

13. APPOINTMENTS

13.1. Appointing Commissioner Fortuna Smukler as Vice Mayor Effective January 1, 2026 through April 30, 2026 (Andrise Bernard, MMC, City Clerk)

The Vice-Mayor shall be elected by a majority of the Commission to serve for a term of four (4) months.

13.2. Appointing Greg Chavarria to Public Utilities Commission (Andrise Bernard, MMC, City Clerk)

Nominated by Commissioner Fortuna Smukler

13.3. Appointing Franchesca Taylor to the Planning an Zoning Board (Andrise Bernard, MMC, City Clerk)

Nominated by Vice Mayor Daniela Jean

13.4. Appointing Jules Cadet to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

13.5. Appointing Isabella Estassin to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

13.6. Appointing Kermarley Graham to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

13.7. Appointing Kyara Joseph to the Youth Advisory Board (Andrise

Bernard, MMC, City Clerk)

13.8. Appointing Jahnoah McCant to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

13.9. Appointing Shuyi Mo to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

13.10. Appointing Loobentz Pulvaldady to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

13.11. Appointing Vincent Smith to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

14. MISCELLANEOUS ITEMS - None

15. DISCUSSION ITEMS

15.1. Reconsideration and Possible Action of Resolution R2025-167 - NE 164th Street Drainage Improvements (Commissioner Lynn Su)

15.2. Reconsideration and Possible Action of Resolution R2025-168 - Y.E.S. Center Door Replacement (Commissioner Lynn Su)

15.3. Reconsideration and Possible Action of Resolution R2025-169 - Eastern Shores Repaving (NE 168th and 171st St) (Commissioner Lynn Su)

15.4. New City Manager Interviews and Selection Date

15.5. Public Utilities Commission Authority (Commissioner Lynn Su)

15.6. Discussion and Possible Action Rescinding the Resolution Establishing the NMB Water Task Force (Commissioner Lynn Su)

16. CITY MANAGER'S REPORT

16.1. NMBPD Monthly Report (November 2025)

16.2. Capital Improvement Program (CIP) Portfolio Dashboard

16.3. Washington Park Update

16.4. NMB Water Updates & Highlights (June 2025)

17. CITY ATTORNEY'S REPORT- None

18. CITY COMMISSION REPORTS

19. MAYOR'S DISCUSSION

20. NEXT REGULAR CITY COMMISSION MEETING

Tuesday, January 20, 2026

21. ADJOURNMENT

City Council Committee Reports
8.1.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Commissioner Phyllis Smith
VIA:	
DATE:	December 16, 2025

RE: Commissioner Phyllis Smith

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

Consent Agenda
9.1.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Commission Conference Minutes of November 17, 2025 (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Commission Conference Minutes of November 17, 2025

CITY OF NORTH MIAMI BEACH
City Hall, Commission Chambers, 2nd Floor
17011 N.E. 19th Avenue
North Miami Beach, FL. 33162
Monday, November 17, 2025

Mayor Michael Joseph
Vice Mayor Daniela Jean
Commissioner Jay Chernoff
Commissioner McKenzie Fleurimond
Commissioner Phyllis S. Smith
Commissioner Fortuna Smukler
Commissioner Lynn Su

Interim City Manager Andrew Plotkin

City Attorney Greenspoon Marder

City Clerk Andrise Bernard, MMC

City Commission Conference Minutes

ROLL CALL OF THE CITY OFFICIALS

The Commission Conference was called to order at 5:08pm.

Present at the meeting were Mayor Michael Joseph, Commissioner Jay Chernoff, Commissioner McKenzie Fleurimond, Commissioner Phyllis Smith, Commissioner Fortuna Smukler, and Commissioner Lynn Su. Vice Mayor Daniela Jean was absent.

The Mayor and Commission presented a proclamation recognizing Arbor Day.

The Mayor and Commission presented a proclamation recognizing National Epilepsy Awareness Month.

The Mayor and Commission presented a proclamation recognizing Juvenile Diabetes Awareness Month.

The Mayor and Commission presented a proclamation recognizing Prematurity Awareness Month.

ADJOURNMENT

The Commission Conference was adjourned at 5:41pm.

ATTEST:

(SEAL)

_____
Andrise Bernard, MMC, City Clerk

Consent Agenda
9.2.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Regular Commission Meeting Minutes of November 17, 2025 (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Commission Meeting Minutes of November 17, 2025

CITY OF NORTH MIAMI BEACH
City Hall, Commission Chambers, 2nd Floor
17011 N.E. 19th Avenue
North Miami Beach, FL. 33162
Monday, November 17, 2025

Mayor Michael Joseph
Vice Mayor Daniela Jean
Commissioner Jay Chernoff
Commissioner McKenzie Fleurimond
Commissioner Phyllis S. Smith
Commissioner Fortuna Smukler
Commissioner Lynn Su

Interim City Manager Andrew Plotkin

City Attorney Greenspoon Marder

City Clerk Andrise Bernard, MMC

City Commission Meeting Minutes

ROLL CALL OF THE CITY OFFICIALS

The Regular Commission Meeting was called to order at 6:00pm.

Present at the meeting were Mayor Michael Joseph, Vice Mayor Daniela Jean (arrived after roll call), Commissioner Jay Chernoff, Commissioner McKenzie Fleurimond, Commissioner Phyllis Smith, Commissioner Fortuna Smukler, and Commissioner Lynn Su.

INVOCATION by Ariel Vasquez of 3rd Day Church.

PLEDGE OF ALLEGIANCE was led by the Mayor and Commission.

REQUESTS FOR WITHDRAWALS, DEFERMENTS AND ADDITIONS TO THE AGENDA

City Clerk Andrise Bernard announced the following:

At the request of Mayor Joseph, Resolution R2025-165 regarding Hurricane Melissa relief efforts will be deferred, Resolution R2025-186 regarding a lease with Horizon will be withdrawn, and a resolution regarding Washington Park will be added to Legislation.

Motion to **approve** the Commission Meeting agenda as amended made by Commissioner Chernoff, seconded by Commissioner Fleurimond.
MOTION PASSED 6-0 with Vice Mayor Jean absent.

Commissioner Su requested to defer Resolution R2025-165, Resolution R2025-166, Resolution R2025-167, Resolution R2025-168, Resolution R2025-169, and Resolution R2025-183.
There was no vote to approve those proposed changes to the agenda.

Mayor Joseph opened the meeting for **PUBLIC COMMENT**.

City Clerk Andrise Bernard read the rules of public comment and the pledge of civility.

The following person(s) made comments on the record:

1. Josh Gemmi
2. Karen Harrold
3. Maria Hauck
4. Terrance Camenzuli
5. Mubarak Kazan
6. Bruce Lamberto
7. David Zapen
8. Gabriel Sultan
9. Tricia Harris
10. Ketley Joachim
11. David Templer

The meeting was closed for **PUBLIC COMMENT**.

ANNOUNCEMENTS

Jasmine Joseph of the Communications Department presented a video that announced the Hurricane Melissa relief emergency supply drive, upcoming events at the North Miami Beach library, 151st Street Station land use and mobility workshop, Jazz Academy orientation and sessions, Tax Collector mobile office, several food distributions, senior luncheon, community Zumba classes, first-time home buying program, UMC mobile health clinic, neighborhood clean-up event, Snow Fest and holiday parade, and menorah lighting ceremony.

CITY COMMISSION REPORTS

Commissioner Chernoff stated that Coastal Waste has supported the community clean-up events, made a motion to appoint Director of NMB Water Hamid Nikvan as Interim City Manager (seconded by Commissioner Su but no vote was taken), discussed charging stations for electric vehicles and hedge heights throughout the city, recognized Vice Mayor Jean regarding the recent education event, wished a happy Thanksgiving, and praised the Veteran's Day ceremony.

Commissioner Fleurimond thanked everyone for attending the meeting, announced the upcoming Give Miami Day, expressed condolences for police officers from Miami Beach and Miami-Dade County, discussed the recent education event, wished a happy Thanksgiving, and talked about the process and procedure regarding agenda items.

Commissioner Smith congratulated Commissioner Smukler for being recognized as a 'woman of the year' regarding the empowerment of women, discussed the process of hiring a City Manager, talked about making memories with family, and wished a happy Thanksgiving.

Commissioner Smukler discussed funding regarding the recent education event, discussed the position of City Manager, wished a happy Thanksgiving, announced the menorah lighting event, and expressed condolences to all police officers and to the family of Magdalena Ammirati.

Commissioner Su wished a happy birthday to her mother, recognized Vice Mayor Jean regarding the recent education event, discussed several resolutions that she wanted to be deferred, talked about staffing throughout the city and drafting a personnel position policy, discussed Resolution R2025-144 regarding NMB water and requested a legal opinion from the City Attorney, requested a comprehensive compliance analysis and performance evaluation and review regarding ARPA funds, and expressed gratitude to serve the city with transparency, humility, and integrity.

Vice Mayor Jean yielded her time.

Mayor Joseph expressed condolences to the family of Magdalena Ammirati and expressed appreciation to the city staff.

CONSENT AGENDA

Regular Commission Meeting Minutes of June 17, 2025

Special Commission Meeting Minutes of October 6, 2025

Commission Conference Minutes of October 21, 2025

Regular Commission Meeting Minutes of October 21, 2025

Resolution R2025-167 Approving the Reallocation of Capital Improvement Program Funds for Emergency Drainage Repairs - Eastern Shores 164th Street (N.E. 35th Avenue to N.E. 29th Avenue) (Kerylne McHenry, Interim Public Works Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2024–2025 CAPITAL IMPROVEMENT PROGRAM BUDGET TO REALLOCATE FUNDS FOR URGENT DRAINAGE INFRASTRUCTURE REPAIRS ALONG N.E. 164th STREET IN THE AMOUNT OF $450,000.00; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-168 Approving the Reallocation of Capital Improvement Program Funds for YES Center Door Replacement (Kerlyne McHenry, Interim Public Works Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2025-2026 CAPITAL IMPROVEMENT PROGRAM BUDGET TO REALLOCATE FUNDS FOR THE REPLACEMENT OF THE YES CENTER DOORS IN THE AMOUNT OF $22,974.00; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY

TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-169 Approving the Reallocation of Capital Improvement Program Funds for Eastern Shores Paving Project (Kerlyne McHenry, Interim Public Works Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2025-2026 CAPITAL IMPROVEMENT PROGRAM BUDGET TO REALLOCATE FUNDS FOR URGENT RE-PAVEMENT ALONG N.E. 168th STREET AND N.E. 171st STREET IN THE AMOUNT OF $253,000.00; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-170 Approving a Task Order with Craven Thompson & Associates, Inc. for the Preparation of the Updated Stormwater Master Plan (Kerlyne McHenry, Interim Public Works Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A TASK ORDER FOR PROFESSIONAL ENGINEERING SERVICES FOR THE UPDATED STORMWATER MASTER PLAN IN AN AMOUNT NOT TO EXCEED $115,944.00 WITH CRAVEN THOMPSON & ASSOCIATES, INC., UNDER THE "CONTINUING SERVICES AGREEMENT" FOR PROFESSIONAL CONSULTING SERVICES; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-171 Approving a Task Order with Decarr Consultants for Grant Services (Juan Pinillos, Chief of Police)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING TASK ORDER FOR GRANT SERVICES IN AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $75,000.00 WITH DECARR CONSULTING, LLC. UNDER THE RFQ-24-017-SG GRANT SERVICES PRE-QUALIFICATION POOL; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-172 Approving the Ratification of Emergency Repair of Gravity Sewer Line (Hamid Nikvan, NMB Water Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, RATIFYING A PURCHASE ORDER WITH SOUTHERN UNDERGROUND INDUSTRIES, INC. FOR EMERGENCY SEWER LINE REPAIRS; FOR A BUDGETED AMOUNT NOT TO EXCEED $74,500.00; AUTHORIZING THE CITY MANAGER

OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-173 Approving a Change Order with Raftelis Financial Consultants for Stormwater and Solid Waste Rate Study (Kerlyne McHenry, Interim Public Works Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AUTHORIZING A CHANGE ORDER TO THE CONTRACT WITH RAFTELIS FINANCIAL CONSULTANTS, INC. INCREASING THE ESTIMATED EXPENDITURE BY $161,080.00 FOR FINANCIAL AND MANAGEMENT CONSULTING SERVICES; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-174 Approving an Agreement with AECOM for a Feasibility Study (Hamid Nikvan, NMB Water Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A TASK ORDER FOR PROFESSIONAL ENGINEERING SERVICES FOR A FEASIBILITY STUDY EVALUATING TWO CITY-OWNED SITES FOR A NEW WASTEWATER TREATMENT PLANT AND PUBLIC ACCESS REUSE SYSTEM IN AN AMOUNT NOT TO EXCEED $499,465.00 WITH AECOM TECHNICAL SERVICES, INC. UNDER THE "CONTINUING SERVICES AGREEMENT FOR ARCHITECTURAL/ENGINEERING, LANDSCAPE ARCHITECT AND SURVEYING SERVICES" FOR PROFESSIONAL CONSULTING SERVICES; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-175 Approving the Sole Source Purchase of Ammunition with Florida Bullet, Inc. (Juan Pinillos, Chief of Police)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING A PURCHASE ORDER WITH FLORIDA BULLET, INC. FOR THE SOLE SOURCE PURCHASE OF AMMUNITION IN A BUDGETED AMOUNT NOT TO EXCEED $162,000.00; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-176 Approving the Adoption of the Miami-Dade County Local Mitigation Strategy (LMS 2025) (Zafar Ahmed, Community Development Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, ADOPTING THE MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY FOR 2025; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR

CONFLICTS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolutio R2025-177 Approving Purchase Orders to Multiple Vendors for the Sole Source Purchase of Various Specialized Equipment, Materials, and Services (Hamid Nikvan, NMB Water Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE ISSUANCE OF PURCHASE ORDERS TO MULTIPLE VENDORS FOR THE SOLE SOURCE PURCHASE OF VARIOUS SPECIALIZED EQUIPMENT, MATERIALS AND SERVICES FOR THE NORTH MIAMI BEACH WATER DEPARTMENT, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-178 Approving a Piggyback Agreement for the Purchase of Maintenance and Repair Services (Hamid Nikvan, NMB Water Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING PURCHASE ORDERS BETWEEN THE CITY AND A.C. SCHULTES OF FLORIDA, INC., FOR MAINTENANCE AND REPAIR OF WATER WELLS AND WATER PUMPS; FOR AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $325,000.00; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-179 Approving a Contract Amendment for Corona Del Mar Phase II (Hamid Nikvan, NMB Water Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AUTHROIZING APPROVING AND AUTHORIZING A CONTRACT AMENDMENT TO THE CONTRACT WITH PLUMBER MIKE'S, INC. INCREASING THE CONTRACT BY $164,267.00 FOR THE CORONA DEL MAR PHASE II LATERAL CONNECTIONS; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-180 Approving a Budget Transfer for the Purchase of a Watercraft Vessel for the NMB Police Department (Juan Pinillos, Chief of Police)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA APPROVING A BUDGET AMENDMENT TO THE ANNUAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2025 TO SEPTEMBER 30, 2026 FOR THE GENERAL FUND TO PURCHASE A WATERCRAFT VESSEL 2025 GRADY-WHITE 326

CANYON BOAT IN THE AMOUNT OF $412,000.00; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-188 Authorizing an Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website (Zafar Ahmed, Community Development Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO SIGN THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENTAL PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Su requested to pull Resolution R2025-166 and Resolution R2025-181 from the Consent Agenda.

Motion to **approve** the Consent Agenda as amended made by Commissioner Chernoff, seconded by Commissioner Fleurimond.
Voice Vote: **MOTION PASSED 6-1** with Commissioner Smukler opposed.

LEGISLATION

Resolution R2025-189

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE AWARD OF INVITATION OF BID NO. ITB-2025-05-WP WASHINGTON PARK COMMUNITY CENTER REDEVELOPMENT PROJECT TO SHIFF CONSTRUCTION & DEVELOPMENT, INC. IN AN AMOUNT NOT TO EXCEED $19,073,943.00; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE AN AGREEMENT AND TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.

Chief Procurement Officer Shereece George Depusoir provided an explanation of the resolution.

Motion to **approve** Resolution R2025-189 made by Commissioner Chernoff, seconded by Commissioner Smith.
Voice Vote: **MOTION PASSED 7-0**.

Ordinance No. 2025-10 (Second Reading) Shopping Cart Nuisance (Commissioner Fortuna Smukler and Kerlyne McHenry, Interim Public Works Director)

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, AMENDING CHAPTER IX, ENTITLED "OFFENSES AND MISCELLANEOUS PROVISIONS" OF THE CITY CODE OF ORDINANCES, SPECIFICALLY AMENDING SECTION 9-39.7 ENTITLED "MANDATORY SHOPPING CART PLAN" AND SECTION 9-39.11 ENTITLED "PENALTIES FOR FAILING TO SUBMIT OR IMPLEMENT A

PREVENTION PLAN"; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Interim Director of Public Works Kerlyne McHenry provided an explanation of the ordinance.

Motion to **approve** Ordinance No. 2025-10 made by Commissioner Smukler, seconded by Commissioner Fleurimond.

Roll Call Vote:
Chernoff - **Yes**
Fleurimond - **Yes**
Smith - **Yes**
Smukler - **Yes**
Su - **Yes**
Jean - **Yes**
Joseph - **Yes**

MOTION PASSED 7-0.

Ordinance No. 2025-11 (Second Reading) Reduction of Development Costs for Previously Approved Projects Impacted by Economic Conditions (Commissioner Jay Chernoff)
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES TO CREATE A NEW SECTION ENTITLED "WAIVER OF DEVELOPMENT COSTS FOR PREVIOUSLY APPROVED PROJECTS IMPACTED BY ECONOMIC CONDITIONS"; PROVIDING CRITERIA AND PROCEDURES FOR REASONABLE REDUCTION OF DEVELOPMENT FEES WHERE CONSTRUCTION COSTS HAVE INCREASED DRAMATICALLY; PROVIDING FOR ADMINISTRATIVE REVIEW, CONSISTENCY WITH IMPACT FEE AND PERMIT FEE STUDIES, AND DEVELOPER EDUCATION TO LEVERAGE FUNDING PROGRAMS; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Community Development Director Zafar Ahmed provided an explanation of the ordinance.

Motion to **approve** Ordinance No. 2025-11 made by Commissioner Chernoff, seconded by Commissioner Fleurimond.

Roll Call Vote:
Fleurimond - **Yes**
Smith - **Yes**
Smukler - **Yes**
Su - **Yes**
Chernoff - **Yes**
Jean - **Yes**
Joseph - **Yes**

MOTION PASSED 7-0.

Ordinance No. 2025-12 (First Reading) Suspension of Delinquent Accounts for Commercial Accounts (Kerlyne McHenry, Interim Public Works Director)

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, AMENDING CHAPTER XVIII ENTITLED "SOLID WASTE MANAGEMENT" SECTION 18-3 ENTITLED "GARBAGE AND TRASH COLLECTION FEES; SCHEDULE" OF THE CITY CODE OF ORDINANCES TO CREATE SECTION 18-3.1 ENTITLED "SUSPENSION OF COMMERCIAL DUMPSTER ACCOUNT SERVICE FOR UNPAID BILLS"; REQUIRING MANDATORY COMMERCIAL SOLID WASTE SERVICE; AUTHORIZING THE SUSPENSION OR REMOVAL OF COMMERCIAL DUMPSTER SERVICE FOR DELINQUENT ACCOUNTS; PROVIDING FOR ENFORCEMENT, LIENS, FINES, AND REINSTATEMENT REQUIREMENTS; PROVIDING FOR NOTICE PROCEDURES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE DATE.

The meeting was opened for **PUBLIC COMMENT**.

The following person(s) made comments on the record:

1. Mubarak Kazan
2. David Zapen
3. Karen Harrold

The meeting was closed for **PUBLIC COMMENT**.

Interim Director of Public Works Kerlyne McHenry provided an explanation of the ordinance.

Commissioner Su discussed bringing back Ordinance No. 2025-09 regarding the establishment of the Housing and Economic Development Department.

Eileen Damaso of Coastal Waste provided additional information about Ordinance No. 2025-12.

Motion to **approve** Ordinance No. 2025-12 made by Commissioner Smith, seconded by Commissioner Smukler.

Roll Call Vote:
Smith - **Yes**
Smukler - **Yes**
Su - **Yes**
Chernoff - **Yes**
Fleurimond - **Yes**
Jean - **Yes**
Joseph - **Yes**

MOTION PASSED 7-0.

Resolution R2025-141 Establishing a Comprehensive Policy for Budget Control (Vice Mayor Daniela Jean and Commissioner Lynn Su)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, ESTABLISHING A COMPREHENSIVE POLICY GOVERNING INTERNAL BUDGET TRANSFERS, CONTINUING APPROPRIATIONS, REPORTING REQUIREMENTS, AND FINANCIAL TRANSPARENCY; SETTING FORMAL APPROVAL THRESHOLDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion to **approve** Resolution R2025-141 made by Commissioner Smith, seconded by Commissioner Su.
Voice Vote: **MOTION PASSED 7-0**.

Resolution R2025-182 Approving Work Order for Construction Administration Services with KCI Technologies, Inc. (Kerlyn McHenry, Interim Public Works Director)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING A PURCHASE ORDER FOR CONSTRUCTION ADMINISTRATION SERVICES FOR THE WASHINGTON PARK COMMUNITY CENTER REDEVELOPMENT PROJECT WITH KCI TECHNOLOGIES INC. IN A BUDGETED AMOUNT NOT TO EXCEED $862,420.00; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Chief Procurement Officer Shereece George Depusoir provided an explanation of the resolution.

Motion to **approve** Resolution R2025-182 made by Commissioner Chernoff, seconded by Commissioner Smukler.
Voice Vote: **MOTION PASSED 7-0**.

Resolution R2025-183 Approving the Declaration of a Local Food Security Emergency (Mayor Michael Joseph and Vice Mayor Daniela Jean)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, DECLARING A LOCAL FOOD SECURITY EMERGENCY IN THE CITY OF NORTH MIAMI BEACH; AUTHORIZING AND DIRECTING THE STAFF (HUMAN SERVICES/EM/COMMUNICATIONS) TO COORDINATE WITH FOOD BANKS, SCHOOLS, AND FAITH/COMMUNITY PARTNERS FOR EMERGENCY FOOD DISTRIBUTION; AUTHORIZING UP TO $100,000.00 FROM CONTINGENCY OR AVAILABLE FUNDS FOR EMERGENCY FOOD ASSISTANCE AND OUTREACH; AUTHORIZING THE LAUNCH OF A PUBLIC INFORMATION CAMPAIGN LISTING LOCAL RESOURCES AND ASSISTANCE OPTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Joseph provided an explanation of the resolution.

Motion to **amend** Resolution R2025-183 to include language stating that communication services will be provided by the North Miami Beach Communications Department made by Commissioner Smukler, seconded by Mayor Joseph.
Voice Vote: **MOTION PASSED 7-0**.

Motion to **approve** Resolution R2025-183 made by Commissioner Smukler, seconded by Mayor Joseph.
Voice Vote: **MOTION PASSED 7-0**.

Resolution R2025-184 Approving a Piggyback Agreement for the Purchase of Sodium Hypochlorite (Hamid Nikvan, NMB Water Director)
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING PURCHASE ORDERS BETWEEN THE CITY AND ALLIED UNIVERSAL CORPORATION AND ODYSSEY MANUFACTURING COMPANY FOR THE SUPPLY AND DELIVERY OF SODIUM HYPOCHLORITE FOR AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $910,000.00; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Director of NMB Water Hamid Nikvan provided an explanation of the resolution.

Motion to **approve** Resolution R2025-184 made by Commissioner Chernoff, seconded by Commissioner Smukler.
Voice Vote: **MOTION PASSED 7-0**.

Resolution R2025-185 Approving a Piggyback Agreement for the Purchase of Storm Water and Sewer Main Cleaning and Repair Services (Kerlyne McHenry, Interim Public Works Director)
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A PIGGYBACK CONTRACT FOR DRAINAGE PIPE CLEANING REPAIR AND MAINTENANCE SERVICES IN AN ESTIMATED ANNUAL BUDGETED AMOUNT OF $500,000.00 WITH SHENANDOAH GENERAL CONSTRUCTION, LLC; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Interim Director of Public Works Kerlyne McHenry provided an explanation of the resolution.

Motion to **approve** Resolution R2025-185 made by Commissioner Chernoff, seconded by Commissioner Fleurimond.
Voice Vote: **MOTION PASSED 7-0**.

Resolution R2025-187 Approving a Budget Amendment for Corona Del Mar Phase III (Tarik Rahmani, Interim Deputy City Manager)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A BUDGET AMENDMENT TO THE ANNUAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2025 TO SEPTEMBER 30, 2026 TO FUND THE COMMUNITY REDEVELOPMENT AGENCY (CRA) PORTION OF THE CORONA DEL MAR PHASE III SEPTIC TO SEWER PROJECT FOR $1.45 MILLION; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Interim Deputy City Manager Tarik Rahmani provided an explanation of the resolution.

Motion to **approve** Resolution R2025-187 made by Commissioner Chernoff, seconded by Mayor Joseph.
Voice Vote: **MOTION PASSED 7-0**.

Resolution R2025-181 Approving the Extension of the Employment Contract for Interim City Manager Andrew Plotkin

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE FIRST AMENDMENT TO EMPLOYMENT AGREEMENT BETWEEN THE CITY OF NORTH MIAMI BEACH AND ANDREW PLOTKIN; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-181 was pulled from the Consent Agenda.

The Mayor and Commission discussed the proposed resolution.

Motion to **approve** Resolution R2025-181 made by Commissioner Smukler, seconded by Mayor Joseph.
Voice Vote: **MOTION PASSED 7-0**.

Resolution R2025-166 Reaffirming the City's Participation in the Sister City Program (Mayor Michael Joseph, Commissioner Phyllis Smith, Commissioner Fortuna Smukler, Commissioner McKenzie Fleurimond, and Commissioner Jay Chernoff)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, REAFFIRMING PARTICIPATION IN THE SISTER CITY PROGRAM AND AUTHORIZING THE EXPLORATION OF NEW PARTNERSHIPS WITH CITIES IN ISRAEL, MOROCCO, TAIWAN, AND HAITI; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2025-166 was pulled from the Consent Agenda.

The Mayor and Commission discussed the proposed resolution.

Motion to **approve** Resolution R2025-166 made by Commissioner Smukler, seconded by Mayor Joseph.
Voice Vote: **MOTION PASSED 7-0**.

CITY MANAGER'S REPORT

Chief of Police Juan Pinillos announced that the cold case unit made a recent arrest and discussed the current recruitment process.

CITY ATTORNEY'S REPORT

City Attorney Joseph Geller stated that he will offer to have an agenda review with each member of the commission after the agenda is published prior to a meeting and discussed the subject of eminent domain.

Interim City Manager Andrew Plotkin stated that a special meeting will be scheduled regarding the tennis center redevelopment project.

City Attorney Joseph Geller discussed the timeline for the process of selecting and hiring a City Manager.

ADJOURNMENT

The meeting was adjourned at 9:45pm.

ATTEST:

(SEAL)

_____
Andrise Bernard, MMC, City Clerk

Consent Agenda
9.3.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Special Commission Meeting Minutes of December 8, 2025 (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Special Commission Meeting Minutes of December 8, 2025

CITY OF NORTH MIAMI BEACH
City Hall, Commission Chambers, 2nd Floor
17011 N.E. 19th Avenue
North Miami Beach, FL. 33162
Monday, December 8, 2025

Mayor Michael Joseph
Vice Mayor Daniela Jean
Commissioner Jay Chernoff
Commissioner McKenzie Fleurimond
Commissioner Phyllis S. Smith
Commissioner Fortuna Smukler
Commissioner Lynn Su

Interim City Manager Andrew Plotkin

City Attorney Greenspoon Marder

City Clerk Andrise Bernard, MMC

Special Commission Meeting Minutes

ROLL CALL OF THE CITY OFFICIALS

The Commission Conference was called to order at 5:31pm.

Present at the meeting were Mayor Michael Joseph, Vice Mayor Daniela Jean, Commissioner Jay Chernoff, Commissioner McKenzie Fleurimond, Commissioner Phyllis Smith, Commissioner Fortuna Smukler, and Commissioner Lynn Su.

PLEDGE OF ALLEGIANCE was led by the Mayor and Commission.

Mayor Joseph opened the meeting for **PUBLIC COMMENT**.

City Clerk Andrise Bernard read the rules of public comment and the pledge of civility.

The following person(s) made comments on the record:

1. Joseph Regal
2. Karen Harrold
3. Mara Hauck
4. Irene Pilinger
5. Barbara Kramer
6. Ketley Joachim
7. Livins Jean
8. Daniel Pierre
9. Trish Miller
10. Bruce Lamberto
11. Mubarak Kazan

The meeting was closed for **PUBLIC COMMENT**.

DISCUSSION

The Mayor and Commission discussed the position of City Manager and the hiring process including conducting extensive background checks and scheduling interviews with the candidates.

Motion to **approve** to authorize the top five applicants to receive full background checks by Commissioner Smukler, seconded by Commissioner Fleurimond.
Voice Vote: **MOTION PASSED 7-0**.

The Mayor and Commission reached a consensus to choose the date of the interviews for the City Manager at the next Commission meeting on December 16, 2025.

ADJOURNMENT

The Special Commission Meeting was adjourned at 6:47pm.

After the meeting was adjourned, Interim Director of Human Resources Jacob Newman announced the names of the top five candidates: Marline Monsetime, Rasha Cameau, Darvin Williams, Ricardo Mendez, and Hamid Nikvan.

ATTEST:

(SEAL)

_____
Andrise Bernard, MMC, City Clerk

Consent Agenda
9.4.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Eastern Shores Special Taxing District Board (First Addition)
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-190 Eastern Shores Special Taxing District (First Addition) Accepting the Recommendation to Retain Knights Protection Services for Stationary Guardhouse Security Services

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Resolution
- Memo
- Proposal
- Agenda

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION TO THE CITY COMMISSION FROM THE EASTERN SHORES FIRST ADDITION SPECIAL TAXING DISTRICT BOARD MEETING OF DECEMBER 3, 2025 THAT KNIGHTS PROTECTION SERVICES BE RETAINED FOR STATIONARY GUARDHOUSE SECURITY SERVICES STARTING AS SOON AS POSSIBLE WITH DAILY 24/7 COVERAGE; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission serves as the Governing Board for the Eastern Shores First Addition Special Taxing District Board; and

WHEREAS, the Eastern Shores First Addition Special Taxing District Board voted at its meeting of December 3, 2025 to retain Knights Protection Services for Stationary Guardhouse Security Services starting as soon as possible with daily 24/7 coverage; and

WHEREAS, the City Commission finds that this Resolution is in the best interest and welfare of the residents of the City.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are true and correct.

Section 2. **Authorization.** The Mayor and City Commission hereby authorize the Eastern Shores First Addition Special Taxing District to retain for Stationary Guardhouse Security Services starting as soon as possible with daily 24/7 coverage.

Section 4. **Effective Date.** This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED by the City Commission of the City of North Miami Beach, Florida, at its regular meeting assembled this **___ day of _____, 2025**.

ATTEST:

_____	_____
ANDRISE BERNARD, MMC	MICHAEL JOSEPH
CITY CLERK	MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER, LLP.

By: _____
CITY ATTORNEYS

SPONSORED BY: Mayor and City Commission

City of North Miami Beach, Florida

Police Department

Memorandum No. _____

Date December 4, 2025

To: Juan Pinillos, Chief of Police

From: Roxanne Rosenthal, Smart City Administrator

Subject: Recommendation to the City Commission from the ESSTDFA

The Eastern Shores First Addition Security Guard Special Taxing District Board Meeting of December 3, 2025 recommends to the City Commission that Knights Protection Services be retained for Stationary Guardhouse Security Services starting as soon as possible, with daily 24/7 coverage.

JP/rr

Knights Protection Service
1391 NW St. Lucie W. Blvd, Suite 382 Port Saint Lucie, FL 34986



(954) 668-9880 - Office

CITY OF NORTH MIAMI

Attn: SALEEM AHSAN

Ahsan.Seleem@citynmb.com

RE:

TO MR. SALEEM AHAN

Thank you for the opportunity to review our security proposal. Knights Protection Service LLC committed to providing the best possible services to our clients. We are fully licensed and insured private security and investigation agency, with over twenty-five years of Security and Law Enforcement and Military training experience. Our greatest strength is that we are dedicated in providing excellence to every employee and client. Our mission is to provide trained professional security personnel to our clients and to ensure they receive a security service second to none. Knights Protection Service provides security, which includes armed and unarmed security officers, trained with expert capabilities to handle the most complex situations. Knights Protection Service combines the experience of its' skilled staff with the use of innovative technologies an disciplined protocols in the protection of life and property. We wholly believe that we are uniquely equipped to provide the services that your establishment is seeking. We are conscious that in today's global marketplace, security is an important and vital element of any business. All our security solutions tailored to suit the individual security and safety needs of your business. Knights Protection Service is there to provide peace of mind in terms of personal safety, protection and safeguarding your business, visitors, and staff. Knights Protection Service personnel reflect the highest level of professionalism that you would expect of your own employees.

BILLING RATES UNARMED $22.50

HOLIDAY PAY IS $33.75

24 HOURS 7 DAYS A WEEK

ONE PATROL CAR $700. + $400 Insurance

HOLIDAYS;

New Year's Day	Labor Day	Easter Day	
Memorial Day	Thanksgiving Day	Independence Day	Christmas Day

Pablo J. Guido, President

Special Taxing District Advisory Board
Eastern Shores First Addition Security Guard 164th Street Meeting

Special Meeting

Wednesday, December 3, 2025 5:30 p.m.

City of North Miami Beach
City Hall, 4th Floor Conference Room
17011 NE 19th Avenue
North Miami Beach, FL 33162
(Board Members must appear in person in order to meet quorum requirements)
and also on Zoom, for non-Board Members

ACTION NOTES

I. Roll Call

II. Public Comments on the Agenda Item

III. City Attorney Report on the Agenda Item

IV. Guardhouse Staffing and Roving Patrol

MOTION to recommend to the City Commission to retain Knights Protection Services for stationary guardhouse security services starting as soon as possible, with daily 24/7 coverage, made by Board Chair Templer, seconded by Board member Bakalarz. Roll Call Vote: TEMPLER: AYE, BAKALARZ: AYE; BROWN: NAYE; ALTERNATE SHARABANI: AYE; ALTERNATE DESNICK: AYE **MOTION PASSED** 2-1.

V. Adjournment

Consent Agenda
9.5.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Ian Fors, Interim Public Works Director
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-191 Approving Agreement with Team Contracting for Park Infrastructure Enhancements and Maintenance (Ian Fors, Interim Parks and Recreation Director)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Staff Report
- Resolution
- Exhibit A

Commission Agenda Staff Report

Date: December 16, 2025
Resolution No.: 2025-XX
To: Mayor and City Commission
From: Andrew Plotkin, Interim City Manager
Prepared By: Shereece George Depusoir, Chief Procurement Officer
Agenda Title: Resolution Approving Purchase Orders with Team Contracting, Inc

Background

The City of North Miami Beach Parks and Recreation Department requires construction services to support the maintenance, repair, and enhancement of recreational facilities, parks, and related infrastructure to ensure they remain safe, functional, and accessible to the community.

To meet these needs efficiently and cost-effectively, the Department seeks to utilize a competitively solicited cooperative contract. Sourcewell Cooperative Purchasing Group, a national public procurement cooperative that provides competitively solicited contracts for government entities, issued and awarded Contract No. FL-R7-GC-092524-TCI – General Construction to Team Contracting, Inc. for an initial two-year term effective December 10, 2024, through December 10, 2026, with the option to renew for three additional one-year periods.

Utilizing this contract allows the City to secure experienced, qualified construction services without the delay and expense of conducting a separate solicitation, supporting timely completion of Parks and Recreation projects.

Recommendation

The Interim Parks and Recreation Director and the Chief Procurement Officer recommend that the City Commission approve and authorize the City Manager or designee to approve the Purchase Orders with Team Contracting, Inc. for an annual budgeted amount not to exceed $400,000.

Fiscal Impact

Requesting a Purchase Order for the allocated amount of $400,000 annually as approved in the adopted FY26 budget appropriation.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A CONTRACT BETWEEN THE CITY AND THE TEAM CONTRACTING, INC. TO FURNISH GENERAL CONTRACTING AND CONSTRUCTION MANAGEMENT SERVICES; FOR AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $400,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 166, *Florida Statutes* and Section 1.4 of the Charter of the City of North Miami Beach ("City"), the City shall have all available governmental, corporate, and proprietary powers and may exercise them except when prohibited by law; and

WHEREAS, Section 3-2.2 of the City of North Miami Beach Code of Ordinances ("Code") provides that the Chief Procurement Officer has the authority to join with other governmental entities in cooperative purchasing plans, when the best interests of the City would be served.

WHEREAS, Sourcewell Cooperative Purchasing Group, a national public procurement cooperative that provides competitively solicited contracts for government entities, issued and awarded Contract No. FL-R7-GC-092524-TCI *General Construction* to Team Contracting, Inc. for an initial two-year term effective December 10, 2024, through December 10, 2026, with the three (3) optional one (1)-year renewal periods. ("Piggyback Contract"); and

WHEREAS, the City's Parks and Recreation Department requires construction services to support safe, functional, and well-maintained recreational facilities and infrastructure that meet the needs of the community; and; and

WHEREAS, pursuant to Section 3-3.14 of the City Code, the City Manager has the authority to approve purchases and awards up to fifty thousand dollars ($50,000), and any expenditure above this amount need to be presented to the Mayor and City Commission for approval; and

WHEREAS, the City Manager and the Chief Procurement Officer recommend that the City Commission approve a contract in an annual budgeted amount not to exceed $400,000 for the purchase of general contracting and construction management services in accordance with the price schedule as set forth in the Sourcewell contract; and

WHEREAS, the Mayor and City Commission determine it is in the best interests of the City to approve a Piggyback Contract in an annual budgeted amount not to $400,000 for the purchase of general contracting and construction management services with Team Contracting, Inc.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THAT:

Section 1. The foregoing whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Resolution; all exhibits attached hereto are made a specific part of this Resolution.

Section 2. The Contract with Team Contracting, Inc., in substantially the form attached as Exhibit "A", for an annual budgeted amount not to exceed $400,000 for the purchase of general contracting and construction management services in accordance with the price schedule as set forth in the Sourcewell contract, subject to budget appropriation and availability of funds is hereby approved.

Section 3. The City Manager or designee is authorized to do execute the purchase agreement and expend budgeted funds in furtherance hereof, subject to approved budget appropriation and availability of funds.

Section 4. All Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 6. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 7. This Resolution shall take effect immediately upon adoption.

[THE REMAINDER OF THIS INTENTIONALLY LEFT BLANK]

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **16th day of December 2025.**

ATTEST:

ANDRISE BERNARD, MMC CITY CLERK	MICHAEL JOSEPH MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER, LLP.

By: _____
CITY ATTORNEYS

Sponsored by: Mayor & Commission

City of North Miami Beach

EXHIBIT A

PROCUREMENT MANAGEMENT DEPARTMENT

PIGGYBACK/COOPERATIVE PURCHASE REQUEST FORM

Requesting Department: PARLS & REC
Primary Contact Name: IAN FORS
Primary Contact E-mail: IAN.FORS@CITYNMB.CC
Secondary Contact Name: DWIGHT JACKSON
Secondary Contact E-mail: DWIGHT.JACKSON@(
Department Phone: 305-948-2957
Department Fax: 305-787-6040

Company Name: TEAM CONTRACTING, INC.
Contact Name: DANIEL GELI
Company Address: 13911 SW 42ND STREET
MIAMI, FL 33175 SUITE 209
Company Phone: 305-207-9799
Company E-mail: DGELI@TEAM-CONTRACTING.C
Vendor Registration #: 525020

Piggyback Contract Details

Cooperative ☑ / Public Entity ☐

1. Contract Title: INDEFINITE DELIVERY - INDEFINITE QUANTITY CONSTRUCTION CONTRACT - GENERAL

   a. Awarding Agency SOURCEWELL COOPERATIVE b. Contract / Solicitation # _____

   c. Solicitation included? Yes ■ Awarded Letter included? Yes ■ Proposal/Quote from Company included? Yes ❑

2. Description of the Scope of Service of This Contract: GENERAL CONSTRUCTION

3. Total Value of Contract: $ 400,000

4. Account Number(s): FY 26 010721 - 519347 FY ____ _____

Contract Verification Information

5. Were alternative contracts evaluated to determine that the City is obtaining the most advantageous contract pricing for the required product / service? Yes ❑ No ❑

6. Would this purchase(s) result in the potential of future purchases for related products/ services being restricted to a particular vendor or create a specific vendor as sole source provider for the related items? Yes ❑ No ❑

7. Would this purchase(s) result in any future maintenance costs which are not included in the initial purchase? Yes ☐ No ❑ If yes, please attach a draft maintenance plan which includes cost estimates and funding sources(s).

Required Documents Checklist

Contract Explanation Memo ■ Solicitation ■ Award Letter/Executed Contract ■

Proposal/Quote ■ Renewal Letter ■ Risk Manager Approved Insurance Certificate ■

Grant Information *(only applicable if grant related purchase)*

8. Provide details (expiration dates, special requirements, etc). _____

9. Will this require matching funds? Yes ❑ No ❑

10. Grant source? _____ Grant (dollar) amount? _____

11. Complete an advanced search of the vendor recommended for award on the federal governments System for Award Management at www.sam.gov. Attach a copy of the results.

17011 N.E.19th Ave., Suite 315 North Miami Beach, FL 33162 • P: 305-948-2946 • F: 305-957-3522 •

	Approved	Date
Form Prepared By:	_____	_____
Department Director:	_____	_____
Finance Director:	_____	_____
Chief Procurement Officer: (Purchases/Contract up to $25,000.00)	_____	_____
City Manager: (Purchases/Contracts up to $50,000.00)	_____	_____

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review

City Commission Meeting Date: _____ Approved Resolution No:_____

3-4.3 Use of Other Governmental Entities' Contracts

Subject to the spending limitations in Section 3-3.14 and upon a determination that the supplies, materials, equipment or contractual services needed by the City are comparable to solicitation procedures substantially equivalent to the requirements of the North Miami Beach Purchasing Code, the Purchasing Agent may procure, without following formal contract procedure, all supplies, materials, equipment and contractual services which are the subject of contracts with the State of Florida, its political subdivisions, the United States government, other governmental entities, or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof; provided, however, that this section shall apply only if (i) the supplies, materials, equipment or contractual services are the subject of a price schedule negotiated by the State of Florida or the United States government, or (ii) the supplies, materials, equipment or contractual services are the subject of a contract with another governmental entity or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof, which contract is based strictly on competitive bids or competitive proposals and not on any preference.

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City of North Miami Beach

PROCUREMENT MANAGEMENT DEPARTMENT

TO: City Manager

VIA: Chief Procurement Officer

FROM: _____ INTERIM DIRECTOR/PARKS
Director Title/Department

_____ _____
Signature Date

RE: GENERAL CONSTRUCTION SERVICES

Fiscal Amount not to Exceed: $400,000 **Vendor #** 525020

Purpose (How does it align with City NMB Strategic Plan?):

The purpose of this purchase is to engage Team Contracting, Inc. to provide general construction services for the Parks and Recreation Department. This aligns with the City of North Miami Beach Strategic Plan by supporting the maintenance and improvement of public facilities, enhancing community spaces, and promoting safe, accessible, and well-maintained recreational areas for residents.

Background:

The City of North Miami Beach requires general construction services to maintain, repair, and improve facilities under the Parks and Recreation Department. Team Contracting, Inc. has been selected to provide these services, bringing the expertise and resources needed to ensure projects are completed efficiently, on time, and in compliance with City procurement policies. Utilizing this vendor supports the City's strategic goals of operational efficiency, high-

Recommendation:

It is recommended that the City Commission authorize the City Manager to engage Team Contracting, Inc. for general construction services to support the Parks and Recreation Department, ensuring timely, efficient, and high-quality project delivery.

Fiscal Impact / Account Number(s):

$400,000 / 010721 - 519347

Finance Director: _____ **Date** _____

Chief Procurement Officer: _____ **Date** _____
(Purchases/Contract up to $25,000.00)

City Manager: _____ **Date** _____
(Purchases/Contracts up to $50,000.00)

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review.

Docusign Envelope ID: F434B11D-C73D-4F6B-859A-E6E6DFCC9397

Indefinite Delivery-Indefinite Quantity Construction Contract

Contract Number: FL-R7-GC-092524-TCI

Service Type: General Construction

This Indefinite Delivery-Indefinite Quantity Construction Contract (Contract) is between **Sourcewell**, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 and **Team Contracting, Inc.**, 13911 SW 42nd Street, Suite 209, Miami, FL 33175 (Contractor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state, and municipal governmental entities, K-12 and higher education entities, nonprofit entities, tribal governments, and other public entities located within the United States.

The Contractor desires to contract with Sourcewell to provide construction services to entities that access Sourcewell's indefinite delivery-indefinite quantity (IDIQ) construction contracts within the Service Region.

I. TERM OF CONTRACT

1) **Term.** This Contract, including the General Terms and Conditions incorporated by reference, is effective upon the date of the final signature below. The term of this Agreement is two (2) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on December 10, 2026, unless it is cancelled or extended as defined in this Contract.

   a) **Extensions.** Sourcewell and Contractor may agree to up to three (3) additional one-year extensions beyond the original two-year term. The total possible length of this Contract will be five (5) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

II. REGION AND SERVICES

The Contractor's Region is: Region 7. The Contractor's IDIQ construction service type is: General Construction. The Contractor has agreed to perform work outside the Region.

III. ADJUSTMENT FACTORS

The Contractor will perform any or all Tasks in the Construction Task Catalog for the Unit Price appearing therein multiplied by the following Adjustment Factors. See the General Terms and Conditions for additional information.

Docusign Envelope ID: F434B11D-C73D-4F6B-859A-E6E6DFCC9397

A. **Normal Working Hours and Performed in Non-Secure Areas**: Work performed from 7:00 a.m. until 4:00 p.m. Monday to Friday, except Holidays. The Contractor will perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.1594.

B. **Other Than Normal Working Hours and Performed in Non-Secure Areas**: Work performed from 4:00 p.m. to 7:00 a.m. Monday to Friday, and any time Saturday, Sunday, and Holidays. The Contractor will perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.1699.

C. **Normal Working Hours and Performed in Secure Areas**: Work performed from 7:00 a.m. until 4:00 p.m. Monday to Friday, except Holidays. The Contractor will perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.1794.

D. **Other Than Normal Working Hours and Performed in Secure Areas**: Work performed from 4:00 p.m. to 7:00 a.m. Monday to Friday, and any time Saturday, Sunday, and Holidays. The Contractor will perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.1799.

E. **Non-pre-priced Adjustment Factor**: To be applied to Work determined not to be included in the CTC but within the general scope of the work: 1.1994.

VI. AUTHORIZED REPRESENTATIVE

A. Sourcewell's Authorized Representative is its Chief Procurement Officer.

B. The Contractor's Authorized Representative is Daniel Gell. If the Contractor's Authorized Representative changes at any time during this Contract, Contractor must promptly notify Sourcewell in writing.

Sourcewell

Signed by:
By: Jeremy Schwartz
C0FD2A139D06489...
Jeremy Schwartz
Title: Chief Procurement Officer

Date: 12/10/2024 | 3:05 PM CST

Team Contracting, Inc.

DocuSigned by:
By: Daniel Gell
AFE7277CB320410...
Daniel Gell
Title: Vice President

Date: 12/10/2024 | 3:20 PM EST

Consent Agenda
9.6.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Commissioner Fortuna Smukler
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-192 Supporting the Florida League of Cities Legislative Platform (Commissioner Fortuna Smukler)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Resolution

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, URGING MEMBERS OF THE FLORIDA LEGISLATURE TO SUPPORT THE 2025 FLORIDA LEAGUE OF CITIES' LEGISLATIVE PLATFORM; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature will convene the 2026 Legislative Session on Tuesday, January 13, 2026; and

WHEREAS, the membership of the Florida League of Cities (FLC) adopted its 2026 Legislative Platform during the FLC Legislative Conference on December 5, 2025; and

WHEREAS, the City of North Miami Beach supports the 2026 FLC Legislative Platform, which includes:

- Supporting legislation that preserves local authority over equitable property tax decisions that fund essential services such as public safety, infrastructure, parks, and community programs. Reducing or eliminating these revenues without a reasonable replacement would destabilize city budgets, threaten municipal creditworthiness, and undermine local priorities. Cities are created by residents to protect their communities and ensure quality of life and local tax decisions are essential in fulfilling that responsibility.

- Supporting legislation that preserves municipal authority over the use of utility revenues to ensure equitable cost recovery and financial sustainability, including the ability to reinvest in system maintenance and transfer funds to the general fund. Maintaining this flexibility enables municipalities to sustain essential services and responsibly manage budgets for their communities.

- Supporting legislation that addresses Florida's urgent housing shortage while preserving the authority of local governments to manage growth in a manner consistent with each community's capacity to ensure public safety, resilience, and financial stability. Cities must retain the ability to determine where housing is located in order to preserve their unique identity, without additional state preemptions or expanded administrative approval requirements that erode public participation and residents' ability to shape how their cities grow.

- Supporting legislation that clarifies Sections 18 and 28 of SB 180 (2025). As enacted, the law extends far beyond assisting storm-damaged properties and hinders responsible community planning and flood control. Legislative clarification should: limit applicability to jurisdictions experiencing measurable hurricane impacts; define vague and overbroad terminology; restrict provisions to storm-damaged properties; and clarify requirements related to standing, pre-suit notice, and opportunity to cure.

- Supporting legislation that maintains reasonable limits ("caps") on monetary damages recoverable in negligence claims against government entities to protect Florida's taxpayers and ensure continued delivery of essential public services.

WHEREAS, the City of North Miami Beach also supports the FLC policy positions relating to:

- Community Redevelopment Agencies
- Extraterritorial Surcharges
- Municipal Elections
- Public Records Exemption for Municipal Clerks and Staff

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THAT:

Section 1. The City of North Miami Beach will work with our local legislative delegation in support of these and other issues affecting Florida's cities, towns and villages during the upcoming 2026 Legislative Session.

Section 2. A copy of this resolution shall be provided to the members of our local legislative delegation and the Florida League of Cities, Inc.

Section 3. The City Manager or designee is authorized to do all things necessary to effectuate this Resolution.

Section 4. All Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 6. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 7. This Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **___day of December 2025**.

ATTEST:

ANDRISE BERNARD, MMC	MICHAEL JOSEPH
CITY CLERK	MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER LLP

By: _____
JOSEPH S. GELLER

Consent Agenda
9.7.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Juan Pinillos, Chief of Police
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-193 Approving the Award of the 2022 Edward Byrne Memorial Justice Assistance Grant (JAG) for Police Department (Juan Pinillos, Chief of Police)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Resolution
- Memo
- Public Notice
- Proposal
- Grant Budget Worksheet
- Award Package

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE POSTING OF THE FY 2022 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT, BY THE UNITED STATES BUREAU OF JUSTICE ASSISTANCE, IN THE AMOUNT OF $25,652.00 FOR THE GRANT PERIOD OF OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2025; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission of the City of North Miami Beach determined it is in the best interests of the North Miami Beach Police Department to approve the posting of the FY 2022 Edward Byrne Memorial Justice Assistance Grant, by the United States Bureau of Justice Assistance, in the amount of $25,652.00 for the grant period of October 1, 2022 through September 30, 2025, attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THAT:

Section 1. The foregoing whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Resolution; all exhibits attached hereto are made a specific part of this Resolution.

Section 2. The Mayor and City Commission approve the posting of the FY 2022 Edward Byrne Memorial Justice Assistance Grant, by the United States Bureau of Justice Assistance, in the amount of $25,652.00 for the grant period of October 1, 2022 through September 30, 2025, attached as Exhibit A.

Section 3. The City Manager or designee is authorized to do all things necessary to effectuate this Resolution.

Section 4. All Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 6. If any provision of this Resolution or the application thereof to any person or

circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 7. This Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **___ day of December 2025**.

ATTEST:

ANDRISE BERNARD, MMC CITY CLERK	MICHAEL JOSEPH MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER LLP

By: _____
JOSEPH S. GELLER
CITY ATTORNEYS

City of North Miami Beach, Florida

Police Department

Memorandum No. _____

Date June 5, 2025

To: Mario A. Diaz, City Manager

From: Juan Pinillos, Chief of Police

Subject: Posting of the FY 2022 Edward Byrne Memorial Justice Assistance Grant

---

The purpose of this memorandum is to inform you that the North Miami Beach Police Department (NMBPD) has been awarded the FY 2022 Edward Byrne Memorial Justice Assistance Grant (JAG), by the United States Bureau of Justice Assistance (BJA), in the amount of $25,652.00. This award is for the grant period of October 1, 2022 through September 30, 2025.

This award will assist with a mental health wellness and resiliency program for law enforcement personnel to promote education and resources to assist in achieving and maintaining good mental health and physical health. To enhance the department's officer wellness initiatives, we propose bringing in a certified physical fitness and nutrition professional three times per week to provide tailored fitness training and nutritional guidance. Research shows that regular physical activity and proper nutrition significantly reduce stress, enhance cognitive function, and improve overall health, all of which are critical in high-stress professions like law enforcement.

Officers will receive personalized fitness programs designed to increase strength, endurance, and flexibility, along with nutrition advice that promotes energy and mental clarity. This initiative not only addresses physical well-being but also supports long-term resilience, improving job performance and reducing burnout, which ultimately leads to better community engagement and public safety.
Additionally, the City of North Miami Beach will use the remaining JAG funds for the purchase of two (2) police radar guns to replace outdated radar guns and maintain traffic enforcement throughout the City. All officers will be trained on the new equipment and annual calibration will be completed as suggested by the manufacturer to ensure optimal efficiency and results.

Attached to this memorandum, please find the BJA FY 22 Edward Byrne Memorial JAG grant proposal narrative, grant budget worksheet, and award package, which I have reviewed and find to be satisfactory for posting in all City Facilities for thirty (30) days with an opportunity for public comment.

JP/rr
Attachments: (3)

PUBLIC NOTICE

2022 Edward Byrne Memorial Justice Assistance Grant (JAG)

The North Miami Beach Police Department (NMBPD) has been awarded the FY 2022 Edward Byrne Memorial Justice Assistance Grant (JAG) by the United States Bureau of Justice Assistance (BJA).

This award will assist with a mental health wellness and resiliency program for law enforcement personnel to promote education and resources to assist in achieving and maintaining good mental health and physical health. To enhance the department's officer wellness initiatives, we propose bringing in a certified physical fitness and nutrition professional three times per week to provide tailored fitness training and nutritional guidance. Research shows that regular physical activity and proper nutrition significantly reduce stress, enhance cognitive function, and improve overall health, all of which are critical in high-stress professions like law enforcement. Officers will receive personalized fitness programs designed to increase strength, endurance, and flexibility, along with nutrition advice that promotes energy and mental clarity. This initiative not only addresses physical well-being but also supports long-term resilience, improving job performance and reducing burnout, which ultimately leads to better community engagement and public safety. Additionally, the City of North Miami Beach will use the remaining JAG funds for the purchase of two (2) police radar guns to replace outdated radar guns and maintain traffic enforcement throughout the City.

If you have any questions regarding this application or wish to review details of the application, please feel free to participate during public comment at the upcoming Commission meetings **July 15 and December 16, 2025**. Should you need additional information please contact Deputy Chief Stuart Nichols at 305-948-2995.

ANDRISE BERNARD, MMC, CITY CLERK

SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION OF THE CITY COMMISSION WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT THIS MEETING, THAT PERSON SHALL INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE INCLUDING ALL TESTIMONY AND EVIDENCE UPON WHICH ANY APPEAL MAY BE BASED. (F/S 286.0105)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 787-6001 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE OUR TDD LINE AT (305) 948-2909 FOR ASSISTANCE.

North Miami Beach Police Department
Edward Byrne/ JAG – FY 2022 Local Solicitation

Proposal Narrative

"Mental Health Wellness and Resiliency Program for Law Enforcement Personnel"

Description of the Issue:

The focus on mental health wellness for all Americans is an ongoing topic of discussion these days in the United States. The mental health wellness for law enforcement personnel is even more critical for our men and women in this field. A 2020 study published in the National Library of Medicine found that 26% of police officers experienced mental health symptoms compared with 21% of the general population that year. (US NEWS, 2022) According to the Federal Bureau of Investigations (FBI), 89 law enforcement officers were killed in the line of duty by either felonious killings or accidental deaths, in 2019. The total number of law enforcement officers who died by suicide was 239, that same year. (Federal Bureau of Investigations, 2019) That is almost three times as many officer deaths by suicide, compared to felonious killings or accidental deaths, of law enforcement officers in the line the line of duty. The United States Congress, realizing this ever-growing problem in our law enforcement community, passed a bill (S.2746), "The Law Enforcement Suicide Data Collection Act". This bill requires the FBI establish the "Law Enforcement Suicide Data Collection Program", to prevent and understand law enforcement suicides. This bill was signed into law on June 16, 2020. (US Congress, 2020)

The City of North Miami Beach (City) wants to take a proactive approach in addressing mental health resources and services available to its law enforcement personnel. It is imperative that the men and women who protect and serve us must also be protected against incapacitating mental and emotional health problems and the hazards of their job. The City seeks to create a climate that

provides resources and supports and normalizes the implications of stress and trauma as well as service utilization.

The physical and mental health impacts that a career in law enforcement can have on officers, police dispatchers and crime scene technicians, include but are not limited to shift work, long hours, working holidays, unpredictable schedules, exposure to critical incidents, being the frequent focus of public attention and criticism, various physical demands, and high rates of on-the-job injuries.

The police officers, police dispatchers and crime scene technicians employed by the North Miami Beach Police Department experience tremendous levels of stress while performing their daily tasks, each in their own way, while serving the citizens of North Miami Beach. Studies have shown how the negative effects that on-going, prolonged stress exposure can affect people both physically and psychologically.

As stated above, the daily stressors that law enforcement face range from exposure to human suffering, tragedy, and unpredictable threats to their lives. Law enforcement personnel are at a higher risk of depression, anxiety, and post-traumatic stress disorder than other professions and in greater need of diligent emotional self-care. An unintended consequence of work-related or other problems is that some officers are hesitant to seek help with mental, emotional, relational, or even physical issues because it could result in their inability to work. Often times, officers become very critical not only of themselves, their colleagues, and their agencies but also to public safety. The law enforcement profession faces several unpredictable challenges that put physical and emotional tolls on our officers, requiring constant awareness of and concern for the possible risks and exposure to volatile, physically dangerous, and sometimes tragic and emotional situations. If left unaddressed, fatalities due to these situations and stressors will continue. Law enforcement

personnel need to be as prepared as possible with the skills, knowledge, and tools to help them not only better address the emotional and mental aspects of police work but also the strategic and tactical aspects of the profession in order to be safer, healthier, and serve their communities and agencies to the best of their abilities.

The North Miami Beach Police department would like to implement a "Mental Health Wellness and Resiliency Program" for our law enforcement personnel to promote education and resources to assist in achieving and maintaining good mental and physical health. The agency is looking to Law enforcement personnel have made a choice to protect and serve the community in which they work. They are aware of the hazards and negative stressors that they will be exposed to on a daily basis, continuing day in and day out carrying out the duties necessary to keep us all safe. We must do what is necessary to keep our protectors, protected. This is our way of recognizing the need for implementing mental wellness initiatives for our law enforcement personnel. This will not only benefit our personnel, but the local community that we serve.

The Department seeks to reduce losses due to speeding resulting in traffic crashes, gather facts about occurrences of speeding; educate motorists, pedestrians and bicyclists, and issue citations to traffic violators.

Targeted Areas/Population:

The City of North Miami Beach has a jurisdictional area comprised of 43,891 residents; growing at a rate of 44 percent. Recent real estate development projects with the capacity to house over 18,903 units will accelerate the rate of population growth over the next several years. The North Miami Beach Police Department's (NMBPD) service area consists of 4.8 square miles and encompasses some unincorporated areas of Miami-Dade County. The NMBPD provides

professional and ethical law enforcement services to a widely growing diverse community. The NMBPD is an Excelsior State Accredited agency by the Commission for Florida Law Enforcement Accreditation, Inc., (CFA). We have maintained this accredited status for over 20 years. We continue to meet the diverse needs of our community and enhance the overall quality of life for our citizens by providing the best public services. The Department accomplishes its missions with a staff of 100 sworn officers, 14 reserve-sworn officers, 39 civilian employees, and 7 part-time civilian employees. The average household income in North Miami Beach is $65,119, with a poverty rate of 18.30%. In recent years, the median rental costs have come to $1,195 per month, and the median house value is $194,300. The median age in North Miami Beach is 37.3 years, 35.2 years for males, and 39.8 years for females.

North Miami Beach Demographics

According to the most recent US Census report, the racial composition of North Miami Beach was:

- White: 50.44%
- Black or African American: 41.5%
- Hispanic or Latino 38.6
- Other race: 3.57%
- Asian: 2.81%
- Two or more races: 1.48%
- Native American: 0.20%
- Native Hawaiian or Pacific Islander: 0.04%

Project Goals:

- Promote officer Wellness by providing training to our law enforcement professionals focusing on physical fitness with nutritional guidance training provided by experts in the field of physical fitness and nutrition.
- Purchase two (2) police radar guns to replace outdated radar guns and maintain traffic enforcement throughout the City.

Project Design and Implementation:

To enhance the department's officer wellness initiatives, we propose bringing in a certified physical fitness and nutrition professional three times per week to provide tailored fitness training and nutritional guidance. Research shows that regular physical activity and proper nutrition significantly reduce stress, enhance cognitive function, and improve overall health, all of which are critical in high-stress professions like law enforcement. Officers will receive personalized fitness programs designed to increase strength, endurance, and flexibility, along with nutrition advice that promotes energy and mental clarity. This initiative not only addresses physical well-being but also supports long-term resilience, improving job performance and reducing burnout, which ultimately leads to better community engagement and public safety.

Additionally, the City of North Miami Beach will use the remaining JAG funds for the purchase of two (2) police radar guns to replace outdated radar guns and maintain traffic enforcement throughout the City. All officers will be trained on the new equipment and annual calibration will be completed as suggested by the manufacturer to ensure optimal efficiency and results.

Capabilities and Competencies:

NMBPD's strategic planning process will include partnering with organizations that provide certified master trainers in resilience, mental health wellness, physical fitness and nutrition for law enforcement personnel. The agency will collaborate with our police chaplains, local stakeholders, as well as, identify mental health professionals within our community to assist in achieving our projected goals.

Plan for Collecting the Data Required for this Solicitations Performance Measures

The data that will be collected and reported will be generated by the participants at the conclusion of the training session in the form of training logs and course evaluations.

Budget Detail - Year 4

Does this budget contain conference costs which is defined broadly to include meetings, retreats, seminars, symposia, and training activities? - Y/N [(DOJ Financial Guide, Section 3.10)]	

A. Personnel

Name *List each name, if known.*	**Position** *List each position, if known.*	**Computation** *Show annual salary rate & amount of time devoted to the project for each name/position.*						
		Salary	***Rate***	***Time Worked*** ***(# of hours, days, months, years)***	***Percentage of Time***	***Total Cost***	***Non-Federal Contribution***	***Federal Request***
						$0		$0
					Total(s)	**$0**	**$0**	**$0**

Narrative	

B. Fringe Benefits					
Name *List each grant-supported position receiving fringe benefits.*	**Computation** *Show the basis for computation.*				
	Base	***Rate***	***Total Cost***	***Non-Federal Contribution***	***Federal Request***
			$0		$0
		Total(s)	**$0**	**$0**	**$0**

Narrative	

C. Travel										
Purpose of Travel *Indicate the purpose of each trip or type of trip (training, advisory group meeting)*	**Location** *Indicate the travel destination.*	**Type of Expense** *Lodging, Meals, Etc.*	**Basis** *Per day, mile, trip, Etc.*	**Computation** *Compute the cost of each type of expense X the number of people traveling.*						
				Cost	***Quantity***	***# of Staff***	***# of Trips***	***Total Cost***	***Non-Federal Contribution***	***Federal Request***
			N/A					$0		$0
							Total(s)	**$0**	**$0**	**$0**
Narrative										

D. Equipment					
Item *List and describe each item of equipment that will be purchased*	**Computation** *Compute the cost (e.g., the number of each item to be purchased X the cost per item)*				
	# of Items	***Unit Cost***	***Total Cost***	***Non-Federal Contribution***	***Federal Request***
Police Radar Guns	2	$2,847.50	$5,695		$5,695
		Total(s)	**$5,695**	**$0**	**$5,695**

Narrative

Police Radar Guns for traffic enforcement @ approximately $2,847.50 x 2 radar guns.

E. Supplies					
Supply Items *Provide a list of the types of items to be purchased with grant funds.*	**Computation** *Describe the item and the compute the costs. Computation: The number of each item to be purchased X the cost per item.*				
	# of Items	***Unit Cost***	***Total Cost***	***Non-Federal Contribution***	***Federal Request***
			$0		$0
		Total(s)	**$0**	**$0**	**$0**
Narrative					

F. Construction						
Purpose *Provide the purpose of the construction*	**Description of Work** *Describe the construction project(s)*	**Computation** *Compute the costs (e.g., the number of each item to be purchased X the cost per item)*				
		# of Items	***Cost***	***Total Cost***	***Non-Federal Contribution***	***Federal Request***
				$0		$0
			Total(s)	**$0**	**$0**	**$0**
Narrative						

G. Subawards (Subgrants)					
Description *Provide a description of the activities to be carried out by subrecipients.*	**Purpose** *Describe the purpose of the subaward (subgrant)*	**Consultant?** *Is the subaward for a consultant? If yes, use the section below to explain associated travel expenses included in the cost.*			
			Total Cost	***Non-Federal Contribution***	***Federal Request***
					$0
		Total(s)	**$0**	**$0**	**$0**

Consultant Travel (if necessary)								
Purpose of Travel *Indicate the purpose of each trip or type of trip (training, advisory group meeting)*	**Location** *Indicate the travel destination.*	**Type of Expense** *Hotel, airfare, per diem*	**Computation** *Compute the cost of each type of expense X the number of people traveling.*					
			Cost	***Duration or Distance***	***# of Staff***	***Total Cost***	***Non-Federal Contribution***	***Federal Request***
						$0		$0
					Total	$0	$0	$0

Narrative	

H. Procurement Contracts			
Description	**Purpose**	**Consultant?**	

Provide a description of the products or services to be procured by contract and an estimate of the costs. Applicants are encouraged to promote free and open competition in awarding contracts. A separate justification must be provided for sole source procurements in excess of the Simplified Acquisition Threshold (currently $150,000).	*Describe the purpose of the contract*	*Is the subaward for a consultant? If yes, use the section below to explain associated travel expenses included in the cost.*			
			Total Cost	***Non-Federal Contribution***	***Federal Request***
Physical fitness and nutritional training	To provide training to law enforcement personnel in the fields of physical fitness and nutrition	yes	$19,957		$19,957
		Total(s)	**$19,957**	**$0**	**$19,957**

Consultant Travel (if necessary)

Purpose of Travel *Indicate the purpose of each trip or type of trip (training, advisory group meeting)*	**Location** *Indicate the travel destination.*	**Type of Expense** *Hotel, airfare, per diem*	**Computation** *Compute the cost of each type of expense X the number of people traveling.*					
			Cost	***Duration or Distance***	***# of Staff***	***Total Cost***	***Non-Federal Contribution***	***Federal Request***
			5695			$0		$0
					Total	$0	$0	$0

Narrative	

Physical fitness and nutritional training for police officers will cover expert facilitators and materials costs to provide officers with the tools and knowledge to manage stress, improve physical fitness, and foster mental well-being. Investing in officer wellness will contribute to reducing burnout, improving job performance, and enhancing overall officer health and safety. T

I. Other Costs

Description *List and describe items that will be paid with grants funds (e.g. rent, reproduction, telephone, janitorial, or security services, and investigative or confidential funds).*	**Computation** *Show the basis for computation*						
	Quantity	***Basis***	***Cost***	***Length of Time***	***Total Cost***	***Non-Federal Contribution***	***Federal Request***

					$0		$0
				Total(s)	**$0**	**$0**	**$0**
Narrative							

J. Indirect Costs					
Description *Describe what the approved rate is and how it is applied.*	**Computation** *Compute the indirect costs for those portions of the program which allow such costs.*				
	Base	***Indirect Cost Rate***	***Total Cost***	***Non-Federal Contribution***	***Federal Request***
			$0		$0
		Total(s)	**$0**	**$0**	**$0**

Narrative	

Department of Justice (DOJ)

Office of Justice Programs

Bureau of Justice Assistance

Washington, D.C. 20531

Name and Address of Recipient:	NORTH MIAMI BEACH, CITY OF 16901 NE 19TH AVE
City, State and Zip:	NORTH MIAMI BEACH, FL 33162
Recipient UEI:	K6Q9G5KULL38

Project Title: The North Miami Beach Police Department's Mental Health and Resiliency Program	**Award Number:** 15PBJA-22-GG-02441-JAGX
Solicitation Title: BJA FY 22 Edward Byrne Memorial Justice Assistance Grant Program - Local Solicitation	
Federal Award Amount: $25,652.00	**Federal Award Date:** 9/22/22
Awarding Agency: Office of Justice Programs Bureau of Justice Assistance **Funding Instrument Type:** Grant	
Opportunity Category: O **Assistance Listing:** 16.738 - Edward Byrne Memorial Justice Assistance Grant Program	
Project Period Start Date: 10/1/21	**Project Period End Date:** 9/30/25
Budget Period Start Date: 10/1/21	**Budget Period End Date**: 9/30/25

Project Description:

The Edward Byrne Memorial Justice Assistance Grant (JAG) Program allows units of local government, including tribes, to support a broad range of activities to prevent and control crime based on their own state and local needs and conditions. Grant funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, and information systems for criminal justice or civil proceedings, including for any one or more of the following program areas: 1) law enforcement programs; 2) prosecution and court programs; 3) prevention and education programs; 4) corrections and community corrections programs; 5) drug treatment and enforcement programs; 6) planning, evaluation, and technology improvement programs; 7) crime victim and witness programs (other than compensation); 8) mental health programs and related law enforcement and corrections programs, including behavioral programs and crisis intervention teams; and 9) implementation of state crisis intervention court proceedings and related programs or initiatives, including but not limited to: mental health courts; drug courts; veterans courts; and extreme risk protection order programs.

Award Letter

September 22, 2022

Dear HARVETTE SMITH,

On behalf of Attorney General Merrick B. Garland, it is my pleasure to inform you the Office of Justice Programs (OJP) has approved the application submitted by NORTH MIAMI BEACH, CITY OF for an award under the funding opportunity entitled 2022 BJA FY 22 Edward Byrne Memorial Justice Assistance Grant Program - Local Solicitation. The approved award amount is $25,652.
Review the Award Instrument below carefully and familiarize yourself with all conditions and requirements before accepting your award. The Award Instrument includes the Award Offer (Award Information, Project Information, Financial Information, and Award Conditions) and Award Acceptance. For COPS Office and OVW funding the Award Offer also includes any Other Award Documents.

Please note that award requirements include not only the conditions and limitations set forth in the Award Offer, but also compliance with assurances and certifications that relate to conduct during the period of performance for the award. These requirements encompass financial, administrative, and programmatic matters, as well as other important matters (e.g., specific restrictions on use of funds). Therefore, all key staff should receive the award conditions, the assurances and certifications, and the application as approved by OJP, so that they understand the award requirements. Information on all pertinent award requirements also must be provided to any subrecipient of the award.

Should you accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remedies for non-compliance, which may include termination of the award and/or a requirement to repay award funds.

Prior to accepting the award, your Entity Administrator must assign a Financial Manager, Grant Award Administrator, and Authorized Representative(s) in the Justice Grants System (JustGrants). The Entity Administrator will need to ensure the assigned Authorized Representative(s) is current and has the legal authority to accept awards and bind the entity to the award terms and conditions. To accept the award, the Authorized Representative(s) must accept all parts of the Award Offer in the Justice Grants System (JustGrants), including by executing the required declaration and certification, within 45 days from the award date.

To access your funds, you will need to enroll in the Automated Standard Application for Payments (ASAP) system, if you haven't already completed the enrollment process in ASAP. The Entity Administrator should have already received an email from ASAP to initiate this process.

Congratulations, and we look forward to working with you.

Maureen Henneberg
Deputy Assistant Attorney General

Office for Civil Rights Notice for All Recipients

The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) has been delegated the responsibility for ensuring that recipients of federal financial assistance from the OJP, the Office of Community Oriented Policing Services (COPS), and the Office on Violence Against Women (OVW) are not engaged in discrimination prohibited by law. Several federal civil rights laws, such as Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, require recipients of federal financial assistance to give assurances that they will comply with those laws. Taken together, these civil rights laws prohibit recipients of federal financial assistance from DOJ from discriminating in services and employment because of race, color, national origin, religion, disability, sex, and, for grants authorized under the Violence Against Women Act, sexual orientation and gender identity. Recipients are also prohibited from discriminating in services because of age. For a complete review of these civil rights laws and nondiscrimination requirements, in connection with DOJ awards, see https://ojp.gov/funding/Explore/LegalOverview/CivilRightsRequirements.htm.

Under the delegation of authority, the OCR investigates allegations of discrimination against recipients from individuals, entities, or groups. In addition, the OCR conducts limited compliance reviews and audits based on regulatory criteria.

These reviews and audits permit the OCR to evaluate whether recipients of financial assistance from the Department are providing services in a nondiscriminatory manner to their service population or have employment practices that meet equal-opportunity standards.

If you are a recipient of grant awards under the Omnibus Crime Control and Safe Streets Act or the Juvenile Justice and Delinquency Prevention Act and your agency is part of a criminal justice system, there are two additional obligations that may apply in connection with the awards: (1) complying with the regulation relating to Equal Employment Opportunity Programs (EEOPs); and (2) submitting findings of discrimination to OCR. For additional information regarding the EEOP requirement, see 28 CFR Part 42, subpart E, and for additional information regarding requirements when there is an adverse finding, see 28 C.F.R. §§ 42.204(c), .205(c)(5).

The OCR is available to help you and your organization meet the civil rights requirements that are associated with DOJ grant funding. If you would like the OCR to assist you in fulfilling your organization's civil rights or nondiscrimination responsibilities as a recipient of federal financial assistance, please do not hesitate to contact the OCR at askOCR@ojp.usdoj.gov.

Memorandum Regarding NEPA

NEPA Letter Type
OJP - Ongoing NEPA Compliance Incorporated into Further Developmental Stages

NEPA Letter
The Edward Byrne Memorial Justice Assistance Grant Program (JAG) allows states and local governments to support a broad range of activities to prevent and control crime and to improve the criminal justice system, some of which could have environmental impacts. All recipients of JAG funding must assist BJA in complying with NEPA and other related federal environmental impact analyses requirements in the use of grant funds, whether the funds are used directly by the grantee or by a subgrantee or third party. Accordingly, prior to obligating funds for any of the specified activities, the grantee must first determine if any of the specified activities will be funded by the grant.

The specified activities requiring environmental analysis are:
a. New construction;
b. Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;
d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and
e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

Complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by BJA. Further, for programs relating to methamphetamine laboratory operations, the preparation of a detailed Mitigation Plan will be required. For more information about Mitigation Plan requirements, please see https://www.bja.gov/Funding/nepa.html.

NEPA Coordinator

First Name	Middle Name	Last Name
Orbin		Terry

Award Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project

Information, Financial Information, and Award Conditions.

Recipient Information

Recipient Name
NORTH MIAMI BEACH, CITY OF

UEI
K6Q9G5KULL38

Street 1
16901 NE 19TH AVE

Street 2

City
NORTH MIAMI BEACH

State/U.S. Territory
Florida

Zip/Postal Code
33162

Country
United States

County/Parish
no value

Province
no value

Award Details

Federal Award Date
9/22/22

Award Type
Initial

Award Number
15PBJA-22-GG-02441-JAGX

Supplement Number
00

Federal Award Amount
$25,652.00

Funding Instrument Type
Grant

Assistance Listing Number	Assistance Listings Program Title
16.738	Edward Byrne Memorial Justice Assistance Grant Program

Statutory Authority

Title I of Pub. L. No. 90-351 (generally codified at 34 U.S.C. 10101-10726), including subpart 1 of part E (codified at 34 U.S.C. 10151 - 10158); see also 28 U.S.C. 530C(a)

[X] *I have read and understand the information presented in this section of the Federal Award Instrument.*

Project Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Solicitation Title

2022 BJA FY 22 Edward Byrne Memorial Justice

Assistance Grant Program - Local Solicitation

Program Office
BJA

Application Number
GRANT13683485

Grant Manager	Phone Number	E-mail Address
Tamaro White	202-598-7548	Tamaro.White@usdoj.gov

Project Title
The North Miami Beach Police Department's Mental Health and Resiliency Program

Performance Period Start Date	Performance Period End Date
10/01/2021	09/30/2025

Budget Period Start Date	Budget Period End Date
10/01/2021	09/30/2025

Project Description

The Edward Byrne Memorial Justice Assistance Grant (JAG) Program allows units of local government, including tribes, to support a broad range of activities to prevent and control crime based on their own state and local needs and conditions. Grant funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, and information systems for criminal justice or civil proceedings, including for any one or more of the following program areas: 1) law enforcement programs; 2) prosecution and court programs; 3) prevention and education programs; 4) corrections and community corrections programs; 5) drug treatment and enforcement programs; 6) planning, evaluation, and technology improvement programs; 7) crime victim and witness programs (other than compensation); 8) mental health programs and related law enforcement and corrections programs, including behavioral programs and crisis intervention teams; and 9) implementation of state crisis intervention court proceedings and related programs or initiatives, including but not limited to: mental health courts; drug courts; veterans courts; and extreme risk protection order programs.

[X] *I have read and understand the information presented in this section of the Federal Award Instrument.*

Financial Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

[X] *I have read and understand the information presented in this section of the Federal Award Instrument.*

Award Conditions

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Condition 1
Compliance with general appropriations-law restrictions on the use of federal funds (FY 2022)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, including from various "general

provisions" in the Consolidated Appropriations Act, 2022, are set out at https://www.ojp.gov/funding/Explore/FY22AppropriationsRestrictions.htm, and are incorporated by reference here.

Should a question arise as to whether a particular use of federal funds by a recipient (or a subrecipient) would or might fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

Condition 2
Applicability of Part 200 Uniform Requirements

The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") apply to this FY 2022 award from OJP.

The Part 200 Uniform Requirements were first adopted by DOJ on December 26, 2014. If this FY 2022 award supplements funds previously awarded by OJP under the same award number (e.g., funds awarded during or before December 2014), the Part 200 Uniform Requirements apply with respect to all funds under that award number (regardless of the award date, and regardless of whether derived from the initial award or a supplemental award) that are obligated on or after the acceptance date of this FY 2022 award.

For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at https://ojp.gov/funding/Part200UniformRequirements.htm.

Record retention and access: Records pertinent to the award that the recipient (and any subrecipient ("subgrantee") at any tier) must retain -- typically for a period of 3 years from the date of submission of the final expenditure report (SF 425), unless a different retention period applies -- and to which the recipient (and any subrecipient ("subgrantee") at any tier) must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.334.

In the event that an award-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the recipient is to contact OJP promptly for clarification.

Condition 3
Requirement to report actual or imminent breach of personally identifiable information (PII)

The recipient (and any "subrecipient" at any tier) must have written procedures in place to respond in the event of an actual or imminent "breach" (OMB M-17-12) if it (or a subrecipient) -- (1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "Personally Identifiable Information (PII)" (2 CFR 200.1) within the scope of an OJP grant-funded program or activity, or (2) uses or operates a "Federal information system" (OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to an OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

Condition 4
OJP Training Guiding Principles

Any training or training materials that the recipient -- or any subrecipient ("subgrantee") at any tier -- develops or delivers with OJP award funds must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at https://www.ojp.gov/funding/implement/training-guiding-principles-grantees-and-subgrantees.

Condition 5
Required training for Grant Award Administrator and Financial Manager

The Grant Award Administrator and all Financial Managers for this award must have successfully completed an "OJP financial management and grant administration training" by 120 days after the date of the recipient's acceptance of the award. Successful completion of such a training on or after October 15, 2020, will satisfy this condition.

In the event that either the Grant Award Administrator or a Financial Manager for this award changes during the period of performance, the new Grant Award Administrator or Financial Manager must have successfully completed an "OJP financial management and grant administration training" by 120 calendar days after the date the Entity Administrator enters updated Grant Award Administrator or Financial Manager information in JustGrants. Successful completion of such a training on or after January 1, 2020, will satisfy this condition.

A list of OJP trainings that OJP will consider "OJP financial management and grant administration training" for purposes of this condition is available at https://www.ojp.gov/training/fmts.htm. All trainings that satisfy this condition include a session on grant fraud prevention and detection.

The recipient should anticipate that OJP will immediately withhold ("freeze") award funds if the recipient fails to comply with this condition. The recipient's failure to comply also may lead OJP to impose additional appropriate conditions on this award.

Condition 6
Effect of failure to address audit issues

The recipient understands and agrees that the DOJ awarding agency (OJP or OVW, as appropriate) may withhold award funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

Condition 7
Requirements of the award; remedies for non-compliance or for materially false statements

The conditions of this award are material requirements of the award. Compliance with any assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award.

Limited Exceptions. In certain special circumstances, the U.S. Department of Justice ("DOJ") may determine that it will not enforce, or enforce only in part, one or more requirements otherwise applicable to the award. Any such exceptions regarding enforcement, including any such exceptions made during the period of performance, are (or will be during the period of performance) set out through the Office of Justice Programs ("OJP") webpage entitled "Legal Notices: Special circumstances as to particular award conditions" (ojp.gov/funding/Explore/LegalNotices-AwardReqts.htm), and incorporated by reference into the award.

By signing and accepting this award on behalf of the recipient, the authorized recipient official accepts all material requirements of the award, and specifically adopts, as if personally executed by the authorized recipient official, all assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance.

Failure to comply with one or more award requirements -- whether a condition set out in full below, a condition incorporated by reference below, or an assurance or certification related to conduct during the award period -- may result in OJP taking appropriate action with respect to the recipient and the award. Among other things, the OJP may withhold award funds, disallow costs, or suspend or terminate the award. DOJ, including OJP, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or -unenforceable, such provision shall be deemed severable from this award.

Condition 8
Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38 (as may be applicable from time to time), specifically including any applicable requirements regarding written notice to program beneficiaries and prospective program beneficiaries.

Currently, among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38, currently, also sets out rules and requirements that pertain to recipient and subrecipient ("subgrantee") organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subrecipients that are faith-based or religious organizations.

The text of 28 C.F.R. Part 38 is available via the Electronic Code of Federal Regulations (currently accessible at https://www.ecfr.gov/cgi-bin/ECFR?page=browse), by browsing to Title 28-Judicial Administration, Chapter 1, Part 38, under e-CFR "current" data.

Condition 9
Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 42

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

Condition 10
Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 54

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs."

Condition 11
Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The recipient (and any subrecipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

Condition 12
Compliance with applicable rules regarding approval, planning, and reporting of conferences, meetings, trainings, and other events

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences.

Information on the pertinent DOJ definition of conferences and the rules applicable to this award appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the "DOJ Grants Financial Guide").

Condition 13
Requirement for data on performance and effectiveness under the award

The recipient must collect and maintain data that measure the performance and effectiveness of work under this award. The data must be provided to OJP in the manner (including within the timeframes) specified by OJP in the program solicitation or other applicable written guidance. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

Condition 14
Requirements related to "de minimis" indirect cost rate

A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise OJP in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.

Condition 15
Determination of suitability to interact with participating minors

SCOPE. This condition applies to this award if it is indicated -- in the application for the award (as approved by DOJ)(or in the application for any subaward, at any tier), the DOJ funding announcement (solicitation), or an associated federal statute -- that a purpose of some or all of the activities to be carried out under the award (whether by the recipient, or a subrecipient at any tier) is to benefit a set of individuals under 18 years of age.

The recipient, and any subrecipient at any tier, must make determinations of suitability before certain individuals may interact with participating minors. This requirement applies regardless of an individual's employment status.

The details of this requirement are posted on the OJP web site at https://ojp.gov/funding/Explore/Interact-Minors.htm (Award condition: Determination of suitability required, in advance, for certain individuals who may interact with participating minors), and are incorporated by reference here.

Condition 16
Requirement to disclose whether recipient is designated "high risk" by a federal grant-making agency outside of DOJ

If the recipient is designated "high risk" by a federal grant-making agency outside of DOJ, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to OJP by email at OJP.ComplianceReporting@ojp.usdoj.gov. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

Condition 17
Compliance with DOJ Grants Financial Guide

References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website (currently, the "DOJ Grants Financial Guide" available at https://ojp.gov/financialguide/DOJ/index.htm), including any updated version that may be posted during the period of performance. The recipient agrees to comply with the DOJ Grants Financial Guide.

Condition 18
Encouragement of policies to ban text messaging while driving

Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg.

51225 (October 1, 2009), DOJ encourages recipients and subrecipients ("subgrantees") to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

Condition 19
Potential imposition of additional requirements

The recipient agrees to comply with any additional requirements that may be imposed by the DOJ awarding agency (OJP or OVW, as appropriate) during the period of performance for this award, if the recipient is designated as "high-risk" for purposes of the DOJ high-risk grantee list.

Condition 20
Employment eligibility verification for hiring under the award

1. The recipient (and any subrecipient at any tier) must--

A. Ensure that, as part of the hiring process for any position within the United States that is or will be funded (in whole or in part) with award funds, the recipient (or any subrecipient) properly verifies the employment eligibility of the individual who is being hired, consistent with the provisions of 8 U.S.C. 1324a(a)(1).

B. Notify all persons associated with the recipient (or any subrecipient) who are or will be involved in activities under this award of both--

(1) this award requirement for verification of employment eligibility, and

(2) the associated provisions in 8 U.S.C. 1324a(a)(1) that, generally speaking, make it unlawful, in the United States, to hire (or recruit for employment) certain aliens.

C. Provide training (to the extent necessary) to those persons required by this condition to be notified of the award requirement for employment eligibility verification and of the associated provisions of 8 U.S.C. 1324a(a)(1).

D. As part of the recordkeeping for the award (including pursuant to the Part 200 Uniform Requirements), maintain records of all employment eligibility verifications pertinent to compliance with this award condition in accordance with Form I-9 record retention requirements, as well as records of all pertinent notifications and trainings.

2. Monitoring

The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

3. Allowable costs

To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions designed to ensure compliance with this condition.

4. Rules of construction

A. Staff involved in the hiring process

For purposes of this condition, persons "who are or will be involved in activities under this award" specifically includes (without limitation) any and all recipient (or any subrecipient) officials or other staff who are or will be involved in the hiring process with respect to a position that is or will be funded (in whole or in part) with award funds.

B. Employment eligibility confirmation with E-Verify

For purposes of satisfying the requirement of this condition regarding verification of employment eligibility, the recipient (or any subrecipient) may choose to participate in, and use, E-Verify (www.e-verify.gov), provided an appropriate person authorized to act on behalf of the recipient (or subrecipient) uses E-Verify (and follows the proper E-Verify

procedures, including in the event of a "Tentative Nonconfirmation" or a "Final Nonconfirmation") to confirm employment eligibility for each hiring for a position in the United States that is or will be funded (in whole or in part) with award funds.

C. "United States" specifically includes the District of Columbia, Puerto Rico, Guam, the Virgin Islands of the United States, and the Commonwealth of the Northern Mariana Islands.

D. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

E. Nothing in this condition, including in paragraph 4.B., shall be understood to relieve any recipient, any subrecipient at any tier, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1).

Questions about E-Verify should be directed to DHS. For more information about E-Verify visit the E-Verify website (https://www.e-verify.gov/) or email E-Verify at E-Verify@dhs.gov. E-Verify employer agents can email E-Verify at E-VerifyEmployerAgent@dhs.gov.

Questions about the meaning or scope of this condition should be directed to OJP, before award acceptance.

Condition 21
Restrictions and certifications regarding non-disclosure agreements and related matters

No recipient or subrecipient ("subgrantee") under this award, or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

1. In accepting this award, the recipient--

a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

2. If the recipient does or is authorized under this award to make subawards ("subgrants"), procurement contracts, or both--

a. it represents that--

(1) it has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward ("subgrant"), procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

(2) it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds

under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

Condition 22
Reclassification of various statutory provisions to a new Title 34 of the United States Code

On September 1, 2017, various statutory provisions previously codified elsewhere in the U.S. Code were editorially reclassified (that is, moved and renumbered) to a new Title 34, entitled "Crime Control and Law Enforcement." The reclassification encompassed a number of statutory provisions pertinent to OJP awards (that is, OJP grants and cooperative agreements), including many provisions previously codified in Title 42 of the U.S. Code.

Effective as of September 1, 2017, any reference in this award document to a statutory provision that has been reclassified to the new Title 34 of the U.S. Code is to be read as a reference to that statutory provision as reclassified to Title 34. This rule of construction specifically includes references set out in award conditions, references set out in material incorporated by reference through award conditions, and references set out in other award requirements.

Condition 23
All subawards ("subgrants") must have specific federal authorization

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements for authorization of any subaward. This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a "subaward" (and therefore does not consider a procurement "contract").

The details of the requirement for authorization of any subaward are posted on the OJP web site at https://ojp.gov/funding/Explore/SubawardAuthorization.htm (Award condition: All subawards ("subgrants") must have specific federal authorization), and are incorporated by reference here.

Condition 24
Requirements related to System for Award Management and Universal Identifier Requirements

The recipient must comply with applicable requirements regarding the System for Award Management (SAM), currently accessible at https://www.sam.gov/. This includes applicable requirements regarding registration with SAM, as well as maintaining the currency of information in SAM.

The recipient also must comply with applicable restrictions on subawards ("subgrants") to first-tier subrecipients (first-tier "subgrantees"), including restrictions on subawards to entities that do not acquire and provide (to the recipient) the unique entity identifier required for SAM registration.

The details of the recipient's obligations related to SAM and to unique entity identifiers are posted on the OJP web site at https://ojp.gov/funding/Explore/SAM.htm (Award condition: System for Award Management (SAM) and Universal Identifier Requirements), and are incorporated by reference here.

This condition does not apply to an award to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

Condition 25
Restrictions on "lobbying"

In general, as a matter of federal law, federal funds awarded by OJP may not be used by the recipient, or any subrecipient ("subgrantee") at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. 1913. (There may be exceptions if an applicable federal statute specifically authorizes certain activities that otherwise would be barred by law.)

Another federal law generally prohibits federal funds awarded by OJP from being used by the recipient, or any subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Indian tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a recipient (or subrecipient) would or might fall within the scope of these prohibitions, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

Condition 26
Specific post-award approval required to use a noncompetitive approach in any procurement contract that would exceed $250,000

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold (currently, $250,000). This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a procurement "contract" (and therefore does not consider a subaward).

The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP web site at https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm (Award condition: Specific post-award approval required to use a noncompetitive approach in a procurement contract (if contract would exceed $250,000)), and are incorporated by reference here.

Condition 27
Requirements pertaining to prohibited conduct related to trafficking in persons (including reporting requirements and OJP authority to terminate award)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subrecipients ("subgrantees"), or individuals defined (for purposes of this condition) as "employees" of the recipient or of any subrecipient.

The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP web site at https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm (Award condition: Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and OJP authority to terminate award)), and are incorporated by reference here.

Condition 28
Requirement to report potentially duplicative funding

If the recipient currently has other active awards of federal funds, or if the recipient receives any other award of federal funds during the period of performance for this award, the recipient promptly must determine whether funds from any of those other federal awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this award. If so, the recipient must promptly notify the DOJ awarding agency (OJP or OVW, as appropriate) in writing of the potential duplication, and, if so requested by the DOJ awarding agency, must seek a budget-modification or change-of-project-scope Grant Award Modification (GAM) to eliminate any inappropriate duplication of funding.

Condition 29
Reporting potential fraud, waste, and abuse, and similar misconduct

The recipient, and any subrecipients ("subgrantees") at any tier, must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, subrecipient, contractor, subcontractor, or other

person has, in connection with funds under this award-- (1) submitted a claim that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by--(1) online submission accessible via the OIG webpage at https://oig.justice.gov/hotline/contact-grants.htm (select "Submit Report Online"); (2) mail directed to: U.S. Department of Justice, Office of the Inspector General, Investigations Division, ATTN: Grantee Reporting, 950 Pennsylvania Ave., NW, Washington, DC 20530; and/or (3) by facsimile directed to the DOJ OIG Investigations Division (Attn: Grantee Reporting) at (202) 616-9881 (fax).

Additional information is available from the DOJ OIG website at https://oig.justice.gov/hotline.

Condition 30
FFATA reporting: Subawards and executive compensation

The recipient must comply with applicable requirements to report first-tier subawards ("subgrants") of $30,000 or more and, in certain circumstances, to report the names and total compensation of the five most highly compensated executives of the recipient and first-tier subrecipients (first-tier "subgrantees") of award funds. The details of recipient obligations, which derive from the Federal Funding Accountability and Transparency Act of 2006 (FFATA), are posted on the OJP web site at https://ojp.gov/funding/Explore/FFATA.htm (Award condition: Reporting Subawards and Executive Compensation), and are incorporated by reference here.

This condition, including its reporting requirement, does not apply to-- (1) an award of less than $30,000, or (2) an award made to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

Condition 31
The recipient agrees to comply with OJP grant monitoring guidelines, protocols, and procedures, and to cooperate with BJA and OCFO on all grant monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, and/or site visits. The recipient agrees to provide to BJA and OCFO all documentation necessary to complete monitoring tasks, including documentation related to any subawards made under this award. Further, the recipient agrees to abide by reasonable deadlines set by BJA and OCFO for providing the requested documents. Failure to cooperate with BJA's/OCFO's grant monitoring activities may result in sanctions affecting the recipient's DOJ awards, including, but not limited to: withholdings and/or other restrictions on the recipient's access to grant funds; referral to the Office of the Inspector General for audit review; designation of the recipient as a DOJ High Risk grantee; or termination of an award(s).

Condition 32
Required monitoring of subawards

The recipient must monitor subawards under this award in accordance with all applicable statutes, regulations, award conditions, and the DOJ Grants Financial Guide, and must include the applicable conditions of this award in any subaward. Among other things, the recipient is responsible for oversight of subrecipient spending and monitoring of specific outcomes and benefits attributable to use of award funds by subrecipients. The recipient agrees to submit, upon request, documentation of its policies and procedures for monitoring of subawards under this award.

Condition 33
Use of program income

Program income (as defined in the Part 200 Uniform Requirements) must be used in accordance with the provisions of the Part 200 Uniform Requirements. Program income earnings and expenditures both must be reported on the quarterly Federal Financial Report, SF 425.

Condition 34
Justice Information Sharing

Information sharing projects funded under this award must comply with DOJ's Global Justice Information Sharing

Initiative (Global) guidelines. The recipient (and any subrecipient at any tier) must conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at: https:/ / it.ojp.gov/ gsp_grantcondition. The recipient (and any subrecipient at any tier) must document planned approaches to information sharing and describe compliance with the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

Condition 35
Avoidance of duplication of networks

To avoid duplicating existing networks or IT systems in any initiatives funded by BJA for law enforcement information sharing systems which involve interstate connectivity between jurisdictions, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless the recipient can demonstrate to the satisfaction of BJA that this requirement would not be cost effective or would impair the functionality of an existing or proposed IT system.

Condition 36
Compliance with 28 C.F.R. Part 23

With respect to any information technology system funded or supported by funds under this award, the recipient (and any subrecipient at any tier) must comply with 28 C.F.R. Part 23, Criminal Intelligence Systems Operating Policies, if OJP determines this regulation to be applicable. Should OJP determine 28 C.F.R. Part 23 to be applicable, OJP may, at its discretion, perform audits of the system, as per the regulation. Should any violation of 28 C.F.R. Part 23 occur, the recipient may be fined as per 34 U.S.C. 10231(c)-(d). The recipient may not satisfy such a fine with federal funds.

Condition 37
Protection of human research subjects

The recipient (and any subrecipient at any tier) must comply with the requirements of 28 C.F.R. Part 46 and all OJP policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

Condition 38
Confidentiality of data

The recipient (and any subrecipient at any tier) must comply with all confidentiality requirements of 34 U.S.C. 10231 and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The recipient further agrees, as a condition of award approval, to submit a Privacy Certificate that is in accord with requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23.

Condition 39
The award recipient agrees to participate in a data collection process measuring program outputs and outcomes. The data elements for this process will be outlined by the Office of Justice Programs.

Condition 40
The recipient agrees to cooperate with any assessments, national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any activities within this project.

Condition 41
Law enforcement task forces - required training

Within 120 days of award acceptance, each current member of a law enforcement task force funded with award funds who is a task force commander, agency executive, task force officer, or other task force member of equivalent rank, must complete required online (internet-based) task force training. Additionally, all future task force members must complete this training once during the period of performance for this award, or once every four years if multiple OJP

awards include this requirement.

The required training is available free of charge online through the BJA-funded Center for Task Force Integrity and Leadership (www.ctfli.org). The training addresses task force effectiveness, as well as other key issues including privacy and civil liberties/rights, task force performance measurement, personnel selection, and task force oversight and accountability. If award funds are used to support a task force, the recipient must compile and maintain a task force personnel roster, along with course completion certificates.

Additional information regarding the training is available through BJA's web site and the Center for Task Force Integrity and Leadership (www.ctfli.org).

Condition 42
Justification of consultant rate

Approval of this award does not indicate approval of any consultant rate in excess of $650 per day. A detailed justification must be submitted to and approved by the OJP program office prior to obligation or expenditure of such funds.

Condition 43
The recipient understands that, in accepting this award, the Authorized Representative declares and certifies, among other things, that he or she possesses the requisite legal authority to accept the award on behalf of the recipient entity and, in so doing, accepts (or adopts) all material requirements that relate to conduct throughout the period of performance under this award. The recipient further understands, and agrees, that it will not assign anyone to the role of Authorized Representative during the period of performance under the award without first ensuring that the individual has the requisite legal authority.

Condition 44
Compliance with National Environmental Policy Act and related statutes

Upon request, the recipient (and any subrecipient at any tier) must assist BJA in complying with the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of these award funds, either directly by the recipient or by a subrecipient. Accordingly, the recipient agrees to first determine if any of the following activities will be funded by the grant, prior to obligating funds for any of these purposes. If it is determined that any of the following activities will be funded by the award, the recipient agrees to contact BJA.

The recipient understands that this condition applies to new activities as set out below, whether or not they are being specifically funded with these award funds. That is, as long as the activity is being conducted by the recipient, a subrecipient, or any third party, and the activity needs to be undertaken in order to use these award funds, this condition must first be met. The activities covered by this condition are:

a. New construction;

b. Minor renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;

c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;

d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and

e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

The recipient understands and agrees that complying with NEPA may require the preparation of an Environmental

Assessment and/or an Environmental Impact Statement, as directed by BJA. The recipient further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed at https://bja.gov/Funding/nepa.html, for programs relating to methamphetamine laboratory operations.

Application of This Condition to Recipient's Existing Programs or Activities: For any of the recipient's or its subrecipients' existing programs or activities that will be funded by these award funds, the recipient, upon specific request from BJA, agrees to cooperate with BJA in any preparation by BJA of a national or program environmental assessment of that funded program or activity.

Condition 45
Establishment of trust fund

If award funds are being drawn down in advance, the recipient (or a subrecipient, with respect to a subaward) is required to establish a trust fund account. Recipients (and subrecipients) must maintain advance payments of federal awards in interest-bearing accounts, unless regulatory exclusions apply (2 C.F.R. 200.305(b)(8)). The trust fund, including any interest, may not be used to pay debts or expenses incurred by other activities beyond the scope of the Edward Byrne Memorial Justice Assistance Grant Program (JAG). The recipient also agrees to obligate the award funds in the trust fund (including any interest earned) during the period of performance for the award and expend within 90 days thereafter. Any unobligated or unexpended funds, including interest earned, must be returned to OJP at the time of closeout.

Condition 46
All State and Local JAG recipients must submit quarterly Federal Financial Reports (SF-425). Additionally, State JAG and Local JAG Category Two ($25K or more) must submit semi-annual performance reports through JustGrants and Local JAG Category One (Less than $25K) must submit annual performance reports through JustGrants. Consistent with the Department's responsibilities under the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, the recipient must provide data that measure the results of its work. The recipient must submit quarterly performance metrics reports through BJA's Performance Measurement Tool (PMT) website (www.bjaperformancetools.org). For more detailed information on reporting and other JAG requirements, refer to the JAG reporting requirements webpage. Failure to submit required JAG reports by established deadlines may result in the freezing of grant funds and future High Risk designation.

Condition 47
Required data on law enforcement agency training

Any law enforcement agency receiving direct or sub-awarded funding from this JAG award must submit quarterly accountability metrics data related to training that officers have received on the use of force, racial and ethnic bias, de-escalation of conflict, and constructive engagement with the public.

Condition 48
Expenditures prohibited without waiver

No funds under this award may be expended on the purchase of items prohibited by the JAG program statute, unless, as set forth at 34 U.S.C. 10152, the BJA Director certifies that extraordinary and exigent circumstances exist, making such expenditures essential to the maintenance of public safety and good order.

Condition 49
Authorization to obligate (federal) award funds to reimburse certain project costs incurred on or after October 1, 2021

The recipient may obligate (federal) award funds only after the recipient makes a valid acceptance of the award. As of the first day of the period of performance for the award (October 1, 2021), however, the recipient may choose to incur project costs using non-federal funds, but any such project costs are incurred at the recipient's risk until, at a minimum-- (1) the recipient makes a valid acceptance of the award, and (2) all applicable withholding conditions are removed by OJP (via an Award Condition Modification (ACM)). (A withholding condition is a condition in the award document that precludes the recipient from obligating, expending, or drawing down all or a portion of the award funds until the condition is removed.)

Except to the extent (if any) that an award condition expressly precludes reimbursement of project costs incurred "at-risk," if and when the recipient makes a valid acceptance of this award and OJP removes each applicable withholding condition through an Award Condition Modification (ACM), the recipient is authorized to obligate (federal) award funds to reimburse itself for project costs incurred "at-risk" earlier during the period of performance (such as project costs incurred prior to award acceptance or prior to removal of an applicable withholding condition), provided that those project costs otherwise are allowable costs under the award.

Condition 50
If award funds are used for DNA testing of evidentiary materials, any resulting eligible DNA profiles must be uploaded to the Combined DNA Index System ("CODIS," the DNA database operated by the FBI) by a government DNA laboratory with access to CODIS. No profiles generated under this award may be entered or uploaded into any non-governmental DNA database without prior express written approval from BJA. Award funds may not be used for the purchase of DNA equipment and supplies unless the resulting DNA profiles may be accepted for entry into CODIS. Booking agencies should work with their state CODIS agency to ensure all requirements are met for participation in Rapid DNA (see National Rapid DNA Booking Operational Procedures Manual).

Condition 51
Recipients utilizing award funds for forensic genealogy testing must adhere to the United States Department of Justice Interim Policy Forensic Genealogical DNA Analysis and Searching (https://www.justice.gov/olp/page/file/1204386/download), and must collect and report the metrics identified in Section IX of that document to BJA.

Condition 52
Submission of eligible records relevant to the National Instant Background Check System

Consonant with federal statutes that pertain to firearms and background checks -- including 18 U.S.C. 922 and 34 U.S.C. ch. 409 -- if the recipient (or any subrecipient at any tier) uses this award to fund (in whole or in part) a specific project or program (such as a law enforcement, prosecution, or court program) that results in any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the National Instant Background Check System (NICS), or that has as one of its purposes the establishment or improvement of records systems that contain any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS, the recipient (or subrecipient, if applicable) must ensure that all such court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS are promptly made available to the NICS or to the "State" repository/database that is electronically available to (and accessed by) the NICS, and -- when appropriate -- promptly must update, correct, modify, or remove such NICS-relevant "eligible records".

In the event of minor and transitory non-compliance, the recipient may submit evidence to demonstrate diligent monitoring of compliance with this condition (including subrecipient compliance). DOJ will give great weight to any such evidence in any express written determination regarding this condition.

Condition 53
Prohibition on use of award funds for match under BVP program

JAG funds may not be used as the 50% match for purposes of the DOJ Bulletproof Vest Partnership (BVP) program.

Condition 54
Certification of body armor "mandatory wear" policies, and compliance with NIJ standards

If recipient uses funds under this award to purchase body armor, the recipient must submit a signed certification that each law enforcement agency receiving body armor purchased with funds from this award has a written "mandatory wear" policy in effect. The recipient must keep signed certifications on file for any subrecipients planning to utilize funds from this award for ballistic-resistant and stab-resistant body armor purchases. This policy must be in place for at least all uniformed officers before any funds from this award may be used by an agency for body armor. There are no requirements regarding the nature of the policy other than it be a mandatory wear policy for all uniformed officers while on duty.

Ballistic-resistant and stab-resistant body armor purchased with award funds may be purchased at any threat level,

make or model, from any distributor or manufacturer, as long as the body armor has been tested and found to comply with applicable National Institute of Justice ballistic or stab standards, and is listed on the NIJ Compliant Body Armor Model List. In addition, ballistic-resistant and stab-resistant body armor purchased must be made in the United States and must be uniquely fitted, as set forth in 34 U.S.C. 10202(c)(1)(A). The latest NIJ standard information and the NIJ Compliant Body Armor List may be found by following the links located on the NIJ Body Armor page: https://nij.ojp.gov/topics/equipment-and-technology/body-armor

Condition 55
Body armor - impact on eligibility for other program funds

The recipient understands that the use of funds under this award for purchase of body armor may impact eligibility for funding under the Bulletproof Vest Partnership (BVP) program, a separate program operated by BJA, pursuant to the BVP statute at 34 USC 10531(c)(5).

Condition 56
Extreme risk protection programs funded by JAG must include, at a minimum: pre-deprivation and post-deprivation due process rights that prevent any violation or infringement of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive or procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). Such programs must include, at the appropriate phase to prevent any violation of constitutional rights, at minimum, notice, the right to an in-person hearing, an unbiased adjudicator, the right to know opposing evidence, the right to present evidence, and the right to confront adverse witnesses; the right to be represented by counsel at no expense to the government; pre-deprivation and post-deprivation heightened evidentiary standards and proof which mean not less than the protections afforded to a similarly situated litigant in Federal court or promulgated by the State's evidentiary body, and sufficient to ensure the full protections of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive and procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). The heightened evidentiary standards and proof under such programs must, at all appropriate phases to prevent any violation of any constitutional right, at minimum, prevent reliance upon evidence that is unsworn or unaffirmed, irrelevant, based on inadmissible hearsay, unreliable, vague, speculative, and lacking a foundation; and penalties for abuse of the program.

Condition 57
The recipient agrees that no funds under this grant award (including via subcontract or subaward, at any tier) may be used for unmanned aircraft systems (UAS), which includes unmanned aircraft vehicles (UAV), or for any accompanying accessories to support UAS.

Condition 58
Initial period of performance; requests for extension.

The recipient understands that for award amounts of less than $25,000 under JAG (Category 1), the initial period of performance of the award is two years. The recipient further understands that any requests for an extension of the period of performance for an award of less than $25,000 will be approved automatically for up to a total of two additional years, pursuant to 34 U.S.C. 10152(f) and in accordance with the program solicitation associated with this award.

Any request for an extension of the period of performance beyond a four-year award period will require approval, and the approval (if any) will be at the discretion of the Director of BJA.

Condition 59
BJA- JAG - Withholding of Funds for Chief Executive Certification

Withholding of funds: Required certification from the chief executive of the applicant government

The recipient may not expend or draw down any award funds until the recipient submits the required "Certifications and Assurances by the Chief Executive of the Applicant Government," properly-executed (as determined by OJP), and an

Award Condition Modification has been issued to remove this condition.

Condition 60
BJA- JAG - Withholding of funds for budget documentation

Withholding of funds: Budget narrative or information

The recipient may not expend or draw down any award funds until the recipient submits, and OJP reviews and accepts, the required budget information or narrative for the award, and an Award Condition Modification has been issued to remove this condition.

Condition 61
In accepting this award, the recipient agrees that grant funds cannot be used for Facial Recognition Technology (FRT) unless the recipient has policies and procedures in place to ensure that the FRT will be utilized in an appropriate and responsible manner that promotes public safety, and protects privacy, civil rights, and civil liberties and complies with all applicable provisions of the U.S. Constitution, including the Fourth Amendment's protection against unreasonable searches and seizures and the First Amendment's freedom of association and speech, as well as other laws and regulations. Recipients utilizing funds for FRT must make such policies and procedures available to DOJ upon request.

[X] *I have read and understand the information presented in this section of the Federal Award Instrument.*

Award Acceptance

Declaration and Certification to the U.S. Department of Justice as to Acceptance

By checking the declaration and certification box below, I--

A. Declare to the U.S. Department of Justice (DOJ), under penalty of perjury, that I have authority to make this declaration and certification on behalf of the applicant.

B. Certify to DOJ, under penalty of perjury, on behalf of myself and the applicant, to the best of my knowledge and belief, that the following are true as of the date of this award acceptance: (1) I have conducted or there was conducted (including by applicant's legal counsel as appropriate and made available to me) a diligent review of all terms and conditions of, and all supporting materials submitted in connection with, this award, including any assurances and certifications (including anything submitted in connection therewith by a person on behalf of the applicant before, after, or at the time of the application submission and any materials that accompany this acceptance and certification); and (2) I have the legal authority to accept this award on behalf of the applicant.

C. Accept this award on behalf of the applicant.

D. Declare the following to DOJ, under penalty of perjury, on behalf of myself and the applicant: (1) I understand that, in taking (or not taking) any action pursuant to this declaration and certification, DOJ will rely upon this declaration and certification as a material representation; and (2) I understand that any materially false, fictitious, or fraudulent information or statement in this declaration and certification (or concealment or omission of a material fact as to either) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the applicant to civil penalties and administrative remedies under the federal False Claims Act (including under 31 U.S.C. §§ 3729-3730 and/or §§ 3801-3812) or otherwise.

Agency Approval

Title of Approving Official	Name of Approving Official	Signed Date And Time
Deputy Assistant Attorney General	Maureen Henneberg	9/18/22 3:57 PM

Authorized Representative

[X]

Entity Acceptance

Title of Authorized Entity Official
Sergeant

Name of Authorized Entity Official
HARVETTE SMITH

Signed Date And Time
10/31/2022 12:53 PM

Consent Agenda
9.8.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Vice Mayor Daniela Jean and Commissioner Jay Chernoff
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-194 Encouraging and Promoting Volunteerism and Community Engagement within the City (Vice Mayor Daniela Jean and Commissioner Jay Chernoff)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Resolution

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, ENCOURAGING AND PROMOTING VOLUNTEERISM AND COMMUNITY ENGAGEMENT WITHIN THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission firmly believe that the values of compassion, empathy, and community support are the foundation of a united and harmonious society, fostering connections that transcend differences; and

WHEREAS, the vitality and flourishing of our community is built upon the dedicated selflessness of our residents in serving and elevating one another; and

WHEREAS, we recognize the profound impact that is realized when support is extended to our fellow citizens, particularly those with most need, through collaborative endeavors to enhance their lives and cultivate inclusivity; and

WHEREAS, we seek to cultivate a culture of altruism, underscoring that volunteerism is a profound source of personal enrichment and communal fortitude, fostering mutual understanding and strengthening community ties; and

WHEREAS, we urge all citizens to engage in acts of service and kindness that contribute to City of North Miami Beach's betterment and its inhabitants' well-being, regardless of background or belief.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THAT:

Section 1. The foregoing whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Resolution; all exhibits attached hereto are made a specific part of this Resolution.

Section 2. The Mayor and City Commission reaffirm their dedication to fostering and encouraging volunteerism across our community, highlighting the positive impact it has on individuals and the City as a whole.

Section 3. The Mayor, City Commision, and administration will continue their collaboration to facilitate community engagement by aligning with organizations, platforms and resources, that make it easier for residents to find and engage in meaningful volunteer opportunities that align with community needs.

Section 4. The Mayor and City Commission acknowledge and celebrate the invaluable contributions of volunteers who dedicate their time and effort to improving our great City.

Section 5. All Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 8. This Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **___ day of December 2025**.

ATTEST:

ANDRISE BERNARD, MMC	MICHAEL JOSEPH
CITY CLERK	MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE
AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER LLP

By:_____
JOSEPH S. GELLER
CITY ATTORNEYS

Sponsored by: Commissioner Daniela Jean

Consent Agenda
9.9.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	City Manager's Office
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-195 Approving a Task Order with Ramba Consulting (City Manager's Office)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Staff Report
- Resolution
- Exhibit A

Commission Agenda Staff Report

Date: December 16, 2025
Resolution No.: 2025-XX
To: Mayor and City Commission
From: Andrew Plotkin, Interim City Manager
Prepared By: Shereece George Depusoir, Chief Procurement Officer
Agenda Title: Resolution Approving Task Orders with Ramba Consulting Group, LLC

Background

The City of North Miami Beach engages professional lobbying services to support the advancement of its legislative priorities and to help achieve strategic goals related to providing a financially sound government.

Pursuant to Resolution R2024-89, the Mayor and City Commission approved a pre-qualification list of experienced lobbying firms through RFQ-24-024-SG – Lobbying Services, establishing a three-year term with the option to renew for two additional one-year periods.

On behalf of the City, Ramba Consulting Group, LLC will participate in all significant events and engage with key decision-makers on matters relating to, but not limited to, municipal water infrastructure and comprehensive plan legislation. These services will ensure the City's interests are effectively represented and advanced at the local, state, and federal levels.

Recommendation

The Chief Procurement Officer and The City Manager recommend that the City Commission approve and authorize the City Manager or designee to approve Task Orders with Ramba Consulting Group, Inc. for a monthly budgeted amount not to exceed $20,000.

Fiscal Impact

This action extends the contract term through September 30, 2026, to allow for completion of ongoing projects. No additional funding is requested at this time; all work performed under this contract will be funded through the existing departmental budgets allocated for roadway, drainage, and civil works projects.

RESOLUTION NO. R2025--

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING TASK ORDER FOR LEGISLATIVE AND EXECUTIVE BRANCH LOBBYING SERVICES IN A MONTHLY AMOUNT OF $20,000, WITH RAMBA CONSULTING GROUP, LLC UNDER THE "RFQ-24-024-SG LOBBYING SERVICES; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 166, Florida Statutes and Section 1.4 of the Charter of the City of North Miami Beach ("City"), the City shall have all available governmental, corporate, and proprietary powers and may exercise them except when prohibited by law; and

WHEREAS, pursuant to R2024-89 the Mayor & City Commission approved a pre-qualification list of experienced lobbyist firms and subsequent pre-qualified firms via RFQ-24-024-SG Lobbying Services for a three (3) year term and two (2) one-year renewal terms; and

WHEREAS, the City requires professional lobbying services to help promote the City's legislative priorities and achieve the City's goals, which is in line with the City's Strategic Plan's goal of providing a financially sound government; and

WHEREAS, on behalf of the City, Ramba Consulting Group, LLC ("Ramba") will participate in all significant events and engage in discussions concerning matters related, but not limited to, municipal water infrastructure & comprehensive plan legislation with essential decision-makers; and

WHEREAS, Section 3-3.14 of the Code of Ordinances City of North Miami Beach, Florida, 2008 (Code") provides that contracts more than fifty thousand dollars ($50,000.00) shall be awarded by the City Commission; and

WHEREAS, the City Manager and the Chief Procurement Officer recommend that the City Commission approve and authorize the City Manager or designee to approve Task Order with Ramba in a monthly budgeted amount of $20,000 for lobbying services for fiscal year 2026; and

WHEREAS, the Mayor and City Commission believe it is in the best interests of the City to authorize the City Manager or designee to approve Task Order with Ramba Consulting Group, LLC in a monthly budgeted amount of $20,000 for lobbying services for fiscal year 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA:

Section 1. The foregoing clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Resolution; all

exhibits attached hereto are made a specific part of this Resolution.

Section 2. The Task Order with Ramba Consulting Group, LLC for monthly lobbying services for $20,000, and not to exceed in an annual budgeted amount of $240,000 for fiscal year 2026, in substantially the form attached as Exhibit "A," is approved and the City Manager or designee is authorized to issue purchase orders and execute the Task Order on behalf of the City.

Section 3. The City Manager or designee is authorized to do all things necessary to effectuate this Resolution.

Section 4. All Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 6. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 7. This Resolution shall take effect immediately upon adoption.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled on this **16TH day of December 2025**.

ATTEST:

ANDRISE BERNARD, MMC	MICHAEL JOSEPH
CITY CLERK	MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER, LLP.

By: _____
CITY ATTORNEYS

Sponsored by: Mayor & Commission

EXHIBIT A

RAMBA
CONSULTING GROUP LLC

120 South Monroe Street / Tallahassee, Florida 32301
Direct: 850.727.7087 / Fax: 850.807.2502

August 1, 2025

VIA EMAIL
City of North Miami Beach
ATTN: Interim Assistant City Manager Marlene Monestime
17011 NE 19th Avenue
North Miami Beach, Florida 33162

RE: Representation of City of North Miami Beach

Dear Interim Assistant City Manager:

We appreciate your decision to retain Ramba Consulting Group, LLC ("Firm"), as your State governmental consultants for the purposes of Legislative and Executive branch lobbying and look forward to representing you.

On behalf of the City, we will participate in all significant events and engage in discussions concerning matters related, but not limited to, municipal water infrastructure & comprehensive plan legislation with essential decision-makers, while providing you with updates. The representation will also encompass both proactive and defensive lobbying initiatives, which include arranging meetings with key decision-makers and reporting on the status of all ongoing issues.

Our government affairs consulting services will be provided at a rate of $20,000.00 per month beginning August 1, 2025. This agreement is limited to state-level governmental consultation and does not include any legal representation. These services will be performed in partnership with Helmich Consulting, Inc.

If you agree to the terms and conditions set for herein, please sign where indicated and return a signed copy of the document to me. If you have any questions, please call me at 850-727-7087.

Sincerely,

RAMBA CONSULTING GROUP, LLC

David E. Ramba

David E. Ramba

CITY OF NORTH MIAMI BEACH

Pre-qualified lobbyist via R2024-89.
Task Order #2

By: _____
Andrew Plotkin, *Interim City Manager*

Consent Agenda
9.10.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Zafar Ahmed, Community Development Director
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-196 Accepting the Land Development Fee Study Plan (Zafar Ahmed, Community Development Director)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Staff Report
- Resolution
- Exhibit A
- Exhibit B
- Final Report
- Data Table

ATTACHEMENT I

Community Development Department – Planning & Zoning Division
17050 NE 19th Avenue, 1st Floor
North Miami Beach, FL 33162
(305) 948-2966

STAFF REPORT – PLANNING AND ZONING BOARD MEETING		
Meeting Date: 12/16/2025	**Case Number:** R2025-XX	**Name:** Land Development Fee Study

REQUEST

A resolution of the City of North Miami Beach accepting the 2025 North Miami Beach Land Development Fee Study. Resolution accepts the findings of the study and providing direction to the City Manager to take further action as may be necessary to draft an ordinance amending Chapter XXIV Land Development Regulations, Appendix A Land Development Fee Schedule for consideration to fully implement the purpose and intent of this resolution.

BACKGROUND

The City of North Miami Beach specifies the fees to be charged for the processing and review of various land development applications in Chapter XXVI Zoning and Land Development Regulations, Appendix A Land Development Fee Schedule. The currently adopted Land Development Fee Schedule was last modified by ordinance in 2021; however, it has not been comprehensively reviewed and modified by ordinance since the early 2010's.

Mayor and City Commission in 2024 directed city staff to ensure that the Land Development Fee Schedule is both cost effective to applicants and provides adequate revenue to defray reasonable material, equipment, and staff time costs associated with processing and review of such applications.

STAFF FINDINGS

Based on the direction from the Mayor and City Commission of the City of North Miami Beach, staff engaged the professional consulting services of Raftelis, a firm specializing in rate, charge, and fee studies

Project Staff Planner:	Review Dates:	Attachment:
Mitchell S. Austin, AICP, CNU-A **Assistant Director** **Community Development Department**	**Planning & Zoning Board:** **11/10/2025** **City Commission Meeting:** **12/16/2025**	I. **Staff Report – Including Exhibit A** II. **DRAFT Resolution – Including Exhibit A and Exhibit B** III. **Presentation**

for governments and utilities nationwide, to comprehensively study the Land Development Fee Schedule in terms of application types and current processing and review costs incurred.

The study report is based on extensive data collection, process review, and operational staff interviews. This data collection included a thorough examination of total compensation costs for all Community Development Department personnel involved in the processing and review of land development applications. Interviews of staff regarding application review processes and estimated typical application review times by each staff position involved in the process. The application process data included costs associated with applications from application intake to final zoning inspection of a completed project.

The consultant provided the attached data tables detailing the estimated costs associated with each application type currently listed in Appendix A Land Development Fee Schedule. City staff reviewed these initial findings to identify areas were applications currently listed as separate types with separate fee structures could be simplified reducing the number of fee types. By reducing the number and complexity of fee types, calculating fees will be easier for both applicants and city staff in the pre-application/application submission phases of the application process. This will reduce confusion and rework saving staff time and saving applicants money.

The final 2025 North Miami Beach Land Development Fee Study provides a roadmap for restructuring current City of North Miami Beach Code of Ordinance provisions Appendix A Land Development Fee Schedule in the City Code of Ordinances. The Community Development Department staff makes the following recommendations:

Proposed revisions to City of North Miami Beach Code of Ordinances:

> *Chapter XXIV Zoning and Land Development, Appendix A Land Development Fee Schedule*, Revise fee schedule based on the recommendations of the 2025 North Miami Beach, Land Development Fee Study. This will require drafting of an Ordinance for consideration via public hearings at future meetings of the Planning and Zoning Board for recommendation and City Commission for approval.

Planning and Zoning Board Action

The 2025 Land Development Fee Study was heard by the Planning and Zoning Board (Board) at their November 10, 2025, meeting minutes provided as ATTACHMENT I - EXHIBIT B. The Board recommended approval to the Mayor and City Commission of Resolution R2025-XX adopting the North Miami Beach Sustainability Master Plan by a vote of 5 to 0 by finding it consistent with the policy objectives of the Mayor and City Commission.

RECOMMENDED MOTION:

Move to approve Resolution R2025-XX accepting the Land Development Fee Study, a 2025 study of city costs associated with the review and processing of land development applications providing recommendations for streamlining fee schedule and right-sizing application fees further directing the

City Manager to undertake such actions necessary to draft an ordinance amending Chapter XXIV Zoning and Land Development, Appendix A Land Development Fee Schedule.

*** NOTE: The City Commission has the express authority to recommend approval, approval with amendments, or denial of any item. Any motion to recommend approval with amendments or denial should include stated cause or causes of said action.

FISCAL/BUDGETARY IMPACT:

Proposed Resolution for acceptance of the Land Development Fee Study will provide direction to the City Manager to undertake all actions which may be necessary to prepare an Ordinance based on the findings of the study to revise by future Ordinance, Chapter XXIV Zoning and Land Development, Appendix A Land Development Fee Schedule. This action to accept the findings of this Study is not anticipated to have any substantive fiscal impact on the City of North Miami Beach. Findings of the Land Development Fee Study provide a streamlined and simplified fee schedule which is right sized to actual city costs associated with review and processing of said applications. Should the future ordinance to adopt revised Land Development Fee Schedule be adopted, the revenue collected from these application fees will be more directly related to the personnel and other operating costs associated with the review and processing of these applications. Study recommendations include regular review of processes and costs with updating of the fees on a five-year basis.

ATTACHEMENT II

RESOLUTION NO. R2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, ACCEPTING THE LAND DEVELOPMENT FEE STUDY PLAN; PROVIDING FOR FINDINGS OF FACT; IMPLEMENTATION; CONFLICTS; SCRIVENER'S ERRORS; SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in Chapter XXVI of the City of North Miami Beach Code of Ordinances entitled Zoning and Land Development Regulations, and the accompanying Appendix A, entitled Land Development Fee Schedule, the City specifies the fee schedule for processing and reviewing various land development applications; and

WHEREAS, the currently adopted Land Development Fee Schedule has not been comprehensively reviewed and modified by ordinance since the early 2010's; and

WHEREAS, the Mayor and City Commission wish to ensure that the Land Development Fee Schedule is both cost effective to applicants and provides adequate revenue to defray reasonable material, equipment, and staff time costs associated with processing and review of such applications; and

WHEREAS, the City of North Miami Beach has engaged a consultant to comprehensively study the Land Development Fee Schedule in terms of application types and current processing and review costs incurred; and

WHEREAS, the results of this comprehensive review resulted in findings that recommend that the current Land Development Fee Schedule be simplified, streamlined and otherwise amended to better align with current processing and review costs; and

WHEREAS, the 2025 North Miami Beach Land Development Fee Study, attached hereto as Exhibit A provides a roadmap for restructuring the Land Development Fee Schedule including specific policy recommendations; and

WHEREAS, at publicly noticed meeting held on November 10, 2025, the Planning and Zoning Board by a vote of 5 to 0 recommended approval of the resolution accepting the 2025 North Miami Beach Land Development Fee Study by finding it consistent with the policy objectives of the Mayor and City Commission; and

WHEREAS, the Mayor and City Commission find that it is in the best interest of the City accept the 2025 North Miami Beach Land Development Fee Study, a copy of which is on file with the City Clerk and attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Accepts. The Mayor and City Commission accept the 2025 North Miami Beach Land Development Fee Study, a copy of which is on file in the Office of the City Clerk and attached hereto as Exhibit A.

Section 3. Implementation. The Mayor and City Commission authorize the City Manager to take further action as may be necessary to draft an ordinance amending Chapter XXIV Zoning and Land Development, and Appendix A Land Development Fee Schedule for consideration to fully implement the purpose and intent of this resolution.

Section 4. Conflicts. All resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Effective Date. This resolution shall be in force and take effect immediately upon its passage and adoption.

[SIGNATURE PAGE TO FOLLOW]

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **___ day of _____, 2025**.

ATTEST:

_____
ANDRISE BERNARD, MMC
CITY CLERK

_____
MICHAEL JOSEPH, ESQ.
MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH:

GREENSPOON MARDER, LLP

BY: _____
CITY ATTORNEYS

Sponsored By: _____

COMMISSIONERS	**YES**	**NO**	**ABSTAIN**	**ABSENT**
Mayor Michael Joseph				
Vice Mayor Jay R. Chernoff				
Commissioner Phyllis Smith				
Commissioner Daniela Jean				
Commissioner McKenzie Fleurimond				
Commissioner Fortuna Smukler				
Commissioner Lynn Su				

Chapter XXIV Zoning and Land Development

* * *

Appendix A. Land Development Fee Schedule

All applications shall be accompanied by an official filing fee which shall be used to defray expenses for administration, notices and advertisements. The following fees shall apply to all applications for rezonings, conditional uses, variances, site plan review or revisions, tentative and final plat applications, public right-of-way vacations, approval of extension requests, alcoholic beverage license requests, interlocal agreement requests, Miami-Dade County sign approval of requests, restrictive covenants, development agreements, unity of title, condominium conversion letter requests, zoning letter requests (with or without research), appeal of administrative decisions, special limited conditional use applications, developments of regional impact applications, concurrency review and Comprehensive Plan text, small scale or large scale amendments. Postage, public notice and advertising costs shall be added to all fees.

(A) Basic Filing Fee$500.00

(B) *Rezoning Applications*

(1) Applications involving property or uses proposed to be within single-family or two-family zoning districts$500.00

(2) Applications involving property or uses proposed to be within multifamily, mixed use or business zoning districts$1,500.00

(3) Request for continuance (by applicant)$100.00

(4) Planned Unit Development (PUD):$3,000.00 plus

(a) Per proposed dwelling unit$10.00

(b) Per proposed 1,000 square feet of non-residential gross floor area$20.00

(C) *Conditional Use and Non-use Variance Applications* (Fees are per each variance or conditional use.)

(1) Applications involving uses within single-family or two-family zoning districts or represented by a condominium association filed before construction or proposed use is implemented or existing$250.00

(a) Request for continuance (by applicant)$100.00

(b) Request for rehearing$100.00

(2) Applications involving uses within single-family or two-family zoning districts or represented by a condominium association filed after construction or proposed use is implemented or existing$500.00

(a) Request for continuance (by applicant)$100.00

(b) Request for rehearing$100.00

(3) Applications involving uses within all multifamily zoning districts filed before construction or proposed use is implemented or existing$800.00

(a) Request for continuance (by applicant)$100.00

(b) Request for rehearing$100.00

(4) Applications involving uses within all multifamily zoning districts filed after construction or proposed use is implemented or existing$1,600.00

(a) Request for continuance (by applicant)$100.00

(b) Request for rehearing$100.00

(5) Applications involving uses within the residential office, Fulford City Center, Planned Unit Development or all business zoning districts and community facility districts filed before construction or proposed use is implemented or existing$1,000.00

(a) Request for continuance (by applicant)$100.00

(b) Request for rehearing$100.00

(6) Applications involving uses within the residential office, Fulford City Center, Planned Unit Development or all business zoning districts and community facility districts filed after construction or proposed use is implemented or existing$2,000.00

(a) Request for continuance (by applicant)$100.00

(b) Request for rehearing$100.00

(D) *Site Plan Review Applications*

(1) Residential Uses, excluding single-family or two-family zoning districts:

(a) Ten dollars ($10.00) for each dwelling with a minimum fee of five hundred dollars ($500.00).

(2) Nonresidential Uses:

(a) Ten dollars ($10.00) for every one thousand (1,000) square feet of gross floor area with a minimum fee of five hundred dollars ($500.00).

(3) Mixed Uses:

(a) Ten dollars ($10.00) for every one thousand (1,000) square feet of nonresidential gross floor area with a minimum fee of five hundred dollars ($500.00).

(b) Ten dollars ($10.00) for each dwelling unit with a minimum fee of five hundred dollars ($500.00).

(4) Site Plan Revisions:

(a) Minor$400.00

(b) Major$3,000.00

(5) Technical Review of Applications for Development (TRAD), applicable to all administrative requests

Administrative Fee$500.00

(E) *Miscellaneous Requests*

(1) Plat Approval:

(a) Tentative plat$3,000.00

plus $10.00 per lot

(b) Final plat$500.00

plus $10.00 per lot

(2) Request to vacate street, alley, easement or other public place$2,000.00

(3) All zoning, site plan and/or variance extension requests:

(a) Administrative Site Plan expiration extension request$1,250.00
..... (two (2), six (6) month period limit, per subsection (e), plus cost recovery for legal review)

1. Executive Order Extension request$2,500.00 per year (or fraction thereof), plus cost recovery for legal review.

(b) Non-Administrative Site Plan expiration extension requests$2,500.00 per year (per subsection (f), plus cost recovery for legal review)

(c) Variance extensions not included in subsection (a): $250.00, per each extension, plus cost recovery if needed.

(d) All extension fees are nonwaivable and nonrefundable.

(e) All extension requests may be extended administratively for good cause for up to two (2), six (6) month periods by the City Manager or designee upon the payment of the appropriate fee, otherwise reapplication is necessary. Such extension must be administratively documented and filed with the appropriate department.

(f) This period may be extended by the Mayor and City Commission for good cause once the application and appropriate fees are paid, only when the applicant is not eligible for any more administrative extensions for the project.

(4) Alcoholic beverage license application processing$200.00

(5) Interlocal Agreement Processing Fee$250.00

(6) Miami-Dade County sign processing$50.00

(7) Condominium conversion letter$100.00

(8) Zoning verification letter$100.00

(9) Zoning letter with research$100.00

plus $50.00 per hour

(10) Restrictive covenants, easements or development agreements$500.00

(11) Modification or release of restrictive covenants, easements or development agreements and modification of resolutions$250.00

(12) Unity of title or release of unity of title$100.00

(13) Appeal of administrative decision$100.00

(F) *Special Limited Conditional Uses*

Application$4,000.00

(G) *Comprehensive Plan and Land Development Code Amendments*

(1) Text Amendments$3,000.00

(2) Small scale future land use map amendments$750.00

(3) Large scale future land use map amendments$3,000.00

(4) Land Development Code text amendment$750.00

(H) *Developments of Regional Impact,* minimum$5,000.00 plus

(1) Residential will be charged $0.075 per sq. ft. of GFA.

(2) Nonresidential or mixed use will be charged $0.10 per sq. ft. of GFA.

(3) Substantial change will be charged $0.075 per sq. ft. of change, minimum fee is $1,500.00.

(I) *Notice/Advertising*

(1) Actual costs associated with published notices shall be borne by the applicant for Land Use Plan Amendments and Rezonings. These costs shall be:

(a) Actual cost of newspaper ads, plus $200.00; plus

(b) $3.00 per label, $100.00 minimum, for noticing all property owners within 500 feet of the subject property.

(c) Actual cost of public notice sign fabrication and installation, plus $100.00.

(J) *Concurrency Review*$300.00

(1) Applicant may be required to submit additional impact studies to the City prior to the review process at the applicant's expense.

(2) Plus all costs of City's consultant's fees to review and report on the applicant's submittal, and all revisions.

(Ord. No. 92-2, 2/4/92; Ord. No. 2002-23, 11/19/02; Ord. No. 2007-4 § 2, 7/17/07; Ord. No. 2011-16 § 2, 11/1/11; Ord. No. 2021-12, § 3, 12-14-21)

City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Meeting Minutes
Monday, November 10, 2025 - 6:00 P.M.

Mark St. Vil called the meeting to order at 6:04 PM

1. Call to Order

Board Members:
Mark St. Vil, Chair
Daniel Heisler
Julian Kresiberg
Gregory Thomas
Ruth Ogen

Staff:
Zafar Ahmed, Comm. Devel. Director
Mitchell Austin, Assistant Comm. Devel. Director
Daniel Lozandier, Senior Planner
Javier Parra-Garcia, Planner

Absent:

The Pledge of Allegiance was recited.

2. Approval of Minutes and Next Meeting Date

Minutes of the July 14, 2025 meeting have been approved

Next Planning and Zoning Board Meeting Scheduled for December 8, 2025

3. Chair Report

NO REPORT

4. General Public Comments

NO COMMENTS

5. Quasi-Judicial Public Hearing

DRAFT

City of North Miami Beach, Florida

Community Development Department

NO ITEMS

6. Legislative Items

I. Sustainability Master Plan

a. Mitchell Austin, Assistant Comm. Devel. Director Presents at 6:08 PM
b. Julian Kreisberg, Board member, asks if this is the prerequisite for City Commission
c. Mitchell answers yes, as the designated local planning agency, as required by Florida Statute, the Planning and Zoning Board sits to provide advice or recommendations to the elected body, the City Commission, and Mayor regarding Planning items.

Motion made at 6:15 PM for approval by Gregory Thomas and was seconded by Julian Kreisberg

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

II. Home-Based Business Ordinance

a. Mitchell presents at 6:34 PM
b. Daniel Heisler, board member, says this is to clean up to comply with Florida Statutes.
c. Mitchell responds yes, that's the intent. One of the things that Community Development leadership staff pointed out in the commission budgetary workshop earlier this year, was that working with this code we are new to, because we both the director and I have been here less than a year, is that there is a lot of antiquated language in our code of ordinances and a lot of inconsistencies

DRAFT

because the AD HOC nature that typically occurs with adopting code of ordianes and working with them over time and updating. So it's a priority for us to engage in this update process as we find things that are pertinent and relevant to things that we're encountering. Business Tax Receipt application is one of those things that we encounter on a fairly regular basis. So we need to get this cleaned up for operational efficiency.

d. Ruth Ogen, board member, asks how the city will verify if a home-based business exists. Some people would try to avoid paying. How can you verify if there is a business?
e. Mitchell Austin responds that enforcement is a constant problem even on commercial properties. We have business that routinely opens, and because they have to go through the Department of Environmental Protection approval process at Miami-Dade County, and are issued a receipt for having paid the fees. Many businesses, especially the people that are new to the business community, think that's all they need, and they fail to come to us to get the local business tax receipt from the municipality. That's not a North Miami Beach problem; it's a universal issue county-wide.
f. Ruth responds I understand but they have a location in a commercial area but in a residential area, how would you verify?
g. Mitchell Austin responds so it would be a complaint driven process just like most code compliance. There is no way to proactively patrol with code compliance officers to see if somebody is operating a home based business in their residence. What we have found recently with a couple of applications that have come through, they need to make sure they have this in order to get business loans or lines of credit. Otherwise, there is no way to proactively patrol.
h. Mark St. Vil, Chair, identifies a scrivener's error in the attached ordinance, second page, section (two) 2, subsection (two) 2, you are missing a Y on the word "applying" for business tax receipt.
i. Mitchell acknowledges error.
j. Mark says I understand what's going on. Unfortunately, I've been around government a long time, so I know that it's not a random occurrence that one section says something that completely contradicts the second section. I understand that twelve (12) is coming in to define things that are not mentioned in twenty-four (24)

DRAFT

so hopefully it will put us all on the same path. I have no further questions.

k. Mitchell mentions that the scrivener's error will be pointed out and corrected before this goes to the city commission.

Motion made at 6:52 PM for approval by Gregory Thomas and was seconded by Ruth Ogen

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

III. Public Notice Zoning Amendment

a. Mitchell Austin presents at 6:53 PM
b. Mark St. Vil asks if this impacts the large posterboard requirement.
c. Mitchell Austin responds the posting of the property is still required by Florida Statute. This is exclusively for the legal ads and transitioning from the newspaper to the approved county-wide website.
d. Mark asks if applicants are going to be advised that the city is now operating on the county's website. Is this going to be an initiative where you're putting information out so people know to update? Or is there a plan contemplated in the proposed budget and which do you think we're going to have as far as savings compared to last year?
e. Mitchell responds operationally if this ordinance is adopted, yes we would notify applicants during the pre-application phase of fees associated with their proposed application. So in that process, we would notify them that the advertisement fees would be x,y, and z instead of a, b, and c.

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f. Mark asks so it's not going to be a full outreach; it would be applicant-based when they are coming in.
g. Mitchell responds correct.
h. Ruth Ogen asks once it's approved by the commission, when does it go into effect?
i. Mitchell Austin responds so it is an ordinance, and it has to be read twice. So if the first reading is in December, the second would be in January. The proposal is for it to go into effect immediately. However, the wild card is the final approval of the interlocal agreement. The resolution is on the city commission agenda for November 17. However the interlocal agreement has to be executed between the city and Miami Dade County. I'm not sure how long that administrative process will take.
j. Ruth asks about advertising to the herald at least once annual
k. Mitchell responds yes one time annually, we would have to advertise, notifying the public that our legal ads for general purposes are located in the Miami-Dade County website. Several other adjacent municipalities across the county are already participating in this with Miami-Dade County. Hialeah and Miami Gardens are in the list of seven (7) or eight (8).
l. Gregory Thomas asks about the cost avoidance numbers, does it include the cost to maintain this. I assume you have to have a staff member run this by whoever needs to see it. Was that expense included?
m. Mitchell responds so as far as what staff has on the table on the screen. The Miami Dade County website, that number includes, I believe, three (3) seats for Planning and Zoning staff to post those legal ads on the Miami Dade County Website and then the annual advertisement with the Miami Herald. In terms of legislative items, those would be the only costs on an annual basis. For Zoning applicants, the Land Development Fee Schedule allows the city to charge actual fees for the advertisement, so currently that's under seventeen hundred dollars ($1,700) per ad with the Miami Herald and an additional two hundred dollars ($200) for processing a legal ad. That administrative processing fee would be retained in the process. Given the value of the processing fee and the use of the website for both legislative and zoning applications its possible that would be the only fee the two hundred dollars ($200) but that has to be evaluated once we get the real numbers.

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Motion made at 7:10 PM for approval by Gregory Thomas and was seconded by Julian Kreisberg.

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

IV. Workforce and Hero Housing Ordinance

a. Zafar Ahmed, Community Development Director, presents at 7:12 PM
b. Daniel asks how it will be enforced.
c. Zafar responds before the rent agreement is signed by the developer or property manager, they have to send the application to Community Development for employment verification. Once they are verified, they can qualify for the rent.
d. Daniel asks so for each applicant they would send the city information once a year?
e. Zafar responds once a year. If there are 20 units we have to certify that the applicants qualify for the rent. These include police, doctors, nurses, teachers qualify for this program.
f. Daniel responds so basically what you're doing is incentivizing the developer to introduce smaller size units into the marketplace?
g. Zafar responds yes so that their development would have additional units dedicated to workforce housing.
h. Daniel asks smaller?
i. Zafar responds smaller up to three (3) bedrooms would be considered as one (1), two (2) bedrooms would be point seven five (.75), one (1) bedroom would be point five (.5) or studio.
j. Daniel asks how would this impact or would it impact condominium sales?
k. Zafar responds this is not a sale program, it's a rental program, a density bonus program. We are not offering any other incentive.
l. Daniel asks how this compares with live local act?

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m. Zafar responds live local act is something different because it takes into consideration maximum densities. It allows developers to build at the highest possible densities within a certain area. This is only valid in the mixed-use districts. We cannot exceed the densities in those areas or the height. Within the current requirements, we are proposing a way to provide additional units that will be affordable.
n. Daniel asks about streamlining the permit process and the amount of time it takes to get a project off the ground. Does this address that?
o. Zafar responds there is a separate incentive program, an ordinance that I'm working with the city commission that will introduce something to that effect but this is strictly a bonus program. It's not about development fees or rebates or financial incentives.
p. Daniel Heisler asks and it works in Orlando?
q. Zafar responds that there is one in Orlando and one in Fort Lauderdale. I did some research that developers have introduced, and it's working.
r. Daniel says when you chop things up, I'm not crazy about the whole thing. When you make things smaller, it actually adds costs to the development.
s. Zafar responds it's not chopping after the fact. It's the additional units that are a proportionate size but are smaller than the regular sizes.
t. Daniel says I'm in commercial real estate, when I have a big space and I have to divide the space into smaller spaces. It's much more costly. The walls, kitchens, bathrooms, and all this stuff are going to cost more for the additional units.
u. Zafar responds that cost is a different factor. This is about additional units. How do you provide units within the same capacity that is approved?
v. Daniel says you want to encourage the developer to offer a lower rate for those who meet the criteria, but in order to do that, you have to lower the cost of the development somehow. So the developer can afford to do the workforce housing.
w. Zafar responds agreed, commissioner Chernoff has an initiative in place. It was already considered in a prior commission meeting; it required some additional work, and the commission has sent it

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back to us for further revision. The commission is aware that this is an issue. This is strictly to provide additional units within the requirements.

x. Ruth asks will a one-bedroom in the workforce housing be the same size as a market rate one-bedroom?
y. Zafar responds yes, that is one of the criteria, it has to be the same specifications, same sizes, same finishes no different from any market rate unit. It also must be found and accessed like any market rate unit.
z. Ruth asks let's say the development would have one hundred units (100), they would now be able to have one hundred and thirty units because the one bedrooms would be counted as halves. So all the units in the development are going to be smaller because you're cramming more units in the same footprint. So a one bedroom that is one thousand (1000) square feet is going to be eight fifty (850)?
aa. Zafar responds They are both going to be the same size, it doesn't change that.
bb. Ruth asks about the Building Department enforcing this.
cc. Zafar responds its not the Building Department, it's the Community Development Department. It's an agreement that the property manager has to sign with the city
dd. Mark says that their selling point is that there are going to be upfront costs, and it's going to be 20 years of having to be subject to this program. After that period, you can go market rate. City of Miami down in Brickell is doing this by increasing the height of the building.
ee. Zafar says this program is to find a solution and work with the limitations we have based on infrastructure and development needs
ff. Joseph Geller, City Attorney, says that from a developer's perspective, what is going to raise the cost for a developer is going to increase height. As long as the footprint and height remain the same, there will be no additional costs for the developers. There are going to be other funds available for the fact that their incorporating workforce housing into their development. The additional cost savings will come in the form of tax abatements and other incentives that are available locally, state level, and federally for including workforce housing. Eventually, in 20 years

DRAFT

when the units go market rate, there will be an increase in revenue due to the additional units.

gg. Mark asks about the summary in the provision in subsection 3 which talks about bonus density requirements. It states that they are capped at thirty percent (30%) for two-thirds of the bonus units to be affordable or hero housing.

hh. Zafar responds that they can't just have proportional units and then unlimited. They cannot have more than thirty percent (30%) allocated to the workforce. So if there is a 200-unit development, thirty percent of those units can be allocated for workforce housing. With this proportionate density, you can add another fifteen(15) or twenty (20) units within that envelope.

Motion made at 7:45 PM to accept by Julian Kreisberg and was seconded by Gregory Thomas

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	NO
Julian Kreisberg	YES
Gregory Thomas	YES

V. Land Development Fee Study

a. Mitchell Austin presents at 6:16 PM

b. Julian Kreisberg asks if we are just accepting this study but were not putting it into effect.

c. Mitchell Austin responds the resolution is to accept, if the mayor and city commission adopt the resolution accepting the study. The implementation that is called for in the resolution, directs the city manager and his staff to draft a revised ordinance to be considered by the mayor and city commission to enact the study's findings.

d. Mark asks if it will be presented with the figures that are attached as Exhibit A, Correct?

DRAFT

e. Mitchell Austin responds Correct.
f. Mark asks and is this whole impartial, or can we make recommendations if we want but can the city commission also make changes to the findings that Raftelis came up with? I'm reading in the little summary and it says they look at municipalities throughout the country and my concern is are we also in line with local municipalities, are we in line with what we're seeing in Dade and Broward Counties?
g. Mitchell Austin responds the study parameters, and the consultant can speak to this in depth at the city commission meeting. Unfortunately, the way the contract was structured, we only have one presentation from them. The consultant works nationwide and internationally to some extent. They have a database of all these things and do perform extensive work in the state of Florida and within south Southeast Florida to Miami-Dade, Broward, and Palm Beach Counties. So they do have relevant data to look at. The final calculation on how the fees are supposed to be structured are based on the individual process or processes that we as staff laid out for them in the interview they did of our staff to determine how things move through the process from submittal to approval of city commission.
h. Mark says so they are able to compare the workflow of the process in comparison to what's actually being charged from other municipalities to come up with some type of equation that takes into account both factors.
i. Mitchell Austin responds what the comparison with other Municipalities is regarding, does our process seem reasonable, is it similar to those. Our costs are directly derived based on the total compensation hourly rate that our employees are receiving.
j. Daniel asks about the cost of the study.
k. Mitchell responds I don't have that figure off the top of my head. This purchase order for this study was also combined with land development fees and building permit fees. There was some policy question regarding the building department enterprise fund, to building permit portion of this project is nowhere near close to complete. So the total project is somewhere in the order of one hundred fifty thousand dollars ($150,000) but I'm not sure what percentage of that this study presents. I can get that answer for you and provide it to the board members via email. So it's the

DRAFT

smaller portion of the purchase order because this part of the project was less complicated than the Building permit fee portion.

l. Daniel asks if it would make sense to tie an increase of the fees to CPI every year or every x number of years?

m. Mitchell responds that it is not documented in the information that you received because we are still receiving more information from the consultant even as late as Friday of last week. That's part of their recommendation is to tie this in some way to increases, not necessarily into CPI but into the direct employment costs that we have on an annual basis. Then have a comprehensive five (5) year look, which given the data tables that we have as part of the deliverables from the consultant, we can actually do that in-house.

Motion made at 6:32 PM for approval by Julian Kreisberg and was seconded by Daniel Heisler

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

7. Discussion

I. Miami-Dade County Local Mitigation Strategy

a. Mitchell presents at 7:47 PM

8. Staff Comments

DRAFT

9. Upcoming Meeting

The next Planning & Zoning Board meeting is scheduled for Monday, December 8, 2025

10. Adjournment

DRAFT

North Miami Beach

2025 Land Development Fee Study

Planning and Zoning Fees

DRAFT REPORT / November 6, 2025

RAFTELIS

RAFTELIS

November 6, 2025

The Honorable Mayor and
Commission Members of the City of North Miami Beach
17011 NE 19th Ave
North Miami Beach, FL 33162

Subject: **2025 Planning and Zoning Fee Study**

Ladies and Gentlemen:

Raftelis Financial Consultants, Inc. ("Raftelis") has completed its evaluation of the planning and zoning fees for the City of North Miami Beach (the "City") and has summarized the results of our analyses, assumptions, recommendations, and conclusions in this report, which is submitted for your consideration. The purpose of our analysis was to evaluate some of the City's planning and zoning fees charged by the Planning and Zoning Division to evaluate the actual cost to the City as compared to the amount currently being charged to customers, and to make recommendations as to the level of fees that should reasonably be in effect consistent with i) the manpower involved in physically doing the work associated with the fee; ii) the cost of vehicles and equipment used; and iii) City management objectives.

The proposed miscellaneous fees are intended to meet a number of goals and objectives:

1. Planning and zoning fees, where applicable, should be sufficient to recover the cost incurred by the City to perform the necessary work needed.

2. Planning and zoning fees, where applicable, should disincentivize continual illegal acts.

Based on the information provided by the City and the assumptions and considerations outlined in this report, which should be read in its entirety, we are recommending that all planning and zoning fees that were under review be increased to meet the current cost of labor, equipment and vehicles used that in incurred by the City. Raftelis considers the proposed miscellaneous fees to be cost-based, based on local costs, and reasonable.

(Remainder of page intentionally left blank)

We appreciate the opportunity to be of service to the City and would like to thank the City staff for their assistance and cooperation during the preparation of this study.

Sincerely,

RAFTELIS FINANCIAL CONSULTANTS, INC.

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Contents

Executive Summary 1

Miscellaneous Charges – General 1

Administrative Waiver Application Fee 2
Film Permit Application Fee 3
Banner Sign Permit 3
Tree Removal Application Fee 4
Certificate of Placement 4
Basic Filing Fee 5
Rezoning Applications & Planned Unit Development (PUD) 5
Rezoning Request for Continuance and Rehearing (by Applicant) 6
Conditional use and Non-use Variance Applications 6
Site Plan Use Review 7
Site Plan Revisions 8
Technical Review of Applications for Development (TRAD) 8
Plat Approval 9
Request to Vacate Street 9
Administrative Site Plan Expiration Extension Request 10
Executive order Extension Request (per Year) 10
Non-Administrative Site Plan expiration extension requests (per Year) 11
Variance Extensions Not Included in Subsection (a) 11
Alcoholic Beverage License Application Processing 12
Interlocal Agreement Processing Fee 12
Zoning Letter 13
Restrictive Covenants, Easements or Development Agreements 13
Modification or release of restrictive covenants, easements or development agreements and modification of resolutions 14
Unity of Title or Release of Unity of Title 14
Special Limited Conditional Uses Application 15
Comprehensive Plan and Land Development Code Amendments 16

Conclusions and Recommendations 17

Tables

Table 1 Summary of Existing and Proposed Planning and Zoning Fees ..... [*]
Table 1A-1N Calculation of Planning and Zoning Fees ..... [*]
Table 2 Development of Direct labor Overhead Factors ..... [*]
Table 3 Development of Direct Labor Rates ..... [*]

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Executive Summary

The City of North Miami Beach (the "City") commissioned Raftelis Financial Consultants, Inc. to undertake a comprehensive, formal review of its service fees charged by the Planning and Zoning Division, noting that these rates had not been updated since 2021. The fundamental goal of the study was to accurately determine the full cost of providing various customer-specific land development and planning and zoning services and to recommend updated, cost-based fees to ensure equitable cost recovery and meet current financial objectives. The scope of the study encompassed over 40 distinct fees, including charges for administrative waivers, plan review, zoning applications, site plan approvals, and various extensions. The methodology employed was based on a detailed cost-of-service analysis, which included extensive interviews with staff from the Planning and Zoning Division to quantify the direct time, resources, materials, and equipment required for each service. This granular data was used to calculate fully loaded costs, incorporating comprehensive allowances for direct labor overhead, departmental supervision, and contingencies.

The analysis revealed significant disparities between the existing fee structure and the actual cost of providing services. A critical finding was that complex, staff-intensive services, such as Rezoning, Site Plan Use Review, and Plat Approval, are substantially underpriced, often costing the City four times the current fee. For example, the calculated cost for Rezoning (Single-Family) is $2,485, compared to the existing $500.00 fee. Conversely, several existing administrative and high-level application fees were found to significantly over-recover costs; for instance, the Special Limited Conditional Uses Application fee of $4,000.00 has a calculated cost of only $1,300.

Based on these findings, Raftelis recommends a strategic recalibration of the fee schedule to ensure charges accurately reflect the full cost of service delivery. This modernization effort involves carefully adjusting various rates. For instance, services that require significant staff and resources will see necessary increases to achieve cost recovery (e.g., updating the Basic Filing Fee from $500.00 to $935.00). Conversely, to promote internal fairness, administrative services that were found to be substantially overstated will see significant reductions (e.g., decreasing the Executive Order Extension Request fee from $2,500.00 to $270.00). Implementing these cost-based recommendations is essential for establishing a financially sustainable and equitable fee structure.

Miscellaneous Charges – General

The City's Planning and Zoning Division provides a wide array of specific services that are typically initiated by customer requests or necessitated by specific customer actions, such as applications, site plan reviews, and land development requests. The City assesses service or cost recovery fees for these customer-specific activities, which is a customary practice in the industry and should be continued to ensure equitable cost recovery. Based on the detailed information provided by the City regarding the estimated time and resources involved by staff to perform or address these services, the materials incurred, and the equipment required, an update to the miscellaneous charges is recommended to promote the full recovery of costs. Each proposed miscellaneous planning and zoning fee will be discussed individually, with its detailed cost breakdown and recommended fee presented in a dedicated table within the following subsections.

The City's existing planning and zoning fee schedule was adopted in 2021 by ordinance 2021-12. Given the substantial increases in labor and operating costs since the fees were last updated (particularly up to the current

year, 2025), the City retained Raftelis Financial Consultants, Inc. to perform a formal review of these fees. This review aimed to assist City staff in: i) accurately determining the cost of providing the various planning and zoning services; and ii) recommending updated policies and fees to ensure they are cost-based and meet current financial objectives.

As part of our review, Raftelis performed the following tasks:

- We conducted extensive interviews with Planning and Zoning Division staff performing the planning and zoning services; ii) the estimated time involved to complete each service, drawing from historical data and recent experience; iii) customer service involvement in processing requests; iv) vehicles and equipment utilized; and v) materials and supplies required. This information was incorporated into our detailed cost calculations.

- To ensure full cost recovery, we examined the calculation methodology for hourly rates. The personnel rate was derived by utilizing the midpoint of the salary range for each position and then factoring in benefits to cover all associated employment costs. Rates for vehicles and equipment were based on established municipal costing standards. This process often references consistent, published external benchmarks, specifically the Federal Emergency Management Agency (FEMA) schedules, which are widely used by public agencies to establish reliable figures for operational reimbursement and ensure consistent costing across all City components.

- We developed and applied comprehensive supervisory, administrative, and departmental overhead allowances to fully identify the total direct and indirect costs associated with providing these miscellaneous services, ensuring all legitimate costs are considered for recovery.

Each proposed miscellaneous charge will be discussed in detail within its respective subsection, accompanied by a table illustrating its specific cost components and the recommended fee.

Administrative Waiver Application Fee

Description	Administrative Waiver Application Fee
Totals for Direct Planning and Zoning Division Activity	$172.46
Direct Labor Overhead Allowance	25.87
Direct Departmental Supervision Overhead Allowance	25.87
Contingency Allowance	9.92
Total Costs	$234.12
Recommended Rate	**$230.00**
Existing Rate	$250.00
Change In fee	**$(20.00)**

This fee is applied for processing administrative waiver applications, covering the City's internal procedures from initial request intake and document review to interdepartmental coordination and final verification. The existing fee for administrative waiver applications is $250.00. Based on the evaluation of estimated personnel

time across Planning and Zoning Division staff positions, their current hourly rates, direct labor overhead, departmental supervision, and allocated general overhead costs, the total calculated cost for providing this service is $234.12. The recommended fee is $230.00, representing a reduction from the existing charge. This adjustment ensures the fee aligns with the current identified costs for processing administrative waivers, as further refined by policy objectives.

Film Permit Application Fee

Description	Film Permit Application Fee
Totals for Direct Planning and Zoning Division Activity	$457.98
Direct Labor Overhead Allowance	68.70
Direct Departmental Supervision Overhead Allowance	68.70
Contingency Allowance	26.33
Total Costs	$621.71
Recommended Rate	**$620.00**
Existing Rate	$300.00
Change In fee	**$320.00**

The Film Permit Application fee covers the City's Planning and Zoning Division activities for overseeing and coordinating filming projects, which involve reviewing proposals, coordinating with various City departments, managing logistics, and ensuring regulatory compliance. This fee is currently $300.00, but the calculated cost for the City to provide this service is $621.71. As such, we recommend increasing the fee to $620.00. This adjustment aims to align the fee with the identified costs for processing film permit applications, as further refined by City policy objectives.

Banner Sign Permit

Description	Banner Sign Permit
Totals for Direct Planning and Zoning Division Activity	$39.72
Direct Labor Overhead Allowance	5.96
Direct Departmental Supervision Overhead Allowance	5.96
Contingency Allowance	2.28
Total Costs	$53.92
Recommended Rate	**$50.00**
Existing Rate	$50.00
Change In fee	**$-**

The Banner Sign Permit fee covers the City's Planning and Zoning Division activities for processing and managing requests related to temporary banner signs. This typically involves receiving applications, handling

payments, conducting initial intake reviews, ensuring documentation is recorded, and providing copies to the applicant. This fee is currently $50.00, but the calculated cost for the City to provide this service is $53.92. As such, we recommend reducing the fee to $50.00. This adjustment aligns the fee with the current identified costs for processing banner sign permits, as further refined by City policy objectives.

Tree Removal Application Fee

Description	Tree Removal Application Fee
Totals for Direct Planning and Zoning Division Activity	$86.65
Direct Labor Overhead Allowance	13.00
Direct Departmental Supervision Overhead Allowance	13.00
Contingency Allowance	4.98
Total Costs	$117.63
Recommended Rate	**$115.00**
Existing Rate	$25.00
Change In fee	**$90.00**

The Tree Removal Application fee covers the City's Planning and Zoning Division activities for processing requests for tree removal. This includes receiving and reviewing the application and related paperwork, processing payments, inputting information into the system, and an Urban Forester's review of documents. This fee is currently $25.00, but the calculated cost for the City to provide this service is $117.63. As such, we recommend increasing the fee to $115.00. This adjustment aims to align the fee with the current identified costs for processing tree removal applications.

Certificate of Placement

Description	Certificate of Placement (Residential)	Certificate of Placement (Commercial)
Totals for Direct Planning and Zoning Division Activity	$27.72	$27.72
Direct Labor Overhead Allowance	4.16	4.16
Direct Departmental Supervision Overhead Allowance	4.16	4.16
Contingency Allowance	1.59	1.59
Total Costs	$37.63	$37.63
Recommended Rate	**$35.00**	**$35.00**
Existing Rate	$25.00	$50.00
Change In fee	**$10.00**	**$(15.00)**

The Certificate of Placement fees, for both residential and commercial applications, cover the City's Planning and Zoning Division activities for processing these requests. This typically includes receiving requests and

payments, handling application documents, inputting information into the system, and reviewing associated documents. For both types of certificates, the calculated cost for the City to provide this service is $37.63. The existing fee for residential certificates is $25.00, and the recommended rate is $35.00. For commercial certificates, the existing fee is $50.00; we recommend reducing this fee to $35.00. These adjustments ensure both fees align with the current identified costs for processing their respective certificates.

Basic Filing Fee

Description	Basic Filing Fee
Totals for Direct Planning and Zoning Division Activity	$691.69
Direct Labor Overhead Allowance	103.75
Direct Departmental Supervision Overhead Allowance	103.75
Contingency Allowance	39.77
Total Costs	$938.96
Recommended Rate	**$935.00**
Existing Rate	$500.00
Change In fee	**$435.00**

The Basic Filing Fee covers the initial administrative processing for various land development applications by the City's Planning and Zoning Division. This typically involves receiving and reviewing requests, processing payments, handling the application intake and document management, conducting an initial staff plan review, and coordinating with the applicant. This fee is currently $500.00, but the calculated cost for the City to provide this service is $938.96. As such, we recommend increasing the fee to $935.00. This adjustment aligns the fee with the current identified costs for basic land development application processing.

Rezoning Applications & Planned Unit Development (PUD)

Description	Single-Family or Two-Family Zoning Districts	Multifamily, Mixed Use or Business Zoning Districts	Planned Unit Development (PUD)
Totals for Direct Planning and Zoning Division Activity	$1,832.19	$1,832.19	$1,832.19
Direct Labor Overhead Allowance	274.83	274.83	274.83
Direct Departmental Supervision Overhead Allowance	274.83	274.83	274.83
Contingency Allowance	105.35	105.35	105.35
Total Costs	$2,487.20	$2,487.20	$2,487.20
Recommended Rate	**$2,485.00**	**$2,485.00**	**$2,485.00**
Existing Rate	$500.00	$1,500.00	$3,000.00
Change In fee	**$1,985.00**	**$985.00**	**$(515.00)**

These fees cover the City's Planning and Zoning Division activities for processing complex land use requests, including rezoning applications and planned unit developments. The process involves significant staff time for tasks such as initial application intake and review, detailed plan review by a Senior Planner, extensive Director review of documents, multiple TRAD meetings, presentations at Planning and Zoning Board meetings, and City Council meetings. Based on an evaluation of these operational efforts, the calculated cost for the City to provide this service is $2,487.20 for all three application types.

For Single-Family or Two-Family Zoning Districts, the existing fee is $500.00. We recommend increasing this fee to $2,485.00 to align with the current identified costs. For Multifamily, Mixed Use or Business Zoning Districts, the existing fee is $1,500.00. We recommend increasing this fee to $2,035.00. Finally, for Planned Unit Development (PUD) applications, the existing fee is $3,000.00. We recommend reducing this fee to $2,485.00. These adjustments ensure all three application fees align with the calculated costs for providing the necessary planning and administrative services.

Rezoning Request for Continuance and Rehearing (by Applicant)

Description	Request for Continuance (by Applicant)	Request for Rehearing
Totals for Direct Planning and Zoning Division Activity	$-	$-
Direct Labor Overhead Allowance	-	-
Direct Departmental Supervision Overhead Allowance	-	-
Contingency Allowance	-	-
Total Costs	$-	$ -
Recommended Rate	**$100.00**	**$100.00**
Existing Rate	$100.00	$100.00
Change In fee	**$-**	**$-**

These fees are applied when an applicant requests to reschedule or extend a hearing or formally requests a reconsideration of a decision. Both serve as administrative charges to manage the logistical and procedural adjustments initiated by the applicant. An evaluation of operational efforts did not identify direct calculated costs for providing these specific services. For both the Request for Continuance and the Request for rehearing, the existing fee is $100.00. As such, we recommend maintaining both fees at $100.00. These rates continue to address the administrative context of managing such procedural requests.

Conditional use and Non-use Variance Applications

Description	Conditional Use Applications	Non-use Variance Applications
Totals for Direct Planning and Zoning Division Activity	$559.48	$559.48
Direct Labor Overhead Allowance	83.92	83.92
Direct Departmental Supervision Overhead Allowance	83.92	83.92
Contingency Allowance	32.17	32.17

Total Costs	$759.49	$759.49
Recommended Rate	$755.00	$755.00
Existing Rate	250.00	500.00
Change In fee	335.00	85.00

These fees cover the City's Planning and Zoning Division activities for processing conditional use and non-use variance applications, which involve navigating complex land use considerations. This process typically includes reviewing application details, conducting staff analysis, preparing for and participating in public hearings (such as Planning and Zoning Board meetings), and coordinating various approvals. These efforts represent the operational costs incurred by the City to manage such requests.

Site Plan Use Review

Description	Site Plan Review
Totals for Direct Planning and Zoning Division Activity	$910.26
Direct Labor Overhead Allowance	136.54
Direct Departmental Supervision Overhead Allowance	136.54
Contingency Allowance	52.34
Total Costs	$1,235.68
Recommended Rate	**$1,235.00**
Existing Rate	$500.00
Change In fee	**$735.00**

The Site Plan Use Review fee covers the City's Planning and Zoning Division activities for processing residential, non-resident, and mixed-use site plan applications. This process involves thorough review of proposed plans, ensuring compliance with zoning regulations and development standards, coordinating with relevant City departments, and managing the administrative steps from application intake to final review. This fee is currently $500.00, but the calculated cost for the City to provide this service is $1,235.68. As such, we recommend increasing the fee to $1,235.00. This adjustment aligns the fee with the current identified costs for site plan use reviews.

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Site Plan Revisions

Description	Site Plan Revisions (Minor)	Site Plan Revisions (Major)
Totals for Direct Planning and Zoning Division Activity	$656.54	$2,153.79
Direct Labor Overhead Allowance	98.48	323.07
Direct Departmental Supervision Overhead Allowance	98.48	323.07
Contingency Allowance	37.75	123.84
Total Costs	$891.25	$2,923.77
Recommended Rate	**$890.00**	**$2,920.00**
Existing Rate	$400.00	$3,000.00
Change In fee	**$490.00**	**$(80.00)**

The Site Plan Revisions fees cover the City's Planning and Zoning Division activities required to process modifications to approved site plans. This involves reviewing revised documents, conducting additional staff analysis, and updating records, with major revisions typically requiring more extensive review and coordination, including potential TRAD or board meetings. For minor revisions, the fee is currently $400.00, but the calculated cost for the City to provide this service is $891.25. As such, we recommend increasing the fee to $890.00. For major revisions, the fee is currently $3,000.00, but the calculated cost is $2,923.77. As such, we recommend reducing this fee to $2,920.00. These adjustments ensure both fees align with the current identified costs for processing their respective site plan revisions.

Technical Review of Applications for Development (TRAD)

Description	TRAD (All Administrative Requests)
Totals for Direct Planning and Zoning Division Activity	$656.54
Direct Labor Overhead Allowance	98.48
Direct Departmental Supervision Overhead Allowance	98.48
Contingency Allowance	37.75
Total Costs	$891.25
Recommended Rate	**$890.00**
Existing Rate	$500.00
Change In fee	**$390.00**

The Technical Review of Applications for Development (TRAD) fee covers the City's Planning and Zoning Division activities for a formal technical review process applicable to various administrative requests. This involves multiple stages, including preliminary meetings, detailed review of proposals, official TRAD meetings, preparation of approval letters, and comprehensive administrative coordination. This fee is currently $500.00, but the calculated cost for the City to provide this service is $891.25. As such, we

recommend increasing the fee to $890.00. This adjustment aims to align the fee with the current identified costs for providing TRAD services.

Plat Approval

Description	Plat Approval - Tentative	Plat Approval - Final Plat
Totals for Direct Planning and Zoning Division Activity	$891.78	$1,392.18
Direct Labor Overhead Allowance	133.77	208.83
Direct Departmental Supervision Overhead Allowance	133.77	208.83
Contingency Allowance	51.28	80.05
Total Costs	$1,210.60	$1,889.89
Recommended Rate	**$1,210.00**	**$1,885.00**
Existing Rate	$3,000.00	$500.00
Change In fee	**$(1,790.00)**	**$1,385.00**

The Plat Approval fees cover the City's Planning and Zoning Division activities for processing subdivision plans through both tentative and final stages. This involves reviewing comprehensive development proposals, ensuring compliance with zoning and land use regulations, coordinating interdepartmental feedback, and managing the administrative steps for formal approval. The existing fee for a Tentative Plat is $3,000.00, but the calculated cost for the City to provide this service is $1,210.60. As such, we recommend reducing the fee to $1,210.00. For a Final Plat, the fee is currently $500.00, while the calculated cost for the City is $1,889.89. As such, we recommend increasing this fee to $1,885.00. These adjustments aim to align both fees with the current identified costs for processing plat approvals.

Request to Vacate Street

Description	Vacate Street/Alley/Easement Request
Totals for Direct Planning and Zoning Division Activity	$1,024.39
Direct Labor Overhead Allowance	153.66
Direct Departmental Supervision Overhead Allowance	153.66
Contingency Allowance	58.90
Total Costs	$1,390.61
Recommended Rate	**$1,390.00**
Existing Rate	$2,000.00
Change In fee	**$(610.00)**

The Request to Vacate Street/Alley/Easement fee covers the Planning and Zoning Division's work to formally vacate public rights-of-way or easements. This process typically involves a thorough review of the request, coordinating with different City departments, managing public hearing processes (including Planning and

Zoning Board and City Council meetings), and handling all administrative and legal documentation. This fee is currently $2,000.00, but the calculated cost for the City to provide this service is $1,390.61. As such, we recommend reducing the fee to $1,390.00. This adjustment brings the fee in line with the current identified costs for processing these requests.

Administrative Site Plan Expiration Extension Request

Description	Administrative Site Plan Expiration Extension Request
Totals for Direct Planning and Zoning Division Activity	$201.84
Direct Labor Overhead Allowance	30.28
Direct Departmental Supervision Overhead Allowance	30.28
Contingency Allowance	11.61
Total Costs	$274.01
Recommended Rate	**$270.00**
Existing Rate	$1,250.00
Change In fee	**$(980.00)**

The Administrative Site Plan Expiration Extension Request fee covers the City's Planning and Zoning Division activities for processing requests to extend the expiration of approved site plans. This involves receiving the request and payment, reviewing existing documentation, updating records, and managing the administrative steps to formalize the extension. This fee is currently $1,250.00, but the calculated cost for the City to provide this service is $274.01. As such, we recommend reducing the fee to $270.00. This adjustment brings the fee in line with the current identified costs for processing administrative site plan expiration extension requests.

Executive order Extension Request (per Year)

Description	Executive order Extension Request (per Year)
Totals for Direct Planning and Zoning Division Activity	$201.84
Direct Labor Overhead Allowance	30.28
Direct Departmental Supervision Overhead Allowance	30.28
Contingency Allowance	11.61
Total Costs	$274.01
Recommended Rate	**$270.00**
Existing Rate	$2,500.00
Change In fee	**$(2,230.00)**

The Executive order Extension Request fee covers the City's Planning and Zoning Division activities for processing annual requests to extend executive orders. This administrative process includes receiving

applications and payments, reviewing documentation, inputting information into the system, and managing the necessary coordination to formalize the extension.

The fee for an Executive order Extension Request is currently $2,500.00, but the calculated cost for the City to provide this service is $274.01. As such, we recommend reducing the fee to $270.00. This adjustment brings the fee in line with the current identified costs for processing executive order extension requests.

Non-Administrative Site Plan expiration extension requests (per Year)

Description	Non-Administrative Site Plan expiration extension requests (per Year)
Totals for Direct Planning and Zoning Division Activity	$12.32
Direct Labor Overhead Allowance	1.85
Direct Departmental Supervision Overhead Allowance	1.85
Contingency Allowance	0.71
Total Costs	$16.73
Recommended Rate	**$2,500.00**
Existing Rate	$2,500.00
Change In fee	**$-**

This fee is for processing non-administrative site plan expiration extension requests, covering the limited Planning and Zoning Division staff activities involved in managing these procedural extensions. These activities typically focus on application intake and basic record updates required to formalize the extension.
The fee for a Non-Administrative Site Plan expiration extension request is currently $2,500.00. The calculated cost for the City to provide this service is $16.73. We recommend maintaining the fee at $2,500.00. This recommendation keeps the current charge for these non-administrative requests.

Variance Extensions Not Included in Subsection (a)

Description	Other Variance Extensions per Extension Plus Cost Recovery
Totals for Direct Planning and Zoning Division Activity	$-
Direct Labor Overhead Allowance	-
Direct Departmental Supervision Overhead Allowance	-
Contingency Allowance	-
Total Costs	$-
Recommended Rate	**$250.00**
Existing Rate	$250.00
Change In fee	**$-**

The fee for Variance Extensions not included in Subsection (a) is an administrative charge applied for extending other types of variances. This fee covers the procedural aspects of managing these extensions. An evaluation of operational efforts did not identify direct calculated costs for this service. The existing fee for these variance extensions is $250.00. As such, we recommend maintaining the fee at $250.00. This rate continues to address the administrative context of managing such requests.

Alcoholic Beverage License Application Processing

Description	Alcoholic Beverage License Application Processing
Totals for Direct Planning and Zoning Division Activity	$85.29
Direct Labor Overhead Allowance	12.79
Direct Departmental Supervision Overhead Allowance	12.79
Contingency Allowance	4.90
Total Costs	$115.77
Recommended Rate	**$115.00**
Existing Rate	$200.00
Change In fee	**$(85.00)**

Processing an Alcoholic Beverage License Application involves various steps by the City's Planning and Zoning Division to ensure proper review and compliance. These activities include receiving the application, conducting necessary background or zoning verifications, coordinating with state licensing authorities, and managing administrative tasks to facilitate the local approval process. The fee for this service helps recover the specific operational costs associated with these efforts.

The existing fee for Alcoholic Beverage License Application Processing is $200.00. The calculated cost for the City to provide this service is $115.77. As such, we recommend reducing the fee to $115.00. This adjustment aligns the fee with the current identified costs for processing alcoholic beverage license applications.

Interlocal Agreement Processing Fee

Description	Interlocal Agreement Processing Fee
Totals for Direct Planning and Zoning Division Activity	$-
Direct Labor Overhead Allowance	-
Direct Departmental Supervision Overhead Allowance	-
Contingency Allowance	-
Total Costs	$-
Recommended Rate	**$250.00**
Existing Rate	$250.00
Change In fee	$-

The Interlocal Agreement Processing Fee is applied for the City's administrative efforts involved in establishing or reviewing interlocal agreements. This fee helps manage the procedural and coordination aspects of these agreements. An evaluation of operational efforts did not identify direct calculated costs for this service. The existing fee for Interlocal Agreement Processing is $250.00. As such, we recommend maintaining the fee at $250.00. This rate continues to address the administrative context of managing such agreements.

Zoning Letter

Description	Zoning Verification Letter	Zoning Letter with Research	Zoning Letter with Research (Additional per hour)
Totals for Direct Planning and Zoning Division Activity	$85.29	$104.88	$27.36
Direct Labor Overhead Allowance	12.79	15.73	4.10
Direct Departmental Supervision Overhead Allowance	12.79	15.73	4.10
Contingency Allowance	4.90	6.03	1.57
Total Costs	$115.77	$142.37	$37.13
Recommended Rate	**$115.00**	**$140.00**	**$35.00**
Existing Rate	$100.00	$100.00	$50.00
Change In fee	**$15.00**	**$40.00**	**$(15.00)**

These fees cover the City's Planning and Zoning Division activities for providing official zoning information. This includes basic zoning verification letters, as well as more involved zoning letters that require research into specific property regulations or historical data. For a Zoning Verification Letter, the fee is currently $100.00, but the calculated cost for the City to provide this service is $115.77. As such, we recommend reducing the fee to $115.00. For a Zoning Letter with Research, the fee is currently $100.00, but the calculated cost is $142.37. As such, we recommend increasing this fee to $140.00. For Additional hours of research, the existing hourly fee is $50.00, while the calculated cost is $37.13. As such, we recommend reducing this hourly fee to $35.00. These adjustments aim to align all fees with the current identified costs for providing zoning letter services.

Restrictive Covenants, Easements or Development Agreements

Description	Restrictive Covenants, Easements or Development Agreements
Totals for Direct Planning and Zoning Division Activity	$-
Direct Labor Overhead Allowance	-
Direct Departmental Supervision Overhead Allowance	-
Contingency Allowance	-
Total Costs	$-
Recommended Rate	**$500.00**
Existing Rate	$500.00
Change In fee	**$-**

The fee for Restrictive Covenants, Easements or Development Agreements is an administrative charge applied for processing the various legal and administrative documents that govern land use and development within the City. This fee helps manage the procedural and record-keeping aspects associated with these agreements. An evaluation of operational efforts did not identify direct calculated costs for this service. The existing fee for processing these agreements is $500.00. As such, we recommend maintaining the fee at $500.00. This rate continues to address the administrative context of managing such agreements.

Modification or release of restrictive covenants, easements or development agreements and modification of resolutions

Description	Mod/Release of Covenants, Easements, Agreements & Resolutions
Totals for Direct Planning and Zoning Division Activity	$-
Direct Labor Overhead Allowance	-
Direct Departmental Supervision Overhead Allowance	-
Contingency Allowance	-
Total Costs	$ -
Recommended Rate	**$250.00**
Existing Rate	$250.00
Change In fee	**$-**

This fee is applied for the City's administrative efforts in processing the modification or release of restrictive covenants, easements, development agreements, and related resolutions. This charge helps manage the necessary legal and administrative procedures, record updates, and coordination required for such alterations to land use regulations. An evaluation of operational efforts did not identify direct calculated costs for this service. The existing fee for processing these modifications or releases is $250.00. As such, we recommend maintaining the fee at $250.00. This rate continues to address the administrative context of managing changes to these governing documents.

Unity of Title or Release of Unity of Title

Description	Unity of Title or Release of Unity of Title
Totals for Direct Planning and Zoning Division Activity	$65.54
Direct Labor Overhead Allowance	9.83
Direct Departmental Supervision Overhead Allowance	9.83
Contingency Allowance	3.77
Total Costs	$88.97
Recommended Rate	**$85.00**
Existing Rate	$100.00
Change In fee	**$(15.00)**

The Unity of Title or Release of Unity of Title fee covers the City's Planning and Zoning Division activities for processing requests related to combining or separating property titles for planning and development purposes. This involves reviewing legal documentation, updating property records, and managing the administrative steps required for these title adjustments. The fee is currently $100.00, but the calculated cost for the City to provide this service is $88.97. As such, we recommend reducing the fee to $85.00. This adjustment brings the fee in line with the current identified costs for processing unity of title requests.

Special Limited Conditional Uses Application

Description	Special Limited Conditional Uses Application
Totals for Direct Planning and Zoning Division Activity	$957.66
Direct Labor Overhead Allowance	143.65
Direct Departmental Supervision Overhead Allowance	143.65
Contingency Allowance	55.07
Total Costs	$1,300.03
Recommended Rate	**$1,300.00**
Existing Rate	$4,000.00
Change In fee	**$(2,700.00)**

The Special Limited Conditional Uses Application fee covers the City's Planning and Zoning Division activities for processing unique or complex conditional use requests. This typically involves extensive review of proposals, coordination with multiple City departments, preparation for and participation in public hearings (such as Planning and Zoning Board and City Council meetings), and comprehensive administrative oversight. The fee for this service is currently $4,000.00, but the calculated cost for the City to provide this service is $1,300.03. As such, we recommend reducing the fee to $1,300.00. This adjustment brings the fee in line with the current identified costs for processing special limited conditional use applications.

(Remainder of page intentionally left blank)

Comprehensive Plan and Land Development Code Amendments

Description	Text Amendments	Future Land Use Map Amendments	Land Development Code Text Amendment
Totals for Direct Planning and Zoning Division Activity	$1,832.19	$1,832.19	$1,832.19
Direct Labor Overhead Allowance	274.83	274.83	274.83
Direct Departmental Supervision Overhead Allowance	274.83	274.83	274.83
Contingency Allowance	105.35	105.35	105.35
Total Costs	$2,487.20	$2,487.20	$2,487.20
Recommended Rate	**$2,485.00**	**2,485.00**	**2,485.00**
Existing Rate	$3,000.00	$750.00	$750.00
Change In fee	**$(515.00)**	**$1,735.00**	**$1,735.00**

These fees cover the City's Planning and Zoning Division activities for processing amendments to the Comprehensive Plan and Land Development Code. This involves extensive staff effort to review the proposed changes, coordinate with various City departments, preparing for and conducting public hearings (including Planning and Zoning Board and City Council meetings), and managing complex administrative and legal documentation. Based on an evaluation of these operational efforts, the calculated cost for the City to provide this service is $2,487.20 for all amendment types.

For Text Amendments, the existing fee is $3,000.00. We recommend reducing this fee to $2,485.00. For Future Land Use Map Amendments and Land Development Code Text Amendments, the existing fee for both is $750.00. We recommend increasing these fees to $2,485.00. These adjustments ensure all recommended fees align with the current identified costs for processing comprehensive plan and land development code amendments.

(Remainder of page intentionally left blank)

Conclusions and Recommendations

Based on the analyses and discussions provided herein, we are of the opinion that:

1. Pursuant to the analysis discussed herein, Raftelis is of the opinion that the proposed planning and zoning fees are reasonable and is based on the estimated local cost for providing labor, the vehicle and equipment costs, and the approximate cost of materials, if any, associated with the service. As such, Raftelis recommends that the City consider the fees as laid out in the above report and shown below.

2. The recommended fees involved a restructuring of the fee schedule in order to streamline fees and remove obsolete language.

3. It is recommended that the City reevaluate their planning and zoning fees every 3-5 years to ensure that they are recouping the full cost to the City to perform the service.

Fee Type	Fee Description	Existing Rate	Recommended Rate
Administrative Waiver Application Fee	Administrative Waiver Application Fee	$250.00	$230.00
Film Permit Application Fee	Film Permit Application Fee	300.00	620.00
Banner Sign Permit	Banner Sign Permit	50.00	50.00
Tree Removal Application Fee	Tree Removal Application Fee	25.00	115.00
Certificate of Placement	Certificate of Placement (Residential)	25.00	35.00
	Certificate of Placement (Commercial)	50.00	35.00
Land Development Fee	Basic Filing Fee	500.00	935.00
Rezoning Applications & Planned Unit Development (PUD)	Single-Family or Two-Family Zoning Districts	500.00	2,485.00
	Multifamily, Mixed Use or Business Zoning Districts	1,500.00	2,485.00
	Planned Unit Development (PUD)	3,000.00	2,485.00
Request for Continuance (by Applicant)	Request for Continuance (by Applicant)	100.00	100.00
Conditional use and Non-use Variance Applications	Conditional Use Applications	-	755.00
	Non-use Variance Applications	-	755.00
Request for Continuance (by Applicant) & Request for rehearing	Request for Continuance (by Applicant)	100.00	100.00
	Request for rehearing	100.00	100.00
Site Plan Use Review	Residential Uses Excluding Single-Family or Two-Family Districts (Minimum)	500.00	1,235.00
Site Plan Revisions	Site Plan Revisions (Minor)	400.00	890.00
	Site Plan Revisions (Major)	3,000.00	2,920.00
Technical Review of Applications for Development (TRAD)	TRAD (All Administrative Requests)	500.00	890.00

Plat Approval	Plat Approval - Tentative Plat	3,000.00	1,210.00
	Plat Approval - Final Plat	500.00	1,885.00
Request to Vacate Street	Vacate Street/Alley/Easement Request	2,000.00	1,390.00
Administrative Site Plan Expiration Extension Request	Administrative Site Plan Expiration Extension Request	1,250.00	270.00
Executive order Extension Request (per Year)	Executive order Extension Request (per Year)	2,500.00	270.00
Non-Administrative Site Plan expiration extension requests (per Year)	Non-Administrative Site Plan expiration extension requests (per Year)	2,500.00	2,500.00
Variance Extensions Not Included in Subsection (a)	Other Variance Extensions per Extension Plus Cost Recovery	250.00	250.00
Alcoholic Beverage License Application Processing	Alcoholic Beverage License Application Processing	200.00	115.00
Interlocal Agreement Processing Fee	Interlocal Agreement Processing Fee	250.00	250.00
Zoning Letter	Zoning Verification Letter	100.00	115.00
	Zoning Letter with Research	100.00	140.00
	Zoning Letter with Research (Additional per hour)	50.00	35.00
Restrictive Covenants, Easements or Development Agreements	Restrictive Covenants, Easements or Development Agreements	500.00	500.00
Modification or release of restrictive covenants, easements or development agreements and modification of resolutions	Mod/Release of Covenants, Easements, Agreements & Resolutions	250.00	250.00
Unity of Title or Release of Unity of Title	Unity of Title or Release of Unity of Title	100.00	85.00
Special Limited Conditional Uses Application	Special Limited Conditional Uses Application	4,000.00	1,300.00
Text Amendments	Text Amendments	3,000.00	2,485.00
Future Land Use Map Amendments	Future Land Use Map Amendments	750.00	2,485.00
Land Development Code Text Amendments	Land Development Code Text Amendments	750.00	2,485.00

City of North Miami Beach
Land Development Fee
Summary Data Table

Mid	<- Salary Assumption
15%	<- Direct Labor Overhead

Fee Description	Existing Fee	Calculated Fee	Difference	Percent Difference
Planning Fees				
Administrative Waiver Application Fee	$ 250.00	**$ 230.00**	$ (20.00)	-8%
Film Permit Application Fee	$ 300.00	**$ 620.00**	$ 320.00	107%
Banner Sign Permit	$ 50.00	**$ 50.00**	$ -	0%
Tree Removal Application Fee	$ 25.00	**$ 115.00**	$ 90.00	360%
Certificate of Placement (Residential)	$ 25.00	**$ 35.00**	$ 10.00	40%
Certificate of Placement (Commercial)	$ 50.00	**$ 35.00**	$ (15.00)	-30%
Land Development Fees				
Basic Filing Fee	$ 500.00	**$ 935.00**	$ 435.00	87%
Rezoning Applications				
Applications involving property or uses proposed to be within single-family or two-family zoning districts	$ 500.00	**$ 2,485.00**	$ 1,985.00	397%
Applications involving property or uses proposed to be within multifamily, mixed use or business zoning districts	$ 1,500.00	**$ 2,485.00**	$ 985.00	66%
Request for Continuance (by Applicant)	$ 100.00	**$ 100.00**	$ -	0%
Planned Unit Development (PUD)	$ 3,000.00	**$ 2,485.00**	$ (515.00)	-17%
Conditional use and Non-use Variance Applications				
Conditional Use Applications	$ -	**$ 755.00**	$ 755.00	0%
Request for Continuance (by Applicant)	$ 100.00	**$ 100.00**	$ -	0%
Request for rehearing	$ 100.00	**$ 100.00**	$ -	0%
Non-use Variance Applications	$ -	**$ 755.00**	$ 755.00	0%
Request for Continuance (by Applicant)	$ 100.00	**$ 100.00**	$ -	0%
Request for rehearing	$ 100.00	**$ 100.00**	$ -	0%
Site Plan Review Applications				
Residential Uses Excluding Single-Family or Two-Family Districts (Minimum)	$ 500.00	**$ 1,235.00**	$ 735.00	147%
Non-Resident Uses (Minimum)	$ 500.00	**$ 1,235.00**	$ 735.00	147%
Mixed Uses (Minimum)	$ 500.00	**$ 1,235.00**	$ 735.00	147%
Site Plan Revisions (Minor)	$ 400.00	**$ 890.00**	$ 490.00	123%
Site Plan Revisions (Major)	$ 3,000.00	**$ 2,920.00**	$ (80.00)	-3%
Technical Review of Applications for Development (TRAD), applicable to all administrative requests	$ 500.00	**$ 890.00**	$ 390.00	78%
Miscellaneous Requests				
Plat Approval - Tentative Plat	$ 3,000.00	**$ 1,210.00**	$ (1,790.00)	-60%
Plat Approval - Final Plat	$ 500.00	**$ 1,885.00**	$ 1,385.00	277%
Request to vacate street, alley, easement or other public place	$ 2,000.00	**$ 1,390.00**	$ (610.00)	-31%
Administrative Site Plan Expiration Extension Request	$ 1,250.00	**$ 270.00**	$ (980.00)	-78%
Executive order Extension Request (per Year)	$ 2,500.00	**$ 270.00**	$ (2,230.00)	-89%
Non-Administrative Site Plan expiration extension requests (per Year)	$ 2,500.00	**$ 2,500.00**	$ -	0%
Variance Extensions Not Included in Subsection (a) per Each Extension plus cost recovery	$ 250.00	**$ 250.00**	$ -	0%
Alcoholic Beverage License Application Processing	$ 200.00	**$ 115.00**	$ (85.00)	-43%
Interlocal Agreement Processing Fee	$ 250.00	**$ 250.00**	$ -	0%
Zoning Verification Letter	$ 100.00	**$ 115.00**	$ 15.00	15%
Zoning Letter with Research	$ 100.00	**$ 140.00**	$ 40.00	40%
Zoning Letter with Research (Additional per hour)	$ 50.00	**$ 35.00**	$ (15.00)	-30%
Restrictive Covenants, Easements or Development Agreements	$ 500.00	**$ 500.00**	$ -	0%
Modification or release of restrictive covenants, easements or development agreements and modification of resolutions	$ 250.00	**$ 250.00**	$ -	0%
Unity of Title or Release of Unity of Title	$ 100.00	**$ 85.00**	$ (15.00)	-15%
Special Limited Conditional Uses Application	$ 4,000.00	**$ 1,300.00**	$ (2,700.00)	-68%
Comprehensive Plan and Land Development Code Amendments				
Text Amendments	$ 3,000.00	**$ 2,485.00**	$ (515.00)	-17%
Future Land Use Map Amendments	$ 750.00	**$ 2,485.00**	$ 1,735.00	231%
Land Development Code Text Amendment	$ 750.00	**$ 2,485.00**	$ 1,735.00	231%

Consent Agenda
9.11.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Hamid Nikvan, NMB Water Director
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-197 Approving an Agreement with Fisher Scientific for the Purchase of Laboratory Equipment, Instruments and Laboratory Supplies (Hamid Nikvan, NMB Water Director)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Memo
- Resolution
- Exhibit A

CITY COMMISSION STAFF REPORT

NMB Water Quality Laboratory

SUBJECT:

Motion to approve and authorize a procurement from **Fisher Scientific** for the purchase of laboratory equipment and supplies in an amount not to exceed **$85,000**, inclusive of materials, delivery, and applicable support.

BACKGROUND:

The NMB Water Quality Laboratory requires updated and additional equipment and consumables to maintain testing capabilities and support regulatory compliance. Fisher Scientific is a leading supplier of scientific instruments, lab materials, and safety equipment widely used in municipal laboratories.

This purchase will allow the lab to replace aging instruments, restock essential consumables, and acquire safety and operational tools critical to daily functions. The procurement includes items such as lab equipment, analytical glassware, reagents, pipettes, incubators, microbiology reagents, all of which support water and wastewater analysis as required by federal and state regulations.

Fisher Scientific is a pre-approved vendor under existing cooperative purchasing agreements and has provided a comprehensive quote for the required materials.

ANALYSIS:

This procurement aligns with the City's goals to:

- Maintain high standards of water quality testing and reporting
- Ensure equipment is up to date, reliable, and capable of meeting increased sample demands
- Reduce delays caused by equipment downtime or insufficient inventory of essential materials

Benefits include:

- Improved testing accuracy and reliability
- Reduced risk of compliance violations due to outdated or insufficient lab resources
- Enhanced staff efficiency through better tools and equipment
- Reduced long-term costs by avoiding emergency purchases and contract lab fees

SCOPE OF PURCHASE:

- Laboratory equipment (e.g., centrifuges, hot plates, balances)
- Lab consumables (e.g., reagents, glassware, pipette tips, standards)
- Safety supplies (e.g., PPE, spill kits, eyewash replacements)
- Delivery and shipping costs
- Vendor-provided technical support and warranties as applicable

FISCAL IMPACT:

Total Not to Exceed: $85,000

- FY25 – 410901-533640 (Lab Equipment): $30,000
- FY25 – 410901-533420 (Shipping & Handling): $1,500
- FY25 – 410901-533520 (Consumables & Safety Supplies): $53,500

General Ledger Acct. Number	Budgeted Amount	Available Amount	Available After Budget Transfer	New Request Amount	Remaining Amount
410901-533640	$81,500	$81,500	N/A	$30,000	$51,500
410901-533520	$37,000	$1,139.00	$54,139	$53,500	$639
410901-533420	$5,000	$2,700	N/A	$1,500	$1,200

Omnia Partners contract #2021002889, Contract Title: General Lab Supplies & Distribution Services

General Services Administration, contract #GS-07F-161BA, Test and Measurement Equipment, Unmanned Scientific Vehicles, Laboratory Instruments, Geophysical and Environmental Analysis Equipment

Funds are available in the current approved laboratory operations budget.

ALTERNATIVES:

- **Do Nothing:** Risk of operational delays, non-compliance, and inefficiencies due to aging or insufficient lab resources.
- **Outsource Testing:** Increases recurring costs, delays turnaround times, and reduces control over testing schedules and quality.
- **Purchase from Alternate Vendor:** May result in higher costs, longer lead times, and incompatibility with existing equipment or lab standards.

ATTACHMENTS:

- Fisher Scientific Quote #FS-2025-10-18
- Procurement Justification Memo

- Budget Allocation Breakdown
- Cooperative Purchasing Agreement Reference

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE UTILIZATION OF MULTIPLE PIGGYBACK CONTRACTS BETWEEN THE CITY AND FISHER SCIENTIFIC COMPANY, LLC FOR THE PURCHASE OF LABORATORY EQUIPMENT AND SUPPLIES; FOR AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $85,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 166, *Florida Statutes* and Section 1.4 of the Charter of the City of North Miami Beach ("City"), the City shall have all available governmental, corporate, and proprietary powers and may exercise them except when prohibited by law; and

WHEREAS, Section 3-2.2 of the City of North Miami Beach Code of Ordinances ("Code") provides that the Chief Procurement Officer has the authority to join with other governmental entities in cooperative purchasing plans, when the best interests of the City would be served.

WHEREAS, the North Miami Beach Water Quality Laboratory requires specialized laboratory equipment and supplies essential for conducting accurate water quality testing and monitoring, supporting regulatory compliance with state and federal drinking water standards, and ensuring the continued protection, reliability, and safety of the City's potable water system; and

WHEREAS, Fisher Scientific Company, LLC *("Fischer Scientific")* provides a wide range of laboratory equipment, instruments, and supplies necessary for water quality testing and monitoring. Utilizing multiple contracts ensures the City receives high-quality products at competitive prices while supporting timely procurement and operational efficiency; and

WHEREAS, The piggyback contracts with Fisher Scientific anticipated to meet the City's needs are outlined as follows:

Lead Agency	Contract Number	Contract Term	Renewal Option
General Services Administration	GS-07F-161BA	Through 03/23/2029	Through 03/23/2034
Omnia Partners Cooperative Group	2021002889	Through 06/30/2029	Through 06/30/2033

WHEREAS, pursuant to Section 3-3.14 of the City Code, the City Manager has the authority to approve purchases and awards up to fifty thousand dollars ($50,000), and any expenditure above this amount need to be presented to the Mayor and City Commission for approval; and

WHEREAS, the City Manager and the Chief Procurement Officer recommend that the City Commission approve a Piggyback Contract in an annual budgeted amount not to exceed $85,000 for the purchase of laboratory equipment and supplies with Fisher Scientific Company, LLC.; and

WHEREAS, the Mayor and City Commission determine it is in the best interests of the City to approve a Piggyback Contract in an annual budgeted amount not to exceed $85,000 for the purchase of laboratory equipment and supplies with Fisher Scientific Company, LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THAT:

Section 1. The foregoing whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Resolution; all exhibits attached hereto are made a specific part of this Resolution.

Section 2. The Contracts with Fisher Scientific Company, LLC, in substantially the form attached as Exhibit "A", for an annual budgeted amount not to exceed $85,000 for laboratory equipment and supplies, subject to budget appropriation and availability of funds, is hereby approved.

Section 3. The City Manager or designee is authorized to execute the purchase agreements and expend budgeted funds in furtherance hereof, subject to approved budget appropriation and availability of funds.

Section 4. All Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 6. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 7. This Resolution shall take effect immediately upon adoption.

[THE REMAINDER OF THIS INTENTIONALLY LEFT BLANK]

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **16th day of December 2025.**

ATTEST:

ANDRISE BERNARD, MMC CITY CLERK	MICHAEL JOSEPH MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER, LLP.

By: _____
CITY ATTORNEYS

Sponsored by: Mayor & Commission

EXHIBIT A

Revised 06/2025

City of North Miami Beach

PROCUREMENT MANAGEMENT DEPARTMENT

PIGGYBACK/COOPERATIVE PURCHASE REQUEST FORM

Requesting Department: NMB Water
Primary Contact Name: Hamid Nikvan
Primary Contact E-mail: hamid.nikvan@citynmb.com
Secondary Contact Name: Valentina Ramirez
Secondary Contact E-mail: valentina.ramirez@citynmb.com
Department Phone: 305.770.5125
Department Fax: _____

Company Name: Fisher Scientific Company L.L.C
Contact Name: John Bailey
Company Address: 3970 Johns Creek Ct Ste 500
Suwanee, GA 33024
Company Phone: 800-766-7000
Company E-mail: john.bailey@thermofisher.com
Vendor Registration #: 478908

Piggyback Contract Details

Cooperative ☑ / Public Entity ☐

1. Contract Title: Fisher Scientific laboratory equipment and supplies

   a. Awarding Agency General Services Administration b. Contract / Solicitation # GS-07F-161BA

   c. Solicitation included? Yes ❑ Awarded Letter included? Yes ❑ Proposal/Quote from Company included? Yes ❑

2. Description of the Scope of Service of This Contract: The purchase of equipment and laboratory supplies.

3. Total Value of Contract: $ 31,000.00

4. Account Number(s): FY 2026 410901-533520 - $30,000.00 FY 2026 410901-533420 - $1000.00

Contract Verification Information

5. Were alternative contracts evaluated to determine that the City is obtaining the most advantageous contract pricing for the required product / service? Yes ❑ No ❑

6. Would this purchase(s) result in the potential of future purchases for related products/ services being restricted to a particular vendor or create a specific vendor as sole source provider for the related items? Yes ❑ No ❑

7. Would this purchase(s) result in any future maintenance costs which are not included in the initial purchase? Yes ☐ No ❑ If yes, please attach a draft maintenance plan which includes cost estimates and funding sources(s).

Required Documents Checklist

Contract Explanation Memo ❑ Solicitation ❑ Award Letter/Executed Contract ❑

Proposal/Quote ❑ Renewal Letter ❑ Risk Manager Approved Insurance Certificate ❑

Grant Information *(only applicable if grant related purchase)*

8. Provide details (expiration dates, special requirements, etc). _____

9. Will this require matching funds? Yes ❑ No ❑

10. Grant source? _____ Grant (dollar) amount? _____

11. Complete an advanced search of the vendor recommended for award on the federal governments System for Award Management at www.sam.gov. Attach a copy of the results.

17011 N.E.19th Ave., Suite 315 North Miami Beach, FL 33162 • P: 305-948-2946 • F: 305-957-3522 •

	Approved	Date
Form Prepared By:	Valentina Ramirez	11/18/2025
Department Director:	for HN Pedro Melo	11/24/2025
Finance Director:		
Chief Procurement Officer: (Purchases/Contract up to $25,000.00)		
City Manager: (Purchases/Contracts up to $50,000.00)		

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review

City Commission Meeting Date: _____ **Approved Resolution No:** _____

3-4.3 Use of Other Governmental Entities' Contracts

Subject to the spending limitations in Section 3-3.14 and upon a determination that the supplies, materials, equipment or contractual services needed by the City are comparable to solicitation procedures substantially equivalent to the requirements of the North Miami Beach Purchasing Code, the Purchasing Agent may procure, without following formal contract procedure, all supplies, materials, equipment and contractual services which are the subject of contracts with the State of Florida, its political subdivisions, the United States government, other governmental entities, or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof; provided, however, that this section shall apply only if (i) the supplies, materials, equipment or contractual services are the subject of a price schedule negotiated by the State of Florida or the United States government, or (ii) the supplies, materials, equipment or contractual services are the subject of a contract with another governmental entity or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof, which contract is based strictly on competitive bids or competitive proposals and not on any preference.

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City of North Miami Beach

PROCUREMENT MANAGEMENT DEPARTMENT

TO: City Manager

VIA: Chief Procurement Officer

FROM: Hamid Nikvan for HN PM — Director of NMB Water

Director — Title/Department

Signature — 10/01/2025 Date

RE: Fisher Scientific laboratory equipment and supplies

Fiscal Amount not to Exceed: $31,000.00 **Vendor #** 478908

Purpose (How does it align with City NMB Strategic Plan?):

The purpose of this contract is to establish an agreement to purchase laboratory equipment, instruments, and laboratory supplies. This contract is required to provide quality instruments and supplies for the North Miami Beach Utility certified laboratory and Water Treatment Plant. This contract ties in with the Financially Sound City Government goals.

Background:

The laboratory equipment and supplies provided by Fisher Scientific are critical to daily testing and monitoring of water at the Norwood Water Treatment Plant. By establishing this contract, the Water Quality Laboratory will have the means of procuring these supplies to maintain normal plant and laboratory operations.

Recommendation:

It is recommended that this contract be approved and established to avoid any interruptions or failures for instruments and chemicals/supplies in support of compliance monitoring for the City of North Miami Beach.

Fiscal Impact / Account Number(s):

FY2026 / 4109001-533520 - $30,000.00, FY2026 / 410901-533420- $1000.00

Finance Director: _____ **Date** _____

Chief Procurement Officer: _____ **Date** _____
(Purchases/Contract up to $25,000.00)

City Manager: _____ **Date** _____
(Purchases/Contracts up to $50,000.00)

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review.

City of North Miami Beach

PROCUREMENT MANAGEMENT DEPARTMENT

PIGGYBACK/COOPERATIVE PURCHASE REQUEST FORM

Requesting Department: NMB Water
Primary Contact Name: Hamid Nikvan
Primary Contact E-mail: hamid.nikvan@citynmb.com
Secondary Contact Name: Valentina Ramirez
Secondary Contact E-mail: valentina.ramirez@citynmb.com
Department Phone: 305.770.5125
Department Fax: _____

Company Name: Fisher Scientific Company L.L.C
Contact Name: John Bailey
Company Address: 3970 Johns Creek Ct Ste 500
Suwanee, GA 33024
Company Phone: 800-766-7000
Company E-mail: john.bailey@thermofisher.com
Vendor Registration #: 478908

Piggyback Contract Details

Cooperative ☑ / Public Entity ☐

1. Contract Title: Fisher Scientific laboratory equipment and supplies

   a. Awarding Agency Omina Partners b. Contract / Solicitation # 2021002889

   c. Solicitation included? Yes ❑ Awarded Letter included? Yes ❑ Proposal/Quote from Company included? Yes ❑

2. Description of the Scope of Service of This Contract: The purchase of equipment and laboratory supplies.

3. Total Value of Contract: $ 54,000.00

4. Account Number(s): FY 2026 410901-533520 - $53,500.00 FY 2026 410901-533420 - $500.00

Contract Verification Information

5. Were alternative contracts evaluated to determine that the City is obtaining the most advantageous contract pricing for the required product / service? Yes ❑ No ❑

6. Would this purchase(s) result in the potential of future purchases for related products/ services being restricted to a particular vendor or create a specific vendor as sole source provider for the related items? Yes ❑ No ❑

7. Would this purchase(s) result in any future maintenance costs which are not included in the initial purchase? Yes ☐ No ❑ If yes, please attach a draft maintenance plan which includes cost estimates and funding sources(s).

Required Documents Checklist

Contract Explanation Memo ❑ Solicitation ❑ Award Letter/Executed Contract ❑

Proposal/Quote ❑ Renewal Letter ❑ Risk Manager Approved Insurance Certificate ❑

Grant Information *(only applicable if grant related purchase)*

8. Provide details (expiration dates, special requirements, etc). _____

9. Will this require matching funds? Yes ❑ No ❑

10. Grant source? _____ Grant (dollar) amount? _____

11. Complete an advanced search of the vendor recommended for award on the federal governments System for Award Management at www.sam.gov. Attach a copy of the results.

17011 N.E.19th Ave., Suite 315 North Miami Beach, FL 33162 • P: 305-948-2946 • F: 305-957-3522 •

	Approved	Date
Form Prepared By:	Valentina Ramirez	11/18/2025
Department Director:	for HN Pedro Melo	11/24/2025
Finance Director:		
Chief Procurement Officer: (Purchases/Contract up to $25,000.00)		
City Manager: (Purchases/Contracts up to $50,000.00)		

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review

City Commission Meeting Date: _____ **Approved Resolution No:** _____

3-4.3 Use of Other Governmental Entities' Contracts

Subject to the spending limitations in Section 3-3.14 and upon a determination that the supplies, materials, equipment or contractual services needed by the City are comparable to solicitation procedures substantially equivalent to the requirements of the North Miami Beach Purchasing Code, the Purchasing Agent may procure, without following formal contract procedure, all supplies, materials, equipment and contractual services which are the subject of contracts with the State of Florida, its political subdivisions, the United States government, other governmental entities, or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof; provided, however, that this section shall apply only if (i) the supplies, materials, equipment or contractual services are the subject of a price schedule negotiated by the State of Florida or the United States government, or (ii) the supplies, materials, equipment or contractual services are the subject of a contract with another governmental entity or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof, which contract is based strictly on competitive bids or competitive proposals and not on any preference.

17011 N.E.19th Ave., Suite 315 North Miami Beach, FL 33162 • P: 305-948-2946 • F: 305-957-3522 •

City of North Miami Beach

PROCUREMENT MANAGEMENT DEPARTMENT

TO: City Manager

VIA: Chief Procurement Officer

FROM: Hamid Nikvan for HN PM — Director of NMB Water
Director — Title/Department

Signature — 10/01/2025
Date

RE: Fisher Scientific laboratory equipment and supplies

Fiscal Amount not to Exceed: $54,000.00 **Vendor #**478908

Purpose (How does it align with City NMB Strategic Plan?):

The purpose of this contract is to establish an agreement to purchase laboratory equipment, instruments, and laboratory supplies. This contract is required to provide quality instruments and supplies for the North Miami Beach Utility certified laboratory and Water Treatment Plant. This contract ties in with the Financially Sound City Government goals.

Background:

The laboratory equipment and supplies provided by Fisher Scientific are critical to daily testing and monitoring of water at the Norwood Water Treatment Plant. By establishing this contract, the Water Quality Laboratory will have the means of procuring these supplies to maintain normal plant and laboratory operations.

Recommendation:

It is recommended that this contract be approved and established to avoid any interruptions or failures for instruments and chemicals/supplies in support of compliance monitoring for the City of North Miami Beach.

Fiscal Impact / Account Number(s):

FY2026 / 4109001-533520 - $53,000.00, FY2026 / 410901-533420- $500.00

Finance Director: _____ **Date** _____

Chief Procurement Officer: _____ **Date** _____
(Purchases/Contract up to $25,000.00)

City Manager: _____ **Date** _____
(Purchases/Contracts up to $50,000.00)

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review.

Fisher Scientific

GENERAL SERVICES ADMINISTRATION

Federal Supply Service

Authorized Federal Supply Schedule Price List

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA Advantage!®, a menu-driven database system. The INTERNET address GSA Advantage!® is: GSAAdvantage.gov

Multiple Award Schedule

Test and Measurement Equipment, Unmanned Scientific Vehicles; Laboratory Instruments, Furnishings and LIMS; Geophysical and Environmental Analysis Equipment; and Mechanical, Chemical, Electrical, and Geophysical Testing Services

Contract Number:	GS-07F-161BA *For more information on ordering go to the following website: https://www.gsa.gov/schedules*
Contract Period:	March 24, 2024 to March 23, 2029
Contractor's Name:	Fisher Scientific Company, L.L.C.
Address:	300 Industry Drive Pittsburgh, PA 15275
Telephone Number:	(724) 517-2913
Business Size:	Large
Modification No:	PS-0265
Effective Date:	December 2, 2025

For more information on ordering from Federal Supply Schedules go to the GSA Schedules page at GSA.gov.

Prices Shown Herein are Net (discount deducted)

Customer Information

1a. Awarded special item numbers (item descriptions and awarded prices are included as Attachment A)

333314	DISAST PURCH	Microscopes Includes microscopes and borescopes.
333415	DISAST PURCH	Laboratory Refrigerators And Freezers Includes reach-in and walk-in refrigerator and freezer configurations suitable for blood banking, chromatography, mortuary, and other special-use cooling or freezing requirements. Excludes all household, commercial or display case refrigerators and freezers.
333997	DISAST PURCH	Scales and Balances Includes laboratory, vehicular and industrial scales and balances.
333999	DISAST PURCH	Animal Caging Equipment Includes animal cages and caging systems intended for the care, study and storage of animals that are used in the research biomedical laboratory environment.
334515	DISAST PURCH	Diagnostic, Measuring and Testing Equipment Includes diagnostic, measuring, and testing equipment used in laboratory settings, such as microscopes, borescopes, etc.
334516	DISAST PURCH	Analytical Instruments Includes analytical equipment for laboratory use, such as testing equipment, etc.
334519	COOP PURCH, DISAST PURCH	Bomb and Hazardous Material Disposal; Metal and Bomb Detection Includes products necessary for bomb and hazardous material disposal, including protective and detective equipment.
334519ENV	DISAST PURCH	Environmental Measuring Instruments Includes a variety of measuring instruments, such as manual and automatic samplers, water quality meters, water analyzers, radioactivity detectors, air sampling equipment, gas alarms, etc.
337127	DISAST PURCH	Institutional Furniture Includes laboratory furniture systems, industrial furniture systems, and storage.
339113LAB	DISAST PURCH	Laboratory Equipment and Products Includes both general and special purpose laboratory ware to contain, measure, and transfer laboratory samples and solutions. Products include reusable and disposable plasticware, non-plastic ware, and non-glassware.
339113PA	COOP PURCH, DISAST PURCH	Protective Apparel Includes all protective apparel, including firefighting suits and accessories, body armor, head protection, etc.
532490L	DISAST PURCH	Laboratory Maintenance, Repair, Leasing and Warranties Includes products for lab maintenance, repair, leasing, and warranties, such as equipment maintenance, repair and service; calibration and calibration traceability certificate; extended warranties; etc.
NEW	COOP PURCH, DISAST PURCH	Introduction of New Supplies and Services Includes the introduction of new supplies, technology and services categorically related to items already on GSA contract, which may be in commercial development and/or not yet introduced to the federal government.
OLM	DISAST PURCH	Order-Level Materials (OLM) OLMs are supplies and/or services acquired in direct support of an individual task or delivery order placed against a Federal Supply Schedule (FSS) program contract or BPA. OLM pricing is not established at the FSS contract, but at the order level. Since OLMs are identified and acquired at the order or BPA level, the ordering contracting officer (OCO) is responsible for making a fair and reasonable price determination for all OLMs using FAR 15.404 techniques for commercial price determinations. Using this procedure, ancillary supplies and services that are unknown at the time of the Schedule contract award may be included and priced at the order level or BPA level.

1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract:

SIN	MFR PART NO	GSA PRICE
333314	125442	$93.71
333415	4000013	$4.70
333997	51343180	$23.99
333997	51343182	$23.99

SIN	MFR PART NO	GSA PRICE
333997	51343184	$23.99
333999	3600M021	$894.76
334515	70-3663	$9.99
334516	1-000-9000	$1.90
334519	770-00037	$40.58
337127	9991P	$3.94
334519ENV	820-01194	$38.99
339113LAB	63300131	$0.74
339113PA	SK-14	$2.86
532490L	84MAB68	$5879.00
NEW	97200	$2.57

1c. Hourly Rates: Not applicable

2. Maximum Order:

SIN	MOL
334515, 334516, 337127, 334519, 334519ENV, 339113PA, NEW, OLM	$250,000
333314, 333415, 333997, 333999, 339113LAB, 532420L	$400,000

3. Minimum Order: NONE

4. Geographic Coverage: 48 Contiguous States and the District of Columbia

5. Points of Production: On File

6. Basic Discount: Prices shown herein are GSA Net (discount deducted)

7. Quantity Discount: None

8. Prompt Payment Terms: None – terms are net 30 days

9. Foreign Items: On File

10a. Time of Delivery: Standard Days ARO 10; exceptions apply-Please refer to GSA Advantage for item detail.

10b. Expedited Delivery: Based on availability/additional charges apply. The schedule customer may contact Fisher Scientific Company LLC for rates.

10c. 3rd Party Shipping, Overnight and 2-Day Delivery: Based on availability/additional charges apply. The schedule customer may contact Fisher Scientific Company LLC for rates.

10d. Urgent Requirements: Agencies may contact Fisher Scientific Company LLC to affect a faster delivery in accordance with I-FSS-140-B.

11. FOB Point: Destination. Delivery will be FOB inland carrier, point of exportation, with transportation charges to be paid by the

	Government from the point of exportation in Alaska, Hawaii, Puerto Rico and US Territories, as designated by the ordering officer.
12a. Ordering Address:	Fisher Scientific Customer Service All Fisher Customer Service Locations Phone: (800) 766-7000 FAX: (800) 926-1166 www.fishersci.com
12b. Ordering Procedures:	See Federal Acquisition Regulation (FAR) 8.405-3.
13. Payment Address:	As shown on invoice
14. Warranty Provision:	Standard Commercial Warranty
15. Export Packing Charges:	Not Applicable
16. Terms and Conditions of Rental, Maintenance Repair:	Not Applicable
17. Terms and Conditions of Installation:	Not Applicable
18a. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices:	Not Applicable
18b. Terms and Conditions for Any Other Services:	Not Applicable
19. List of Service and Distribution Points:	Not Applicable
20. List of Participating Dealers:	Not Applicable
21. Preventive Maintenance:	Not Applicable
22a. Special Attributes, such as environmental attributes:	None
22b. Section 508 Compliance Information:	Not Applicable
23. Unique Entity Identifier (UEI) number:	HE7NJQGP4ED6
24. SAM Database:	Contractor registered and active in SAM

General Lab Supplies and Distribution Services
Executive Summary

Lead Agency: University of California

Solicitation: 002101-JUL2020 RFP UC SYSTEMWIDE General Lab Supplies & Distribution Services

RFP Issued: August 19th, 2020

Pre-Proposal Date: September 2nd, 2020

Response Due Date: October 26th, 2020

Proposals Received: #7

Awarded to:

The University of California, Life Sciences Center of Excellence issued RFP 002101 – JUL2020 – RFP UC SYSTEMWIDE General Lab Supplies & Distribution Services on August 19th, 2020, to establish a national cooperative contract for General Lab Supplies and Distribution Services.

The solicitation included cooperative purchasing language in Sections 3 and 4.

> 3. University of California and Omnia Partners
> "The University of California has partnered with OMNIA Partners, Public Sector (also known as OMNIA Partners) to make a resultant national cooperative agreement accessible to public agencies across the country and to obtain the best, most cost-effective goods & services while maintaining the highest quality standards and minimizing harmful impact of the products to the people and the environment throughout the supply chain. The offeror shall establish a multi-year business relationship with the UC and OMNIA Partners that maximizes resources to most effectively meet the UC's needs and those of national participating agencies."

> 4. OMNIA Partners
> "The University of California, as a Principal Procurement Agency, defined in the National Requirements Document (see OMNIA Partners Exhibit A within CalUsource), has partnered with OMNIA Partners to make the resultant contract (also known as the "Master Agreement" in materials distributed by OMNIA Partners) from this solicitation available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative

purchasing program. The University of California is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners (a "Participating Public Agency"). The National Requirements Documents (Exhibits A-H under Guidelines) contains additional information about OMNIA Partners and the cooperative purchasing agreement."

Notice of the solicitation was sent to potential offerors, as well as advertised in the following:

- CalUsource website
- OMNIA Partners website
- USA Today, nationwide
- Arizona Business Gazette, AZ
- San Bernardino Sun, CA
- Honolulu Star-Advertiser, HI
- The Advocate – New Orleans, LA
- New Jersey Herald, NJ
- Times Union, NY
- Daily Journal of Commerce, OR
- The State, SC
- South Carolina website/newsletter (get from Chris White)
- Houston Community Newspapers, Cy Creek Mirror, TX
- Deseret News, UT
- Richmond Times, VA
- Seattle Daily Journal of Commerce, WA
- Helena Independent Record, MT
- Kennebec ME Journal

On October 26th, 2020, proposals were received from the following offerors:

- Thomas Scientific Inc.
- Genesee Scientific Corporation
- DOT Scientific, Inc.
- VWR International, L.L.C.
- Medline Industries, Inc.
- Neta Scientific, Inc.
- Fisher Scientific, L.L.C.

The proposals were evaluated by an evaluation committee. Using the evaluation criteria established in the RFP, the committee elected to enter into negotiations with Fisher Scientific, L.L.C. and proceeding with contract award upon successful completion of negotiations.

The University of California, OMNIA Partners and Fisher Scientific L.L.C. successfully negotiated a contract (Contract #2021002889), and the University of California executed the agreement with a contract effective date of June 15th, 2021.

Diversity Certification:

- Diversity Supplier Program

Contract includes:

- Competitive Segment Market Basket along with custom market baskets tailored for each Participating Agency. Participating Agencies leveraging the Prime agreement will receive additional pricing benefits.
- Academic Participating Agencies in the Higher Education market are eligible for patronage fee incentives. (Does not include community colleges)
- Participating Agencies may be eligible for sustainability incentives.
- STEM Incentive: Fisher and OMNIA Partners have partnered and will identify and support at least three (3) STEM programs annually in underserved communities.
- Free Freight for Franchise and 3rd Party products.
    - *Free Freight is not included for rush, white glove, or nonstandard orders over $100,000.00.

Term:

Initial four-year agreement from June 15th, 2021, through June 30th, 2025, with the option to renew for two (2) additional two-year periods through June 30th, 2029.

Pricing/Discount:

- Pricing is determined by Participating Agencies eligibility for “Prime” or “Preferred” supplier designation.
- Prime designation of supplier by a Government and Academic Participating Agency allows for
    - deeper category discounts
    - deeper market basket discounts
    - and, potential access to:
        - Sustainability Incentives
        - Diverse Supplier Program
        - STEM Programs
- Custom Market Baskets for Government, K-14 and Academic Participating Agencies.
- Third Party Products

UNIVERSITY OF CALIFORNIA

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SANTA BARBARA • SANTA CRUZ

OFFICE OF THE EXECUTIVE VICE PRESIDENT—
CHIEF FINANCIAL OFFICER

OFFICE OF THE PRESIDENT
1111 Franklin Street. 10th Floor
Oakland, California 94607-5200

[redacted]

February 8, 2021

Dear Mr. [redacted],

The proposal evaluation process for the University of California's large distributor category, General Lab Supplies (RFP 2101-July 2020), has been completed. We are pleased to announce that Fisher Scientific has been selected as Apparent Primary Awardee for laboratory supplies at the ten UC campuses. Additionally, Fisher Scientific is the Apparent Sole Awardee for the national public entity program, as outlined in the RFP documentation. The national program will be administered during the agreement term by OMNIA Partners. The initial agreement period will run from March 1, 2021 through February 28, 2025, with optional extensions at the University's discretion.

This is not a guarantee of contract; any finalized contract is pending successful negotiation of agreement terms within documents, as specified in the RFP. National contracting and roll-out dates shall be communicated by OMNIA Partners.

Successful completion of contract award by March 1, 2021 depends upon the following:

1. UC contract document completion.
2. Resolution of Seller exceptions to RFP or UC attachments.
3. Contingency resolution. This includes:
    - Seller reimbursement of UCSF and UCSD for Last Mile costs at a rate mutually agreeable between individual campus and Seller.
    - Seller agreement to continue discussions with UCSC on Last Mile reimbursement.
    - Fine-tuning prices on RFP Market Basket (Exact-Match) & Private Label SKU's to ensure competitiveness.

- LSG product pricing through Fisher Scientific cannot be higher than purchasing directly from LSG.
- Seller working in good faith to hire a national program analyst who will also provide pricing reports to the UC, upon request.
- Seller and UC working in good faith to ensure that UC's market basket list is dynamic, priced competitively, and reflective of UC purchases during each year of the contract.
- Seller and UC working in good faith to bring all Thermo divisions under one Thermo Fisher agreement.

I look forward to our next negotiation meeting to resolve the above items. In the meantime Heidi and I will be sending you back Fisher's redlined contract documents for your review.

Congratulations and thank you again for your cooperation during this process.

Sincerely,

Valerie Vergara

Valerie Vergara
Associate Director, Life Sciences
Procurement Services
[redacted]

DocuSign Envelope ID: 8C2D5797-9C24-47B7-B78F-4B83EBFAEBAA

UNIVERSITY OF CALIFORNIA

Purchasing Agreement # 2021002889_____

As a result of Request for Proposal for General Lab Supplies, RFP# 2101-July 2020, the Agreement to furnish certain goods and services described herein and in the documents referenced herein ("Goods and/or Services") is made by and between The Regents of the University of California, a California public cooperation ("UC") on behalf of the University of California and the supplier named below ("Supplier"). This Agreement is binding only if it is negotiated and executed by an authorized representative with the proper delegation of authority.

Fisher Scientific Company L.L.C.
300 Industry Drive
Pittsburgh PA 15275
(800) 556-2323

1. Statement of Work

Supplier agrees to perform the Services listed in the statement of work attached as Attachment A ("Statement of Work") and any other documents referenced in the Incorporated Documents section herein, at the prices set forth in the Statement of Work and any other documents referenced in the Incorporated Documents section herein. Unless otherwise provided in the Agreement, UC will not be obligated to purchase a minimum amount of Goods and/or Services from Supplier.

2. Term of Agreement/Termination

a) Unless terminated per section 20, Termination of Agreement, this Agreement shall be effective for a period of four (4) years, from June 15, 2021 ("Effective Date") through June 30, 2025. Thereafter, the parties may by mutual agreement renew or extend the Agreement for additional two (2)-year periods, up to eight (8) years maximum agreement duration, at the same terms and conditions upon mutual agreement of the parties.

b) Either party may terminate this Agreement for cause, at any time, upon sixty (60) days prior written notice of termination and to the extent thereof without penalty. A party shall have sixty (60) days from the date it receives notice in which to cure any material breach of the Agreement and termination shall be effective at the end of such period only if a party fails to cure the breach.

c) If any termination of this Agreement takes place, Supplier shall extend to UC, upon UC's request, an additional ninety (90) day period to properly implement a smooth transition. Fees for the services performed during the additional ninety (90) days will be negotiated in good faith between UC and Seller.

3. Purchase Order; Advance Payments

Supplier may not begin providing Goods and/or Services until UC approved Purchase Order for the Goods and/or Services is submitted to the Supplier.

4. Pricing, Invoicing Method, and Settlement Method and Terms

Refer to Statement of Work Section 5.d.

5. Notices

As provided in the UC Terms and Conditions of Purchase, notices may be given by email, which will be considered legal notice only if such communications include the following text in the Subject field: FORMAL LEGAL NOTICE – [insert, as the case may be, Supplier name or University of California]. If a physical format notice is required, it must be sent by overnight delivery or by certified mail with return receipt requested, at the addresses specified below.

To UC, regarding contract issues not addressed above:

DocuSign Envelope ID: 8C2D5797-9C24-47B7-B78F-4B63EBFAEBAA

Name	Valerie Vergara
Phone	510-987-0267
Email	Valerie_Vergara@ucop.edu
Address	1111 Franklin Avenue, Procurement Services
	Oakland, CA 94607

To Supplier:

Name	Eric Van Denburg
Phone	949-842-9685
Email	Eric.vandenburg@thermofisher.com
Address	300 Industry Drive, Pittsburgh, PA 15275
	With a copy to VP and General Counsel, RSD at same address.

6. Intellectual Property, Copyright and Patents

The Goods and/or Services **do not** involve Work Made for Hire

7. Patient Protection and Affordable Care Act (PPACA)

Not Applicable

8. Prevailing Wages

Supplier is not required to pay prevailing wages when providing the Services.

9. Fair Wage/Fair Work

Not Applicable

10. Federally Funded Contracts, Grants, and Cooperative Agreements

Not Applicable

11. Restriction Relating to Consulting Services or Similar Contracts – Follow-on Contracts

Please note a Supplier that is awarded a consulting services or similar contract cannot later submit a bid or be considered for any work "required, suggested, or otherwise deemed appropriate" as the end product of the Services (*see* Public Contract Code Section 10515).

12. Insurance

Deliver the PDF version of the Certificate of Insurance to UC's Buyer, by email with the following text in the Subject field: CERTIFICATE OF INSURANCE –

XXXXXXXXXXX

DocuSign Envelope ID: 8C2D5797-9C24-47B7-B78F-4B63EBFAEBAA

13. Service-Specific and/or Goods-Specific Provisions

Not Applicable

14. Records about Individuals

Records created pursuant to the Agreement that contain personal information about individuals (including statements made by or about individuals) may become subject to the California Information Practices Act of 1977, which includes a right of access by the subject individual. While ownership of confidential or personal information about individuals is subject to negotiated agreement between UC and Supplier, records will normally become UC's property, and subject to state law and UC policies governing privacy and access to files. When collecting the information, Supplier must inform the individual that the record is being made, and the purpose of the record. Use of recording devices in discussions with employees is permitted only as specified in the Statement of Work.

15. Incorporated Documents and Order of Precedence

This Agreement and its Incorporated Documents contain the entire agreement between the Parties, in order of the below precedent, concerning its subject matter and shall supersede all prior or other agreements, oral and written declarations of intent and other legal arrangements (whether binding or non-binding) made by the Parties in respect thereof.

1. This Agreement #2021002889 – "University of California Strategic Sourcing Agreement"
2. Non-Disclosure Agreement for Participating Public Agencies
3. Letter of Intent for Participating Public Agencies
4. Fisher's response to RFP#2101-July2020
5. RFP#2101-July2020 General Lab Supplies and Distribution Services

16. Entire Agreement

The Agreement and its Incorporated Documents contain the entire Agreement between the parties and supersede all prior written or oral agreements with respect to the subject matter herein.

This Agreement can only be signed by an authorized representative with the proper delegation of authority.

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

DocuSigned by:
William M. Cooper
(Signature)

(William Cooper, Vice President & CPO)

6/10/2021
(Date)

FISHER SCIENTIFIC COMPANY L.L.C.

Lisa V. Witte
(Signature)

Lisa V. Witte
(Lisa V. Witte, President, North America and Emerging Markets)

Wednesday, June 9, 2021
(Date)

UNIVERSITY OF CALIFORNIA

Amendment #1 to Agreement 2021002889

This Amendment #1 to Purchasing Agreement #2021002889 (the "Agreement" as further defined below) is entered into by and between The Regents of the University of California ("UC") and Fisher Scientific Company L.L.C., 300 Industry Drive, Pittsburgh PA 15275 ("Supplier" or "Fisher Scientific"). UC and Supplier may be referred to as the "Parties" in this Amendment.

RECITALS

A. The Agreement was entered into by and between the Parties for the provision of laboratory supplies, equipment, and maintenance services, as detailed therein.

B. The Parties now wish to amend the Agreement as detailed herein. All other terms and conditions of Agreement 2021002889 shall remain the same. This amended Agreement shall be in effect starting September 1, 2024 through June 30, 2029.

AMENDMENT TO AGREEMENT

The Agreement is hereby amended as follows:

1. The first sentence on page 1, Section 2, of the Purchasing Agreement, shall be deleted in its entirety and replaced with the following:

   "Unless terminated per section 20, Termination of Agreement, this Agreement shall be effective for a period of eight (8) years, from June 15, 2021 ("Effective Date") through June 30, 2029."

2. A new Section 17 is added to the Agreement and states as follows:

   "17. **Small Business Diversity Supplier**

   The parties agree, and UC agrees that each individual campus must use commercially reasonable efforts to direct 25% of UC's cumulative spend through a mutually agreed-upon federally-certified small, diverse business, as a Tier 1 supplier (the "Small Business"). The 25% requirement will be calculated using the total UC system-wide purchases from the previous contract year. The total spend in the previous contract year was $92,600,000. Therefore, for the following contract year, Supplier shall direct $23,150,000 of spend to the Small Business.

   For the avoidance of doubt, the use of the Small Business will not reduce UCOP's or an individual UCOP member campus' patronage incentives.

   Under this amendment, this UC expenditure will be routed via an e-commerce transmission to the Small Business within the Supplier punchout platform, or other similar e-commerce platform. If, in any given year, the UC system-wide purchases through the Small Business exceed 25% of Supplier's overall sales to UC, then Supplier will not charge UC for the excess or otherwise penalize the UC in any way. The parties agree that the excess spend will be credited in the following year. For

example, if 27% of the total UC system-wide spend is made to the Small Business, then in the following year Supplier will only be required to direct 23% of spend to the Small Business.

If an individual campus wishes to increase the percentage of total products purchased through the Small Business, beyond the automatic 25%, that campus will negotiate a separate program with Supplier directly, which shall be memorialized in an addendum to the agreement between Supplier and the individual campus. UC and Supplier will revisit this program on an annual basis, and make adjustments accordingly, to affirm that the Small Business program is achieving its intended 25% goal. Notwithstanding the foregoing, should the costs of working with the Small Business increase, then Supplier may reduce the percentage of spend it is required to direct to the Small Business."

3. All other terms, conditions and provisions of the Agreement shall remain in full force and effect.

This Amendment is signed by the parties' duly authorized representatives, and shall be effective as of September 1, 2024 through June 30, 2029.

	FISHER SCIENTIFIC COMPANY, L.L.C.	**THE REGENTS OF THE UNIVERSITY OF CALIFORNIA**
By:	Sarah Frey (Sep 11, 2024 08:32 CDT)	Paul Williams (Sep 16, 2024 11:47 PDT)
Name:	Sarah Frey	Paul Williams
Title:	Vice President Sales, Academics	Chief Procurement Officer and Associate Vice President
Date:	Sep 11, 2024	Sep 16, 2024

Description	Discount - Standard Unit	Discount - Alternative Unit
Apparatus All Other	30.9%	30.9%
Apparatus All Other	21.5%	21.5%
Apparatus All Other	30.9%	30.9%
Apparatus All Other	21.5%	21.5%
Microbiology Apparatus	43.1%	43.1%
Microbiology Apparatus	26.1%	26.1%
Microbiology Apparatus	43.1%	43.1%
Microbiology Apparatus	26.1%	26.1%
Racks	36.6%	36.6%
Racks	25.5%	25.5%
Racks	36.6%	36.6%
Racks	25.5%	25.5%
Facility Safety Maintenance Operations Appar	35.7%	35.7%
Facility Safety Maintenance Operations Appar	22.9%	22.9%
Facility Safety Maintenance Operations Appar	35.7%	35.7%
Facility Safety Maintenance Operations Appar	22.9%	22.9%
Clamps Trays and Supports	35.4%	35.4%
Clamps Trays and Supports	25.1%	25.1%
Clamps Trays and Supports	35.4%	35.4%
Clamps Trays and Supports	25.1%	25.1%
Cryogenic Products	39.6%	39.6%
Cryogenic Products	22.6%	22.6%
Cryogenic Products	39.6%	39.6%
Cryogenic Products	22.6%	22.6%
Desiccators	31.7%	31.7%
Desiccators	28.4%	28.4%
Desiccators	31.7%	31.7%
Desiccators	28.4%	28.4%
Fire Fighting Emergency Response Equipment M	21.5%	21.5%
Fire Fighting Emergency Response Equipment M	21.5%	21.5%
Fire Fighting Emergency Response Equipment M	21.5%	21.5%
Fire Fighting Emergency Response Equipment M	21.5%	21.5%
Liquid Handling Fillers and Dispensers	29.0%	29.0%
Liquid Handling Fillers and Dispensers	29.0%	29.0%
Liquid Handling Fillers and Dispensers	29.0%	29.0%
Liquid Handling Fillers and Dispensers	29.0%	29.0%
PPE Fall Protection Safety	18.4%	18.4%
PPE Fall Protection Safety	18.4%	18.4%
PPE Fall Protection Safety	18.4%	18.4%
PPE Fall Protection Safety	18.4%	18.4%
APPARATUS EDUCATION	33.0%	33.0%
APPARATUS EDUCATION	33.0%	33.0%
APPARATUS EDUCATION	33.0%	33.0%
APPARATUS EDUCATION	33.0%	33.0%
Biologicals All Other	7.1%	7.1%
Biologicals All Other	8.5%	8.5%
Biologicals All Other	7.1%	7.1%

Biologicals All Other	8.5%	8.5%
Prepared Microbiology Media Plates	14.6%	14.6%
Prepared Microbiology Media Plates	45.4%	45.4%
Prepared Microbiology Media Plates	14.6%	14.6%
Prepared Microbiology Media Plates	45.4%	45.4%
Antibodies	9.2%	9.2%
Antibodies	9.2%	9.2%
Antibodies	9.2%	9.2%
Antibodies	9.2%	9.2%
Cell Culture Media and Reagents	17.6%	17.6%
Cell Culture Media and Reagents	17.6%	17.6%
Cell Culture Media and Reagents	17.6%	17.6%
Cell Culture Media and Reagents	17.6%	17.6%
Blood Culture Systems	5.6%	5.6%
Blood Culture Systems	5.6%	5.6%
Blood Culture Systems	5.6%	5.6%
Blood Culture Systems	5.6%	5.6%
PCR Supplies	6.2%	6.2%
PCR Supplies	15.1%	15.1%
PCR Supplies	6.2%	6.2%
PCR Supplies	15.1%	15.1%
Dehydrated Microbiology Media	21.3%	21.3%
Dehydrated Microbiology Media	15.8%	15.8%
Dehydrated Microbiology Media	21.3%	21.3%
Dehydrated Microbiology Media	15.8%	15.8%
Bovine Sera	1.7%	1.7%
Bovine Sera	1.7%	1.7%
Bovine Sera	1.7%	1.7%
Bovine Sera	1.7%	1.7%
Microbiology Supplies	31.6%	31.6%
Microbiology Supplies	31.8%	31.8%
Microbiology Supplies	31.6%	31.6%
Microbiology Supplies	31.8%	31.8%
Prepared Microbiology Media Tubes	6.9%	6.9%
Prepared Microbiology Media Tubes	6.9%	6.9%
Prepared Microbiology Media Tubes	6.9%	6.9%
Prepared Microbiology Media Tubes	6.9%	6.9%
Microbiology Quality Control Supplies	16.8%	16.8%
Microbiology Quality Control Supplies	16.8%	16.8%
Microbiology Quality Control Supplies	16.8%	16.8%
Microbiology Quality Control Supplies	16.8%	16.8%
Enzymes	8.5%	8.5%
Enzymes	6.0%	6.0%
Enzymes	8.5%	8.5%
Enzymes	6.0%	6.0%
Prepared Microbiology Media Bottles and Slides	31.2%	31.2%
Prepared Microbiology Media Bottles and Slides	14.9%	14.9%
Prepared Microbiology Media Bottles and Slides	31.2%	31.2%
Prepared Microbiology Media Bottles and Slides	14.9%	14.9%

Nucleic Acids and Components	26.1%	26.1%
Nucleic Acids and Components	4.8%	4.8%
Nucleic Acids and Components	26.1%	26.1%
Nucleic Acids and Components	4.8%	4.8%
Proteins	29.7%	29.7%
Proteins	6.8%	6.8%
Proteins	29.7%	29.7%
Proteins	6.8%	6.8%
BIOLOGICALS EDUCATION	33.0%	33.0%
BIOLOGICALS EDUCATION	33.0%	33.0%
BIOLOGICALS EDUCATION	33.0%	33.0%
BIOLOGICALS EDUCATION	33.0%	33.0%
Consumables All Other	36.7%	36.7%
Consumables All Other	22.4%	22.4%
Consumables All Other	36.7%	36.7%
Consumables All Other	22.4%	22.4%
PPE Hand Protection Thin Wall Gloves Safety	61.8%	61.8%
PPE Hand Protection Thin Wall Gloves Safety	58.3%	58.3%
PPE Hand Protection Thin Wall Gloves Safety	61.8%	61.8%
PPE Hand Protection Thin Wall Gloves Safety	58.3%	58.3%
Filtration Products Other Filtration Products	35.4%	35.4%
Filtration Products Other Filtration Products	18.6%	18.6%
Filtration Products Other Filtration Products	35.4%	35.4%
Filtration Products Other Filtration Products	18.6%	18.6%
Vials and Vial Inserts	37.8%	37.8%
Vials and Vial Inserts	19.9%	19.9%
Vials and Vial Inserts	37.8%	37.8%
Vials and Vial Inserts	19.9%	19.9%
Pipets Serological Pipets	46.3%	46.3%
Pipets Serological Pipets	36.8%	36.8%
Pipets Serological Pipets	46.3%	46.3%
Pipets Serological Pipets	36.8%	36.8%
Specimen Collection Evacuated Blood Tubes	21.8%	21.8%
Specimen Collection Evacuated Blood Tubes	42.1%	42.1%
Specimen Collection Evacuated Blood Tubes	21.8%	21.8%
Specimen Collection Evacuated Blood Tubes	42.1%	42.1%
Microscope Slides	53.6%	53.6%
Microscope Slides	29.5%	29.5%
Microscope Slides	53.6%	53.6%
Microscope Slides	29.5%	29.5%
Facility Safety Maintenance Operations Consu	44.7%	44.7%
Facility Safety Maintenance Operations Consu	27.3%	27.3%
Facility Safety Maintenance Operations Consu	44.7%	44.7%
Facility Safety Maintenance Operations Consu	27.3%	27.3%
Cell Culture Flasks	38.4%	38.4%
Cell Culture Flasks	25.6%	25.6%
Cell Culture Flasks	38.4%	38.4%
Cell Culture Flasks	25.6%	25.6%
Tubes Centrifuge Tubes	42.6%	42.6%

Tubes Centrifuge Tubes	40.2%	40.2%
Tubes Centrifuge Tubes	42.6%	42.6%
Tubes Centrifuge Tubes	40.2%	40.2%
Pipetter Tips Universal Pipetter Tips	45.7%	45.7%
Pipetter Tips Universal Pipetter Tips	41.4%	41.4%
Pipetter Tips Universal Pipetter Tips	45.7%	45.7%
Pipetter Tips Universal Pipetter Tips	41.4%	41.4%
PPE Apparel Safety	45.7%	45.7%
PPE Apparel Safety	33.5%	33.5%
PPE Apparel Safety	45.7%	45.7%
PPE Apparel Safety	33.5%	33.5%
Bottles Other	40.1%	40.1%
Bottles Other	25.3%	25.3%
Bottles Other	40.1%	40.1%
Bottles Other	25.3%	25.3%
Bottles Plastic Bottles General Purpose	45.2%	45.2%
Bottles Plastic Bottles General Purpose	33.3%	33.3%
Bottles Plastic Bottles General Purpose	45.2%	45.2%
Bottles Plastic Bottles General Purpose	33.3%	33.3%
Microplates Other	22.8%	22.8%
Microplates Other	23.7%	23.7%
Microplates Other	22.8%	22.8%
Microplates Other	23.7%	23.7%
Controlled Environments Apparel Safety	22.1%	22.1%
Controlled Environments Apparel Safety	27.8%	27.8%
Controlled Environments Apparel Safety	22.1%	22.1%
Controlled Environments Apparel Safety	27.8%	27.8%
Specimen Containers	42.2%	42.2%
Specimen Containers	28.6%	28.6%
Specimen Containers	42.2%	42.2%
Specimen Containers	28.6%	28.6%
Controlled Environments Wipers Swabs Safety	22.1%	22.1%
Controlled Environments Wipers Swabs Safety	22.1%	22.1%
Controlled Environments Wipers Swabs Safety	22.1%	22.1%
Controlled Environments Wipers Swabs Safety	22.1%	22.1%
Filtration Products Bottletop Filters	30.9%	30.9%
Filtration Products Bottletop Filters	24.4%	24.4%
Filtration Products Bottletop Filters	30.9%	30.9%
Filtration Products Bottletop Filters	24.4%	24.4%
Filtration Products Syringe and Syringeless Filt	38.6%	38.6%
Filtration Products Syringe and Syringeless Filt	21.0%	21.0%
Filtration Products Syringe and Syringeless Filt	38.6%	38.6%
Filtration Products Syringe and Syringeless Filt	21.0%	21.0%
Controlled Environments Gloves Safety	20.7%	20.7%
Controlled Environments Gloves Safety	32.9%	32.9%
Controlled Environments Gloves Safety	20.7%	20.7%
Controlled Environments Gloves Safety	32.9%	32.9%
Filtration Products Centrifugal Filter Devices	36.6%	36.6%
Filtration Products Centrifugal Filter Devices	30.6%	30.6%

Filtration Products Centrifugal Filter Devices	36.6%	36.6%
Filtration Products Centrifugal Filter Devices	30.6%	30.6%
Pipetter Tips Pipetter Specific Tips	42.5%	42.5%
Pipetter Tips Pipetter Specific Tips	37.5%	37.5%
Pipetter Tips Pipetter Specific Tips	42.5%	42.5%
Pipetter Tips Pipetter Specific Tips	37.5%	37.5%
Cell Culture Microplates	18.4%	18.4%
Cell Culture Microplates	57.4%	57.4%
Cell Culture Microplates	18.4%	18.4%
Cell Culture Microplates	57.4%	57.4%
Pipetter Tips Filtering Pipetter Tips	32.2%	32.2%
Pipetter Tips Filtering Pipetter Tips	49.7%	49.7%
Pipetter Tips Filtering Pipetter Tips	32.2%	32.2%
Pipetter Tips Filtering Pipetter Tips	49.7%	49.7%
Cleaning Products	35.3%	35.3%
Cleaning Products	22.4%	22.4%
Cleaning Products	35.3%	35.3%
Cleaning Products	22.4%	22.4%
Specimen Collection Winged Collection Set	22.4%	22.4%
Specimen Collection Winged Collection Set	22.4%	22.4%
Specimen Collection Winged Collection Set	22.4%	22.4%
Specimen Collection Winged Collection Set	22.4%	22.4%
Microplates Assay Microplates	18.6%	18.6%
Microplates Assay Microplates	18.6%	18.6%
Microplates Assay Microplates	18.6%	18.6%
Microplates Assay Microplates	18.6%	18.6%
Dishes Petri Dishes	51.6%	51.6%
Dishes Petri Dishes	32.1%	32.1%
Dishes Petri Dishes	51.6%	51.6%
Dishes Petri Dishes	32.1%	32.1%
Tubes Test Tubes	47.6%	47.6%
Tubes Test Tubes	32.8%	32.8%
Tubes Test Tubes	47.6%	47.6%
Tubes Test Tubes	32.8%	32.8%
Tubes Storage Tubes	22.0%	22.0%
Tubes Storage Tubes	22.0%	22.0%
Tubes Storage Tubes	22.0%	22.0%
Tubes Storage Tubes	22.0%	22.0%
Chromatography Columns	13.5%	13.5%
Chromatography Columns	13.5%	13.5%
Chromatography Columns	13.5%	13.5%
Chromatography Columns	13.5%	13.5%
Bottles Media Bottles	53.9%	53.9%
Bottles Media Bottles	33.8%	33.8%
Bottles Media Bottles	53.9%	53.9%
Bottles Media Bottles	33.8%	33.8%
Pipets Transfer Pipets	38.1%	38.1%
Pipets Transfer Pipets	50.4%	50.4%
Pipets Transfer Pipets	38.1%	38.1%

Pipets Transfer Pipets	50.4%	50.4%
Tubes Microtubes	48.8%	48.8%
Tubes Microtubes	33.4%	33.4%
Tubes Microtubes	48.8%	48.8%
Tubes Microtubes	33.4%	33.4%
Syringes General Purpose Syringes	29.0%	29.0%
Syringes General Purpose Syringes	19.4%	19.4%
Syringes General Purpose Syringes	29.0%	29.0%
Syringes General Purpose Syringes	19.4%	19.4%
Cell Culture Tubes	46.4%	46.4%
Cell Culture Tubes	23.3%	23.3%
Cell Culture Tubes	46.4%	46.4%
Cell Culture Tubes	23.3%	23.3%
Cell Culture Dishes	15.9%	15.9%
Cell Culture Dishes	63.9%	63.9%
Cell Culture Dishes	15.9%	15.9%
Cell Culture Dishes	63.9%	63.9%
Chromatography Supplies	38.4%	38.4%
Chromatography Supplies	15.6%	15.6%
Chromatography Supplies	38.4%	38.4%
Chromatography Supplies	15.6%	15.6%
Cellware Specialty	15.7%	15.7%
Cellware Specialty	15.7%	15.7%
Cellware Specialty	15.7%	15.7%
Cellware Specialty	15.7%	15.7%
Bags Sample Bags	34.9%	34.9%
Bags Sample Bags	25.8%	25.8%
Bags Sample Bags	34.9%	34.9%
Bags Sample Bags	25.8%	25.8%
Specimen Collection Microbiology and Transport S	42.4%	42.4%
Specimen Collection Microbiology and Transport S	28.1%	28.1%
Specimen Collection Microbiology and Transport S	42.4%	42.4%
Specimen Collection Microbiology and Transport S	28.1%	28.1%
Pipets Other	49.3%	49.3%
Pipets Other	26.2%	26.2%
Pipets Other	49.3%	49.3%
Pipets Other	26.2%	26.2%
Tubing and Tubing Connectors	37.0%	37.0%
Tubing and Tubing Connectors	29.0%	29.0%
Tubing and Tubing Connectors	37.0%	37.0%
Tubing and Tubing Connectors	29.0%	29.0%
Specimen Collection Urine Specimen Collection	53.6%	53.6%
Specimen Collection Urine Specimen Collection	26.7%	26.7%
Specimen Collection Urine Specimen Collection	53.6%	53.6%
Specimen Collection Urine Specimen Collection	26.7%	26.7%
Bottles Glass Bottles General Purpose	46.4%	46.4%
Bottles Glass Bottles General Purpose	29.5%	29.5%
Bottles Glass Bottles General Purpose	46.4%	46.4%
Bottles Glass Bottles General Purpose	29.5%	29.5%

Specimen Collection Blood Specimen Collection	44.3%	44.3%
Specimen Collection Blood Specimen Collection	29.2%	29.2%
Specimen Collection Blood Specimen Collection	44.3%	44.3%
Specimen Collection Blood Specimen Collection	29.2%	29.2%
Specimen Collection Tubes for Blood Collection	48.3%	48.3%
Specimen Collection Tubes for Blood Collection	30.4%	30.4%
Specimen Collection Tubes for Blood Collection	48.3%	48.3%
Specimen Collection Tubes for Blood Collection	30.4%	30.4%
Controlled Environments Housekeeping Matting P	31.1%	31.1%
Controlled Environments Housekeeping Matting P	26.7%	26.7%
Controlled Environments Housekeeping Matting P	31.1%	31.1%
Controlled Environments Housekeeping Matting P	26.7%	26.7%
Syringes Other	40.7%	40.7%
Syringes Other	19.8%	19.8%
Syringes Other	40.7%	40.7%
Syringes Other	19.8%	19.8%
Bags Autoclaving Bags	43.0%	43.0%
Bags Autoclaving Bags	26.8%	26.8%
Bags Autoclaving Bags	43.0%	43.0%
Bags Autoclaving Bags	26.8%	26.8%
PPE Eye Face and Hearing Safety	35.5%	35.5%
PPE Eye Face and Hearing Safety	17.5%	17.5%
PPE Eye Face and Hearing Safety	35.5%	35.5%
PPE Eye Face and Hearing Safety	17.5%	17.5%
Flasks Other	36.5%	36.5%
Flasks Other	27.8%	27.8%
Flasks Other	36.5%	36.5%
Flasks Other	27.8%	27.8%
Filtration Products Filter Units	25.9%	25.9%
Filtration Products Filter Units	23.0%	23.0%
Filtration Products Filter Units	25.9%	25.9%
Filtration Products Filter Units	23.0%	23.0%
Microplate Covers	22.2%	22.2%
Microplate Covers	17.7%	17.7%
Microplate Covers	22.2%	22.2%
Microplate Covers	17.7%	17.7%
Flasks Volumetric	37.8%	37.8%
Flasks Volumetric	29.0%	29.0%
Flasks Volumetric	37.8%	37.8%
Flasks Volumetric	29.0%	29.0%
Water and Wastewater Testing Supplies	23.3%	23.3%
Water and Wastewater Testing Supplies	19.4%	19.4%
Water and Wastewater Testing Supplies	23.3%	23.3%
Water and Wastewater Testing Supplies	19.4%	19.4%
Dishes Other	40.3%	40.3%
Dishes Other	25.2%	25.2%
Dishes Other	40.3%	40.3%
Dishes Other	25.2%	25.2%
Facility Safety First Aid Identification Comm	34.5%	34.5%

Facility Safety First Aid Identification Comm	21.2%	21.2%
Facility Safety First Aid Identification Comm	34.5%	34.5%
Facility Safety First Aid Identification Comm	21.2%	21.2%
Specimen Collection Tube Needles	18.1%	18.1%
Specimen Collection Tube Needles	22.2%	22.2%
Specimen Collection Tube Needles	18.1%	18.1%
Specimen Collection Tube Needles	22.2%	22.2%
Carboys and Jerricans	43.8%	43.8%
Carboys and Jerricans	31.8%	31.8%
Carboys and Jerricans	43.8%	43.8%
Carboys and Jerricans	31.8%	31.8%
Tubes Tube Closures	48.9%	48.9%
Tubes Tube Closures	26.9%	26.9%
Tubes Tube Closures	48.9%	48.9%
Tubes Tube Closures	26.9%	26.9%
PPE Hand Protection Work Specialty Gloves S	34.3%	34.3%
PPE Hand Protection Work Specialty Gloves S	18.3%	18.3%
PPE Hand Protection Work Specialty Gloves S	34.3%	34.3%
PPE Hand Protection Work Specialty Gloves S	18.3%	18.3%
Reservoirs and Reservoir Liners	25.3%	25.3%
Reservoirs and Reservoir Liners	21.1%	21.1%
Reservoirs and Reservoir Liners	25.3%	25.3%
Reservoirs and Reservoir Liners	21.1%	21.1%
Coverslips	52.4%	52.4%
Coverslips	25.4%	25.4%
Coverslips	52.4%	52.4%
Coverslips	25.4%	25.4%
Tubes Other	38.7%	38.7%
Tubes Other	30.1%	30.1%
Tubes Other	38.7%	38.7%
Tubes Other	30.1%	30.1%
Specimen Collection Other	22.2%	22.2%
Specimen Collection Other	22.2%	22.2%
Specimen Collection Other	22.2%	22.2%
Specimen Collection Other	22.2%	22.2%
Cylinders Laboratory	35.4%	35.4%
Cylinders Laboratory	28.1%	28.1%
Cylinders Laboratory	35.4%	35.4%
Cylinders Laboratory	28.1%	28.1%
Membranes For Hybridization and Transfer	7.7%	7.7%
Membranes For Hybridization and Transfer	12.2%	12.2%
Membranes For Hybridization and Transfer	7.7%	7.7%
Membranes For Hybridization and Transfer	12.2%	12.2%
Autoradiography Supplies	10.1%	10.1%
Autoradiography Supplies	18.2%	18.2%
Autoradiography Supplies	10.1%	10.1%
Autoradiography Supplies	18.2%	18.2%
Waste Disposal Containers	29.3%	29.3%
Waste Disposal Containers	24.8%	24.8%

Waste Disposal Containers	29.3%	29.3%
Waste Disposal Containers	24.8%	24.8%
Bench Protectors	33.9%	33.9%
Bench Protectors	29.5%	29.5%
Bench Protectors	33.9%	33.9%
Bench Protectors	29.5%	29.5%
Funnels	33.8%	33.8%
Funnels	30.8%	30.8%
Funnels	33.8%	33.8%
Funnels	30.8%	30.8%
Bags Other	40.6%	40.6%
Bags Other	33.8%	33.8%
Bags Other	40.6%	40.6%
Bags Other	33.8%	33.8%
Cuvets and Cells	30.5%	30.5%
Cuvets and Cells	25.6%	25.6%
Cuvets and Cells	30.5%	30.5%
Cuvets and Cells	25.6%	25.6%
Beakers Plastic and Other	40.5%	40.5%
Beakers Plastic and Other	29.6%	29.6%
Beakers Plastic and Other	40.5%	40.5%
Beakers Plastic and Other	29.6%	29.6%
PPE Hand Protection Chemical Resistant Gloves	18.6%	18.6%
PPE Hand Protection Chemical Resistant Gloves	18.6%	18.6%
PPE Hand Protection Chemical Resistant Gloves	18.6%	18.6%
PPE Hand Protection Chemical Resistant Gloves	18.6%	18.6%
Embedding Cassettes	51.8%	51.8%
Embedding Cassettes	30.4%	30.4%
Embedding Cassettes	51.8%	51.8%
Embedding Cassettes	30.4%	30.4%
Beakers Glass	36.9%	36.9%
Beakers Glass	26.6%	26.6%
Beakers Glass	36.9%	36.9%
Beakers Glass	26.6%	26.6%
Knives and Knife Blades	36.9%	36.9%
Knives and Knife Blades	31.6%	31.6%
Knives and Knife Blades	36.9%	36.9%
Knives and Knife Blades	31.6%	31.6%
Pipetter Tips Robotic Pipetter Tips	26.8%	26.8%
Pipetter Tips Robotic Pipetter Tips	32.9%	32.9%
Pipetter Tips Robotic Pipetter Tips	26.8%	26.8%
Pipetter Tips Robotic Pipetter Tips	32.9%	32.9%
Film and Foil Wrapping	38.8%	38.8%
Film and Foil Wrapping	37.6%	37.6%
Film and Foil Wrapping	38.8%	38.8%
Film and Foil Wrapping	37.6%	37.6%
Pipetter Tips Other	42.3%	42.3%
Pipetter Tips Other	21.4%	21.4%
Pipetter Tips Other	42.3%	42.3%

Pipetter Tips Other	21.4%	21.4%
Stirring Bars and Rods	41.5%	41.5%
Stirring Bars and Rods	28.7%	28.7%
Stirring Bars and Rods	41.5%	41.5%
Stirring Bars and Rods	28.7%	28.7%
Fire Fighting Emergency Response PPE Safety	25.0%	25.0%
Fire Fighting Emergency Response PPE Safety	25.0%	25.0%
Fire Fighting Emergency Response PPE Safety	25.0%	25.0%
Fire Fighting Emergency Response PPE Safety	25.0%	25.0%
Stoppers	36.1%	36.1%
Stoppers	23.9%	23.9%
Stoppers	36.1%	36.1%
Stoppers	23.9%	23.9%
Burets	40.5%	40.5%
Burets	26.8%	26.8%
Burets	40.5%	40.5%
Burets	26.8%	26.8%
Samplers	44.0%	44.0%
Samplers	23.0%	23.0%
Samplers	44.0%	44.0%
Samplers	23.0%	23.0%
Spatulas General Purpose	37.4%	37.4%
Spatulas General Purpose	24.6%	24.6%
Spatulas General Purpose	37.4%	37.4%
Spatulas General Purpose	24.6%	24.6%
Crucibles	26.9%	26.9%
Crucibles	26.9%	26.9%
Crucibles	26.9%	26.9%
Crucibles	26.9%	26.9%
Bottles Wash Bottles	38.4%	38.4%
Bottles Wash Bottles	27.9%	27.9%
Bottles Wash Bottles	38.4%	38.4%
Bottles Wash Bottles	27.9%	27.9%
Pipetter Tips Repeater Pipetter Tips	44.8%	44.8%
Pipetter Tips Repeater Pipetter Tips	21.7%	21.7%
Pipetter Tips Repeater Pipetter Tips	44.8%	44.8%
Pipetter Tips Repeater Pipetter Tips	21.7%	21.7%
PPE Head Protection Safety	19.8%	19.8%
PPE Head Protection Safety	19.8%	19.8%
PPE Head Protection Safety	19.8%	19.8%
PPE Head Protection Safety	19.8%	19.8%
BIOTIX UNIVERSAL PIPETTE	31.7%	31.7%
BIOTIX UNIVERSAL PIPETTE	31.7%	31.7%
BIOTIX UNIVERSAL PIPETTE	31.7%	31.7%
BIOTIX UNIVERSAL PIPETTE	31.7%	31.7%
CONSUMABLES EDUCATION	33.0%	33.0%
CONSUMABLES EDUCATION	33.0%	33.0%
CONSUMABLES EDUCATION	33.0%	33.0%
CONSUMABLES EDUCATION	33.0%	33.0%

Diagnostics All Other	36.4%	36.4%
Diagnostics All Other	17.0%	17.0%
Diagnostics All Other	36.4%	36.4%
Diagnostics All Other	17.0%	17.0%
Clinical Diagnostic Kits and Reagents Other	42.7%	42.7%
Clinical Diagnostic Kits and Reagents Other	37.7%	37.7%
Clinical Diagnostic Kits and Reagents Other	42.7%	42.7%
Clinical Diagnostic Kits and Reagents Other	37.7%	37.7%
Clinical Controls Calibrators and Standards	24.0%	24.0%
Clinical Controls Calibrators and Standards	37.0%	37.0%
Clinical Controls Calibrators and Standards	24.0%	24.0%
Clinical Controls Calibrators and Standards	37.0%	37.0%
Protein Chemistry Reagents and Kits	8.2%	8.2%
Protein Chemistry Reagents and Kits	8.2%	8.2%
Protein Chemistry Reagents and Kits	8.2%	8.2%
Protein Chemistry Reagents and Kits	8.2%	8.2%
Clinical Diagnostic Kits and Reagents Influenza	21.5%	21.5%
Clinical Diagnostic Kits and Reagents Influenza	29.7%	29.7%
Clinical Diagnostic Kits and Reagents Influenza	21.5%	21.5%
Clinical Diagnostic Kits and Reagents Influenza	29.7%	29.7%
Molecular Biology Reagents and Kits Other	11.0%	11.0%
Molecular Biology Reagents and Kits Other	9.0%	9.0%
Molecular Biology Reagents and Kits Other	11.0%	11.0%
Molecular Biology Reagents and Kits Other	9.0%	9.0%
Clinical Diagnostic Kits and Reagents Pregnancy	39.7%	39.7%
Clinical Diagnostic Kits and Reagents Pregnancy	29.9%	29.9%
Clinical Diagnostic Kits and Reagents Pregnancy	39.7%	39.7%
Clinical Diagnostic Kits and Reagents Pregnancy	29.9%	29.9%
Clinical Diagnostic Kits and Reagents Streptococ	4.7%	4.7%
Clinical Diagnostic Kits and Reagents Streptococ	19.9%	19.9%
Clinical Diagnostic Kits and Reagents Streptococ	4.7%	4.7%
Clinical Diagnostic Kits and Reagents Streptococ	19.9%	19.9%
Western Blotting ELISA and Cell Imaging	10.0%	10.0%
Western Blotting ELISA and Cell Imaging	10.0%	10.0%
Western Blotting ELISA and Cell Imaging	10.0%	10.0%
Western Blotting ELISA and Cell Imaging	10.0%	10.0%
Clinical Diagnostic Kits and Reagents C. diffici	4.2%	4.2%
Clinical Diagnostic Kits and Reagents C. diffici	19.1%	19.1%
Clinical Diagnostic Kits and Reagents C. diffici	4.2%	4.2%
Clinical Diagnostic Kits and Reagents C. diffici	19.1%	19.1%
Electrophoresis Reagents	19.5%	19.5%
Electrophoresis Reagents	6.5%	6.5%
Electrophoresis Reagents	19.5%	19.5%
Electrophoresis Reagents	6.5%	6.5%
Tissue Processing Reagents	32.8%	32.8%
Tissue Processing Reagents	31.4%	31.4%
Tissue Processing Reagents	32.8%	32.8%
Tissue Processing Reagents	31.4%	31.4%
Clinical Diagnostic Kits and Reagents General Ch	25.1%	25.1%

Clinical Diagnostic Kits and Reagents	General Ch	30.1%	30.1%
Clinical Diagnostic Kits and Reagents	General Ch	25.1%	25.1%
Clinical Diagnostic Kits and Reagents	General Ch	30.1%	30.1%
Immunoassay Testing		7.2%	7.2%
Immunoassay Testing		16.4%	16.4%
Immunoassay Testing		7.2%	7.2%
Immunoassay Testing		16.4%	16.4%
Molecular Biology Reagents and Kits	Nucleic Acid	8.4%	8.4%
Molecular Biology Reagents and Kits	Nucleic Acid	8.4%	8.4%
Molecular Biology Reagents and Kits	Nucleic Acid	8.4%	8.4%
Molecular Biology Reagents and Kits	Nucleic Acid	8.4%	8.4%
Molecular Biology Reagents and Kits	DNA Extracti	9.8%	9.8%
Molecular Biology Reagents and Kits	DNA Extracti	12.7%	12.7%
Molecular Biology Reagents and Kits	DNA Extracti	9.8%	9.8%
Molecular Biology Reagents and Kits	DNA Extracti	12.7%	12.7%
Clinical Diagnostic Kits and Reagents	Urinalysis	57.7%	57.7%
Clinical Diagnostic Kits and Reagents	Urinalysis	32.9%	32.9%
Clinical Diagnostic Kits and Reagents	Urinalysis	57.7%	57.7%
Clinical Diagnostic Kits and Reagents	Urinalysis	32.9%	32.9%
Dialysis Desalting and Buffer Exchange		10.1%	10.1%
Dialysis Desalting and Buffer Exchange		10.1%	10.1%
Dialysis Desalting and Buffer Exchange		10.1%	10.1%
Dialysis Desalting and Buffer Exchange		10.1%	10.1%
Microbiology Products		39.3%	39.3%
Microbiology Products		24.0%	24.0%
Microbiology Products		39.3%	39.3%
Microbiology Products		24.0%	24.0%
Hematology Stains		33.9%	33.9%
Hematology Stains		26.3%	26.3%
Hematology Stains		33.9%	33.9%
Hematology Stains		26.3%	26.3%
Immunoreagents		8.9%	8.9%
Immunoreagents		8.9%	8.9%
Immunoreagents		8.9%	8.9%
Immunoreagents		8.9%	8.9%
Antibody Production and Purification		10.2%	10.2%
Antibody Production and Purification		10.2%	10.2%
Antibody Production and Purification		10.2%	10.2%
Antibody Production and Purification		10.2%	10.2%
DIAGNOSTICS	EDUCATION	33.0%	33.0%
DIAGNOSTICS	EDUCATION	33.0%	33.0%
DIAGNOSTICS	EDUCATION	33.0%	33.0%
DIAGNOSTICS	EDUCATION	33.0%	33.0%
Equipment	All Other	34.3%	34.3%
Equipment	All Other	17.6%	17.6%
Equipment	All Other	34.3%	34.3%
Equipment	All Other	17.6%	17.6%
Refrigerators and Freezers	Other	29.7%	29.7%
Refrigerators and Freezers	Other	24.0%	24.0%

Refrigerators and Freezers Other	29.7%	29.7%
Refrigerators and Freezers Other	24.0%	24.0%
Incubators	24.8%	24.8%
Incubators	20.5%	20.5%
Incubators	24.8%	24.8%
Incubators	20.5%	20.5%
Refrigerators and Freezers Ultra Low Temperature	2.4%	2.4%
Refrigerators and Freezers Ultra Low Temperature	28.8%	28.8%
Refrigerators and Freezers Ultra Low Temperature	2.4%	2.4%
Refrigerators and Freezers Ultra Low Temperature	28.8%	28.8%
Pipetters Manual Pipetters	34.8%	34.8%
Pipetters Manual Pipetters	26.3%	26.3%
Pipetters Manual Pipetters	34.8%	34.8%
Pipetters Manual Pipetters	26.3%	26.3%
Microscopes	40.7%	40.7%
Microscopes	17.4%	17.4%
Microscopes	40.7%	40.7%
Microscopes	17.4%	17.4%
Centrifuges Benchtop General Purpose	21.0%	21.0%
Centrifuges Benchtop General Purpose	21.0%	21.0%
Centrifuges Benchtop General Purpose	21.0%	21.0%
Centrifuges Benchtop General Purpose	21.0%	21.0%
PPE Respiratory Protection Safety	17.6%	17.6%
PPE Respiratory Protection Safety	17.6%	17.6%
PPE Respiratory Protection Safety	17.6%	17.6%
PPE Respiratory Protection Safety	17.6%	17.6%
Microtomy Equipment	16.7%	16.7%
Microtomy Equipment	21.8%	21.8%
Microtomy Equipment	16.7%	16.7%
Microtomy Equipment	21.8%	21.8%
Water Purification Other	27.7%	27.7%
Water Purification Other	20.1%	20.1%
Water Purification Other	27.7%	27.7%
Water Purification Other	20.1%	20.1%
Hoods and Enclosures	21.4%	21.4%
Hoods and Enclosures	16.9%	16.9%
Hoods and Enclosures	21.4%	21.4%
Hoods and Enclosures	16.9%	16.9%
Centrifuges Benchtop Microcentrifuges	9.8%	9.8%
Centrifuges Benchtop Microcentrifuges	19.2%	19.2%
Centrifuges Benchtop Microcentrifuges	9.8%	9.8%
Centrifuges Benchtop Microcentrifuges	19.2%	19.2%
Baths Other	39.8%	39.8%
Baths Other	23.0%	23.0%
Baths Other	39.8%	39.8%
Baths Other	23.0%	23.0%
Centrifuges Benchtop Other	24.3%	24.3%
Centrifuges Benchtop Other	22.1%	22.1%
Centrifuges Benchtop Other	24.3%	24.3%

Centrifuges Benchtop Other	22.1%	22.1%
Pipetters Other	32.3%	32.3%
Pipetters Other	17.8%	17.8%
Pipetters Other	32.3%	32.3%
Pipetters Other	17.8%	17.8%
Pumps Vacuum	22.9%	22.9%
Pumps Vacuum	22.9%	22.9%
Pumps Vacuum	22.9%	22.9%
Pumps Vacuum	22.9%	22.9%
Hotplates	22.9%	22.9%
Hotplates	18.9%	18.9%
Hotplates	22.9%	22.9%
Hotplates	18.9%	18.9%
Shakers and Mixers Platform Shakers	28.0%	28.0%
Shakers and Mixers Platform Shakers	18.4%	18.4%
Shakers and Mixers Platform Shakers	28.0%	28.0%
Shakers and Mixers Platform Shakers	18.4%	18.4%
Ovens	23.9%	23.9%
Ovens	21.8%	21.8%
Ovens	23.9%	23.9%
Ovens	21.8%	21.8%
Shakers and Mixers Other	33.3%	33.3%
Shakers and Mixers Other	19.3%	19.3%
Shakers and Mixers Other	33.3%	33.3%
Shakers and Mixers Other	19.3%	19.3%
Centrifuges Centrifuge Accessories	27.2%	27.2%
Centrifuges Centrifuge Accessories	12.8%	12.8%
Centrifuges Centrifuge Accessories	27.2%	27.2%
Centrifuges Centrifuge Accessories	12.8%	12.8%
Pipet Fillers	29.3%	29.3%
Pipet Fillers	27.2%	27.2%
Pipet Fillers	29.3%	29.3%
Pipet Fillers	27.2%	27.2%
Sterilizers	17.0%	17.0%
Sterilizers	17.0%	17.0%
Sterilizers	17.0%	17.0%
Sterilizers	17.0%	17.0%
Blenders and Homogenizers	25.5%	25.5%
Blenders and Homogenizers	19.2%	19.2%
Blenders and Homogenizers	25.5%	25.5%
Blenders and Homogenizers	19.2%	19.2%
Pumps Other	21.7%	21.7%
Pumps Other	18.4%	18.4%
Pumps Other	21.7%	21.7%
Pumps Other	18.4%	18.4%
Electrophoresis Equipment	21.0%	21.0%
Electrophoresis Equipment	10.6%	10.6%
Electrophoresis Equipment	21.0%	21.0%
Electrophoresis Equipment	10.6%	10.6%

Water Purification Pretreatment and Polishing Sy	11.1%	11.1%
Water Purification Pretreatment and Polishing Sy	11.1%	11.1%
Water Purification Pretreatment and Polishing Sy	11.1%	11.1%
Water Purification Pretreatment and Polishing Sy	11.1%	11.1%
Evaporators	17.4%	17.4%
Evaporators	17.4%	17.4%
Evaporators	17.4%	17.4%
Evaporators	17.4%	17.4%
Counting Devices	25.1%	25.1%
Counting Devices	20.9%	20.9%
Counting Devices	25.1%	25.1%
Counting Devices	20.9%	20.9%
Baths Water	25.5%	25.5%
Baths Water	17.3%	17.3%
Baths Water	25.5%	25.5%
Baths Water	17.3%	17.3%
Stirrers Magnetic	23.0%	23.0%
Stirrers Magnetic	19.0%	19.0%
Stirrers Magnetic	23.0%	23.0%
Stirrers Magnetic	19.0%	19.0%
Furnaces	20.6%	20.6%
Furnaces	17.3%	17.3%
Furnaces	20.6%	20.6%
Furnaces	17.3%	17.3%
Mills	7.2%	7.2%
Mills	12.7%	12.7%
Mills	7.2%	7.2%
Mills	12.7%	12.7%
Washers and Dryers for Glassware	21.5%	21.5%
Washers and Dryers for Glassware	23.3%	23.3%
Washers and Dryers for Glassware	21.5%	21.5%
Washers and Dryers for Glassware	23.3%	23.3%
Pumps Tubing	30.4%	30.4%
Pumps Tubing	18.9%	18.9%
Pumps Tubing	30.4%	30.4%
Pumps Tubing	18.9%	18.9%
Stirrers Overhead	20.7%	20.7%
Stirrers Overhead	17.8%	17.8%
Stirrers Overhead	20.7%	20.7%
Stirrers Overhead	17.8%	17.8%
Ultrasonic Cleaners	25.5%	25.5%
Ultrasonic Cleaners	17.0%	17.0%
Ultrasonic Cleaners	25.5%	25.5%
Ultrasonic Cleaners	17.0%	17.0%
Freeze Drying Equipment	22.2%	22.2%
Freeze Drying Equipment	22.2%	22.2%
Freeze Drying Equipment	22.2%	22.2%
Freeze Drying Equipment	22.2%	22.2%
Microplate Washers	20.9%	20.9%

Microplate Washers	20.9%	20.9%
Microplate Washers	20.9%	20.9%
Microplate Washers	20.9%	20.9%
Heaters	40.0%	40.0%
Heaters	18.6%	18.6%
Heaters	40.0%	40.0%
Heaters	18.6%	18.6%
Photodocumentation Systems	14.4%	14.4%
Photodocumentation Systems	14.4%	14.4%
Photodocumentation Systems	14.4%	14.4%
Photodocumentation Systems	14.4%	14.4%
Chromatography Equipment	10.6%	10.6%
Chromatography Equipment	10.6%	10.6%
Chromatography Equipment	10.6%	10.6%
Chromatography Equipment	10.6%	10.6%
EQUIPMENT EDUCATION	33.0%	33.0%
EQUIPMENT EDUCATION	33.0%	33.0%
EQUIPMENT EDUCATION	33.0%	33.0%
EQUIPMENT EDUCATION	33.0%	33.0%
Furniture	39.3%	39.3%
Furniture	23.0%	23.0%
Furniture	39.3%	39.3%
Furniture	23.0%	23.0%
FURNITURE EDUCATION	33.0%	33.0%
FURNITURE EDUCATION	33.0%	33.0%
FURNITURE EDUCATION	33.0%	33.0%
FURNITURE EDUCATION	33.0%	33.0%
Chemicals All Other	35.5%	35.5%
Chemicals All Other	11.4%	11.4%
Chemicals All Other	35.5%	35.5%
Chemicals All Other	11.4%	11.4%
Organics	34.8%	34.8%
Organics	9.5%	9.5%
Organics	34.8%	34.8%
Organics	9.5%	9.5%
Solvents Other	49.3%	49.3%
Solvents Other	12.9%	12.9%
Solvents Other	49.3%	49.3%
Solvents Other	12.9%	12.9%
Acids Inorganic	33.1%	33.1%
Acids Inorganic	20.7%	20.7%
Acids Inorganic	33.1%	33.1%
Acids Inorganic	20.7%	20.7%
Inorganics Other	48.1%	48.1%
Inorganics Other	11.9%	11.9%
Inorganics Other	48.1%	48.1%
Inorganics Other	11.9%	11.9%
Buffers	31.9%	31.9%
Buffers	15.8%	15.8%

Buffers	31.9%	31.9%
Buffers	15.8%	15.8%
Solvents Acetonitrile	59.2%	59.2%
Solvents Acetonitrile	15.9%	15.9%
Solvents Acetonitrile	59.2%	59.2%
Solvents Acetonitrile	15.9%	15.9%
Solvents Methanol	48.5%	48.5%
Solvents Methanol	21.7%	21.7%
Solvents Methanol	48.5%	48.5%
Solvents Methanol	21.7%	21.7%
Solvents Ethanol	57.8%	57.8%
Solvents Ethanol	31.1%	31.1%
Solvents Ethanol	57.8%	57.8%
Solvents Ethanol	31.1%	31.1%
Histology Reagents	41.3%	41.3%
Histology Reagents	22.1%	22.1%
Histology Reagents	41.3%	41.3%
Histology Reagents	22.1%	22.1%
Inorganics Sodium Compounds Inorganics	49.9%	49.9%
Inorganics Sodium Compounds Inorganics	12.2%	12.2%
Inorganics Sodium Compounds Inorganics	49.9%	49.9%
Inorganics Sodium Compounds Inorganics	12.2%	12.2%
Solutions for Chemical Testing	29.3%	29.3%
Solutions for Chemical Testing	19.5%	19.5%
Solutions for Chemical Testing	29.3%	29.3%
Solutions for Chemical Testing	19.5%	19.5%
Standards	28.0%	28.0%
Standards	22.6%	22.6%
Standards	28.0%	28.0%
Standards	22.6%	22.6%
Solvents Isopropanol IPA	55.2%	55.2%
Solvents Isopropanol IPA	16.6%	16.6%
Solvents Isopropanol IPA	55.2%	55.2%
Solvents Isopropanol IPA	16.6%	16.6%
Caustics	40.9%	40.9%
Caustics	26.2%	26.2%
Caustics	40.9%	40.9%
Caustics	26.2%	26.2%
Solvents Acetone	35.3%	35.3%
Solvents Acetone	29.3%	29.3%
Solvents Acetone	35.3%	35.3%
Solvents Acetone	29.3%	29.3%
Water	46.1%	46.1%
Water	32.6%	32.6%
Water	46.1%	46.1%
Water	32.6%	32.6%
Acids Organic	38.2%	38.2%
Acids Organic	16.6%	16.6%
Acids Organic	38.2%	38.2%

Acids Organic	16.6%	16.6%
Solvents Methylene Chloride	49.8%	49.8%
Solvents Methylene Chloride	18.7%	18.7%
Solvents Methylene Chloride	49.8%	49.8%
Solvents Methylene Chloride	18.7%	18.7%
Solvents Hexanes	61.6%	61.6%
Solvents Hexanes	11.7%	11.7%
Solvents Hexanes	61.6%	61.6%
Solvents Hexanes	11.7%	11.7%
Solvents Xylenes	16.3%	16.3%
Solvents Xylenes	16.3%	16.3%
Solvents Xylenes	16.3%	16.3%
Solvents Xylenes	16.3%	16.3%
ACIDS BASES GENERAL PURPOSE CONCENTRATED AVANTOR	9.0%	9.0%
ACIDS BASES GENERAL PURPOSE CONCENTRATED AVANTOR	9.0%	9.0%
ACIDS BASES GENERAL PURPOSE CONCENTRATED AVANTOR	9.0%	9.0%
ACIDS BASES GENERAL PURPOSE CONCENTRATED AVANTOR	9.0%	9.0%
ACIDS BASES GENERAL PURPOSE SOLNS AVANTOR	10.2%	10.2%
ACIDS BASES GENERAL PURPOSE SOLNS AVANTOR	10.2%	10.2%
ACIDS BASES GENERAL PURPOSE SOLNS AVANTOR	10.2%	10.2%
ACIDS BASES GENERAL PURPOSE SOLNS AVANTOR	10.2%	10.2%
ACIDS BASES COMPENDIAL ACIDS AVANTOR	11.4%	11.4%
ACIDS BASES COMPENDIAL ACIDS AVANTOR	11.4%	11.4%
ACIDS BASES COMPENDIAL ACIDS AVANTOR	11.4%	11.4%
ACIDS BASES COMPENDIAL ACIDS AVANTOR	11.4%	11.4%
ACIDS BASES HIGH PURITY ACIDS AVANTOR	10.2%	10.2%
ACIDS BASES HIGH PURITY ACIDS AVANTOR	13.4%	13.4%
ACIDS BASES HIGH PURITY ACIDS AVANTOR	10.2%	10.2%
ACIDS BASES HIGH PURITY ACIDS AVANTOR	13.4%	13.4%
ACIDS BASES OTHER AVANTOR	9.4%	9.4%
ACIDS BASES OTHER AVANTOR	9.4%	9.4%
ACIDS BASES OTHER AVANTOR	9.4%	9.4%
ACIDS BASES OTHER AVANTOR	9.4%	9.4%
INORGANICS GENERAL PURPOSE SM PK AVANTOR	12.8%	12.8%
INORGANICS GENERAL PURPOSE SM PK AVANTOR	12.8%	12.8%
INORGANICS GENERAL PURPOSE SM PK AVANTOR	12.8%	12.8%
INORGANICS GENERAL PURPOSE SM PK AVANTOR	12.8%	12.8%
INORGANICS GENERAL PURPOSE LG PK AVANTOR	15.2%	15.2%
INORGANICS GENERAL PURPOSE LG PK AVANTOR	15.2%	15.2%
INORGANICS GENERAL PURPOSE LG PK AVANTOR	15.2%	15.2%
INORGANICS GENERAL PURPOSE LG PK AVANTOR	15.2%	15.2%
LIFE SCI CHEMS SOLVENTS AVANTOR	29.4%	29.4%
LIFE SCI CHEMS SOLVENTS AVANTOR	29.4%	29.4%
LIFE SCI CHEMS SOLVENTS AVANTOR	29.4%	29.4%
LIFE SCI CHEMS SOLVENTS AVANTOR	29.4%	29.4%
LIFE SCIENCE CHEMICALS AMINO ACIDS AVANTOR	10.2%	10.2%
LIFE SCIENCE CHEMICALS AMINO ACIDS AVANTOR	10.2%	10.2%
LIFE SCIENCE CHEMICALS AMINO ACIDS AVANTOR	10.2%	10.2%
LIFE SCIENCE CHEMICALS AMINO ACIDS AVANTOR	10.2%	10.2%

LIFE SCI HISTOLOGY AND CYTOLOGY AVANTOR	9.1%	9.1%
LIFE SCI HISTOLOGY AND CYTOLOGY AVANTOR	9.1%	9.1%
LIFE SCI HISTOLOGY AND CYTOLOGY AVANTOR	9.1%	9.1%
LIFE SCI HISTOLOGY AND CYTOLOGY AVANTOR	9.1%	9.1%
ORGANICS BUILDING BLOCKS FOR SYNTHESIS AVANTOR	9.7%	9.7%
ORGANICS BUILDING BLOCKS FOR SYNTHESIS AVANTOR	9.7%	9.7%
ORGANICS BUILDING BLOCKS FOR SYNTHESIS AVANTOR	9.7%	9.7%
ORGANICS BUILDING BLOCKS FOR SYNTHESIS AVANTOR	9.7%	9.7%
ORGANICS ORGANIC REAGENTS AVANTOR	28.1%	28.1%
ORGANICS ORGANIC REAGENTS AVANTOR	28.1%	28.1%
ORGANICS ORGANIC REAGENTS AVANTOR	28.1%	28.1%
ORGANICS ORGANIC REAGENTS AVANTOR	28.1%	28.1%
OTHER CHEMICALS SPEC METALS AND ALLOYS AVANTOR	19.9%	19.9%
OTHER CHEMICALS SPEC METALS AND ALLOYS AVANTOR	19.9%	19.9%
OTHER CHEMICALS SPEC METALS AND ALLOYS AVANTOR	19.9%	19.9%
OTHER CHEMICALS SPEC METALS AND ALLOYS AVANTOR	19.9%	19.9%
OTHER CHEMICALS SPECIALTIES POLYMERS AVANTOR	8.5%	8.5%
OTHER CHEMICALS SPECIALTIES POLYMERS AVANTOR	8.5%	8.5%
OTHER CHEMICALS SPECIALTIES POLYMERS AVANTOR	8.5%	8.5%
OTHER CHEMICALS SPECIALTIES POLYMERS AVANTOR	8.5%	8.5%
OTHER CHEMICAL SPECIALITIES SILICA GEL AVANTOR	8.5%	8.5%
OTHER CHEMICAL SPECIALITIES SILICA GEL AVANTOR	8.5%	8.5%
OTHER CHEMICAL SPECIALITIES SILICA GEL AVANTOR	8.5%	8.5%
OTHER CHEMICAL SPECIALITIES SILICA GEL AVANTOR	8.5%	8.5%
OTHER CHEMICAL SPECIALITIES DETERGENTS AVANTOR	8.7%	8.7%
OTHER CHEMICAL SPECIALITIES DETERGENTS AVANTOR	8.7%	8.7%
OTHER CHEMICAL SPECIALITIES DETERGENTS AVANTOR	8.7%	8.7%
OTHER CHEMICAL SPECIALITIES DETERGENTS AVANTOR	8.7%	8.7%
OTHER CHEMICAL SPECIALITIES DESICCANTS AVANTOR	7.6%	7.6%
OTHER CHEMICAL SPECIALITIES DESICCANTS AVANTOR	7.6%	7.6%
OTHER CHEMICAL SPECIALITIES DESICCANTS AVANTOR	7.6%	7.6%
OTHER CHEMICAL SPECIALITIES DESICCANTS AVANTOR	7.6%	7.6%
GENERAL PURPOSE SOLVENTS AVANTOR	12.1%	12.1%
GENERAL PURPOSE SOLVENTS AVANTOR	12.1%	12.1%
GENERAL PURPOSE SOLVENTS AVANTOR	12.1%	12.1%
GENERAL PURPOSE SOLVENTS AVANTOR	12.1%	12.1%
ANALYTICAL BUFFERS AVANTOR	23.9%	23.9%
ANALYTICAL BUFFERS AVANTOR	23.9%	23.9%
ANALYTICAL BUFFERS AVANTOR	23.9%	23.9%
ANALYTICAL BUFFERS AVANTOR	23.9%	23.9%
ORGANIC SOLVENTS AVANTOR	21.5%	21.5%
ORGANIC SOLVENTS AVANTOR	21.5%	21.5%
ORGANIC SOLVENTS AVANTOR	21.5%	21.5%
ORGANIC SOLVENTS AVANTOR	21.5%	21.5%
CHROMATOGRAPHY SOLVENTS AVANTOR	8.5%	8.5%
CHROMATOGRAPHY SOLVENTS AVANTOR	8.5%	8.5%
CHROMATOGRAPHY SOLVENTS AVANTOR	8.5%	8.5%
CHROMATOGRAPHY SOLVENTS AVANTOR	8.5%	8.5%
OTHER HIGH PURITY SOLVENTS AVANTOR	10.3%	10.3%

OTHER HIGH PURITY SOLVENTS AVANTOR	10.3%	10.3%
OTHER HIGH PURITY SOLVENTS AVANTOR	10.3%	10.3%
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Instruments All Other	33.6%	33.6%
Instruments All Other	22.5%	22.5%
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Spectrometry and Spectrophotometry	10.6%	10.6%
Spectrometry and Spectrophotometry	10.6%	10.6%
Spectrometry and Spectrophotometry	10.6%	10.6%

Spectrometry and Spectrophotometry	10.6%	10.6%
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Balances Other	21.1%	21.1%
Electrochemistry	22.5%	22.5%
Electrochemistry	20.4%	20.4%
Electrochemistry	22.5%	22.5%
Electrochemistry	20.4%	20.4%
Clinical Chemistry Analyzers	21.3%	21.3%
Clinical Chemistry Analyzers	26.4%	26.4%
Clinical Chemistry Analyzers	21.3%	21.3%
Clinical Chemistry Analyzers	26.4%	26.4%
Coagulation Analyzers	4.3%	4.3%
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Microplate Readers	4.3%	4.3%
Microplate Readers	9.0%	9.0%
Microplate Readers	4.3%	4.3%
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Electrodes	28.1%	28.1%
Electrodes	19.4%	19.4%
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Thermal Cycling Instruments	16.4%	16.4%
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Timers	29.0%	29.0%
Timers	28.1%	28.1%
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Timers	28.1%	28.1%

Viscometry Instruments	19.1%	19.1%
Viscometry Instruments	19.1%	19.1%
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Anemometers and Flowmeters	17.7%	17.7%
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Consent Agenda
9.12.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Hamid Nikvan, NMB Water Director
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-198 Approving Purchase Orders for Your Office and JC White for Workstations (Hamid Nikvan, NMB Water Director)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Memo
- Staff Report
- Resolution
- Exhibit A

Thursday, October 2, 2025

STAFF REPORT

Subject: Change Order to Increase Contract Amount for Customer Service Office Furniture and Carpet Replacement

Background:
The Customer Service Water Department currently operates with outdated office furniture that does not reflect the professional image the City of North Miami Beach strives to maintain. The furniture has exceeded its useful life, impacting both functionality and aesthetics.

Analysis:
The proposed change order seeks to increase the current contract amount from $50,000 to $140,000, representing an increase of $90,000 (180%). The additional funds will allow for the purchase of new office furniture and the simultaneous replacement of the carpet. This coordinated approach ensures a cohesive design and refreshed environment, minimizing disruption to staff and customers by addressing both needs at once.

The upgrades will:

- Enhance the professional image of the Customer Service Department.
- Improve comfort, functionality, and efficiency for staff.
- Provide a welcoming environment for residents and visitors.
- Eliminate the need for multiple phases of renovation, reducing future costs and downtime.

Fiscal Impact:

- **Current Budget:** $90,000
- **New Contract Amount:** $140,000

The additional funding request represents a 180% increase over the original allocation to the contract. Funds are available in the improvements other than building account 510916-533630.

General Ledger Acct. Number	Budgeted Amount	Available Amount	Available After Budget Transfer	New Request Amount	Remaining Amount
510916-533630	$90,000	$90,000	N/A	$90,000	$0.00

Alternative:

1. **Approve the Change Order:** Proceed with the contract increase to upgrade office furniture and replace the carpet simultaneously, ensuring a cohesive renovation.

Thursday, October 2, 2025

Commission Agenda Staff Report

Date: December 16, 2025
Resolution No.: 2025-XX
To: Mayor and City Commission
From: Andrew Plotkin, Interim City Manager
Prepared By: Shereece George Depusoir, Chief Procurement Officer
Agenda Title: Resolution Approving Purchase Order with JC White Architectural Interior Products for the Purchase and Installation of Walls Dividers and Furniture

---

Background

The North Miami Beach Library is adding new office spaces to accommodate additional staff and enhance public services. The project includes the installation of walls, desks, and chairs for both office personnel and public areas.

The City seeks to utilize a competitively solicited contract conducted by the State of Florida Department of Management Services, which awarded Contract 56120000-24-NY-ACS – Office Furniture, All Types to JC White Architectural Interior Products for an initial five (5)-year term effective April 10, 2023, through December 1, 2028, with the option to renew for up to five (5) additional years.

To ensure functional and durable workspaces that meet operational needs and support public engagement, the Library is requesting a change order to the existing furniture contract. The proposed change order will provide additional furniture and installation services necessary to complete the new office areas.

Recommendation

The Library Director, and the Chief Procurement Officer recommend that the City Commission approve and authorize the City Manager or designee to approve the Purchase Orders with JC White and Associates. for a budgeted amount not to exceed $45,000.

Fiscal Impact

Requesting a Purchase Order for the allocated amount of $45,000 annually as approved in the adopted FY26 budget appropriation.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A CHANGE ORDER TO PIGGYBACK CONTRACT FOR THE PURCHASE AND INSTALLATION OF WORKSTATIONS; IN A BUDGETED AMOUNT NOT TO EXCEED $135,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 166, *Florida Statutes* and Section 1.4 of the Charter of the City of North Miami Beach ("City"), the City shall have all available governmental, corporate, and proprietary powers and may exercise them except when prohibited by law; and

WHEREAS, Section 3-2.2 of the City of North Miami Beach Code of Ordinances ("Code") provides that the Chief Procurement Officer has the authority to join with other governmental entities in cooperative purchasing plans, when the best interests of the City would be served.

WHEREAS, State of Florida awarded Contract No.56120000-24-NY-ACS *Furniture, All Types* to multiple vendors effective December 5, 2023, through December 1, 2028 *("Piggyback Contract")*; and

WHEREAS, the Customer Service Division of the NMB Water Department operates in a high-volume environment that requires efficient workflow, clear communication, and workstations that support staff performance. The existing office furniture has exceeded its useful life, with several workstations now structurally unstable, lacking proper ergonomic support, and providing inadequate separation for staff, particularly for the phone team, whose duties require minimized background noise and consistent call clarity; and

WHEREAS, the North Miami Beach Library is creating new office spaces to accommodate additional staff and enhance public services, and requires the installation of walls, desks, chairs, and related furnishings, necessitating a change order to the existing furniture contract to provide the additional furniture and installation services needed to complete these new office areas; and

WHEREAS, City Commission approved Resolution R2025-136 to purchase and install workstations for the Public Service Administration (PSA) Building in a budgeted amount not to exceed $218,431with Affordable Interior Systems, Inc under State of Florida Contract 56120000-24-NY-ACS *Furniture, All Types;* and

WHEREAS, pursuant to Section 3-3.14 of the City Code, the City Manager has the authority to approve purchases and awards up to fifty thousand dollars ($50,000), and any expenditure above this amount need to be presented to the Mayor and City Commission for approval; and

WHEREAS, the City Manager and the Chief Procurement Officer recommend that the City Commission approve a Change Order to State of Florida Piggyback Contract No. 56120000-24-NY-ACS *Furniture, All Types* in budgeted amount not to exceed $135,000 to purchase and install workstations for the NMB Water and Library Departments; and

WHEREAS, the Mayor and City Commission determine it is in the best interests of the City to approve change order in a budgeted amount not to exceed $135,000 for the purchase and Installation of workstation with multiple vendors.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THAT:

Section 1. The foregoing whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Resolution; all exhibits attached hereto are made a specific part of this Resolution.

Section 2. The Change order in substantially the form attached as Exhibit "A", for a budgeted amount not to exceed $135,000 to purchase and Install workstations for NMB Water & Library, subject to budget appropriation and availability of funds is hereby approved.

Section 3. The City Manager or designee is authorized to do all things necessary to effectuate this Resolution.

Section 4. All Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 6. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 7. This Resolution shall take effect immediately upon adoption.

[THE REMAINDER OF THIS INTENTIONALLY LEFT BLANK]

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **16th day of December 2025.**

ATTEST:

ANDRISE BERNARD, MMC CITY CLERK	MICHAEL JOSEPH MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER, LLP.

By: _____
CITY ATTORNEYS

Sponsored by: Mayor & Commission

EXHIBIT A

(Revised 10.2025)
PROCUREMENT MANAGEMENT DEPARTMENT

CHANGE ORDER FORM

Purchase Order Change Order ☐ Contract Change Order ☐

Title:	Contract No.: _____ Purchase Order No.:_____
Vendor:	Change Order No.:
Contract Award Date:	Completion Date:
Revised Completion Date (prior to this change):	Revised Completion Date (including this change):

Item #	Summary of Amount	
A	***Original Amount***	$
B	Value of Change Orders Previously Approved	$
C	Adjusted Value Prior to this Change Order *(A+B)*	$
D	Cost of Changes in this Change Order	$
E	Adjusted Amount Including this Change *(C+D)*	$
F	Percentage Increase this Change Order $\frac{(E-C)}{C} \times 100$	%
G	Total Percent Increase to Date $\frac{(E-A)}{A} \times 100$	%

17011 N.E.19th Ave., Suite 315 North Miami Beach, FL 33162 • P: 305-948-2946 • purchasing@citynmb.com

Account Number(s):

510916-533630

Description of Change:

The purpose of this change order is to increase the current contract amount by $90,000, representing a 41% increase over the original $218,431 budget. This increase is required to urgently purchase new office furniture for the Customer Service Water Department. The existing furniture is outdated and no longer reflects the professional image the City strives to maintain. Replacing the furniture will not only improve the overall appearance but also enhance comfort and functionality for staff and visiting customers. Additionally, this requisition provides an opportunity to replace the carpet at the same time, ensuring a cohesive and refreshed look throughout the entire workspace.

Procurement Notes *(For Procurement Personnel Only):*

Code of Ordinances – Chapter III Purchasing, 3-3.20 Change Orders

The City Manager may approve any change orders so long as the total sum of all change orders does not exceed the total amount awarded by the City Commission by more than either ten percent of the contract cost or $50,000.00, whichever is less. The scope of any project may not be changed without prior approval of the City Commission. No increase in contract price shall be approved unless there are sufficient funds available for such purpose.

This change order is hereby incorporated into and becomes a part of the Contract.

RECOMMENDED:

(Project Manager / Preparer)

By:

(Division Approval: Name / Signature)

By: H.R. Nijkamp

(Department Head) (Date)

APPROVED:

By:

(Finance Department) (Date)

By:

(Procurement Department) (Date)

By:

(City Manager) (Date)

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PROCUREMENT MANAGEMENT DEPARTMENT

TO: City Manager

VIA: Chief Procurement Officer

FROM: Hamid Nikvan — Director; NMB Water — Title/Department

Signature; Date

RE: Customer Service Furniture, Installation and related services

Fiscal Amount not to Exceed: $ $90,000 **Vendor #** 523563

Purpose (How does it align with City NMB Strategic Plan?):

The purpose of this requisition is to urgently request the purchase of new office furniture for the Customer Service Water Department. Our current furniture is outdated and does not reflect the professional image the City strives to maintain. Upgrading the furniture will dramatically improve the appearance, comfort, and functionality of the office. In addition, this upgrade presents the opportunity to replace the carpet at the same time, ensuring a cohesive and refreshed look and feel throughout the entire workspace. contract # PB1705

Background:

The Customer Service Water Department has remained in the same condition without any upgrades for over ten years. While other City facilities have undergone significant improvements and upgrades, our office has been excluded from these enhancements. The current furniture is outdated, worn, and the carpet further detracts from the professional image the City is striving to present. As the front-facing department for our community, the appearance and comfort of our workspace directly influence the experiences of both employees and customers. Leaving our office in its current state does not reflect the progress and pride the City promotes.

Recommendation:

It is strongly recommended that the City authorize the immediate purchase of new office furniture and replacement of the carpet in the Customer Service Water Department by making this investment. The office will reflect the modern and upgraded image of the City, consistent with the new look of City Hall's lobby. Employees will enjoy a cleaner, more comfortable, and professional workspace, which will positively impact productivity and morale. Customers will encounter a welcoming, hygienic, and modern environment that aligns with the City's commitment to excellent service.

Fiscal Impact / Account Number(s):

510916-533630

Finance Director: _____ **Date** _____

Chief Procurement Officer: _____ **Date** _____
(Purchases/Contract up to $25,000.00)

City Manager: _____ **Date** _____
(Purchases/Contracts up to $50,000.00)

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review.

Account Number(s):

Description of Change:

Purpose: Provide desk for staff and public in the walled cubicles. Obtain labor for installation of all components.
This request is due to need of desks if we are expanding services and increasing staff. The Library will have a place for staff to perform work and for public to conduct their work.
The expected lifespan of the furniture is 10 years or more.
Installation will be completed in two days.
Previous request had to be adjusted and it was limited to just walls furniture is needed inside the space.

Procurement Notes *(For Procurement Personnel Only):*

Code of Ordinances – Chapter III Purchasing, 3-3.20 Change Orders

The City Manager may approve any change orders so long as the total sum of all change orders does not exceed the total amount awarded by the City Commission by more than either ten percent of the contract cost or $50,000.00, whichever is less. The scope of any project may not be changed without prior approval of the City Commission. No increase in contract price shall be approved unless there are sufficient funds available for such purpose.

This change order is hereby incorporated into and becomes a part of the Contract.

RECOMMENDED:

Edenia M. Hernandez
(Project Manager / Preparer)

By: 10/3/25
(Division Approval) (Date)

Edenia Hernandez
(Department Director Name)

By: 10/3/25
(Department Director Signature) (Date)

APPROVED:

By:
(Finance Department) (Date)

By:
(Procurement Department) (Date)

By:
(City Manager or Designee) (Date)

17011 N.E.19th Ave., Suite 315 North Miami Beach, FL 33162 • P: 305-948-2946 • purchasing@citynmb.com

Your Office, Inc.

609 NW 28th Street
Wilton Manors, FL 33311

Quote

Date	Estimate #
9/24/2025	4680

Name / Address	Ship To
City of North Miami Beach 17011 NW 19th Avenue North Miami Beach, FL 33162	City of North Miami Beach Utility Billing/Customer Service 17011 NW 19th Avenue North Miami Beach, FL 33162

Terms	Project
Net 30	

Item	Description	Qty	Rate	Amount	Markup	Total
State of Florida	State of Florida Contract 56120000-24-NY-ACS discounts have been applied	1	0.00	0.00		0.00
TAGGING	Area A	1	0.00	0.00		0.00T
4600C	AIS Devens Series Task Chair	4	1,117.00	4,468.00	-67.80%	1,438.70
Calibrate	AIS Calibrate Series laminate products	1	13,880.00	13,880.00	-81.50%	2,567.80
Divi	AIS Divi Series workstation products	1	43,586.00	43,586.00	-81.25%	8,172.37
TAGGING	Area B	1	0.00	0.00		0.00T
4600C	AIS Devens Series Task Chair	4	1,117.00	4,468.00	-67.80%	1,438.70
Divi	AIS Divi Series workstation products	1	69,558.00	69,558.00	-81.25%	13,042.12
TAGGING	Area C	1	0.00	0.00		0.00T
4600C	AIS Devens Series Task Chair	2	1,117.00	2,234.00	-67.80%	719.35
Divi	AIS Divi Series workstation products	1	12,060.00	12,060.00	-81.25%	2,261.25
TAGGING	Area C	1	0.00	0.00		0.00T
4600C	AIS Devens Series Task Chair	8	1,117.00	8,936.00	-67.80%	2,877.39
Divi	AIS Divi Series workstation products	1	108,147.00	108,147.00	-81.25%	20,277.56
Calibrate	AIS Calibrate Series laminate products	1	3,702.00	3,702.00	-81.50%	684.87
LCHC1	AIS Chic Club Chair	2	2,116.00	4,232.00	-54.00%	1,946.72
TAGGING	Ernesto's Office	1	0.00	0.00		0.00T
Calibrate	AIS Calibrate Series laminate products, table	1	18,129.00	18,129.00	-81.50%	3,353.86
TL-PRTB3	AIS Prisma 20" Side Table	1	1,330.00	1,330.00	-54.00%	611.80

	Subtotal
	Sales Tax (6.0%)
	Total

Signature

Phone #	Fax #	E-mail
954-530-0137	954-567-1439	yourofficefl@aol.com

Your Office, Inc.

609 NW 28th Street
Wilton Manors, FL 33311

Quote

Date	Estimate #
9/24/2025	4680

Name / Address	Ship To
City of North Miami Beach 17011 NW 19th Avenue North Miami Beach, FL 33162	City of North Miami Beach Utility Billing/Customer Service 17011 NW 19th Avenue North Miami Beach, FL 33162

Terms	Project
Net 30	

Item	Description	Qty	Rate	Amount	Markup	Total
4900C	AIS Natick Series Task Chair wth headrest	1	1,438.00	1,438.00	-67.80%	463.04
TAGGING	Breakroom	1	0.00	0.00		0.00T
3530CBU	AIS Pierce Series chair on casters	4	453.00	1,812.00	-67.80%	583.46
T-RCR30662...	AIS Conference Table with post legs 30 x 66	1	2,191.00	2,191.00	-81.50%	405.33
Caseworks	AIS Caseworks products	1	20,123.00	20,123.00	-70.00%	6,036.90
TAGGING	Printer Station	1	0.00	0.00		0.00T
Caseworks	AIS Caseworks products	1	22,573.00	22,573.00	-70.00%	6,771.90
Del/Install	Receive, deliver and install during normal business hours	1	8,395.00	8,395.00		8,395.00

Subtotal	$82,048.12
Sales Tax (6.0%)	$0.00
Total	$82,048.12

Signature _____

Phone #	Fax #	E-mail
954-530-0137	954-567-1439	yourofficefl@aol.com

Your Office, Inc.

609 NW 28th Street
Wilton Manors, FL 33311

Quote

Date	Estimate #
9/29/2025	4733

Name / Address	Ship To
City of North Miami Beach 17011 NW 19th Avenue North Miami Beach, FL 33162	City of North Miami Beach Billing and Customer Service 17011 NW 19th Avenue North Miami Beach, FL 33162

Terms	Project
Net 30	

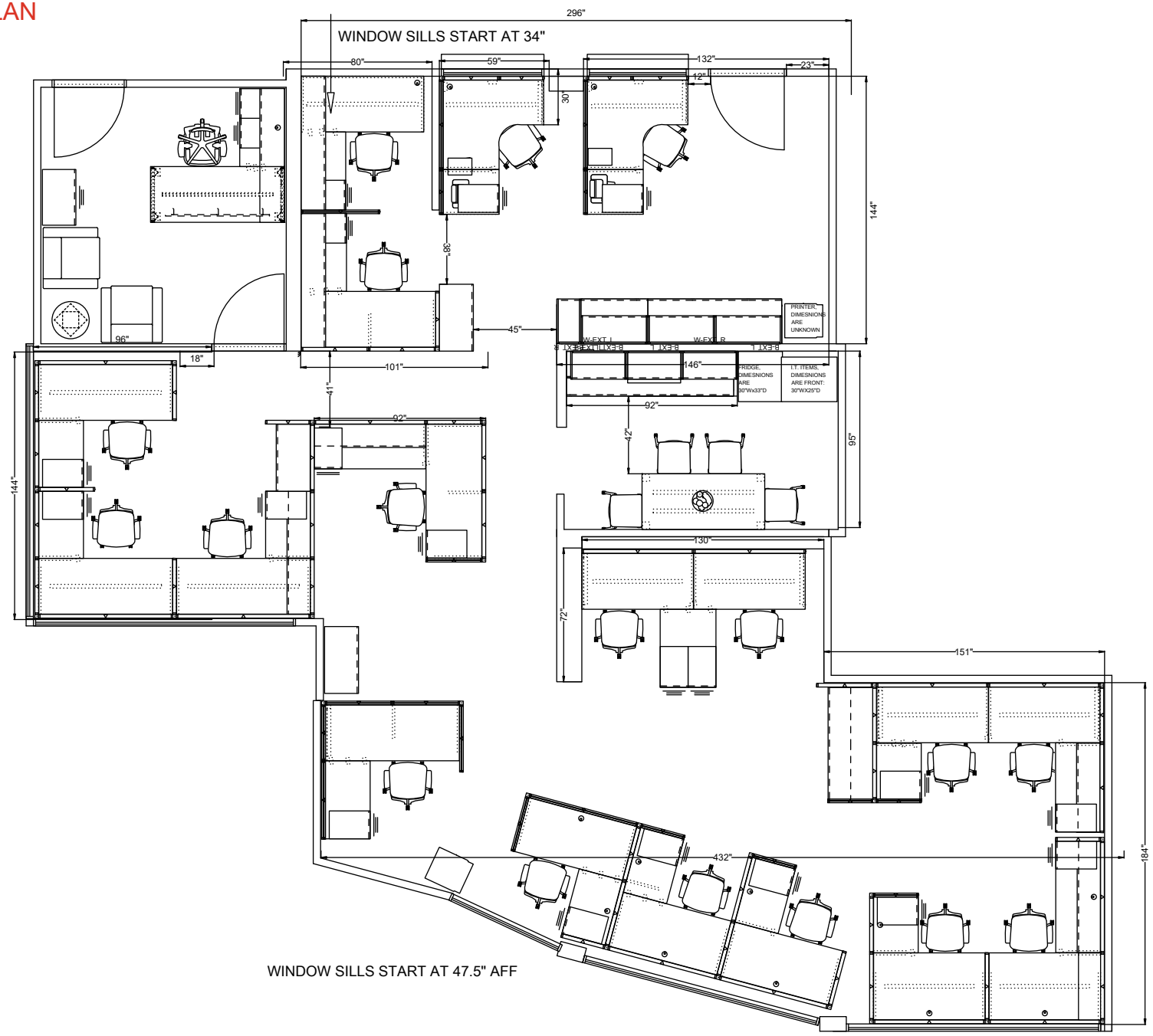
Item	Description	Qty	Rate	Amount	Markup	Total
Labor	Labor to disassemble, remove and dispose of existing furniture after normal hours	1	6,610.00	6,610.00		6,610.00

Subtotal	$6,610.00
Sales Tax (6.0%)	$0.00
Total	$6,610.00

Signature _____

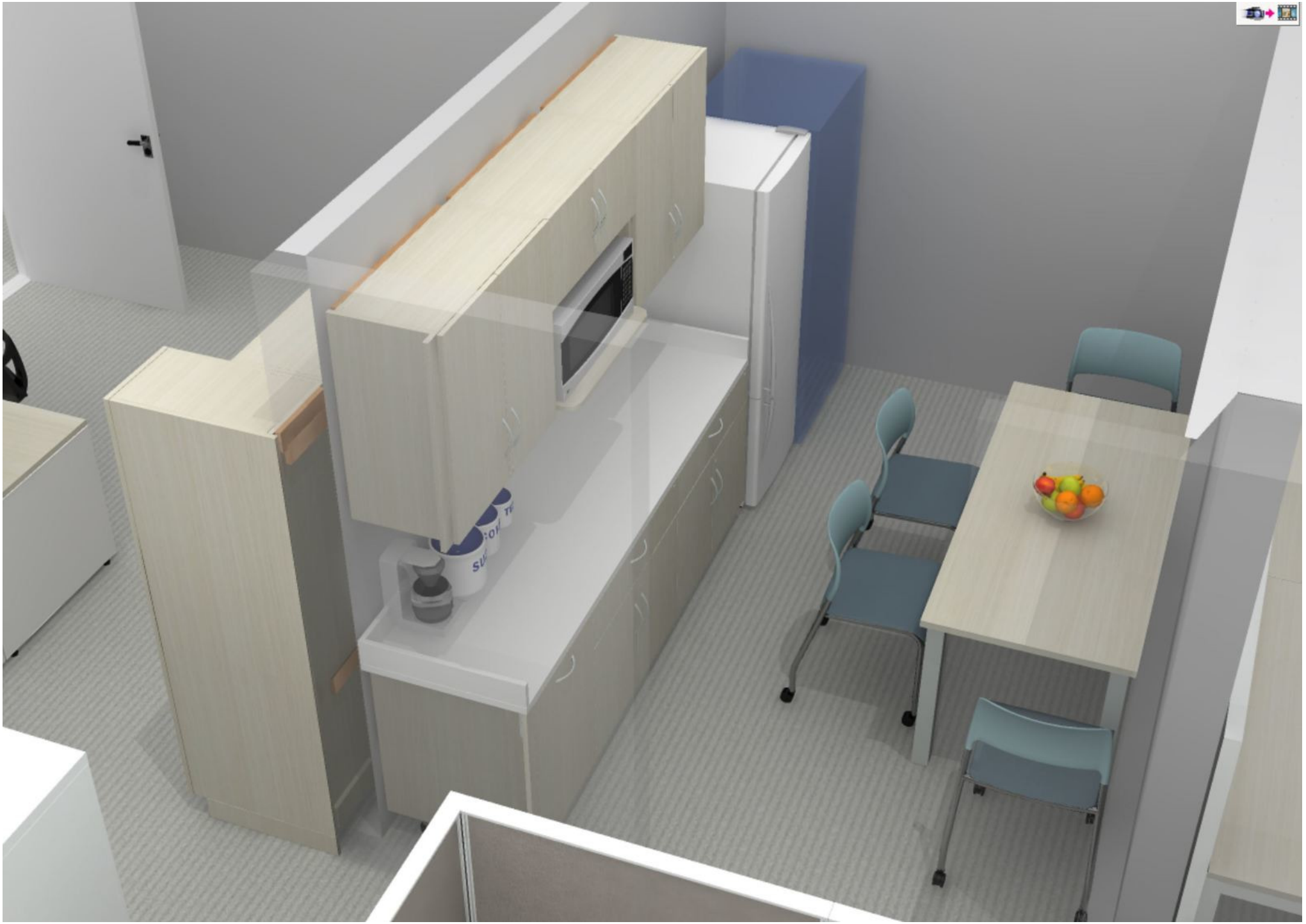
Phone #	Fax #	E-mail
954-530-0137	954-567-1439	yourofficefl@aol.com

REVISED FLOOR PLAN











jcwhite
architectural interior products

Thursday, October 1,2025
4:08:14 PM

MIAMI GARDENS:
1662 NW 215th St
Miami Gardens, FL 33056
954.499.6677

WEST PALM BEACH:
2403 S. Dixie Highway
West Palm Beach, FL 33401
561.848.4982

SALES PERSON:

N MIAMI BEACH LIBRARY BUDGET

ITEM	MFG	QTY	PRODUCT			UNIT	EXTENDED
1	HAK	2	**TCRA-3072-LJSNFG4A**			*SELL:* $626.97	$1,253.94
	STUDY OFFICES		Jive,Tbl,Rect,Lam,30"x72",Eb3,Std,Co:none,T - Rd,Gld,29"h,Ptd				
			Worktop Surface Color	,H-WL	Linen GRD A		
			Worktop Edge Color-Users Edge	,HP-WL	Linen GRD A		
			Base Color 1A	,TR-LE	Metallic Silver GRD B		
2	HAS	3	**SJT-30-411A5K**			*SELL:* $569.77	$1,709.31
	STUDY OFFICES		Soji Task,Faux Lea St,Knit Bk,Hgt Adj Arm,Lum,Bk Lock,Adj Seat,Plst Base,Hrd Cstr,KD FedX or Truck Load				
			Seat 1 Color	(XJ)	Wellington GRD A		
			Seat 1 Color	,XJ-BL	Black GRD A		
			Back 1 Color (Inside)	,XT-1	Carbon GRD A		
			Trim Color	,TR-F	Black GRD A		
			Base Color	,TR-F	Black GRD A		
3	LU4	1	**41XN-UF3072FF**			*SELL:* $1,340.35	$1,340.35
	STUDY OFFICES		Desk,Dbl Ped,Strt Front,B/F/F				
			Single- or Two-Tone	(1)	Single-Tone		
			Finish Selection	SNO	Solid: Snow		
4		1	**BUDGET**			*SELL:* $12,300.00	$12,300.00
	OFFICE		OFFICE				
5		1	**BUDGET**			*SELL:* $19,750.00	$19,750.00
			WALLS				
6	CHG	1	**NOTE**			*SELL:* $0.00	$0.00
	ZZ-NOTE		TO BE QUOTED ON STATE OF FLORIDA CONTRACT, 56120000-24-NY-ACS				

ITEM	MFG	QTY	PRODUCT		UNIT	EXTENDED
7	CHG	1	**LABOR**	*SELL:*	$8,635.00	$8,635.00
	Z-LABOR		LABOR TO DELIVER AND INSTALL DURING NORMAL BUSINESS HOURS, MONDAY-FRIDAY, 9-5			

TOTAL: **$44,988.60**

Your Office, Inc.

609 NW 28th Street
Wilton Manors, FL 33311

Quote

Date	Estimate #
7/31/2025	4680

Name / Address	Ship To
City of North Miami Beach 17011 NW 19th Avenue North Miami Beach, FL 33162	City of North Miami Beach Utility Billing/Customer Service 17011 NW 19th Avenue North Miami Beach, FL 33162

Terms	Project
Net 30	

Item	Description	Qty	Rate	Amount	Markup	Total
State of Florida	State of Florida Contract 56120000-24-NY-ACS discounts have been applied	1	0.00	0.00		0.00
TAGGING	Area A	1	0.00	0.00		0.00T
4600C	AIS Devens Series Task Chair	4	1,117.00	4,468.00	-67.80%	1,438.70
Calibrate	AIS Calibrate Series laminate products	1	13,880.00	13,880.00	-81.50%	2,567.80
Divi	AIS Divi Series workstation products	1	43,586.00	43,586.00	-81.25%	8,172.37
TAGGING	Area B	1	0.00	0.00		0.00T
4600C	AIS Devens Series Task Chair	4	1,117.00	4,468.00	-67.80%	1,438.70
Divi	AIS Divi Series workstation products	1	69,558.00	69,558.00	-81.25%	13,042.12
TAGGING	Area C	1	0.00	0.00		0.00T
4600C	AIS Devens Series Task Chair	2	1,117.00	2,234.00	-67.80%	719.35
Divi	AIS Divi Series workstation products	1	12,060.00	12,060.00	-81.25%	2,261.25
TAGGING	Area C	1	0.00	0.00		0.00T
4600C	AIS Devens Series Task Chair	8	1,117.00	8,936.00	-67.80%	2,877.39
Divi	AIS Divi Series workstation products	1	108,147.00	108,147.00	-81.25%	20,277.56
Calibrate	AIS Calibrate Series laminate products	1	3,702.00	3,702.00	-81.50%	684.87
LCHC1	AIS Chic Club Chair	2	2,116.00	4,232.00	-54.00%	1,946.72
TAGGING	Ernesto's Office	1	0.00	0.00		0.00T
Calibrate	AIS Calibrate Series laminate products, table	1	18,129.00	18,129.00	-81.50%	3,353.86
TL-PRTB3	AIS Prisma 20" Side Table	1	1,330.00	1,330.00	-54.00%	611.80

	Subtotal
	Sales Tax (6.0%)
	Total

Signature

Phone #	Fax #	E-mail
954-530-0137	954-567-1439	yourofficefl@aol.com

Your Office, Inc.

609 NW 28th Street
Wilton Manors, FL 33311

Quote

Date	Estimate #
7/31/2025	4680

Name / Address	Ship To
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Terms	Project
Net 30	

Item	Description	Qty	Rate	Amount	Markup	Total
4900C	AIS Natick Series Task Chair wth headrest	1	1,438.00	1,438.00	-67.80%	463.04
TAGGING	Breakroom	1	0.00	0.00		0.00T
3530CBU	AIS Pierce Series chair on casters	4	453.00	1,812.00	-67.80%	583.46
T-RCR30662...	AIS Conference Table with post legs 30 x 66	1	2,191.00	2,191.00	-81.50%	405.33
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Caseworks	AIS Caseworks products	1	22,573.00	22,573.00	-70.00%	6,771.90
Del/Install	Receive, deliver and install during normal business hours	1	8,395.00	8,395.00		8,395.00

Subtotal	$82,048.12
Sales Tax (6.0%)	$0.00
Total	$82,048.12

Signature _____

Phone #	Fax #	E-mail
954-530-0137	954-567-1439	yourofficefl@aol.com

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Alternate Contract Source (ACS)
No. 56120000-24-NY-ACS
For
Furniture, All Types

This Alternate Contract Source No. 56120000-24-NY-ACS Furniture, All Types (Contract), is between the Department of Management Services (Department), an agency of the State of Florida (State), located at 4050 Esplanade Way, Tallahassee, FL 32399 and Jasper Seating Company, Inc. (Contractor), located at 225 Clay Street, Jasper, IN 47546 collectively referred to herein as the "Parties."

WHEREAS, the Department is authorized by section 287.042(16), Florida Statutes:

To evaluate contracts let by the Federal Government, another state, or a political subdivision for the provision of commodities and contract services, and, if it is determined by the Secretary of Management Services in writing to be cost-effective and the best value to the state, to enter into a written agreement authorizing an agency to make purchases under such contract;

WHEREAS, the State of New York, Office of General Services, competitively procured Group 20915 Furniture, All Types (except Hospital Room and Patient Handling), and awarded Contract No. PC70219 Furniture, All Types (Master Contract), with the Contractor;

WHEREAS, the Secretary evaluated the Master Contract and determined that use of the Master Contract is cost-effective and the best value to the state.

NOW THEREFORE, in consideration of the mutual promises contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Term and Effective Date.**

The Master Contract became effective December 5, 2023, and its term currently ends on December 1, 2028. The Master Contract has up to five years of renewals available. The Contract will become effective on April 10, 2024 or on the date signed by all Parties, whichever is later. The Contract will expire on December 1, 2028 unless terminated earlier or renewed in accordance with Exhibit A, Additional Special Contract Conditions.

2. **Order of Precedence.**

This Contract document and the attached exhibits constitute the Contract and the entire understanding of the Parties. Exhibits A, B, and C and this Contract document constitute the Enterprise Alternate Contract Source to the Master Contract and modify or supplement the terms and conditions of the Master Contract. All exhibits listed below are incorporated by

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reference into, and form part of, this Contract. In the event of a conflict, the following order of precedence shall apply:

a) This Contract document
b) Exhibit A: Additional Special Contract Conditions (Florida)
c) Exhibit B: Special Contract Conditions (Florida)
d) Exhibit C: Price Sheet
e) Exhibit D: Preferred Pricing Affidavit
f) Exhibit E: Master Contract (including any amendments made prior to the effective date of this Contract and any subsequent amendments added to this Contract in accordance with the Modifications Section listed below)

Where the laws and regulations of a state other than the State of Florida are cited or referenced in the Master Contract, such citation or reference shall be replaced by the comparable Florida law or regulation.

3. Purchases off this Contract.

Upon execution of this Contract, agencies, as defined in section 287.012, Florida Statutes, may purchase products and services under this Contract. Any entity making a purchase off of this Contract acknowledges and agrees to be bound by the terms and conditions of this Contract. The Contractor shall adhere to the terms included in any contract or purchase orders issued pursuant to this Contract.

4. Primary Contacts.

Department's Contract Manager:
Corrina Azard
Division of State Purchasing
Florida Department of Management Services
4050 Esplanade Way, Suite 360
Tallahassee, Florida 32399-0950
Telephone: (850) 410-0978
Email: Corrina.Azard@dms.fl.gov

Contractor's Contract Manager:
Kathy Vonderheide
Jasper Seating Company, Inc.
225 Clay Street
Jasper, IN 47546
Telephone: (800) 457-4511
Email: kvonderheide@jaspergroup.us.com

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5. Modifications.

Any amendments to this Contract must be in writing and signed by the Parties. If amendments are made to the Master Contract after the effective date of this Contract, the Contractor shall: 1) notify the Department of such amendments; and 2) provided the Department is amenable to incorporating the amendments into this Contract, enter into a written amendment with the Department reflecting the addition of such amendments to this Contract.

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized undersigned officials.

JASPER SEATING COMPANY, INC.

DocuSigned by:
Amanda Keithley
795AA027087240D...

Amanda Keithley,
Contract Administrator

4/16/2024 | 10:48 AM PDT

Date:

DEPARTMENT OF MANAGEMENT SERVICES

DocuSigned by:
Pedro Allende
C947139294934B5...

Pedro Allende, Secretary

4/22/2024 | 11:06 AM EDT

Date:

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Department of MANAGEMENT SERVICES
We serve those who serve Florida

EXHIBIT A
ADDITIONAL SPECIAL CONTRACT CONDITIONS

The Contractor and agencies, as defined in section 287.012, Florida Statutes acknowledge and agree to be bound by the terms and conditions of the Master Contract except as otherwise specified in the Contract, which includes the Special Contract Conditions and these Additional Special Contract Conditions.

A. Orders: Contractor must be able to accept the State of Florida Purchasing Card and MyFloridaMarketPlace (MFMP) purchase orders.

B. Contractor and Subcontractors, Affiliates, Partners, Resellers, Distributors, and Dealers: By execution of a Contract, the Contractor acknowledges that it will not be released of its contractual obligations to the Department or state agencies because of any failure of an affiliate, partner, subcontractor, reseller, distributor, or dealer. The Contractor is responsible for ensuring that its affiliates, partners, subcontractors, resellers, distributors, and dealers providing commodities and performing services in furtherance of the Contract do so in compliance with the terms and conditions of the Contract. The Contractor is fully responsible for satisfactory completion of all work performed under the Contract.

C. All Contractor's Florida Resellers authorized to provide commodities under this ACS can be found on the Department's contract website. The Resellers are approved to provide sales and service support to State of Florida Customers. Contractors may request to add/delete Resellers to the ACS on a quarterly basis, by the 15th of each month listed: January, April, July, October of each year. Contractors must receive written approval from the Department prior to adding Resellers to this ACS.

D. Preferred Pricing: It is the responsibility of the Contractor to provide a completed Preferred Pricing Affidavit upon Contract execution and annually thereafter throughout the Contract term in accordance with the Special Contract Conditions.

E. Purchases Prerequisites: Contractor must ensure that entities receiving payment directly from Customers under this Contract must have met the following requirements:
   - Have an active registration with the Florida Department of State, Division of Corporations (www.sunbiz.org), or, if exempt from the registration requirements, provide the Department with the basis for such exemption.
   - Be registered in the MFMP Vendor Information Portal (https://vendor.myfloridamarketplace.com).
   - Have a current W-9 filed with the Florida Department of Financial Services (https://flvendor.myfloridacfo.com)

F. Punchout Catalog and Electronic Invoicing.
The Contractor is encouraged to provide a MFMP punchout catalog. The punchout catalog provides an alternative mechanism for suppliers to offer the State access to Products

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awarded under the Contract. The punchout catalog also allows for direct communication between the MFMP eProcurement System and a supplier's Enterprise Resource Planning (ERP) system, which can reflect real-time Product inventory/availability information.

Through utilization of the punchout catalog model, a Florida buyer will "punch out" to a supplier's website. Using the search tools on the supplier's Florida punchout catalog site, the user selects the desired Products. When complete, the user exits the supplier's punchout catalog site and the shopping cart (full of Products) is "brought back" to MFMP. No orders are sent to a supplier when the user exits the supplier's punchout catalog site. Instead, the chosen Products are "brought back" to MFMP as line items in a purchase order. The user can then proceed through the normal workflow steps, which may include adding/editing the Products (i.e., line items) in the purchase order. An order is not submitted to a supplier until the user approves and submits the purchase order, at which point the supplier receives an email with the order details.

The Contractor may supply electronic invoices in lieu of paper-based invoices for those transactions processed through MFMP. Electronic invoices may be submitted to the agency through one of the mechanisms as listed below:

1) EDI (Electronic Data Interchange)
This standard establishes the data contents of the Invoice Transaction Set (810) for use within the context of an Electronic Data Interchange (EDI) environment. This transaction set can be used for invoicing via the Ariba Network (AN) for catalog and non-catalog goods and services.

2) PO Flip via AN
This online process allows Contractors to submit invoices via the AN for catalog and non-catalog goods and services. Contractors have the ability to create an invoice directly from their inbox in their AN account by simply "flipping" the PO into an invoice. This option does not require any special software or technical capabilities.

The Contractor warrants and represents that it is authorized and empowered to and hereby grants the State and the third-party provider of MFMP, a State contractor, the right and license to use, reproduce, transmit, distribute, and publicly display within MFMP. In addition, the Contractor warrants and represents that it is authorized and empowered to and hereby grants the State and the third-party provider the right and license to reproduce and display within MFMP the Contractor's trademarks, system marks, logos, trade dress, or other branding designation that identifies the products made available by the Contractor under the Contract.

G. Contract Reporting: The Contractor shall provide the Department the following accurate and complete reports associated with this Contract.

1) Contract Quarterly Sales Reports. The Contractor shall submit Quarterly Sales Reports in the manner and format required by the Department within 30 calendar days after the close of each State fiscal quarter (the State's fiscal quarters close on September 30, December 31, March 31, and June 30).

The Quarterly Sales Report template can be found here: Quarterly Sales Report Format / Vendor Resources / State Purchasing / Business Operations / Florida Department of Management Services - DMS (myflorida.com). Initiation and

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submission of the most recent version of the Quarterly Sales Report posted on the DMS website is the responsibility of the Contractor without prompting or notification from the Department. Sales will be reviewed on a quarterly basis. If no sales are recorded in two consecutive quarters, the Contractor may be placed on probationary status, or the Department may terminate the Contract. Failure to provide the Quarterly Sales Report, or other reports requested by the Department, will result in the imposition of financial consequences and may result in the Contractor being found in default and the termination of the Contract.

2) Certified and Minority Business Enterprises Reports. Upon Customer request, the Contractor shall report to each Customer spend with certified and other minority business enterprises in the provision of commodities or services related to the Customer orders. These reports shall include the period covered; the name, minority code, and Federal Employer Identification Number of each minority business enterprise utilized during the period; commodities and services provided by the minority business enterprise; and the amount paid to each minority business enterprise on behalf of the Customer.

3) Ad Hoc Sales Reports. The Department may require additional Contract sales information such as copies of purchase orders or ad hoc sales reports. The Contractor shall submit these documents and reports in the format acceptable to the Department and within the timeframe specified by the Department.

4) MFMP Transaction Fee Reports. The Contractor shall submit complete monthly MFMP Transaction Fee Reports to the Department. Reports are due 15 calendar days after the end of each month. Information on how to submit MFMP Transaction Fee Reports online can be located at https://www.dms.myflorida.com/business_operations/state_/myfloridamarketplace/mfmp_vendors/transaction_fee_and_reporting. Assistance with transaction fee reporting is also available by email at feeprocessing@myfloridamarketplace.com or telephone at 866-FLA-EPRO (866-352-3776) from 8:00 a.m. to 6:00 p.m. Eastern Time.

H. Financial Consequences: The Department reserves the right to impose financial consequences when the Contractor fails to comply with the requirements of the Contract. The following financial consequences will apply for the Contractor's non-performance under the Contract. The Customer and the Contractor may agree to add additional Financial Consequences on an as-needed basis beyond those stated herein to apply to that Customer's resultant contract or purchase order. The State of Florida reserves the right to withhold payment or implement other appropriate remedies, such as Contract termination or nonrenewal, when the Contractor has failed to comply with the provisions of the Contract. The Contractor and the Department agree that financial consequences for non-performance are an estimate of damages which are difficult to ascertain and are not penalties.

The financial consequences below will be paid and received by the Department of Management Services within 30 calendar days from the due date specified by the Department. These financial consequences below are individually assessed for failures over each target period beginning with the first full month or quarter of the Contract performance and every month or quarter, respectively, thereafter.

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Financial Consequences Chart

Deliverable	Performance Metric	Performance Due Date	Financial Consequence for Non-Performance /Not Received by the Contract Manager
Contractor will timely submit complete Quarterly Sales Reports	All Quarterly Sales Reports will be submitted timely with the required information	Completed reports are due on or before the 30th calendar day after the close of each State fiscal quarter	$250 per day late
Contractor will timely submit complete MFMP Transaction Fee Reports	All MFMP Transaction Fee Reports will be submitted timely with the required information	Completed reports are due on or before the 15th calendar day after the end of each month	$100 per day late

No favorable action will be considered when Contractor has outstanding Contract Quarterly Sales Reports, MFMP Transaction Fee Reports, or any other documentation owed to the Department or Customer, to include fees / monies, that is required under this Contract.

I. Business Review Meetings: Both the Department and Customer reserve the right to schedule business review meetings. The Department or Customer may specify the format or agenda for the meeting. At a minimum, the Business Review Meeting may include the following topics:

   a. Contract compliance
   b. Contract savings (in dollar amount and cost avoidance)
   c. Spend reports by Customer
   d. Recommendations for improved compliance and performance

J. Special Contract Conditions revisions: the corresponding subsections of the Special Contract Conditions referenced below are replaced in their entirety with the following:

2.2 Renewal.
Upon written agreement, the Department and the Contractor may renew the Contract in whole or in part only as set forth in the Contract documents, and in accordance with section 287.057(14), F.S.

3.4 Purchase Order.
A Customer may use purchase orders to buy commodities or contractual services pursuant to the Contract and, if applicable, the Contractor must provide commodities or contractual services pursuant to purchase orders. Purchase orders issued pursuant to the Contract must be received by the Contractor no later than the close of business on the last day of the Contract's term. The Contractor is required to accept timely purchase orders specifying delivery schedules that extend beyond the Contract term even when such extended delivery will occur after expiration of the Contract. Purchase orders shall be valid through their

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specified term and performance by the Contractor, and all terms and conditions of the Contract shall survive the termination or expiration of the Contract and apply to the Contractor's performance. The duration of purchase orders for recurring deliverables shall not exceed the expiration of the Contract by more than twelve months. However, if an extended pricing plan offered in the state term or agency contract is selected by the ordering entity, the contract terms on pricing plans and renewals shall govern the maximum duration of purchase orders reflecting such pricing plans and renewals. Any purchase order terms and conditions conflicting with these Special Contract Conditions shall not become a part of the Contract.

3.7 Transaction Fees.
The State of Florida, through the Department of Management Services, has instituted MyFloridaMarketPlace, a statewide eProcurement system. Pursuant to Section 287.057(24), F.S., all payments shall be assessed a Transaction Fee of one percent (1.0%), or as may otherwise be established by law, which the vendor shall pay to the State.

For payments within the State accounting system (FLAIR or its successor), the Transaction Fee shall, when possible, be automatically deducted from payments to the vendor. If automatic deduction is not possible, the vendor shall pay the Transaction Fee pursuant to subsection 60A-1.031(2), F.A.C. By submission of these reports and corresponding payments, vendor certifies their correctness. All such reports and payments shall be subject to audit by the State or its designee.

The vendor shall receive a credit for any Transaction Fee paid by the vendor for the purchase of any item(s) if such item(s) are returned to the vendor through no fault, act, or omission of the vendor. Notwithstanding the foregoing, a Transaction Fee is non-refundable when an item is rejected or returned, or declined, due to the vendor's failure to perform or comply with specifications or requirements of the agreement.

Vendors will submit any monthly reports required pursuant to the rule. All such reports and payments will be subject to audit. Failure to comply with the payment of the Transaction Fees or submission of required reporting of transactions shall constitute grounds for declaring the Vendor in default.

5.1 Conduct of Business.
The Contractor must comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of federal, state, and local agencies having jurisdiction and authority. For example, the Contractor must comply with section 274A of the Immigration and Nationality Act, the Americans with Disabilities Act, Health Insurance Portability and Accountability Act, if applicable, and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, or veteran's status. The provisions of subparagraphs 287.058(1)(a)-(c) and (g), F.S., are hereby incorporated by reference.

Nothing contained within this Contract shall be construed to prohibit the Contractor from disclosing information relevant to performance of the Contract or purchase order to members or staff of the Florida Senate or Florida House of Representatives.

Pursuant to section 287.057(26), F.S., the Contractor shall answer all questions of, and ensure a representative will be available to, a continuing oversight team.
The Contractor will comply with all applicable disclosure requirements set forth in section 286.101, F.S. In the event the Department of Financial Services issues the Contractor a final

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order determining a third or subsequent violation pursuant to section 286.101(7)(c), F.S., the Contractor shall immediately notify the Department and applicable Customers and shall be disqualified from Contract eligibility.

5.4 Convicted, Discriminatory, Antitrust Violator, and Suspended Vendor Lists.
In accordance with sections 287.133, 287.134, and 287.137, F.S., the Contractor is hereby informed of the provisions of sections 287.133(2)(a), 287.134(2)(a), and 287.137(2)(a), F.S. For purposes of this Contract, a person or affiliate who is on the Convicted Vendor List, the Discriminatory Vendor List, or the Antitrust Violator Vendor List may not perform work as a contractor, supplier, subcontractor, or consultant under the Contract. The Contractor must notify the Department if it or any of its suppliers, subcontractors, or consultants have been placed on the Convicted Vendor List, the Discriminatory Vendor List, or the Antitrust Violator Vendor List during the term of the Contract.

In accordance with section 287.1351, F.S., a vendor placed on the Suspended Vendor List may not enter into or renew a contract to provide any goods or services to an agency after its placement on the Suspended Vendor List.

A firm or individual placed on the Suspended Vendor List pursuant to section 287.1351, F.S., the Convicted Vendor List pursuant to section 287.133, F.S., the Antitrust Violator Vendor List pursuant to section 287.137, F.S., or the Discriminatory Vendor List pursuant to section 287.134, F.S., is immediately disqualified from Contract eligibility.

5.5 Scrutinized Companies - Termination by the Department.
The Department may, at its option, terminate the Contract if the Contractor is found to have submitted a false certification as provided under section 287.135(5), F.S., or been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or been engaged in business operations in Cuba or Syria, or to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel.

5.6 Cooperation with Inspector General and Records Retention.
Pursuant to section 20.055(5), F.S., the Contractor understands and will comply with its duty to cooperate with the Inspector General in any investigation, audit, inspection, review, or hearing. Upon request of the Inspector General or any other authorized State official, the Contractor must provide any information the Inspector General deems relevant. Such information may include, but will not be limited to, the Contractor's business or financial records, documents, or files of any type or form that refer to or relate to the Contract. The Contractor will retain such records for the longer of five years after the expiration or termination of the Contract, or the period required by the General Records Schedules maintained by the Florida Department of State, at the Department of State’s Records Management website. The Contractor agrees to reimburse the State of Florida for the reasonable costs of investigation incurred by the Inspector General or other authorized State of Florida official for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the State of Florida which results in the suspension or debarment of the Contractor. Such costs will include but will not be limited to: salaries of investigators, including overtime; travel and lodging expenses; and expert witness and documentary fees. The Contractor agrees to impose the same obligations to cooperate with the Inspector General and retain records on any subcontractors used to provide goods or services under the Contract.

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6.10 Cooperative Purchasing. Pursuant to their own governing laws, and subject to the agreement of the Contractor, governmental entities that are not Customers may make purchases under the terms and conditions contained herein, if agreed to by Contractor. Such purchases are independent of the Contract between the Department and the Contractor, and the Department is not a party to these transactions. Agencies seeking to make purchases under this Contract are required to follow the requirements of Rule 60A-1.045(6), F.A.C.

8.1.1 Termination of Contract.
The Department may terminate the Contract for refusal by the Contractor to comply with this section by not allowing access to all public records, as defined in Chapter 119, F.S., made or received by the Contractor in conjunction with the Contract unless the records are exempt from s. 24(a) of Art. I of the State Constitution and section 119.071(1), F.S.

8.1.2 Statutory Notice.
Pursuant to section 119.0701(2)(a), F.S., for contracts for services with a contractor acting on behalf of a public agency, as defined in section 119.011(2), F.S., the following applies:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DEPARTMENT'S CUSTODIAN OF PUBLIC RECORDS AT PUBLICRECORDS@DMS.FL.GOV, (850) 487-1082 OR 4050 ESPLANADE WAY, SUITE 160, TALLAHASSEE, FLORIDA 32399-0950.

Pursuant to section 119.0701(2)(b), F.S., for contracts for services with a contractor acting on behalf of a public agency as defined in section 119.011(2), F.S., the Contractor shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, F.S., or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure are not disclosed except as authorized by law for the duration of the Contract term and following the completion of the Contract if the Contractor does not transfer the records to the public agency.

(d) Upon completion of the Contract, transfer, at no cost, to the public agency all public records in possession of the Contractor or keep and maintain public records required by the public agency to perform the service. If the Contractor transfers all public records to the public agency upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the

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public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

12.1 Performance or Compliance Audits.
The Department may conduct or have conducted performance and/or compliance audits of the Contractor and subcontractors as determined by the Department. The Department may conduct an audit and review all the Contractor's and subcontractors' data and records that directly relate to the Contract. To the extent necessary to verify the Contractor's fees and claims for payment under the Contract, the Contractor's agreements or contracts with subcontractors, partners, or agents of the Contractor, pertaining to the Contract, may be inspected by the Department upon fifteen (15) calendar days' notice, during normal working hours and in accordance with the Contractor's facility access procedures where facility access is required. Release statements from its subcontractors, partners, or agents are not required for the Department or its designee to conduct compliance and performance audits on any of the Contractor's contracts relating to this Contract. The Inspector General, in accordance with section 5.6, the State of Florida's Chief Financial Officer, and the Office of the Auditor General shall also have authority to perform audits and inspections.

13.2 E-Verify.
The Contractor and its subcontractors shall register with and use the U.S. Department of Homeland Security's (DHS) E-Verify system to verify the work authorization status of all new employees of the contractor or subcontractor in accordance with section 448.095, F.S. The Contractor shall obtain an affidavit from its subcontractors in accordance with paragraph (5)(b) of section 448.095, F.S., and maintain a copy of such affidavit for the duration of the Contract.

Special Contract Conditions additions: the following subsections are added to the Special Contract Conditions:

5.7 Foreign Country of Concern Attestation.

If the Contract or Customer's purchase order issued pursuant to this Contract grants the Contractor access to an individual's personal identifying information as defined in section 501.171, Florida Statutes, the Contractor must, prior to execution, extension, or renewal of this Contract or Customer purchase order, complete and submit to the applicable Governmental Entity the Form PUR 1355, "Foreign Country of Concern Attestation Form," available at: http://www.flrules.org/Gateway/reference.asp?No=Ref-15958.

5.8 Common Carrier Attestation.

The Contractor as a Common Carrier, as defined in section 908.111, Florida Statutes, or contracted carrier must, prior to execution, amendment, or renewal of this Contract or Customer purchase order issued pursuant to this Contract, complete and submit to the applicable Governmental Entity the Form PUR 1808, "Common Carrier or Contracted Carrier Attestation Form," available at:
http://www.flrules.org/Gateway/reference.asp?No=Ref-14614.

This Contract or a Customer purchase order may be terminated if the Contractor is found to be in violation of the submitted attestation.

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12.3 Document Inspection.

In accordance with section 216.1366, F.S., the Department or a state agency is authorized to inspect the: (a) financial records, papers, and documents of the Contractor that are directly related to the performance of the Contract or the expenditure of state funds; and (b) programmatic records, papers, and documents of the Contractor which the Department or state agency determines are necessary to monitor the performance of the Contract or to ensure that the terms of the Contract are being met. The Contractor shall provide such records, papers, and documents requested by the Department or a state agency within 10 Business Days after the request is made.

DocuSign Envelope ID: FF0EB690-8EF2-4F65-891B-A1D941E8BDD7

Exhibit B

SPECIAL CONTRACT CONDITIONS
JULY 1, 2019 VERSION

Table of Contents

SECTION 1. DEFINITION. 2

SECTION 2. CONTRACT TERM AND TERMINATION. 2

SECTION 3. PAYMENT AND FEES. 3

SECTION 4. CONTRACT MANAGEMENT. 4

SECTION 5. COMPLIANCE WITH LAWS. 6

SECTION 6. MISCELLANEOUS. 7

SECTION 7. LIABILITY AND INSURANCE 9

SECTION 8. PUBLIC RECORDS, TRADE SECRETS, DOCUMENT MANAGEMENT, AND INTELLECTUAL PROPERTY 10

SECTION 9. DATA SECURITY. 12

SECTION 10. GRATUITIES, LOBBYING, AND COMMUNICATIONS. 13

SECTION 11. CONTRACT MONITORING. 14

SECTION 12. CONTRACT AUDITS. 15

SECTION 13. BACKGROUND SCREENING AND SECURITY. 16

SECTION 14. WARRANTY OF CONTRACTOR'S ABILITY TO PERFORM 17

In accordance with Rule 60A-1.002(7), F.A.C., Form PUR 1000 is included herein by reference but is superseded in its entirety by these Special Contract Conditions.

DocuSign Envelope ID: FF0EB690-8EF2-4F65-891B-A1D941E8BDD7

SECTION 1. DEFINITION.

The following definition applies in addition to the definitions in Chapter 287, Florida Statutes (F.S.), and Rule Chapter 60A-1, Florida Administrative Code (F.A.C.):

1.1 Customer.
The agency or eligible user that purchases commodities or contractual services pursuant to the Contract.

SECTION 2. CONTRACT TERM AND TERMINATION.

2.1 Initial Term.
The initial term will begin on the date set forth in the Contract documents or on the date the Contract is signed by all Parties, whichever is later.

2.2 Renewal.
Upon written agreement, the Department and the Contractor may renew the Contract in whole or in part only as set forth in the Contract documents, and in accordance with section 287.057(13), F.S.

2.3 Suspension of Work and Termination.

2.3.1 Suspension of Work.
The Department may, at its sole discretion, suspend any or all activities under the Contract, at any time, when it is in the best interest of the State of Florida to do so. The Customer may suspend a resulting contract or purchase order, at any time, when in the best interest of the Customer to do so. The Department or Customer will provide the Contractor written notice outlining the particulars of the suspension. After receiving a suspension notice, the Contractor must comply with the notice and will cease the performance of the Contract or purchase order. Suspension of work will not entitle the Contractor to any additional compensation. The Contractor will not resume performance of the Contract or purchase order until so authorized by the Department.

2.3.2 Termination for Convenience.
The Contract may be terminated by the Department in whole or in part at any time, in the best interest of the State of Florida. If the Contract is terminated before performance is completed, the Contractor will be paid only for that work satisfactorily performed for which costs can be substantiated. Such payment, however, may not exceed an amount which is the same percentage of the Contract price as the amount of work satisfactorily performed. All work in progress will become the property of the Customer and will be turned over promptly by the Contractor.

2.3.3 Termination for Cause.
If the performance of the Contractor is not in compliance with the Contract requirements or the Contractor has defaulted, the Department may:

(a) immediately terminate the Contract;
(b) notify the Contractor of the noncompliance or default, require correction, and specify the date by which the correction must be completed before the Contract is terminated; or
(c) take other action deemed appropriate by the Department.

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SECTION 3. PAYMENT AND FEES.

3.1 Pricing.
The Contractor will not exceed the pricing set forth in the Contract documents.

3.2 Price Decreases.
The following price decrease terms will apply to the Contract:

3.2.1 Quantity Discounts. Contractor may offer additional discounts for one-time delivery of large single orders;

3.2.2 Preferred Pricing. The Contractor guarantees that the pricing indicated in this Contract is a maximum price. Additionally, Contractor's pricing will not exceed the pricing offered under comparable contracts. Comparable contracts are those that are similar in size, scope, and terms. In compliance with section 216.0113, F.S., Contractor must annually submit an affidavit from the Contractor's authorized representative attesting that the Contract complies with this clause.

3.2.3 Sales Promotions. In addition to decreasing prices for the balance of the Contract term due to a change in market conditions, the Contractor may conduct sales promotions involving price reductions for a specified lesser period. The Contractor must submit documentation identifying the proposed: (1) starting and ending dates of the promotion, (2) commodities or contractual services involved, and (3) promotional prices compared to then-authorized prices.

3.3 Payment Invoicing.
The Contractor will be paid upon submission of invoices to the Customer after delivery and acceptance of commodities or contractual services is confirmed by the Customer. Invoices must contain sufficient detail for an audit and contain the Contract Number and the Contractor's Federal Employer Identification Number.

3.4 Purchase Order.
A Customer may use purchase orders to buy commodities or contractual services pursuant to the Contract and, if applicable, the Contractor must provide commodities or contractual services pursuant to purchase orders. Purchase orders issued pursuant to the Contract must be received by the Contractor no later than the close of business on the last day of the Contract's term. The Contractor is required to accept timely purchase orders specifying delivery schedules that extend beyond the Contract term even when such extended delivery will occur after expiration of the Contract. Purchase orders shall be valid through their specified term and performance by the Contractor, and all terms and conditions of the Contract shall survive the termination or expiration of the Contract and apply to the Contractor's performance. The duration of purchase orders for recurring deliverables shall not exceed the expiration of the Contract by more than twelve months. Any purchase order terms and conditions conflicting with these Special Contract Conditions shall not become a part of the Contract.

3.5 Travel.
Travel expenses are not reimbursable unless specifically authorized by the Customer in writing and may be reimbursed only in accordance with section 112.061, F.S.

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3.6 Annual Appropriation.
Pursuant to section 287.0582, F.S., if the Contract binds the State of Florida or an agency for the purchase of services or tangible personal property for a period in excess of one fiscal year, the State of Florida's performance and obligation to pay under the Contract is contingent upon an annual appropriation by the Legislature.

3.7 Transaction Fees.
The State of Florida, through the Department of Management Services, has instituted MyFloridaMarketPlace, a statewide eProcurement system pursuant to section 287.057(22), F.S. All payments issued by Customers to registered Vendors for purchases of commodities or contractual services will be assessed Transaction Fees as prescribed by rule 60A-1.031, F.A.C., or as may otherwise be established by law. Vendors must pay the Transaction Fees and agree to automatic deduction of the Transaction Fees when automatic deduction becomes available. Vendors will submit any monthly reports required pursuant to the rule. All such reports and payments will be subject to audit. Failure to comply with the payment of the Transaction Fees or reporting of transactions will constitute grounds for declaring the Vendor in default and subject the Vendor to exclusion from business with the State of Florida.

3.8 Taxes.
Taxes, customs, and tariffs on commodities or contractual services purchased under the Contract will not be assessed against the Customer or Department unless authorized by Florida law.

3.9 Return of Funds.
Contractor will return any overpayments due to unearned funds or funds disallowed pursuant to the terms of the Contract that were disbursed to the Contractor. The Contractor must return any overpayment within forty (40) calendar days after either discovery by the Contractor, its independent auditor, or notification by the Department or Customer of the overpayment.

SECTION 4. CONTRACT MANAGEMENT.

4.1 Composition and Priority.
The Contractor agrees to provide commodities or contractual services to the Customer as specified in the Contract. Additionally, the terms of the Contract supersede the terms of all prior agreements between the Parties on this subject matter.

4.2 Notices.
All notices required under the Contract must be delivered to the designated Contract Manager in a manner identified by the Department.

4.3 Department's Contract Manager.
The Department's Contract Manager, who is primarily responsible for the Department's oversight of the Contract, will be identified in a separate writing to the Contractor upon Contract signing in the following format:

Department's Contract Manager Name

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Department's Name
Department's Physical Address
Department's Telephone #
Department's Email Address

If the Department changes the Contract Manager, the Department will notify the Contractor. Such a change does not require an amendment to the Contract.

4.4 Contractor's Contract Manager.
The Contractor's Contract Manager, who is primarily responsible for the Contractor's oversight of the Contract performance, will be identified in a separate writing to the Department upon Contract signing in the following format:

Contractor's Contract Manager Name
Contractor's Name
Contractor's Physical Address
Contractor's Telephone #
Contractor's Email Address

If the Contractor changes its Contract Manager, the Contractor will notify the Department. Such a change does not require an amendment to the Contract.

4.5 Diversity.

4.5.1 Office of Supplier Diversity.
The State of Florida supports its diverse business community by creating opportunities for woman-, veteran-, and minority-owned small business enterprises to participate in procurements and contracts. The Department encourages supplier diversity through certification of woman-, veteran-, and minority-owned small business enterprises and provides advocacy, outreach, and networking through regional business events. For additional information, please contact the Office of Supplier Diversity (OSD) at osdinfo@dms.myflorida.com.

4.5.2 Diversity Reporting.
Upon request, the Contractor will report to the Department its spend with business enterprises certified by the OSD. These reports must include the time period covered, the name and Federal Employer Identification Number of each business enterprise utilized during the period, commodities and contractual services provided by the business enterprise, and the amount paid to the business enterprise on behalf of each agency purchasing under the Contract.

4.6 RESPECT.
Subject to the agency determination provided for in section 413.036, F.S., the following statement applies:

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANY ARTICLES THAT ARE THE SUBJECT OF, OR REQUIRED TO CARRY OUT, THIS CONTRACT SHALL BE PURCHASED FROM A NONPROFIT AGENCY FOR THE BLIND OR FOR THE SEVERELY HANDICAPPED THAT IS QUALIFIED PURSUANT TO CHAPTER 413, FLORIDA STATUTES, IN THE SAME MANNER AND UNDER THE SAME PROCEDURES SET FORTH IN SECTION 413.036(1) AND (2), FLORIDA STATUTES;

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AND FOR PURPOSES OF THIS CONTRACT THE PERSON, FIRM, OR OTHER BUSINESS ENTITY CARRYING OUT THE PROVISIONS OF THIS CONTRACT SHALL BE DEEMED TO BE SUBSTITUTED FOR THE STATE AGENCY INSOFAR AS DEALINGS WITH SUCH QUALIFIED NONPROFIT AGENCY ARE CONCERNED.

Additional information about RESPECT and the commodities or contractual services it offers is available at https://www.respectofflorida.org.

4.7 PRIDE.
Subject to the agency determination provided for in sections 287.042(1) and 946.515, F.S., the following statement applies:

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANY ARTICLES WHICH ARE THE SUBJECT OF, OR REQUIRED TO CARRY OUT, THIS CONTRACT SHALL BE PURCHASED FROM THE CORPORATION IDENTIFIED UNDER CHAPTER 946, F.S., IN THE SAME MANNER AND UNDER THE SAME PROCEDURES SET FORTH IN SECTION 946.515(2) AND (4), F.S.; AND FOR PURPOSES OF THIS CONTRACT THE PERSON, FIRM, OR OTHER BUSINESS ENTITY CARRYING OUT THE PROVISIONS OF THIS CONTRACT SHALL BE DEEMED TO BE SUBSTITUTED FOR THIS AGENCY INSOFAR AS DEALINGS WITH SUCH CORPORATION ARE CONCERNED.

Additional information about PRIDE and the commodities or contractual services it offers is available at https://www.pride-enterprises.org.

SECTION 5. COMPLIANCE WITH LAWS.

5.1 Conduct of Business.
The Contractor must comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of federal, state, and local agencies having jurisdiction and authority. For example, the Contractor must comply with section 274A of the Immigration and Nationality Act, the Americans with Disabilities Act, Health Insurance Portability and Accountability Act, if applicable, and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, or veteran's status. The provisions of subparagraphs 287.058(1)(a)-(c), and (g), F.S., are hereby incorporated by reference.

5.2 Dispute Resolution, Governing Law, and Venue.
Any dispute concerning performance of the Contract shall be decided by the Department's designated Contract Manager, who will reduce the decision to writing and serve a copy on the Contractor. The decision of the Contract Manager shall be final and conclusive. Exhaustion of this administrative remedy is an absolute condition precedent to the Contractor's ability to pursue legal action related to the Contract or any other form of dispute resolution. The laws of the State of Florida govern the Contract. The Parties submit to the jurisdiction of the courts of the State of Florida exclusively for any legal action related to the Contract. Further, the Contractor hereby waives all privileges and rights relating to venue it may have under Chapter 47, F.S., and all such venue privileges and rights it may have under any other statute, rule, or case law, including, but not limited to, those based on convenience. The Contractor hereby submits to venue in the county chosen by the Department.

5.3 Department of State Registration.

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Consistent with Title XXXVI, F.S., the Contractor and any subcontractors that assert status, other than a sole proprietor, must provide the Department with conclusive evidence of a certificate of status, not subject to qualification, if a Florida business entity, or of a certificate of authorization if a foreign business entity.

5.4 Suspended, Convicted, and Discriminatory Vendor Lists.
In accordance with sections 287.042, 287.133, and 287.134, F.S., an entity or affiliate who is on the Suspended Vendor List, Convicted Vendor List, or Discriminatory Vendor List may not perform work as a contractor, supplier, subcontractor, or consultant under the Contract. The Contractor must notify the Department if it or any of its suppliers, subcontractors, or consultants have been placed on the Suspended Vendor List, Convicted Vendor List, or Discriminatory Vendor List during the term of the Contract.

5.5 Scrutinized Companies - Termination by the Department.
The Department may, at its option, terminate the Contract if the Contractor is found to have submitted a false certification as provided under section 287.135(5), F.S., or been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or been engaged in business operations in Cuba or Syria, or to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel.

5.6 Cooperation with Inspector General and Records Retention.
Pursuant to section 20.055(5), F.S., the Contractor understands and will comply with its duty to cooperate with the Inspector General in any investigation, audit, inspection, review, or hearing. Upon request of the Inspector General or any other authorized State official, the Contractor must provide any information the Inspector General deems relevant to the Contractor's integrity or responsibility. Such information may include, but will not be limited to, the Contractor's business or financial records, documents, or files of any type or form that refer to or relate to the Contract. The Contractor will retain such records for the longer of five years after the expiration of the Contract, or the period required by the General Records Schedules maintained by the Florida Department of State, at the Department of State’s Records Management website. The Contractor agrees to reimburse the State of Florida for the reasonable costs of investigation incurred by the Inspector General or other authorized State of Florida official for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the State of Florida which results in the suspension or debarment of the Contractor. Such costs will include but will not be limited to: salaries of investigators, including overtime; travel and lodging expenses; and expert witness and documentary fees. The Contractor agrees to impose the same obligations to cooperate with the Inspector General and retain records on any subcontractors used to provide goods or services under the Contract.

SECTION 6. MISCELLANEOUS.

6.1 Subcontractors.
The Contractor will not subcontract any work under the Contract without prior written consent of the Department. The Contractor is fully responsible for satisfactory completion of all its subcontracted work. The Department supports diversity in its procurements and contracts, and requests that the Contractor offer subcontracting opportunities to certified woman-, veteran-, and minority-owned small businesses. The

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Contractor may contact the OSD at osdhelp@dms.myflorida.com for information on certified small business enterprises available for subcontracting opportunities.

6.2 Assignment.
The Contractor will not sell, assign, or transfer any of its rights, duties, or obligations under the Contract without the prior written consent of the Department. However, the Contractor may waive its right to receive payment and assign same upon notice to the Department. In the event of any assignment, the Contractor remains responsible for performance of the Contract, unless such responsibility is expressly waived by the Department. The Department may assign the Contract with prior written notice to the Contractor.

6.3 Independent Contractor.
The Contractor and its employees, agents, representatives, and subcontractors are independent contractors and not employees or agents of the State of Florida and are not entitled to State of Florida benefits. The Department and Customer will not be bound by any acts or conduct of the Contractor or its employees, agents, representatives, or subcontractors. The Contractor agrees to include this provision in all its subcontracts under the Contract.

6.4 Inspection and Acceptance of Commodities.

6.4.1 Risk of Loss.
Matters of inspection and acceptance are addressed in section 215.422, F.S. Until acceptance, risk of loss or damage will remain with the Contractor. The Contractor will be responsible for filing, processing, and collecting all damage claims. To assist the Contractor with damage claims, the Customer will: record any evidence of visible damage on all copies of the delivering carrier's bill of lading; report damages to the carrier and the Contractor; and provide the Contractor with a copy of the carrier's bill of lading and damage inspection report.

6.4.2 Rejected Commodities.
When a Customer rejects a commodity, Contractor will remove the commodity from the premises within ten (10) calendar days after notification of rejection, and the risk of loss will remain with the Contractor. Commodities not removed by the Contractor within ten (10) calendar days will be deemed abandoned by the Contractor, and the Customer will have the right to dispose of such commodities. Contractor will reimburse the Customer for costs and expenses incurred in storing or effecting removal or disposition of rejected commodities.

6.5 Safety Standards.
Performance of the Contract for all commodities or contractual services must comply with requirements of the Occupational Safety and Health Act and other applicable State of Florida and federal requirements.

6.6 Ombudsman.
A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this office are found in section 215.422, F.S., which include disseminating information relative to prompt payment and assisting contractors in receiving their payments in a timely manner from a Customer. The Vendor Ombudsman may be contacted at (850) 413-5516.

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6.7 Time is of the Essence.
Time is of the essence regarding every obligation of the Contractor under the Contract. Each obligation is deemed material, and a breach of any such obligation (including a breach resulting from untimely performance) is a material breach.

6.8 Waiver.
The delay or failure by the Department or the Customer to exercise or enforce any rights under the Contract will not constitute waiver of such rights.

6.9 Modification and Severability.
The Contract may only be modified by written agreement between the Department and the Contractor. Should a court determine any provision of the Contract is invalid, the remaining provisions will not be affected, and the rights and obligations of the Parties will be construed and enforced as if the Contract did not contain the provision held invalid.

6.10 Cooperative Purchasing.
Pursuant to their own governing laws, and subject to the agreement of the Contractor, governmental entities that are not Customers may make purchases under the terms and conditions contained herein, if agreed to by Contractor. Such purchases are independent of the Contract between the Department and the Contractor, and the Department is not a party to these transactions. Agencies seeking to make purchases under this Contract are required to follow the requirements of Rule 60A-1.045(5), F.A.C.

SECTION 7. LIABILITY AND INSURANCE.

7.1 Workers' Compensation Insurance.
The Contractor shall maintain workers' compensation insurance as required under the Florida Workers' Compensation Law or the workers' compensation law of another jurisdiction where applicable. The Contractor must require all subcontractors to similarly provide workers' compensation insurance for all of the latter's employees. In the event work is being performed by the Contractor under the Contract and any class of employees performing the work is not protected under Workers' Compensation statutes, the Contractor must provide, and cause each subcontractor to provide, adequate insurance satisfactory to the Department, for the protection of employees not otherwise protected.

7.2 General Liability Insurance.
The Contractor must secure and maintain Commercial General Liability Insurance, including bodily injury, property damage, products, personal and advertising injury, and completed operations. This insurance must provide coverage for all claims that may arise from performance of the Contract or completed operations, whether by the Contractor or anyone directly or indirectly employed by the Contractor. Such insurance must include the State of Florida as an additional insured for the entire length of the resulting contract. The Contractor is responsible for determining the minimum limits of liability necessary to provide reasonable financial protections to the Contractor and the State of Florida under the resulting contract.

7.3 Florida Authorized Insurers.

DocuSign Envelope ID: FF0EB690-8EF2-4F65-891B-A1D941E8BDD7

All insurance shall be with insurers authorized and eligible to transact the applicable line of insurance business in the State of Florida. The Contractor shall provide Certification(s) of Insurance evidencing that all appropriate coverage is in place and showing the Department to be an additional insured.

7.4 Performance Bond.
Unless otherwise prohibited by law, the Department may require the Contractor to furnish, without additional cost to the Department, a performance bond or irrevocable letter of credit or other form of security for the satisfactory performance of work hereunder. The Department shall determine the type and amount of security.

7.5 Indemnification.
To the extent permitted by Florida law, the Contractor agrees to indemnify, defend, and hold the Customer and the State of Florida, its officers, employees, and agents harmless from all fines, claims, assessments, suits, judgments, or damages, including consequential, special, indirect, and punitive damages, including court costs and attorney's fees, arising from or relating to violation or infringement of a trademark, copyright, patent, trade secret, or intellectual property right or out of any acts, actions, breaches, neglect, or omissions of the Contractor, its employees, agents, subcontractors, assignees, or delegates related to the Contract, as well as for any determination arising out of or related to the Contract that the Contractor or Contractor's employees, agents, subcontractors, assignees, or delegates are not independent contractors in relation to the Customer. The Contract does not constitute a waiver of sovereign immunity or consent by the Customer or the State of Florida or its subdivisions to suit by third parties. Without limiting this indemnification, the Customer may provide the Contractor (1) written notice of any action or threatened action, (2) the opportunity to take over and settle or defend any such action at Contractor's sole expense, and (3) assistance in defending the action at Contractor's sole expense.

7.6 Limitation of Liability.
Unless otherwise specifically enumerated in the Contract or in the purchase order, neither the Department nor the Customer shall be liable for special, indirect, punitive, or consequential damages, including lost data or records (unless the Contract or purchase order requires the Contractor to back-up data or records), even if the Department or Customer has been advised that such damages are possible. Neither the Department nor the Customer shall be liable for lost profits, lost revenue, or lost institutional operating savings. The Department or Customer may, in addition to other remedies available to them at law or equity and upon notice to the Contractor, retain such monies from amounts due Contractor as may be necessary to satisfy any claim for damages, penalties, costs, and the like asserted by or against them. The State may set off any liability or other obligation of the Contractor or its affiliates to the State against any payments due the Contractor under any contract with the State.

SECTION 8. PUBLIC RECORDS, TRADE SECRETS, DOCUMENT MANAGEMENT, AND INTELLECTUAL PROPERTY.

8.1 Public Records.

8.1.1 Termination of Contract.

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The Department may terminate the Contract for refusal by the Contractor to comply with this section by not allowing access to all public records, as defined in Chapter 119, F. S., made or received by the Contractor in conjunction with the Contract.

8.1.2 Statutory Notice.
Pursuant to section 119.0701(2)(a), F.S., for contracts for services with a contractor acting on behalf of a public agency, as defined in section 119.011(2), F.S., the following applies:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE TELEPHONE NUMBER, EMAIL ADDRESS, AND MAILING ADDRESS PROVIDED IN THE RESULTING CONTRACT OR PURCHASE ORDER.

Pursuant to section 119.0701(2)(b), F.S., for contracts for services with a contractor acting on behalf of a public agency as defined in section 119.011(2), F.S., the Contractor shall:

(a) Keep and maintain public records required by the public agency to perform the service.
(b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, F.S., or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure are not disclosed except as authorized by law for the duration of the Contract term and following the completion of the Contract if the Contractor does not transfer the records to the public agency.
(d) Upon completion of the Contract, transfer, at no cost, to the public agency all public records in possession of the Contractor or keep and maintain public records required by the public agency to perform the service. If the Contractor transfers all public records to the public agency upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

8.2 Protection of Trade Secrets or Otherwise Confidential Information.

8.2.1 Contractor Designation of Trade Secrets or Otherwise Confidential Information.
If the Contractor considers any portion of materials to be trade secret under section 688.002 or 812.081, F.S., or otherwise confidential under Florida or federal law, the Contractor must clearly designate that portion of the materials as trade secret or otherwise confidential when submitted to the Department. The Contractor will be

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responsible for responding to and resolving all claims for access to Contract-related materials it has designated trade secret or otherwise confidential.

8.2.2 Public Records Requests.
If the Department receives a public records request for materials designated by the Contractor as trade secret or otherwise confidential under Florida or federal law, the Contractor will be responsible for taking the appropriate legal action in response to the request. If the Contractor fails to take appropriate and timely action to protect the materials designated as trade secret or otherwise confidential, the Department will provide the materials to the requester.

8.2.3 Indemnification Related to Confidentiality of Materials.
The Contractor will protect, defend, indemnify, and hold harmless the Department for claims, costs, fines, and attorney's fees arising from or relating to its designation of materials as trade secret or otherwise confidential.

8.3 Document Management.
The Contractor must retain sufficient documentation to substantiate claims for payment under the Contract and all other records, electronic files, papers, and documents that were made in relation to this Contract. The Contractor must retain all documents related to the Contract for five (5) years after expiration of the Contract or, if longer, the period required by the General Records Schedules maintained by the Florida Department of State available at the Department of State's Records Management website.

8.4 Intellectual Property.

8.4.1 Ownership.
Unless specifically addressed otherwise in the Contract, the State of Florida shall be the owner of all intellectual property rights to all property created or developed in connection with the Contract.

8.4.2 Patentable Inventions or Discoveries.
Any inventions or discoveries developed in the course, or as a result, of services in connection with the Contract that are patentable pursuant to 35 U.S.C. § 101 are the sole property of the State of Florida. Contractor must inform the Customer of any inventions or discoveries developed or made through performance of the Contract, and such inventions or discoveries will be referred to the Florida Department of State for a determination on whether patent protection will be sought. The State of Florida will be the sole owner of all patents resulting from any invention or discovery made through performance of the Contract.

8.4.3 Copyrightable Works.
Contractor must notify the Department or State of Florida of any publications, artwork, or other copyrightable works developed in connection with the Contract. All copyrights created or developed through performance of the Contract are owned solely by the State of Florida.

SECTION 9. DATA SECURITY.

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The Contractor will maintain the security of State of Florida data including, but not limited to, maintaining a secure area around any displayed visible data and ensuring data is stored and secured when not in use. The Contractor and subcontractors will not perform any of the services from outside of the United States, and the Contractor will not allow any State of Florida data to be sent by any medium, transmitted, or accessed outside the United States due to Contractor's action or inaction. In the event of a security breach involving State of Florida data, the Contractor shall give notice to the Customer and the Department within one business day. "Security breach" for purposes of this section will refer to a confirmed event that compromises the confidentiality, integrity, or availability of data. Once a data breach has been contained, the Contractor must provide the Department with a post-incident report documenting all containment, eradication, and recovery measures taken. The Department reserves the right in its sole discretion to enlist a third party to audit Contractor's findings and produce an independent report, and the Contractor will fully cooperate with the third party. The Contractor will also comply with all HIPAA requirements and any other state and federal rules and regulations regarding security of information.

SECTION 10. GRATUITIES, LOBBYING, AND COMMUNICATIONS.

10.1 Gratuities.
The Contractor will not, in connection with this Contract, directly or indirectly (1) offer, give, or agree to give anything of value to anyone as consideration for any State of Florida officer's or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or (2) offer, give, or agree to give to anyone anything of value for the benefit of, or at the direction or request of, any State of Florida officer or employee.

10.2 Lobbying.
In accordance with sections 11.062 and 216.347, F.S., Contract funds are not to be used for the purpose of lobbying the Legislature, the judicial branch, or the Department. Pursuant to section 287.058(6), F.S., the Contract does not prohibit the Contractor from lobbying the executive or legislative branch concerning the scope of services, performance, term, or compensation regarding the Contract after the Contract is executed and during the Contract term.

10.3 Communications.

10.3.1 Contractor Communication or Disclosure.
The Contractor shall not make any public statements, press releases, publicity releases, or other similar communications concerning the Contract or its subject matter or otherwise disclose or permit to be disclosed any of the data or other information obtained or furnished in compliance with the Contract, without first notifying the Customer's Contract Manager and securing the Customer's prior written consent.

10.3.2 Use of Customer Statements.
The Contractor shall not use any statement attributable to the Customer or its employees for the Contractor's promotions, press releases, publicity releases, marketing, corporate communications, or other similar communications, without first notifying the Customer's Contract Manager and securing the Customer's prior written consent.

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SECTION 11. CONTRACT MONITORING.

11.1 Performance Standards.
The Contractor agrees to perform all tasks and provide deliverables as set forth in the Contract. The Department and the Customer will be entitled at all times, upon request, to be advised as to the status of work being done by the Contractor and of the details thereof.

11.2 Performance Deficiencies and Financial Consequences of Non-Performance.

11.2.1 Proposal of Corrective Action Plan.
In addition to the processes set forth in the Contract (e.g., service level agreements), if the Department or Customer determines that there is a performance deficiency that requires correction by the Contractor, then the Department or Customer will notify the Contractor. The correction must be made within a time-frame specified by the Department or Customer. The Contractor must provide the Department or Customer with a corrective action plan describing how the Contractor will address all performance deficiencies identified by the Department or Customer.

11.2.2 Retainage for Unacceptable Corrective Action Plan or Plan Failure.
If the corrective action plan is unacceptable to the Department or Customer, or implementation of the plan fails to remedy the performance deficiencies, the Department or Customer will retain ten percent (10%) of the total invoice amount. The retainage will be withheld until the Contractor resolves the performance deficiencies. If the performance deficiencies are resolved, the Contractor may invoice the Department or Customer for the retained amount. If the Contractor fails to resolve the performance deficiencies, the retained amount will be forfeited to compensate the Department or Customer for the performance deficiencies.

11.3 Performance Delay.

11.3.1 Notification.
The Contractor will promptly notify the Department or Customer upon becoming aware of any circumstances that may reasonably be expected to jeopardize the timely and successful completion (or delivery) of any commodity or contractual service. The Contractor will use commercially reasonable efforts to avoid or minimize any delays in performance and will inform the Department or the Customer of the steps the Contractor is taking or will take to do so, and the projected actual completion (or delivery) time. If the Contractor believes a delay in performance by the Department or the Customer has caused or will cause the Contractor to be unable to perform its obligations on time, the Contractor will promptly so notify the Department and use commercially reasonable efforts to perform its obligations on time notwithstanding the Department’s delay.

11.3.2 Liquidated Damages.
The Contractor acknowledges that delayed performance will damage the DepartmentCustomer, but by their nature such damages are difficult to ascertain. Accordingly, the liquidated damages provisions stated in the Contract documents will apply. Liquidated damages are not intended to be a penalty and are solely intended to compensate for damages.

11.4 Force Majeure, Notice of Delay, and No Damages for Delay.

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The Contractor will not be responsible for delay resulting from its failure to perform if neither the fault nor the negligence of the Contractor or its employees or agents contributed to the delay, and the delay is due directly to fire, explosion, earthquake, windstorm, flood, radioactive or toxic chemical hazard, war, military hostilities, terrorism, civil emergency, embargo, riot, strike, violent civil unrest, or other similar cause wholly beyond the Contractor's reasonable control, or for any of the foregoing that affect subcontractors or suppliers if no alternate source of supply is available to the Contractor. The foregoing does not excuse delay which could have been avoided if the Contractor implemented any risk mitigation required by the Contract. In case of any delay the Contractor believes is excusable, the Contractor will notify the Department in writing of the delay or potential delay and describe the cause of the delay either (1) within ten (10) calendar days after the cause that created or will create the delay first arose, if the Contractor could reasonably foresee that a delay could occur as a result, or (2) if delay is not reasonably foreseeable, within five (5) calendar days after the date the Contractor first had reason to believe that a delay could result. The foregoing will constitute the Contractor's sole remedy or excuse with respect to delay. Providing notice in strict accordance with this paragraph is a condition precedent to such remedy. No claim for damages will be asserted by the Contractor. The Contractor will not be entitled to an increase in the Contract price or payment of any kind from the Department for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference, or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this paragraph, after the causes have ceased to exist the Contractor will perform at no increased cost, unless the Department determines, in its sole discretion, that the delay will significantly impair the value of the Contract to the State of Florida or to Customers, in which case the Department may (1) accept allocated performance or deliveries from the Contractor, provided that the Contractor grants preferential treatment to Customers and the Department with respect to commodities or contractual services subjected to allocation, or (2) purchase from other sources (without recourse to and by the Contractor for the related costs and expenses) to replace all or part of the commodity or contractual services that are the subject of the delay, which purchases may be deducted from the Contract quantity, or (3) terminate the Contract in whole or in part.

SECTION 12. CONTRACT AUDITS.

12.1 Performance or Compliance Audits.
The Department may conduct or have conducted performance and/or compliance audits of the Contractor and subcontractors as determined by the Department. The Department may conduct an audit and review all the Contractor's and subcontractors' data and records that directly relate to the Contract. To the extent necessary to verify the Contractor's fees and claims for payment under the Contract, the Contractor's agreements or contracts with subcontractors, partners, or agents of the Contractor, pertaining to the Contract, may be inspected by the Department upon fifteen (15) calendar days' notice, during normal working hours and in accordance with the Contractor's facility access procedures where facility access is required. Release statements from its subcontractors, partners, or agents are not required for the Department or its designee to conduct compliance and performance audits on any of the Contractor's contracts relating to this Contract. The Inspector General, in accordance with section 5.6, the State of Florida's Chief Financial Officer, the Office of the Auditor General also have authority to perform audits and inspections.

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12.2 Payment Audit.
Records of costs incurred under terms of the Contract will be maintained in accordance with section 8.3 of these Special Contract Conditions. Records of costs incurred will include the Contractor's general accounting records, together with supporting documents and records of the Contractor and all subcontractors performing work, and all other records of the Contractor and subcontractors considered necessary by the Department, the State of Florida's Chief Financial Officer, or the Office of the Auditor General.

SECTION 13. BACKGROUND SCREENING AND SECURITY.

13.1 Background Check.
The Department or Customer may require the Contractor to conduct background checks of its employees, agents, representatives, and subcontractors as directed by the Department or Customer. The cost of the background checks will be borne by the Contractor. The Department or Customer may require the Contractor to exclude the Contractor's employees, agents, representatives, or subcontractors based on the background check results. In addition, the Contractor must ensure that all persons have a responsibility to self-report to the Contractor within three (3) calendar days any arrest for any disqualifying offense. The Contractor must notify the Contract Manager within twenty-four (24) hours of all details concerning any reported arrest. Upon the request of the Department or Customer, the Contractor will re-screen any of its employees, agents, representatives, and subcontractors during the term of the Contract.

13.2 E-Verify.
The Contractor must use the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired during the term of the Contract for the services specified in the Contract. The Contractor must also include a requirement in subcontracts that the subcontractor must utilize the E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the Contract term. In order to implement this provision, the Contractor must provide a copy of its DHS Memorandum of Understanding (MOU) to the Contract Manager within five (5) calendar days of Contract execution. If the Contractor is not enrolled in DHS E-Verify System, it will do so within five (5) calendar days of notice of Contract award and provide the Contract Manager a copy of its MOU within five (5) calendar days of Contract execution. The link to E-Verify is https://www.uscis.gov/e-verify. Upon each Contractor or subcontractor new hire, the Contractor must provide a statement within five (5) calendar days to the Contract Manager identifying the new hire with its E-Verify case number.

13.3 Disqualifying Offenses.
If at any time it is determined that a person has been found guilty of a misdemeanor or felony offense as a result of a trial or has entered a plea of guilty or nolo contendere, regardless of whether adjudication was withheld, within the last six (6) years from the date of the court's determination for the crimes listed below, or their equivalent in any jurisdiction, the Contractor is required to immediately remove that person from any position with access to State of Florida data or directly performing services under the Contract. The disqualifying offenses are as follows:

(a) Computer related crimes;
(b) Information technology crimes;

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(c) Fraudulent practices;
(d) False pretenses;
(e) Frauds;
(f) Credit card crimes;
(g) Forgery;
(h) Counterfeiting;
(i) Violations involving checks or drafts;
(j) Misuse of medical or personnel records; and
(k) Felony theft.

13.4 Confidentiality.
The Contractor must maintain confidentiality of all confidential data, files, and records related to the commodities or contractual services provided pursuant to the Contract and must comply with all state and federal laws, including, but not limited to sections 381.004, 384.29, 392.65, and 456.057, F.S. The Contractor's confidentiality procedures must be consistent with the most recent version of the Department security policies, protocols, and procedures. The Contractor must also comply with any applicable professional standards with respect to confidentiality of information.

SECTION 14. WARRANTY OF CONTRACTOR'S ABILITY TO PERFORM.

The Contractor warrants that, to the best of its knowledge, there is no pending or threatened action, proceeding, or investigation, or any other legal or financial condition, that would in any way prohibit, restrain, or diminish the Contractor's ability to satisfy its Contract obligations. The Contractor warrants that neither it nor any affiliate is currently on the Suspended Vendor List, Convicted Vendor List, or the Discriminatory Vendor List, or on any similar list maintained by any other state or the federal government. The Contractor shall immediately notify the Department in writing if its ability to perform is compromised in any manner during the term of the Contract.

Consent Agenda
9.13.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Kerlyne McHenry, Interim Public Works Director
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-199 Approving an Agreement with Sherwin Williams for the Purchase of Paint, Caulking & Supplies (Kerlyne McHenry, Interim Public Works Director)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Resolution
- Staff Report
- Exhibit A

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A CONTRACT BETWEEN THE CITY AND THE SHERWIN-WILLIAMS CO. FOR THE PURCHASE OF PAINT AND RELATED SUPPLIES; FOR AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $65,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 166, *Florida Statutes* and Section 1.4 of the Charter of the City of North Miami Beach ("City"), the City shall have all available governmental, corporate, and proprietary powers and may exercise them except when prohibited by law; and

WHEREAS, Section 3-2.2 of the City of North Miami Beach Code of Ordinances ("Code") provides that the Chief Procurement Officer has the authority to join with other governmental entities in cooperative purchasing plans, when the best interests of the City would be served.

WHEREAS, National Cooperative Purchasing Alliance (NCPA), a national public procurement cooperative that provides competitively solicited contracts for government entities, through its lead agency, Region 14 Education Service Center, issued and awarded Contract 02-147 *Paint and Related Supplies* to The Sherwin-Williams Co. for an initial three (3)-year term effective May 1, 2023, through April 30, 2026, with two (2) optional one (1)-year renewal periods. ("Piggyback Contract"); and

WHEREAS, the City's Public Works and Water Departments require paint and related supplies to maintain, repair, and preserve City facilities, infrastructure, and equipment, ensuring operational efficiency, safety, and longevity of City assets; and

WHEREAS, pursuant to Section 3-3.14 of the City Code, the City Manager has the authority to approve purchases and awards up to fifty thousand dollars ($50,000), and any expenditure above this amount need to be presented to the Mayor and City Commission for approval; and

WHEREAS, the City Manager and the Chief Procurement Officer recommend that the City Commission approve a contract in an annual budgeted amount not to exceed $65,000 for the purchase of paint and related supplies with The Sherwin-Williams Co.; and

WHEREAS, the Mayor and City Commission determine it is in the best interests of the City to approve a Piggyback Contract in an annual budgeted amount not to $65,000 for the purchase of paint and related supplies with The Sherwin-Williams Co.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THAT:

Section 1. The foregoing whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Resolution; all exhibits attached hereto are made a specific part of this Resolution.

Section 2. The Contract with The Sherwin-Williams Co., in substantially the form attached as Exhibit "A", for an annual budgeted amount not to exceed $65,000 for paint and related supplies, subject to budget appropriation and availability of funds is hereby approved.

Section 3. The City Manager or designee is authorized to do execute the purchase agreements and to renew the agreements and expend budgeted funds in furtherance hereof, subject to approved budget appropriation and availability of funds.

Section 4. All Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 6. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 7. This Resolution shall take effect immediately upon adoption.

[THE REMAINDER OF THIS INTENTIONALLY LEFT BLANK]

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **16th day of December 2025.**

ATTEST:

ANDRISE BERNARD, MMC CITY CLERK	MICHAEL JOSEPH MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER, LLP.

By: _____
CITY ATTORNEYS

Sponsored by: Mayor & Commission

Commission Agenda Staff Report

Date: December 16, 2025
Resolution No.: 2025-XX
To: Mayor and City Commission
From: Andrew Plotkin, Interim City Manager
Prepared By: Shereece George Depusoir, Chief Procurement Officer
Agenda Title: Resolution Approving Purchase Orders with The Sherwin-Williams Co. for the Purchase of Paint and related Supplies

---

Background

The City's Public Works and Water Departments require paint and related supplies to maintain, repair, and preserve City facilities, infrastructure, and equipment, ensuring operational efficiency, safety, and the longevity of City assets.

To meet this need in a timely and cost-effective manner, the City seeks to utilize a competitively solicited contract conducted by National Cooperative Purchasing Alliance (NCPA), a national public procurement cooperative that provides competitively solicited contracts for government entities, through its lead agency, Region 14 Education Service Center. NCPA issued and awarded Contract 02-147 – Paint and Related Supplies to The Sherwin-Williams Company for an initial three (3)-year term effective May 1, 2023, through April 30, 2026, with two (2) optional one (1)-year renewal periods.

Use of this contract allows the City to procure the necessary paint and supplies efficiently, leveraging competitively solicited pricing while minimizing administrative and procurement efforts.

Recommendation

The Interim Public Works Director, NMBW Water Director and the Chief Procurement Officer recommend that the City Commission approve and authorize the City Manager or designee to approve the Purchase Orders with The Sherwin-Williams Co. for a budgeted amount not to exceed $65,000.

Fiscal Impact

Requesting a Purchase Order for the allocated amount of $65,000 annually as approved in the adopted FY26 budget appropriation.

EXHIBIT A

PROCUREMENT MANAGEMENT DEPARTMENT

PIGGYBACK/COOPERATIVE PURCHASE REQUEST FORM

Requesting Department: _____
Primary Contact Name: _____
Primary Contact E-mail: _____
Secondary Contact Name: _____
Secondary Contact E-mail: _____
Department Phone: _____
Department Fax: _____

Company Name: _____
Contact Name: _____
Company Address: _____
_____
Company Phone: _____
Company E-mail: _____
Vendor Registration #: _____

Piggyback Contract Details

Cooperative ☐ / Public Entity ☐

1. Contract Title: _____

   a. Awarding Agency _____ b. Contract / Solicitation # _____

   c. Solicitation included? Yes ❑ Awarded Letter included? Yes ❑ Proposal/Quote from Company included? Yes ❑

2. Description of the Scope of Service of This Contract: _____

3. Total Value of Contract: $ _____

4. Account Number(s): FY ____ _____ FY ____ _____

Contract Verification Information

5. Were alternative contracts evaluated to determine that the City is obtaining the most advantageous contract pricing for the required product / service? Yes ❑ No ❑

6. Would this purchase(s) result in the potential of future purchases for related products/ services being restricted to a particular vendor or create a specific vendor as sole source provider for the related items? Yes ❑ No ❑

7. Would this purchase(s) result in any future maintenance costs which are not included in the initial purchase? Yes ❑ No ❑ If yes, please attach a draft maintenance plan which includes cost estimates and funding sources(s).

Required Documents Checklist

Contract Explanation Memo ❑ Solicitation ❑ Award Letter/Executed Contract ❑

Proposal/Quote ❑ Renewal Letter ❑ Risk Manager Approved Insurance Certificate ❑

Grant Information *(only applicable if grant related purchase)*

8. Provide details (expiration dates, special requirements, etc). _____

9. Will this require matching funds? Yes ❑ No ❑

10. Grant source? _____ Grant (dollar) amount? _____

11. Complete an advanced search of the vendor recommended for award on the federal governments System for Award Management at www.sam.gov. Attach a copy of the results.

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	Approved	Date
Form Prepared By:	_____	_____
Department Director:	_____	_____
Finance Director:	_____	_____
Chief Procurement Officer: (Purchases/Contract up to $25,000.00)	_____	_____
City Manager: (Purchases/Contracts up to $50,000.00)	_____	_____

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review

City Commission Meeting Date: _____ Approved Resolution No:_____

3-4.3 Use of Other Governmental Entities' Contracts

Subject to the spending limitations in Section 3-3.14 and upon a determination that the supplies, materials, equipment or contractual services needed by the City are comparable to solicitation procedures substantially equivalent to the requirements of the North Miami Beach Purchasing Code, the Purchasing Agent may procure, without following formal contract procedure, all supplies, materials, equipment and contractual services which are the subject of contracts with the State of Florida, its political subdivisions, the United States government, other governmental entities, or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof; provided, however, that this section shall apply only if (i) the supplies, materials, equipment or contractual services are the subject of a price schedule negotiated by the State of Florida or the United States government, or (ii) the supplies, materials, equipment or contractual services are the subject of a contract with another governmental entity or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof, which contract is based strictly on competitive bids or competitive proposals and not on any preference.

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TO: City Manager

VIA: Chief Procurement Officer

FROM: _____ _____
Director Title/Department

_____ _____
Signature Date

RE: _____

Fiscal Amount not to Exceed: $_____ **Vendor #**_____

Purpose (How does it align with City NMB Strategic Plan?):

Background:

Recommendation:

Fiscal Impact / Account Number(s):

Finance Director: _____ **Date** _____

Chief Procurement Officer: _____ **Date** _____
(Purchases/Contract up to $25,000.00)

City Manager: _____ **Date** _____
(Purchases/Contracts up to $50,000.00)

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review.

City of North Miami Beach
PROCUREMENT MANAGEMENT DEPARTMENT

PIGGYBACK/COOPERATIVE PURCHASE REQUEST FORM

Requesting Department: _____
Primary Contact Name: _____
Primary Contact E-mail: _____
Secondary Contact Name: _____
Secondary Contact E-mail: _____
Department Phone: _____
Department Fax: _____

Company Name: _____
Contact Name: _____
Company Address: _____
_____
Company Phone: _____
Company E-mail: _____
Vendor Registration #: _____

Piggyback Contract Details

Cooperative ☐ / Public Entity ☐

1. Contract Title: _____

   a. Awarding Agency _____ b. Contract / Solicitation # _____

   c. Solicitation included? Yes ❑ Awarded Letter included? Yes ❑ Proposal/Quote from Company included? Yes ❑

2. Description of the Scope of Service of This Contract: _____

3. Total Value of Contract: $ _____

4. Account Number(s): FY ____ _____ FY ____ _____

Contract Verification Information

5. Were alternative contracts evaluated to determine that the City is obtaining the most advantageous contract pricing for the required product / service? Yes ❑ No ❑

6. Would this purchase(s) result in the potential of future purchases for related products/ services being restricted to a particular vendor or create a specific vendor as sole source provider for the related items? Yes ❑ No ❑

7. Would this purchase(s) result in any future maintenance costs which are not included in the initial purchase? Yes ❑ No ❑ If yes, please attach a draft maintenance plan which includes cost estimates and funding sources(s).

Required Documents Checklist

Contract Explanation Memo ❑ Solicitation ❑ Award Letter/Executed Contract ❑

Proposal/Quote ❑ Renewal Letter ❑ Risk Manager Approved Insurance Certificate ❑

Grant Information *(only applicable if grant related purchase)*

8. Provide details (expiration dates, special requirements, etc). _____

9. Will this require matching funds? Yes ❑ No ❑

10. Grant source? _____ Grant (dollar) amount? _____

11. Complete an advanced search of the vendor recommended for award on the federal governments System for Award Management at www.sam.gov. Attach a copy of the results.

17011 N.E.19th Ave., Suite 315 North Miami Beach, FL 33162 • P: 305-948-2946 • F: 305-957-3522 •

	Approved	Date
Form Prepared By:	_____	_____
Department Director:	_____	_____
Finance Director:	_____	_____
Chief Procurement Officer: (Purchases/Contract up to $25,000.00)	_____	_____
City Manager: (Purchases/Contracts up to $50,000.00)	_____	_____

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review

City Commission Meeting Date: _____ Approved Resolution No:_____

3-4.3 Use of Other Governmental Entities' Contracts

Subject to the spending limitations in Section 3-3.14 and upon a determination that the supplies, materials, equipment or contractual services needed by the City are comparable to solicitation procedures substantially equivalent to the requirements of the North Miami Beach Purchasing Code, the Purchasing Agent may procure, without following formal contract procedure, all supplies, materials, equipment and contractual services which are the subject of contracts with the State of Florida, its political subdivisions, the United States government, other governmental entities, or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof; provided, however, that this section shall apply only if (i) the supplies, materials, equipment or contractual services are the subject of a price schedule negotiated by the State of Florida or the United States government, or (ii) the supplies, materials, equipment or contractual services are the subject of a contract with another governmental entity or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof, which contract is based strictly on competitive bids or competitive proposals and not on any preference.

17011 N.E.19th Ave., Suite 315 North Miami Beach, FL 33162 • P: 305-948-2946 • F: 305-957-3522 •

TO: City Manager

VIA: Chief Procurement Officer

FROM: _____ _____
Director Title/Department

_____ _____
Signature Date

RE: _____

Fiscal Amount not to Exceed: $_____ **Vendor #**_____

Purpose (How does it align with City NMB Strategic Plan?):

Background:

Recommendation:

Fiscal Impact / Account Number(s):

Finance Director: _____ **Date** _____

Chief Procurement Officer: _____ **Date** _____
(Purchases/Contract up to $25,000.00)

City Manager: _____ **Date** _____
(Purchases/Contracts up to $50,000.00)

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review.

NATIONAL COOPERATIVE
PURCHASING ALLIANCE

May 1, 2023

NCPA has determined that the use of a RFP for Paint and Related Supplies will benefit our members more than the use of an Invitation for Bid (IFB).

Region 14 ESC contracts are eligible to be used by over 90,000 agencies nationwide from both the public and nonprofit sectors. These include, but are not limited to School Districts (including K-12, Charter schools, and Private K-12), Higher Education (including Universities, Community Colleges, Private Colleges, and Technical / Vocational Schools), Cities, Counties, and any Local Government, State Agencies, Healthcare Organizations, Church/Religious, Nonprofit Corporations throughout the country. The use of an RFP will allow vendors to decrease submitted pricing if needed based on quantity and size of projects, as well as the ability to negotiate supplemental agreements. Each purchase made through this contract will be customized to the needs of the purchasing agency. In addition, competitive sealed bidding does not allow the ability to compare offers and determine the best value for our wide range of members.

Therefore, it is our opinion that a RFP, rather than an IFB, is more advantageous to our members.

Sincerely,

Sarah Vavra

Docusign Envelope ID: 43B3744D-700B-4CA2-BAAE-0426123515C3

Region XIV Education Service Center

1850 Highway 351
Abilene, TX 79601-4750
325-675-8600
FAX 325-675-8659

November 6, 2025

Ben Tirfe
Strategic Account Manager, Government
The Sherwin-Williams Co.
101 W. Prospect Ave.
Cleveland, OH 44115
Sent via email to: beniam.tirfe@sherwin.com

Re: Renewal of Region 14 ESC contract #02-147, Paint and Related Supplies

Dear Mr. Tirfe:

Region 14 Education Service Center is pleased to announce that it is renewing contract #02-147, Paint and Related Supplies for the period May 1, 2026, through April 30, 2027, in accordance with the contract.

If you have any questions or concerns, feel free to contact me at ejeffrey@esc14.net.

Sincerely,

Signed by:
Emily Jeffrey
4FE64E70707547B...

Emily Jeffrey
Region 14, Chief Financial Officer

DocuSign Envelope ID: 96EE2DE3-49AF-4917-9BD1-347C3852A13C

Region XIV Education Service Center

1850 Highway 351
Abilene, TX 79601-4750
325-675-8600
FAX 325-675-8659

Monday, May 1st, 2023

The Sherwin-Williams Co.
ATTN: Beniam Tirfe
101 W. Prospect Ave.
Cleveland, OH 44115

Dear Beniam:

Region XIV Education Service Center is happy to announce that The Sherwin-Williams Co. has been awarded an annual contract for Paint and Related Supplies based on the proposal submitted to Region XIV ESC.

The contract is effective immediately and will expire on April 30th, 2026. The contract can then be renewed annually for an additional two years, if mutually agreed on by Region XIV ESC and The Sherwin-Williams Co.

We look forward to a long and successful partnership underneath this contract.

If you have any questions or concerns, feel free to contact me at 325-675-8600.

Sincerely,

Shane Fields
Shane Fields
Region XIV, Executive Director

REQUEST FOR PROPOSAL (RFP) FOR
Paint and Related Supplies

SOLICITATION NUMBER
05-23

PUBLICATION DATE
February 7th, 2023

Competitive Solicitation by
Region 14 Education Service Center
for
Paint and Related Supplies
on behalf of itself and other Government Agencies
and made available through the
National Cooperative Purchasing Alliance
RFP # 05-23

NOTICE TO RESPONDENT:

Submittal Deadline:
Thursday, March 23rd, 2023 2:00pm CT

Questions regarding this solicitation must be submitted to questions@ncpa.us no later than March 16th, 2023. All questions and answers will be posted to http://www.ncpa.us/solicitations.

It is the intention of Region 14 Education Service Center (herein "Region 14 ESC") to establish a Master Agreement for Paint and Related Supplies for use by Region 14 ESC and other public agencies supported under this contract. This Request for Proposal is issued on behalf of the National Cooperative Purchasing Alliance through a public agency clause, which provides that any county, city, special district, local government, school district, private K-12 school, higher education institution, state, other government agency, healthcare organization or nonprofit organization may purchase Products and Services through this contract. Respondents will be required to execute the NCPA Administration Agreement upon award.

This contract will allow agencies to purchase on an "as needed" basis from a competitively awarded contract. Respondents are requested to submit their total line of available products and services. While this solicitation specifically covers Paint and Related Supplies, respondents are encouraged to submit an offering on any or and all products and services available that they currently perform in their normal course of business.

Responses shall be received electronically no later than the submittal deadline via our online Bonfire portal at ncpa.bonfirehub.com

Immediately following the deadline, all responses will be publicly opened and the respondents recorded. Any response received later than the specified deadline will be disqualified.

Responses will remain sealed by our online Bonfire portal until the bid opening time specified. Responses received outside our online Bonfire portal will not be accepted. Sealed responses may be submitted on any or all items, unless stated otherwise.

Proposal may be rejected for failure to comply with the requirements set forth in this invitation.

INTRODUCTION/SCOPE

Region 14 ESC on behalf of itself and all states, local governments, school districts, and higher education institutions in the United States of America, and other government agencies and non-profit organizations (herein "Public Agency" or collectively "Public Agencies") is soliciting proposals from qualified vendors to enter into a Master Agreement for a complete line of Paint and Related Supplies.

Region 14 ESC, as the lead public agency, has partnered with NCPA to make the resultant contract available to all participating agencies in the United States. NCPA provides marketing and administrative support for the awarded vendor that promotes the successful vendor's products and services to Public Agencies nationwide. The Vendor will execute the NCPA Administration Agreement (Tab 2) upon award. Vendor should thoroughly review all documents and note any exceptions to NCPA terms and conditions in their proposal.

Awarded vendor(s) shall perform covered product or services under the terms of this agreement. Respondents shall provide pricing based on a discount from their standard pricing schedules for products and/or services offered. Electronic Catalog and/or price lists must accompany the proposal. Multiple percentage discount structure is also acceptable. Please specify where different percentage discounts apply. Additional pricing and/or discounts may be included.

Each product or service proposed is to be priced separately with all ineligible items identified. Services may be awarded to multiple vendors. Respondents may elect to limit their proposals to a single product or service within any category, or multiple products or services within any and all categories.

The National Cooperative Purchasing Alliance (herein "NCPA") assists public agencies to increase their efficiency and reduce their costs when procuring goods and services. This is accomplished by awarding competitively solicited contracts that are leveraged nationally by combining the volumes and purchasing power of entities nationwide. Our contracts are available for use by any entity that complies with procurement laws and regulations.

It is the intention of Region 14 ESC and NCPA to achieve the following objectives through this RFP.

- Provide a comprehensive competitively solicited Master Agreement offering Products and Services to Public Agencies;
- Achieve cost savings of Vendors and Public Agencies through a single competitive solicitation process that eliminates the need for multiple proposals;
- Combine the purchasing power of Public Agencies to achieve cost effective pricing;
- Reduce the administrative and overhead costs of Vendors and Public Agencies through state of the art purchasing procedures.

INSTRUCTIONS TO RESPONDENTS

Submission of Response

- Only responses received via our online Bonfire portal will be accepted. Faxed or mailed responses will not be accepted.
- Responses may be submitted on any or all items, unless stated otherwise. Region 14 ESC reserves the right to reject or accept any response.
- Deviations to the terms, conditions and/or specifications shall be conspicuously noted in writing by the respondent and shall be included with the response.
- Withdrawal of response will not be allowed for a period of 120 days following the opening. Pricing will remain firm for 120 days from submittal.

Public Bid Opening

The public bid opening will be held via Zoom meeting. Interested parties who wish to attend the bid opening should email contracts@ncpa.us by 4:00 pm the day before the bid opening date to receive an invitation.

Required Proposal Format

Responses shall be provided electronically via our online Bonfire portal. Tabs should be used to separate the proposal into sections, as identified below. Respondents failing to organize in the manner listed may be considered non-responsive and may not be evaluated. It's recommended that all tabs, with the exception of Tab 7 (Pricing), be submitted in Portable Document Format (PDF). Please note pricing can be submitted separately in a alternate format (e.g. xlsx, xls, csv).

Tabs

Tab 1 – Master Agreement / Signature Form
Tab 2 – NCPA Administration Agreement
Tab 3 – Vendor Questionnaire
Tab 4 – Vendor Profile
Tab 5 – Products and Services / Scope
Tab 6 – References
Tab 7 – Pricing
Tab 8 – Value Added Products and Services
Tab 9 – Required Documents

TAB 1
MASTER AGREEMENT - GENERAL TERMS AND CONDITIONS

Customer Support
The vendor shall provide timely and accurate technical advice and sales support. The vendor shall respond to such requests within one (1) working day after receipt of the request.

Disclosures
Respondent affirms that he/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to a public servant in connection with this contract.

The respondent affirms that, to the best of his/her knowledge, the offer has been arrived at independently, and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over other vendors in the award of this contract.

Renewal of Contract
Unless otherwise stated, all contracts are for a period of three (3) years with an option to renew for up to two (2) additional one-year terms or any combination of time equally not more than 2 years if agreed to by Region 14 ESC and the vendor.

Funding Out Clause
Any/all contracts exceeding one (1) year shall include a standard “funding out” clause. A contract for the acquisition, including lease, of real or personal property is a commitment of the entity’s current revenue only, provided the contract contains either or both of the following provisions:

Retains to the entity the continuing right to terminate the contract at the expiration of each budget period during the term of the contract and is conditioned on a best efforts attempt by the entity to obtain appropriate funds for payment of the contract.

Shipments (if applicable)
The awarded vendor shall ship ordered products within seven (7) working days for goods available and within four (4) to six (6) weeks for specialty items after the receipt of the order unless modified. If a product cannot be shipped within that time, the awarded vendor shall notify the entity placing the order as to why the product has not shipped and shall provide an estimated shipping date. At this point the participating entity may cancel the order if estimated shipping time is not acceptable.

Tax Exempt Status
Since this is a national contract, knowing the tax laws in each state is the sole responsibility of the vendor.

Payments
The entity using the contract will make payments directly to the awarded vendor or their affiliates (distributors/business partners/resellers) as long as written request and approval by NCPA is provided to the awarded vendor.

Adding Authorized Distributors/Dealers
Awarded vendors may submit a list of distributors/partners/resellers to sell under their contract throughout the life of the contract. Vendor must receive written approval from NCPA before such distributors/partners/resellers considered authorized.

Purchase orders and payment can only be made to awarded vendor or distributors/ business partners/resellers previously approved by NCPA.

Pricing provided to members by added distributors or dealers must also be less than or equal to the pricing offered by the awarded contract holder.

All distributors/partners/resellers are required to abide by the Terms and Conditions of the vendor's agreement with NCPA.

Pricing
All pricing submitted shall include the administrative fee to be remitted to NCPA by the awarded vendor. It is the awarded vendor's responsibility to keep all pricing up to date and on file with NCPA.

All deliveries shall be freight prepaid, F.O.B. destination and shall be included in all pricing offered unless otherwise clearly stated in writing

Warranty
Proposal should address the following warranty information:

- Applicable warranty and/or guarantees of equipment and installations including any conditions and response time for repair and/or replacement of any components during the warranty period.
- Availability of replacement parts
- Life expectancy of equipment under normal use
- Detailed information as to proposed return policy on all equipment

Products: Vendor shall provide equipment, materials and products that are new unless otherwise specified, of good quality and free of defects
Construction: Vendor shall perform services in a good and workmanlike manner and in accordance with industry standards for the service provided.

Safety
Vendors performing services shall comply with occupational safety and health rules and regulations. Also all vendors and subcontractors shall be held responsible for the safety of their employees and any conditions that may cause injury or damage to persons or property.

Permits
Since this is a national contract, knowing the permit laws in each state is the sole responsibility of the vendor.

Indemnity
The awarded vendor shall protect, indemnify, and hold harmless Region 14 ESC and its participants, administrators, employees and agents against all claims, damages, losses and expenses arising out of or resulting from the actions of the vendor, vendor employees or vendor subcontractors in the preparation of the solicitation and the later execution of the contract.

Franchise Tax
The respondent hereby certifies that he/she is not currently delinquent in the payment of any franchise taxes.

Supplemental Agreements
The entity participating in this contract and awarded vendor may enter into a separate supplemental agreement to further define the level of service requirements over and above the minimum defined in this contract i.e. invoice requirements, ordering requirements, specialized delivery, etc. Any supplemental agreement developed as a result of this contract is exclusively between the participating entity and awarded vendor.

Certificates of Insurance
Certificates of insurance shall be delivered to the Public Agency prior to commencement of work. The insurance company shall be licensed in the applicable state in which work is being conducted. The awarded vendor shall give the participating entity a minimum of ten (10) days notice prior to any modifications or cancellation of policies. The awarded vendor shall require all subcontractors performing any work to maintain coverage as specified.

Legal Obligations
It is the Respondent's responsibility to be aware of and comply with all local, state, and federal laws governing the sale of products/services identified in this RFP and any awarded contract and shall comply with all while fulfilling the RFP. Applicable laws and regulation must be followed even if not specifically identified herein.

Protest
A protest of an award or proposed award must be filed in writing within ten (10) days from the date of the official award notification and must be received by 5:00 pm CST. Protests shall be filed with Region 14 ESC and shall include the following:

- Name, address and telephone number of protester
- Original signature of protester or its representative
- Identification of the solicitation by RFP number
- Detailed statement of legal and factual grounds including copies of relevant documents and the form of relief requested

Any protest review and action shall be considered final with no further formalities being considered.

Force Majeure
If by reason of Force Majeure, either party hereto shall be rendered unable wholly or in part to carry out its obligations under this Agreement then such party shall give notice and full particulars of Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied upon, and the obligation of the party giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereinafter provided, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch.

The term Force Majeure as employed herein, shall mean acts of God, strikes, lockouts, or other industrial disturbances, act of public enemy, orders and regulation of any kind of government of the United States or any civil or military authority; insurrections; riots; epidemics; pandemic; landslides; lighting; earthquake; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions, breakage or accidents to machinery, pipelines or canals, or other causes not reasonably within the control of the party claiming such inability. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable in the judgment of the party having the difficulty

Prevailing Wage
It shall be the responsibility of the Vendor to comply, when applicable, with the prevailing wage legislation in effect in the jurisdiction of the purchaser. It shall further be the responsibility of the Vendor to monitor the prevailing wage rates as established by the appropriate department of labor for any increase in rates during the term of this contract and adjust wage rates accordingly.

Termination
Either party may cancel this contract in whole or in part by providing written notice. The cancellation will take effect 30 business days after the other party receives the notice of cancellation. After the 30th business day all work will cease following completion of final purchase order.

Open Records Policy
Because Region 14 ESC is a governmental entity responses submitted are subject to release as public information after contracts are executed. If a vendor believes that its response, or parts of its response, may be exempted from disclosure, the vendor must specify page-by-page and line-by-line the parts of the response, which it believes, are exempt. In addition, the respondent must specify which exception(s) are applicable and provide detailed reasons to substantiate the exception(s).

The determination of whether information is confidential and not subject to disclosure is the duty of the Office of Attorney General (OAG). Region 14 ESC must provide the OAG sufficient

information to render an opinion and therefore, vague and general claims to confidentiality by the respondent are not acceptable. Region 14 ESC must comply with the opinions of the OAG. Region14 ESC assumes no responsibility for asserting legal arguments on behalf of any vendor. Respondent are advised to consult with their legal counsel concerning disclosure issues resulting from this procurement process and to take precautions to safeguard trade secrets and other proprietary information.

PROCESS

Region 14 ESC will evaluate proposals in accordance with, and subject to, the relevant statutes, ordinances, rules, and regulations that govern its procurement practices. NCPA will assist Region 14 ESC in evaluating proposals. Award(s) will be made to the prospective vendor whose response is determined to be the most advantageous to Region 14 ESC, NCPA, and its participating agencies. To qualify for evaluation, response must have been submitted on time, and satisfy all mandatory requirements identified in this document.

Contract Administration
The contract will be administered by Region 14 ESC. The National Program will be administered by NCPA on behalf of Region 14 ESC.

Contract Term
The contract term will be for three (3) year starting from the date of the award. The contract may be renewed for up to two (2) additional one-year terms or any combination of time equally not more than 2 years.

It should be noted that maintenance/service agreements may be issued for up to (5) years under this contract even if the contract only lasts for the initial term of the contract. NCPA will monitor any maintenance agreements for the term of the agreement provided they are signed prior to the termination or expiration of this contract.

Contract Waiver
Any waiver of any provision of this contract shall be in writing and shall be signed by the duly authorized agent of Region 14 ESC. The waiver by either party of any term or condition of this contract shall not be deemed to constitute waiver thereof nor a waiver of any further or additional right that such party may hold under this contract.

Price Increases
Should it become necessary, price increase requests may be submitted at any point during the term of the contract by written amendment. Included with the request must be documentation and/or formal cost justification for these changes. Requests will be formally reviewed, and if justified, the amendment will be approved.

Products and Services Additions
New Products and/or Services may be added to the resulting contract at any time during the term by written amendment, to the extent that those products and/or services are within the scope of this RFP.

Competitive Range
It may be necessary for Region 14 ESC to establish a competitive range. Responses not in the competitive range are unacceptable and do not receive further award consideration.

Deviations and Exceptions
Deviations or exceptions stipulated in response may result in disqualification. It is the intent of Region 14 ESC to award a vendor's complete line of products and/or services, when possible.

Estimated Quantities
While no minimum volume is guaranteed, the estimated (but not limited to) annual volume for Products and Services purchased under the proposed Master Agreement is $50 million dollars annually. This estimate is based on the anticipated volume of Region 14 ESC and current sales within the NCPA program.

Evaluation
Region 14 ESC will review and evaluate all responses in accordance with, and subject to, the relevant statutes, ordinances, rules and regulations that govern its procurement practices. NCPA will assist the lead agency in evaluating proposals. Recommendations for contract awards will be based on multiple factors, each factor being assigned a point value based on its importance.

Formation of Contract
A response to this solicitation is an offer to contract with Region 14 ESC based upon the terms, conditions, scope of work, and specifications contained in this request. A solicitation does not become a contract until it is accepted by Region 14 ESC. The prospective vendor must submit a signed Signature Form with the response thus, eliminating the need for a formal signing process. Contract award letter issued by Region 14 ESC is the counter-signature document establishing acceptance of the contract.

NCPA Administrative Agreement
The vendor will be required to enter and execute the National Cooperative Purchasing Alliance Administration Agreement with NCPA upon award with Region 14 ESC. The agreement establishes the requirements of the vendor with respect to a nationwide contract effort.

Clarifications/Discussions
Region 14 ESC may request additional information or clarification from any of the respondents after review of the proposals received for the sole purpose of elimination minor irregularities, informalities, or apparent clerical mistakes in the proposal. Clarification does not give respondent an opportunity to revise or modify its proposal, except to the extent that correction of apparent clerical mistakes results in a revision. After the initial receipt of proposals, Region 14 ESC reserves the right to conduct discussions with those respondent's whose proposals are determined to be reasonably susceptible of being selected for award. Discussions occur when oral or written communications between Region 14 ESC and respondent's are conducted for the purpose clarifications involving information essential for determining the acceptability of a proposal or that provides respondent an opportunity to revise or modify its proposal. Region 14 ESC will not assist respondent bring its proposal up to the level of other proposals through discussions. Region 14 ESC will not indicate to respondent a cost or price that it must meet to neither obtain further consideration nor will it provide any information about other respondents' proposals or prices.

Multiple Awards
Multiple Contracts may be awarded as a result of the solicitation. Multiple Awards will ensure that any ensuing contracts fulfill current and future requirements of the diverse and large number of participating public agencies.

Past Performance
Past performance is relevant information regarding a vendor's actions under previously awarded contracts; including the administrative aspects of performance; the vendor's history of reasonable and cooperative behavior and commitment to customer satisfaction; and generally, the vendor's businesslike concern for the interests of the customer.

EVALUATION CRITERIA

Pricing (40 points)
Electronic Price Lists

- Products, Services, Warranties, etc. price list
- Prices listed will be used to establish both the extent of a vendor's product lines, services, warranties, etc. available from a particular bidder and the pricing per item.

Ability to Provide and Perform the Required Services for the Contract (25 points)

- Product Delivery within participating entities specified parameters
- Number of line items delivered complete within the normal delivery time as a percentage of line items ordered.
- Vendor's ability to perform towards above requirements and desired specifications.
- Past Cooperative Program Performance
- Quantity of line items available that are commonly purchased by the entity.
- Quality of line items available compared to normal participating entity standards.

References and Experience (20 points)

- A minimum of ten (10) customer references for product and/or services of similar scope dating within past 3 years
- Respondent Reputation in marketplace
- Past Experience working with public sector.
- Exhibited understanding of cooperative purchasing

Value Added Products/Services Description, (8 points)

- Additional Products/Services related to the scope of RFP
- Marketing and Training
- Minority and Women Business Enterprise (MWBE) and (HUB) Participation
- Customer Service

Technology for Supporting the Program (7 points)

- Electronic on-line catalog, order entry use by and suitability for the entity's needs
- Quality of vendor's on-line resources for NCPA members.
- Specifications and features offered by respondent's products and/or services

SIGNATURE FORM

The undersigned hereby proposes and agrees to furnish goods and/or services in strict compliance with the terms, specifications and conditions at the prices proposed within response unless noted in writing. The undersigned further certifies that he/she is an officer of the company and has authority to negotiate and bind the company named below and has not prepared this bid in collusion with any other Respondent and that the contents of this proposal as to prices, terms or conditions of said bid have not been communicated by the undersigned nor by any employee or agent to any person engaged in this type of business prior to the official opening of this proposal.

Prices are guaranteed: **120 days**

The Sherwin-Williams Co.
Company Name

101 W. Prospect Ave
Address

Cleveland | OH | 44115
City | State | Zip

240-350-7862
Telephone Number

732-248-9730
Fax Number

beniam.tirfe@sherwin.com
Email Address

Beniam Tirfe
Printed Name

Strategic Account Manager
Position

Beniam Tirfe
Authorized Signature

DocuSign Envelope ID: 8257EFA3-9B7E-4A9F-8BDD-F41FF39FC5C7

TAB 2
NCPA ADMINISTRATION AGREEMENT

This Administration Agreement is made as of May 1, 2023, by and between National Cooperative Purchasing Alliance ("NCPA") and The Sherwin-Williams Co. ("Vendor").

Recitals

WHEREAS, Region 14 ESC has entered into a certain Master Agreement dated May 1, 2023, referenced as Contract Number 02-147, by and between Region 14 ESC and Vendor, as may be amended from time to time in accordance with the terms thereof (the "Master Agreement"), for the purchase of Paint and Related Supplies;

WHEREAS, said Master Agreement provides that any state, city, special district, local government, school district, private K-12 school, technical or vocational school, higher education institution, other government agency or nonprofit organization (hereinafter referred to as "public agency" or collectively, "public agencies") may purchase products and services at the prices indicated in the Master Agreement;

WHEREAS, NCPA has the administrative and legal capacity to administer purchases under the Master Agreement to public agencies;

WHEREAS, NCPA serves as the administrative agent for Region 14 ESC in connection with other master agreements offered by NCPA

WHEREAS, Region 14 ESC desires NCPA to proceed with administration of the Master Agreement;

WHEREAS, NCPA and Vendor desire to enter into this Agreement to make available the Master Agreement to public agencies on a national basis;

NOW, THEREFORE, in consideration of the payments to be made hereunder and the mutual covenants contained in this Agreement, NCPA and Vendor hereby agree as follows:

General Terms and Conditions

- The Master Agreement, attached hereto as Exhibit 1 and incorporated herein by reference as though fully set forth herein, and the terms and conditions contained therein shall apply to this Administration Agreement except as expressly changed or modified by this Administration Agreement.
- NCPA shall be afforded all of the rights, privileges and indemnifications afforded to Region 14 ESC under the Master Agreement, and such rights, privileges and indemnifications shall accrue and apply with equal effect to NCPA under this Administration Agreement including, but not limited to, Contractor's obligation to provide appropriate insurance and certain indemnifications to Region 14 ESC.

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- Contractor shall perform all duties, responsibilities and obligations required under the Master Agreement in the time and manner specified by the Master Agreement.
- NCPA shall perform all of its duties, responsibilities, and obligations as administrator of purchases under the Master Agreement as set forth herein, and Contractor acknowledges that NCPA shall act in the capacity of administrator of purchases under the Master Agreement.
- With respect to any purchases made by Region 14 ESC or any Participating Agency pursuant to the Master Agreement, NCPA (a) shall not be construed as a dealer, re-marketer, representative, partner, or agent of any type of Contractor, Region 14 ESC, or such Participating Agency, (b) shall not be obligated, liable or responsible (i) for any orders made by Region 14 ESC, any Participating Agency or any employee of Region 14 ESC or Participating Agency under the Master Agreement, or (ii) for any payments required to be made with respect to such order, and (c) shall not be obligated, liable or responsible for any failure by the Participating Agency to (i) comply with procedures or requirements of applicable law, or (ii) obtain the due authorization and approval necessary to purchase under the Master Agreement. NCPA makes no representations or guaranties with respect to any minimum purchases required to be made by Region 14 ESC, any Participating Agency, or any employee of Region 14 ESC or Participating Agency under this Administration Agreement or the Master Agreement.
- With respect to any supplemental agreement entered into between a Participating Agency and Contractor pursuant to the Master Agreement, NCPA, its agents, members and employees shall not be made party to any claim for breach of such agreement.
- This Administration Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereof, and no other agreement, statement, or promise relating to the subject matter of this Administrative Agreement which is not contained herein shall be valid or binding.
- Contractor agrees to allow NCPA to use their name and logo within website, marketing materials and advertisement. Any use of NCPA name and logo or any form of publicity regarding this Administration Agreement or the Master Agreement by Contractor must have prior approval from NCPA.
- If any action at law or in equity is brought to enforce or interpret the provisions of this Administration Agreement or to recover any administrative fee and accrued interest, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which such party may be entitled.
- Neither this Administration Agreement nor any rights or obligations hereunder shall be assignable by Contractor without prior written consent of NCPA, provided, however, that the Contractor may, without such written consent, assign this Administration Agreement and its rights and delegate its obligations hereunder in connection with the transfer or sale of all or substantially all of its assets or business related to this Administration Agreement, or in the event of its merger, consolidation, change in control or similar transaction. Any permitted assignee shall assume all assigned obligations of its assignor under this Administration Agreement.
- This Administration Agreement and NCPA's rights and obligations hereunder may be assigned at NCPA's sole discretion, to an existing or newly established legal entity that has the authority and capacity to perform NCPA's obligations hereunder.

Term of Agreement

This Agreement shall be in effect so long as the Master Agreement remains in effect, provided, however, that the obligation to pay all amounts owed by Vendor to NCPA through the

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termination of this Agreement and all indemnifications afforded by Vendor to NCPA shall survive the term of this Agreement.

Fees and Reporting

The awarded vendor shall electronically provide NCPA with a detailed quarterly report showing the dollar volume of all sales under the contract for the previous quarter. Reports are due on the fifteenth (15th) day after the close of the previous quarter. It is the responsibility of the awarded vendor to collect and compile all sales under the contract from participating members and submit one (1) report. The report shall include at least the following information as listed in the example below:

Entity Name	Zip Code	State	PO or Job #	Sale Amount

Total _____

Each quarter NCPA will invoice the vendor based on the total of sale amount(s) reported. From the invoice the vendor shall pay to NCPA an administrative fee based upon the tiered fee schedule below. Vendor's annual sales shall be measured on a calendar year basis. Deadline for term of payment will be included in the invoice NCPA provides.

Annual Sales Through Contract	Administrative Fee
0 - $30,000,000	2%
$30,000,001 - $50,000,000	1.5%
$50,000,001+	1%

Supplier shall maintain an accounting of all purchases made by Public Agencies under the Master Agreement. NCPA and Region 14 ESC reserve the right to audit the accounting for a period of four (4) years from the date NCPA receives the accounting. In the event of such an audit, the requested materials shall be provided at the location designated by Region 14 ESC or NCPA. In the event such audit reveals an under reporting of Contract Sales and a resulting underpayment of administrative fees, Vendor shall promptly pay NCPA the amount of such underpayment, together with interest on such amount and shall be obligated to reimburse NCPA's costs and expenses for such audit.

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ACKNOWLEDGMENT OF CONTRACTOR REQUIREMENTS

National Cooperative Purchasing Alliance	The Sherwin-Williams Co.
Organization	Vendor Name
Sarah Vavra	Beniam Tirfe
Name	Name
Sr. Vice President, Public Sector Contracting	Strategic Account Manager
Title	Title
5001 Aspen Grove	101 W. Prospect Ave
Address	Address
Franklin, TN 37067	Cleveland, OH 44115
Address	Address
Sarah Vavra	Beniam Tirfe
Signature	Signature
May 1, 2023	03/01/2023
Date	Date

Consent Agenda
9.14.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Kerlyne McHenry, Interim Public Works Director
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-200 Approving an Agreement with Ware Group for the Purchase of HVAC Equipment, Parts and Supplies (Kerlyne McHenry, Interim Public Works Director)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Staff Report
- Resolution
- Exhibit A

Commission Agenda Staff Report

Date: December 16, 2025
Resolution No.: 2025-XX
To: Mayor and City Commission
From: Andrew Plotkin, Interim City Manager
Prepared By: Shereece George Depusoir, Chief Procurement Officer
Agenda Title: Resolution Approving Purchase Orders with Multiple Vendors for the Purchase of VAC-R Equipment, Parts, and Supplies

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Background

The Public Works Department has identified the necessity for citywide HVAC parts and supplies to support the maintenance and preservation of essential ventilation and air-conditioning systems that serve City buildings and operational facilities. Timely access to these items is critical to ensure uninterrupted operations, maintain occupant comfort, and preserve the useful life of the City's HVAC infrastructure.

Broward County Public Schools issued and awarded Contract FY24-044 for HVAC-R Equipment, Parts, and Supplies to multiple vendors for an initial three (3)-year term effective July 1, 2023, through June 30, 2026, with two (2) optional one (1)-year renewals. This competitively solicited contract provides a broad range of HVAC materials at favorable pricing and is recognized as a cooperative agreement available for use by other governmental entities. Vendors under the contract includes: The Ware Group, LLC; Trane U.S. Inc.; Jacko Corp; Integrated Cooling Solutions, Inc; Economic Electric Motors, Inc; Economic Electric Motors, Inc; Design Controls dba DCI Systems Group; and Allied Controls, Inc.

The City desires to utilize this contract to obtain essential HVAC-R parts and supplies in support of ongoing maintenance, repairs, and replacement needs within City buildings and facilities. Piggybacking this contract will streamline procurement, reduce lead times, and ensure cost-effective purchasing aligned with industry standards and project requirements.

Recommendation

The Interim Public Works Director and the Chief Procurement Officer recommend that the City Commission approve and authorize the City Manager or designee to approve the Purchase Orders with multiple vendors for a budgeted amount not to exceed $60,000.

Fiscal Impact

Requesting a Purchase Order for the allocated amount of $60,000 annually as approved in the adopted FY26 budget appropriation.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A CONTRACT BETWEEN THE CITY AND MULTIPLE VENDORS FOR CITYWIDE AC PARTS AND SUPPLES; FOR AN ANNUAL BUDGETED AMOUNT NOT TO EXCEED $60,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 166, *Florida Statutes* and Section 1.4 of the Charter of the City of North Miami Beach ("City"), the City shall have all available governmental, corporate, and proprietary powers and may exercise them except when prohibited by law; and

WHEREAS, Section 3-2.2 of the City of North Miami Beach Code of Ordinances ("Code") provides that the Chief Procurement Officer has the authority to join with other governmental entities in cooperative purchasing plans, when the best interests of the City would be served.

WHEREAS, Broward County Public Schools issued and awarded contract FY24-044 *HVAC-R Equipment, Parts, and Supplies* to Multiple Vendors for initial three (3) year term effective July 1, 2023, through June 30, 2026, with the option to renew for two (2) additional one (1) year terms ("Piggyback Contract"); and

WHEREAS, the Public Works Department has identified the necessity for citywide HVAC parts and supplies to support the maintenance and preservation of essential ventilation and air-conditioning systems that serve City buildings and operational facilities; and

WHEREAS, pursuant to Section 3-3.14 of the City Code, the City Manager has the authority to approve purchases and awards up to fifty thousand dollars ($50,000), and any expenditure above this amount need to be presented to the Mayor and City Commission for approval; and

WHEREAS, the City Manager and the Chief Procurement Officer recommend that the City Commission approve a contract in an annual budgeted amount not to exceed $60,000 for citywide *HVAC-R Equipment, Parts, and Supplies* with multiple vendors; and

WHEREAS, the Mayor and City Commission determine it is in the best interests of the City to approve a Piggyback Contract in an annual budgeted amount not to $60,000 for citywide *HVAC-R Equipment, Parts, and Supplies* with multiple vendors.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THAT:

Section 1. The foregoing whereas clauses are true and correct and adopted as the

legislative and administrative findings of the City Commission and made a specific part of this Resolution; all exhibits attached hereto are made a specific part of this Resolution.

Section 2. The Contract with multiple vendors, in substantially the form attached as Exhibit "A", for an annual budgeted amount not to exceed $60,000 for HVAC-R Equipment, Parts, and Supplies, subject to budget appropriation and availability of funds, is hereby approved.

Section 3. The City Manager or designee is authorized to execute the purchase agreements and expend budgeted funds in furtherance hereof, subject to approved budget appropriation and availability of funds.

Section 4. All Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 6. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 7. This Resolution shall take effect immediately upon adoption.

[THE REMAINDER OF THIS INTENTIONALLY LEFT BLANK]

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **16th day of December 2025.**

ATTEST:

ANDRISE BERNARD, MMC CITY CLERK	MICHAEL JOSEPH MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER, LLP.

By: _____
CITY ATTORNEYS

Sponsored by: Mayor & Commission

EXHIBIT A

PROCUREMENT MANAGEMENT DEPARTMENT

PIGGYBACK/COOPERATIVE PURCHASE REQUEST FORM

Requesting Department: _____
Primary Contact Name: _____
Primary Contact E-mail: _____
Secondary Contact Name: _____
Secondary Contact E-mail: _____
Department Phone: _____
Department Fax: _____

Company Name: _____
Contact Name: _____
Company Address: _____
_____
Company Phone: _____
Company E-mail: _____
Vendor Registration #: _____

Piggyback Contract Details

Cooperative ☐ / Public Entity ☐

1. Contract Title: _____

   a. Awarding Agency _____ b. Contract / Solicitation # _____

   c. Solicitation included? Yes ❑ Awarded Letter included? Yes ❑ Proposal/Quote from Company included? Yes ❑

2. Description of the Scope of Service of This Contract: _____

3. Total Value of Contract: $ _____

4. Account Number(s): FY ____ _____ FY ____ _____

Contract Verification Information

5. Were alternative contracts evaluated to determine that the City is obtaining the most advantageous contract pricing for the required product / service? Yes ❑ No ❑

6. Would this purchase(s) result in the potential of future purchases for related products/ services being restricted to a particular vendor or create a specific vendor as sole source provider for the related items? Yes ❑ No ❑

7. Would this purchase(s) result in any future maintenance costs which are not included in the initial purchase? Yes ❑ No ❑ If yes, please attach a draft maintenance plan which includes cost estimates and funding sources(s).

Required Documents Checklist

Contract Explanation Memo ❑ Solicitation ❑ Award Letter/Executed Contract ❑

Proposal/Quote ❑ Renewal Letter ❑ Risk Manager Approved Insurance Certificate ❑

Grant Information *(only applicable if grant related purchase)*

8. Provide details (expiration dates, special requirements, etc). _____

9. Will this require matching funds? Yes ❑ No ❑

10. Grant source? _____ Grant (dollar) amount? _____

11. Complete an advanced search of the vendor recommended for award on the federal governments System for Award Management at www.sam.gov. Attach a copy of the results.

17011 N.E.19th Ave., Suite 315 North Miami Beach, FL 33162 • P: 305-948-2946 • F: 305-957-3522 •

	Approved	Date
Form Prepared By:	_____	_____
Department Director:	_____	_____
Finance Director:	_____	_____
Chief Procurement Officer: (Purchases/Contract up to $25,000.00)	_____	_____
City Manager: (Purchases/Contracts up to $50,000.00)	_____	_____

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review

City Commission Meeting Date: _____ Approved Resolution No:_____

3-4.3 Use of Other Governmental Entities' Contracts

Subject to the spending limitations in Section 3-3.14 and upon a determination that the supplies, materials, equipment or contractual services needed by the City are comparable to solicitation procedures substantially equivalent to the requirements of the North Miami Beach Purchasing Code, the Purchasing Agent may procure, without following formal contract procedure, all supplies, materials, equipment and contractual services which are the subject of contracts with the State of Florida, its political subdivisions, the United States government, other governmental entities, or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof; provided, however, that this section shall apply only if (i) the supplies, materials, equipment or contractual services are the subject of a price schedule negotiated by the State of Florida or the United States government, or (ii) the supplies, materials, equipment or contractual services are the subject of a contract with another governmental entity or a corporation not for profit whose members are governmental entities, public officers, or any combination thereof, which contract is based strictly on competitive bids or competitive proposals and not on any preference.

17011 N.E.19th Ave., Suite 315 North Miami Beach, FL 33162 • P: 305-948-2946 • F: 305-957-3522 •

TO: City Manager

VIA: Chief Procurement Officer

FROM: _____ _____
Director Title/Department

_____ _____
Signature Date

RE: _____

Fiscal Amount not to Exceed: $_____ **Vendor #**_____

Purpose (How does it align with City NMB Strategic Plan?):

Background:

Recommendation:

Fiscal Impact / Account Number(s):

Finance Director: _____ **Date** _____

Chief Procurement Officer: _____ **Date** _____
(Purchases/Contract up to $25,000.00)

City Manager: _____ **Date** _____
(Purchases/Contracts up to $50,000.00)

Purchases/Contracts exceeding $50,000.00 will be placed on the next Commission Agenda pending Procurement review.

PROCUREMENT & WAREHOUSING SERVICES

7720 WEST OAKLAND PARK BOULEVARD, SUITE 323, SUNRISE, FL 33351 • PH: 754-321-0505
EMAIL: PurchasingHelpDesk@BrowardSchools.com www.BrowardSchools.com/PWS

CONTRACT AWARD DETAILS

Contract Number:	FY24-044 *(Previous Contract Number: FY21-041*
Contract Title:	HVAC-R Equipment, Parts, and Supplies
Bid Type:	Invitation to Bid (ITB)
Commodity:	FMR (Facilities / Maintenance & Repair INTERIOR)
Material Group:	031 A/C, HEAT, VENT, & FANS EQUIPMENT (EXCLUDES SERVICES)
Contract Value:	#14,243,000
Contract Start Date:	7/1/2023
Contract Expiration Date:	6/30/2026
Renewal Options:	Two 1-Year Periods

Broward County School Board Point of Contact Information:

Procurement Department	
For contract, pricing, fulfillment, quality concerns or questions email:	For purchase order processing, requisition, purchase order status questions or concerns email:
Martine Cadesca mcadesca-pmor@browardschools.com 754-321-0594	Juan Perez juan.perez@browardschools.com 754-321-0513

Physical Plant Operations	
Mark D. Dorsett Executive Director	Salvatore Daminco Supervisor I

Background:
This Bid is utilized to purchase HVAC-R parts and supplies to replace, repair, and maintain air-conditioning, heating, refrigeration, and ventilation equipment throughout the District.

Awarded Vendor and Contract Pricing

Contact Information	Items Awarded
Vendor #132313 **AccuAir, Inc.** Contact: Luis Rinzivillo Phone: 786-779-0544 2900 West Orange Ave., Suite 130 Apopka, FL 32703 Fax: 888-592-3667 Email: luis@accuaironline.com **www.accuaironline.com**	Please refer to the attached ecommendation Tabulation

Vendor #105827 **Allied Controls, Inc.** Contact: Michael Johnson Phone: 800-788-0955 1706 E Semoran Blvd., Ste. 128 Apopka, FL 32703 Fax: 407-862-0448 Email: cs@alliedcontrols.com **www.alliedcontrols.com**	Please refer to the attached ecommendation Tabulation
Vendor #106420 **Design Controls dba DCI Systems Group** Contact: Donovan Lue Phone: 954-566-1440, Ext. 214 720 East Propect Rd. Oakland Park, FL 33334 Fax: 954-566-2633 Email: dlue@albireoenergy.com	Please refer to the attached ecommendation Tabulation
Vendor #101024 **Economic Electric Motors, Inc.** Contact: Felipe Florentino Phone:305-471-0196 Ext. 224 4075 NW 79th Ave. Miami, FL 33166 Fax: 954-545-9100 Email: felipeflorentino@eemotors.com **https://eemotors.com/**	Please refer to the attached ecommendation Tabulation
Vendor #125491 **Integrated Cooling Solutions, LLC** Contact: Maximo Marrero Phone: 305-406-9758 10405 NW 37th Terr. Doral, FL 33178 Fax: 305-406-9759 Email: mmarrero@integratedcooling.com	Please refer to the attached ecommendation Tabulation
Vendor #132110 **Jascko Corp.** Contact: Nelson Hernandez Phone: 305-815-2091 13200 SW 128 St, Suite B-1 Miami, FL 33186 Fax: 305-259-6716 Email: nhernandez@jascko.com	Please refer to the attached ecommendation Tabulation

This document is not designed to provide a detailed overview of individual contracts or considered an in depth comprehensive set of instructions. Refer to the Bid Solicitation/ Invitation to Bid for contractual terms and conditions. Additional supporting documentation will be supplied upon request.

Vendor #106330 **The Ware Group LLC dba Johnstone Supply** Contact: Randall Langenbach Phone: 954-970-9350 5620 NW 12th Ave. Ft Lauderdale, FL 33309 Fax: 954-970-8018 Email: randy.langenbach@johnstonewaregroup.com **www.johnstonewaregroup.com**	Please refer to the attached ecommendation Tabulation
Vendor # **Trane U.S. Inc.** Contact: Manny Vargas Phone: 954-499-6900 2884 Corporate Way Miramar, FL 33025 Fax: NA Email: manny.vargas@trane.com **www.trane.com**	Please refer to the attached ecommendation Tabulation

S/M/WBE Goal and Vendors:

Insert Affirmative Procurement Initiative (API) Information Here. If none, put N/A and remove the box below.

Certified MWBE	Certification Type	Exp Date
N/A	Cert Type	Exp. Date

Delivery Requirements

a. Delivery must be completed in accordance to order terms and conditions. b. Deliveries for emergency orders must be completed within 3 to 5 business days after receipt of the order (ARO). c. All Awardees shall provide inside delivery, F.O.B. Destination to the various SBBC locations within Broward County, Florida. SBBC's definition of "F.O.B. Destination" is Awardee retains title and control of goods and selects the carrier and is responsible for the risk of transportation; title passes to SBBC upon delivery and ownership by SBBC. Delivery or freight collect shall not be allowed. Delivery or freight charge shall be prepaid and added to the invoice as a separate amount on the invoice. SBBC may, at their option, pick-up items from Awardee's place of business. Catalog items that are picked up shall be priced in accordance with the percentage quoted in this bid or at a lower price in accordance with response to the Additional Information Sheet.

Method of Award (MOA):

For Bid Items 1-23, Bid shall be awarded by ITEM to the lowest responsive and responsible Bidder(s) meeting all specifications, terms and conditions. Unit prices must be stated in the space provided on the Bid Summary Sheet. For items 21 and 23, Bidders cannot offer comparable items. However, for items 1 through 20, and 22, Bidders can offer comparable items. Bidders may offer comparable items by filling out the Bid Summary Sheet, under the Tab for Replacement items. Please make sure to fill out every column and add the Item # and SAP Code from tab “Items 1 – 23” for SBBC’s reference For Bid Item 24-145, Bid shall be awarded by ITEM to the Bidder(s) meeting all specifications, terms and conditions offering the GREATEST SINGLEFIXED PERCENTAGE DISCOUNT from manufacturer’s suggested retail price list (MSRP). Offering a percentage mark-up instead of discount shall result in disqualification of bid item. Multiple discounts offered will result in disqualification of bid item. SBBC reserve the right to release new bids for any item(s) that are included in catalogs/prices lists submitted, is a package order, has special requirements or is in the best interest of SBBC

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EMAIL: PurchasingHelpDesk@BrowardSchools.com www.BrowardSchools.com/PWS

Contract Addendum and Contract Change Log

The primary purpose of the log is to record/track each procurement action from the date of initial award (this includes amendments, modifications, addition/deletion of award items, transfer of funds between agreements, contract modifications, contract renewals, pre-qualification and/or MWBE certification of vendors, vendor information changes, etc. This log eliminates the requirement to issue separate award sheet addendum.

The following amendments/changes have been implemented subsequent to the award of this contract.

Event No.	Date Issued	Description	Purchasing Agent
1	6/13/2023	Original award approved as item OO-35 with $14,243,000 spending authority	Edgar Lugo
Event #	Date		PA Name
Event #	Date		PA Name
Event #	Date		PA Name
Event #	Date		PA Name

This document is not designed to provide a detailed overview of individual contracts or considered an in depth comprehensive set of instructions. Refer to the Bid Solicitation/ Invitation to Bid for contractual terms and conditions. Additional supporting documentation will be supplied upon request.

Procurement & Warehousing Services
Broward County Public Schools

REVISED AWARD RECOMMENDATION

ITB #:	FY24-044	Tentative Board Meeting Date*:	TBD
ITB Title:	HVAC-R Equipment, Parts, and Supplies	# Notified:	1284
		# Downloaded:	46
		# of Responses Rec'd:	8
		# of "No Bids":	0
For:	Physical Plant Operations (School/Department)	ITB Opening Date :	April 20, 2023
Fund:	Department Operating Budget	Advertised Date:	March 24, 2023

POSTING OF AWARD RECOMMENDATION: ITB Award Recommendations will be posted in the Procurement & Warehousing Services and www.Demandstar.com on **May 10, 2023 @ 3:00 PM** and will remain posted for 72 hours. Any person who is adversely affected by the decision or intended decision shall file a notice of protest, in writing, within 72 hours after the posting of the notice of decision or intended decision. The formal written protest shall be filed within ten (10) days after the date the notice of protest is filed. Failure to file a notice of protest or failure to file a formal written protest shall constitute a waiver of proceedings under this chapter. Section 120.57(3) (b), Florida Statutes, states that "The formal written protest shall state with particularity the facts and law upon which the protest is based." Saturdays, Sundays, state holidays and days during which the District is closed shall be excluded in the computation of the 72-hour time period provided. Filings shall be at the office of the Director of Procurement & Warehousing Services, 7720 West Oakland Park Boulevard, Suite 323, Sunrise Florida 33351. Any person who files an action protesting an intended decision shall post with the School Board, at the time of filing the formal written protest, a bond, payable to The School Board of Broward County, Florida, (SBBC), in an amount equal to one percent (1%) of the estimated value of the contract. Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120, Florida Statutes.

(*) The Cone of Silence, as stated in the ITB, is in effect until award is approved by SBBC. The Board meeting date stated above is tentative. Confirm with the Purchasing Agent of record for the actual date the Cone of Silence has concluded.

AWARD RECOMMENDATION

VENDOR NAME(s)	ITEM(S) AWARDED
ACCUAIR, INC.	**MANUFACTURERS:** 31.
ALLIED CONTROLS, INC.	**MANUFACTURERS:** 30, 33, 37, 38, 39, 40, 41, 42, 74, 75, 76, 78, 80, 82, 103, 105, 108, 109, 110, 112, 113, 114, 117, 118, 119, 120, 136, 137, 139, 144.
DESIGN CONTROLS, INC., D/B/A DCI SYSTEMS GROUP OR ALBIREO ENERGY	**IEMS**: 1, 12, 16, 17. **MANUFACTURERS:** 30, 33, 50, 53, 72, 74, 75, 76, 82, 90, 103, 108, 109, 110, 114, 115, 117, 118, 120.
ECONOMIC ELECTRIC MOTORS, INC.	**ITEMS:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23. **MANUFACTURERS:** 30, 33, 35, 45, 50, 56, 57, 58, 61, 74, 75, 76, 79, 81, 83, 85, 86, 87, 89, 91, 98, 99, 100, 105, 106, 107, 109, 123, 127, 129, 136, 141, 142, 143, 145.
INTEGRATED COOLING SOLUTIONS, LLC	**MANUFACTURERS**: 24, 54, 60, 64, 75, 76.
JASCKO CORP	**MANUFACTURERS**: 37, 38, 42, 88, 125.
THE WARE GROUP, LLC, D/B/A JOHNSTONE SUPPLY	**ITEMS:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 20, 22. **MANUFACTURERS:** 29, 32, 33, 36, 44, 45, 46, 48, 50, 52, 54, 57, 58, 63, 64, 65, 66, 67, 68, 70, 71, 72, 73, 75, 76, 77, 81, 85, 86, 89, 92, 94, 95, 96, 99, 100, 101, 102, 103, 105, 107, 109, 114, 117, 118, 119, 120, 123, 124, 126, 127, 128, 129, 130, 133, 138, 141, 143.

The School Board of Broward County, Florida, prohibits any policy or procedure which results in discrimination on the basis of age, color, disability, gender expression, national origin, marital status, race, religion, sex or sexual orientation. Individuals who wish to file a discrimination complaint, may call the Executive Director, Benefits & EEO Compliance at 754-321-2150 or Teletype Machine (TTY) at 754-321-2158.

Individuals with disabilities requesting accommodations under the Americans with Disabilities Act (ADA) may call the Equal Educational Opportunities (EEO) at 754-321-2150 or Teletype Machine (TTY) at 754-321-2158.

Procurement & Warehousing Services
Broward County Public Schools

REVISED AWARD RECOMMENDATION

TRANE U.S., INC.

ITEMS: 21, 23.
MANUFACTURERS: 29, 33, 36, 45, 46, 48, 61, 69,72, 79, 81, 87, 92, 93, 94, 95, 101,106, 107, 123, 127, 135, 136, 137, 141, 143, 145.

In order to meet the needs of the school system and in the best interest of the School Board, the above items are recommended to be awarded to the bidder listed.

ITEMS 25, 26, 27, 28, 34, 43, 47, 49, 51, 55, 59, 62, 84, 97, 104, 111, 116, 121, 122, 131, 132, 134, 140: No bids received. Items will not be rebid at a later date.

CONTRACT PERIOD: JULY 1, 2023 THROUGH JUNE 30, 2026.

Contract term: July 1, 2023 through June 30, 226, with an option for two (2) additional one (1) year renewal periods.

By: Edgar Lugo Date: 5/10/2023
(Purchasing Agent)

The School Board of Broward County, Florida, prohibits any policy or procedure which results in discrimination on the basis of age, color, disability, gender expression, national origin, marital status, race, religion, sex or sexual orientation. Individuals who wish to file a discrimination complaint, may call the Executive Director, Benefits & EEO Compliance at 754-321-2150 or Teletype Machine (TTY) at 754-321-2158.

Individuals with disabilities requesting accommodations under the Americans with Disabilities Act (ADA) may call the Equal Educational Opportunities (EEO) at 754-321-2150 or Teletype Machine (TTY) at 754-321-2158.

Items 1 - 23

Item #	SAP Code	Description	Estimated Quantity	Unit of Measure	Design Controls, Inc. dba DCI Systems Group or Albireo Energy - Price Per Unit of Measure	Economic Electric Motors, Inc. - Price Per Unit of Measure	The Ware Group LLC dba Johnstone Supply - Price Per Unit of Measure	Trane US Inc. - Price Per Unit of Measure4
1	4000393	Run Capacitor, 10M370, Packard Inc. #TOC10	200	Each	$ 2.88	$ 1.23	$ 1.56	
2	4000395	Run Capacitor, SM370 Packard, Inc. #TOC5	350	Each		$ 0.94	$ 1.18	
3	4000399	Capacitor, 7.5 MFD, 440V Packard Inc. #TOCF 7.5	400	Each		$ 1.52	$ 2.56	
4	4000400	Capacitor, 10 MFD 440V Packard, Inc. #TOCF10	280	Each		$ 1.84	$ 3.76	
5	4000450	Contactor A/C 3P40A 24V Packard, Inc. #C340A	300	Each		$ 11.70	$ 15.30	
6	4000465	Dryer, Liquid Line, 3/8 " SWT, 8 cu. Alco #EK-083S	472	Each		$ 14.86	$ 15.19	
7	4000530	Driercore, a/c, burnout block, Alco #W-48	317	Each		$ 29.00	$ 26.21	
8	4000539	Sleeve Compression, 3/8" JMF Company #60-6	2,000	Each		$ 0.75	$ 0.42	
9	4000547	Gauge, low side, 2-1/2" JB Industries #M2-250	210	Each		$ 11.00	$ 19.38	
10	4000551	Charging Hose, yellow, 6' w/ EZ turn fitting. Uniweld, Inc. #EZ6Y	1,530	Each		$ 24.95	$ 34.00	
11	4000582	Oil, Vacuum Pump 1 Gallon, J/B Industries DVO-24-BX	168	Each		$ 15.90	$ 34.99	

12	4000595	Relay Fan enclosed, Packard Inc., #90-293Q	260	Each	$ 9.10	$ 5.70	$ 9.40	
13	4000612	Flow Switch, SW FLOW CTRL 150PSI	250	Each		$ 159.00	$ 231.45	
14	4000625	Thermometer Weiss #9VU35-240 ADJ. 3.5 STEM / 30-240 F /Aluminum	380	Each		$ 31.00	$ 37.19	
15	4000640	Nipple Brass, ¼" x 6", LDR Industries #32514X6	290	Each		$ 4.00	$ 6.53	
16	4000647	Thermostat, w/cover, DA, unit vent. Siebe #2298-061/21-928-1	180	Each	$ 268.78	$ 150.00	$ -	
17	4000653	Veris X075CHA : Control Transformer, 75VA, Primary : 120/208/240/480VAC, Secondary : 24VAC, Circuit Breaker Current Limiting Method, Foot Mount, Single Hub, UL, CE	130	Each	$ 40.72	$ 207.00	$ 34.86	
18	4000671	Service valve, 1/8" OD C&D Valve #CD3608	330	Each		$ 3.00	$ 2.52	
19	4000677	Brass Air Cock, ¼" MSC Industrial #37013208	230	Each		$ 14.40		
20	4000682	Vent, Air ¾" Maid-O-Mist #No. 75	195	Each		$ 36.50	$ 40.40	
21	4000708	Fan, 3 blade, 30", 27 pitch, staked hub Trane Fan04082	285	Each		$ 129.00		$ 205.22
22	4001648	Gas leak detector, 8 oz. Supco #HS22008	390	Each		$ 5.45	$ 6.34	
23	4032161	Element Oil, refrigerant filter, 3.65 OD X 12.90 includes O-Ring Trane #ELM01405	190	Each		$ 236.00		$ 264.60

Legend
Lowest Bid

#	Manufacturer	Accuair, Inc. - Single Fixed % Discount	Allied Controls, Inc. - Single Fixed % Discount	Design Controls, Inc. dba DCI Systems Group or Albireo Energy - Single Fixed % Discount	Economic Electric Motors, Inc. - Single Fixed % Discount
24	ABB				
25	Advance Cooling Tower (Baltimore Air Coil)				
26	AMCOT Cooling Towers				
27	American Cooling Tower				
28	Andover/Infinity				
29	Baldor Motors				
30	Barber Coleman		67%	69%	65%
31	Bard - Engineered Product Line	27%			
32	Bard - Remaining Manufacturer Line				
33	Belimo		70%	70%	55%
34	Boston/Fincor				
35	Bristol				65%
36	C & D				
37	Carrier - Air Handlers		41%		
38	Carrier - Air-Cooled Chillers		15%		
39	Carrier Enterprise Parts		41%		
40	Carrier - Rooftop Products		41%		
41	Carrier - Warranty Products		41%		
42	Carrier - Water-Cooled Chillers		15%		
43	Cherne Test Balls				
44	Climate Control				
45	Copeland (including Copelametic and Copelaweld)				63%
46	CPS				
47	CS Air				
48	Cutler Hammer				
49	Daikin McQuay				
50	Danfoss			61%	65%
51	Dayton				
52	Diversitech				

#	Manufacturer	Accuair, Inc. - Single Fixed % Discount	Allied Controls, Inc. - Single Fixed % Discount	Design Controls, Inc. dba DCI Systems Group or Albireo Energy - Single Fixed % Discount	Economic Electric Motors, Inc. - Single Fixed % Discount
53	Dunham-Bush			20%	
54	Eaton - Cutler Hammer				
55	Edison				
56	Embracco				65%
57	Emerson Electric - ALCO				65%
58	Emerson Electric - Copeland				65%
59	Eubank National Coil				
60	Evapco				
61	Fasco				66%
62	Flender Motox				
63	Fluke				
64	Friedrich - Remaining Manufacturing Line				
65	Friedrich Kuhl - Electric Heat EM18N34				
66	Friedrich Kuhl - Electric Heat ES15N33				
67	Friedrich Kuhl - SS08N10				
68	General Electric				
69	Goodway Product Line				
70	Heatcraft - Climate Control				
71	Henry				
72	Honeywell			67%	
73	Ice-O-Matic				
74	Johnson Controls - Metasys		65%	66%	65%
75	Johnson Controls - York International		51%	55%	65%
76	Johnson Controls - York International		51%	55%	65%
77	Johnstone Supply Catalog				
78	H. O Trerice		30%		
79	ICM Controls				65%
80	Kele		25%		
81	Klein				65%

#	Manufacturer	Accuair, Inc. - Single Fixed % Discount	Allied Controls, Inc. - Single Fixed % Discount	Design Controls, Inc. dba DCI Systems Group or Albireo Energy - Single Fixed % Discount	Economic Electric Motors, Inc. - Single Fixed % Discount
82	Landis & Staefa		67%	67%	
83	LAU				65%
84	Lennox				
85	Lincoln Electric - Harris				65%
86	Magnetek - Universal				66%
87	Marathon Motors				65%
88	Marley				
89	Mars				65%
90	Marvair			20%	
91	Master Drive				65%
92	Mitsubishi				
93	Modine (Aireale)				
94	Movincool - CP14 Portable Unit				
95	Movincool - Remaining Manufacturer Line				
96	Mueller Brass				
97	Nibco				
98	Nidec / US Motors				70%
99	Packard				66%
100	Paragon				66%
101	Parker				
102	Pelican Wireless				
103	Penn		66%	66%	
104	Pptibelt				
105	Ranco		64%		66%
106	Rectorseal				65%
107	Regal Marathon / Leeson				66%
108	Rheem		30%	30%	
109	Robertshaw		67%	69%	66%
110	Ruud		30%	25%	
111	Sanyo				
112	Schneider Electric - Andover		25%		
113	Schneider Electric Controls		66%		
114	Schneider Electric - Square - D		66%	66%	

#	Manufacturer	Accuair, Inc. - Single Fixed % Discount	Allied Controls, Inc. - Single Fixed % Discount	Design Controls, Inc. dba DCI Systems Group or Albireo Energy - Single Fixed % Discount	Economic Electric Motors, Inc. - Single Fixed % Discount
115	Scholar			20%	
116	Sew Eurodrive				
117	Siebe		67%	69%	
118	Siebe		67%	69%	
119	Siemens - Furnas		65%		
120	Siemens - Landis & Staefa		67%	67%	
121	Siemens - Westinghouse				
122	Smardt				
123	Sporlan - Parker				66%
124	Spot Coolers				
125	SPX (Marley)				
126	Steveco				
127	Supco				65%
128	Superior				
129	Tecumseh				66%
130	Temptrol				
131	Testo				
132	ThermoCare Mayer - Perma Pipe				
133	TIF				
134	Topp				
135	Tower Tech				
136	Trane		27%		66%
137	Trane Drivers Built by Danfoss		10%		
138	Uni-line				
139	Veris		36%		
140	Virginia Dryers				
141	Wagner Diversitech				66%
142	Weg				60%
143	White Rodgers				65%
144	Winters		50%		
145	Yellow Jacket				65%

#	Manufacturer	Integrated Cooling Solutions, LLC - Single Fixed % Discount	Jascko Corp - Single Fixed % Discount	The Ware Group LLC dba Johnstone Supply - Single Fixed % Discount	Trane US Inc. - Single Fixed % Discount
24	ABB	15%			
25	Advance Cooling Tower (Baltimore Air Coil)				
26	AMCOT Cooling Towers				
27	American Cooling Tower				
28	Andover/Infinity				
29	Baldor Motors			36%	20%
30	Barber Coleman				
31	Bard - Engineered Product Line				
32	Bard - Remaining Manufacturer Line			38%	
33	Belimo			68%	20%
34	Boston/Fincor				
35	Bristol				
36	C & D			25%	20%
37	Carrier - Air Handlers		60%		
38	Carrier - Air-Cooled Chillers		62%		
39	Carrier Enterprise Parts				
40	Carrier - Rooftop Products				
41	Carrier - Warranty Products		0%		
42	Carrier - Water-Cooled Chillers		62%		
43	Cherne Test Balls				
44	Climate Control			51%	
45	Copeland (including Copelametic and Copelaweld)			52%	20%
46	CPS			16%	20%
47	CS Air				
48	Cutler Hammer			51%	10%
49	Daikin McQuay				
50	Danfoss			51%	
51	Dayton				
52	Diversitech			62%	

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54	Eaton - Cutler Hammer	20%		51%	
55	Edison				
56	Embracco				
57	Emerson Electric - ALCO			51%	
58	Emerson Electric - Copeland			52%	
59	Eubank National Coil				
60	Evapco	25%			
61	Fasco				20%
62	Flender Motox				
63	Fluke			35%	
64	Friedrich - Remaining Manufacturing Line	15%		51%	
65	Friedrich Kuhl - Electric Heat EM18N34			51%	
66	Friedrich Kuhl - Electric Heat ES15N33			51%	
67	Friedrich Kuhl - SS08N10			51%	
68	General Electric			51%	
69	Goodway Product Line				20%
70	Heatcraft - Climate Control			55%	
71	Henry			20%	
72	Honeywell			66%	20%
73	Ice-O-Matic			51%	
74	Johnson Controls - Metasys				
75	Johnson Controls - York International	12%		51%	
76	Johnson Controls - York International	12%		51%	
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87	Marathon Motors				20%
88	Marley		45%		
89	Mars			51%	
90	Marvair			0%	
91	Master Drive				
92	Mitsubishi			46%	20%
93	Modine (Aireale)				20%
94	Movincool - CP14 Portable Unit			30%	20%
95	Movincool - Remaining Manufacturer Line			30%	20%
96	Mueller Brass			29%	
97	Nibco				
98	Nidec / US Motors				
99	Packard			65%	
100	Paragon			51%	
101	Parker			51%	20%
102	Pelican Wireless			51%	
103	Penn			64%	
104	Pptibelt				
105	Ranco			62%	
106	Rectorseal				20%
107	Regal Marathon / Leeson			47%	20%
108	Rheem				
109	Robertshaw			66%	
110	Ruud				
111	Sanyo				
112	Schneider Electric - Andover				
113	Schneider Electric Controls				
114	Schneider Electric - Square - D			65%	

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121	Siemens - Westinghouse				
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123	Sporlan - Parker			35%	20%
124	Spot Coolers			26%	
125	SPX (Marley)		45%		
126	Steveco			15%	
127	Supco			61%	20%
128	Superior			31%	
129	Tecumseh			51%	
130	Temptrol			51%	
131	Testo				
132	ThermoCare Mayer - Perma Pipe				
133	TIF			15%	
134	Topp				
135	Tower Tech				30%
136	Trane				20%
137	Trane Drivers Built by Danfoss				20%
138	Uni-line			62%	
139	Veris				
140	Virginia Dryers				
141	Wagner Diversitech			61%	20%
142	Weg				
143	White Rodgers			61%	20%
144	Winters				
145	Yellow Jacket				20%

Legend
Lowest Bid

Additional Manufacturer	Allied Controls, Inc. - Single Fixed % Discount	Design Controls, Inc. dba DCI Systems Group or Albireo Energy - Single Fixed % Discount	Economic Electric Motors, Inc. - Single Fixed % Discount	Integrated Cooling Solutions, LLC. - Single Fixed % Discount	Trane US Inc. - Single Fixed % Discount	The Ware Group LLC dba Johnstone Supply - Single Fixed % Discount
GREENHECK	15%					
LOREN COOK	15%					
AAON		20%				
Leeson			66%			
Optibelt			66%			
Addisson Equipment				17%		
PACO/Grundfos Pumps				10%		
Eaton-Cuttler Hammer VFDs				15%		
International Environmental Fan Coils (IEC)				20%		
Alfa Laval Heat Exchangers					30%	
Calmac Ice Tanks					30%	
Canariis Corporation					30%	
ClimateCraft					30%	
enVerid Sorbent Technology					30%	
Valent Outdoor Air Systems					30%	
Innovent Air handling equipment					30%	
PoolPak					30%	
Trane-Mitsubishi					30%	
Flow Control Industries					30%	
Taco						35%
Nuline Rectorseal						40%
NuCalgon						51%
Goodman						38%
Browning						42%
Fantech						51%
Uniweld						46%
Richie						55%
Geenheck						15%
Daikin Unitary						22%
First Company						51%

Consent Agenda
9.15.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Kerlyne McHenry, Interim Public Works Director
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-201 Approving an Extension to the Agreement with Arrow Asphalt for Roadway, Drainage and other Civil Works Related Projects (Kerlyne McHenry, Interim Public Works Director)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Staff Report
- Resolution
- Exhibit A

Commission Agenda Staff Report

Date: December 16, 2025
Resolution No.: 2025-XX
To: Mayor and City Commission
From: Andrew Plotkin, Interim City Manager
Prepared By: Shereece George Depusoir, Chief Procurement Officer
Agenda Title: Resolution Approving a Contract Extension with Arrow Asphalt & Engineering, Inc.

Background

The City of North Miami Beach routinely contracts with qualified contractors to perform essential roadway, drainage, and civil works projects that support public infrastructure and safety.

Pursuant to Resolution R2020-21, the City Commission approved and awarded ITB-19-101-JL – Roadway, Drainage, and Other Civil Works Related Projects at its March 17, 2020, City Commission meeting. Following the award, the City and the Contractor entered into an agreement for a three-year term, with the option to renew the contract for two additional one-year terms.

The contractor is currently completing several ongoing projects that extend beyond the original contract expiration. To ensure these projects are fully completed without interruption, the City and the contractor have agreed to extend the contract term through September 30, 2026.

Recommendation

The Interim Public Works Director and the Chief Procurement Officer recommend that the City Commission approve and authorize the City Manager or designee to extend the contract term through September 30, 2026.

Fiscal Impact

This action extends the contract term through September 30, 2026, to allow for completion of ongoing projects. No additional funding is requested at this time; all work performed under this contract will be funded through the existing departmental budgets allocated for roadway, drainage, and civil works projects.

RESOLUTION NO. 2025-

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING A CONTRACT EXTENSION TO THE PREVIOUSLY APPROVED CONTRACT WITH ARROW ASPHALT & ENGINEERING INC FOR THE PURCHASE OF ROADWAY, DRAINAGE & OTHER CIVIL WORKS RELATED PROJECTS; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 166, *Florida Statutes* and Section 1.4 of the Charter of the City of North Miami Beach ("City"), the City shall have all available governmental, corporate, and proprietary powers and may exercise them except when prohibited by law; and

WHEREAS, Section 3-3.19 of the City of North Miami Beach Code of Ordinances ("Code") provides that contract extension for operational necessity shall require City Commission approval; and

WHEREAS, pursuant to Resolution R2020-21 the City Commission approved and awarded ITB-19-101-JL Roadway, Drainage and other Civil Works Related Projects at its March 17, 2020, City Commission Meeting. Subsequently, the City and the Contractor entered into an agreement for a three-year term with the option to renew the contract for two additional one-year terms. Thereafter, a 180 day extension was granted under the City Manager's authority; and

WHEREAS, the Contractor is currently performing ongoing projects and services for the City that extend beyond the Agreement's original expiration date, and in consideration of the continued performance of such services, the City and the Contractor mutually agree to extend the contract term for one (1) fiscal year, through September 30, 2026.

WHEREAS, the City Manager and Chief Procurement Officer recommend that the City Commission approve and authorize the City Manager or designee to extend the previously approved agreement through the end of the fiscal year 2026; and

WHEREAS, the Mayor and City Commission believe it is in the best interests of the City to approve and authorize the City Manager or designee to extend the previously approved agreement with Arrow Asphalt & Engineering, Inc. through the end of the fiscal year 2026 for continued roadway, drainage and civil works related projects.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THAT:

Section 1. The foregoing whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Resolution; all exhibits attached hereto are made a specific part of this Resolution.

Section 2. The Contract Extension for one fiscal year through September 30, 2026 via contract amendment, attached as Exhibit "A," to the previously approved contract with Arrow Asphalt

& Engineering, Inc for continued roadway, drainage and civil works related projects, is hereby approved.

Section 3. The City Manager or designee is authorized to do all things necessary to effectuate this Resolution.

Section 4. All Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 6. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 7. This Resolution shall take effect immediately upon adoption.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **16th day of December 2025**.

ATTEST:

ANDRISE BERNARD, MMC	MICHAEL JOSEPH
CITY CLERK	MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER, LLP.

By: _____
CITY ATTORNEYS

Sponsored by: Mayor & Commission

EXHIBIT A

AMENDMENT NO. 1

BETWEEN

THE CITY OF NORTH MIAMI BEACH

AND

ARROW ASPHALT & ENGINEERING, INC.

FOR

ITB-19-101-JL ROADWAY, DRAINAGE AND OTHER CIVIL WORKS RELATED PROJECTS

THIS AMENDMENT is made and entered into this _____ day of _____ , 2025, by and between the CITY OF NORTH MIAMI BEACH, a political subdivision of the State of Florida, having an address at 17011 NE 19th Ave, North Miami Beach, Florida 33162 hereinafter referred to as the "CITY", and ARROW ASPHALT & ENGINEERING, INC., having an address at 3050 NW 129th street, Opa Locka, FL 33054, hereinafter referred to as the "CONTRACTOR".

R E C I T A L S

WHEREAS, pursuant to Resolution R2020-21 the City Commission approved and awarded ITB-19-101-JL Roadway, Drainage and other Civil Works Related Projects at its March 17, 2020, City Commission Meeting. Subsequently, the CITY and the CONTRACTOR entered into an agreement for a three-year term with the option to renew the contract for two additional one-year terms; and

WHEREAS, the Contractor is currently performing ongoing projects and services for the City that extend beyond the Agreement's original expiration date, and in consideration of the continued performance of such services, the CITY and the CONTRACTOR mutually agree to extend the contract term through September 30, 2026.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and provisions contained herein, the parties do hereby agree to amend this Agreement as follows:

1. **RECITIALS.** The foregoing recitals are true and correct and are hereby incorporated by reference into this Agreement.

2. **CHANGES.** The Parties agree to extend the contract term through September 30, 2026. All other provisions remain unchanged.

VENDOR_____

CAO_____

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment No. 1 on the day last party signed below.

ARROW ASPHALT & ENGINEERING, INC

By: _____
(Signature)

Name:_____
(Print)

Title: _____

Date: _____

CITY OF NORTH MIAMI BEACH

By: _____
Andrew Plotkin, *Interim City Manager*

Date: _____

Approved as to form and Legal Sufficiency:

GREENSPOON MARDER, LLP

By: _____
City Attorneys

Attest

_____
Andrise Bernard, City Clerk

VENDOR_____

CAO_____

Legislation
11.1.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Kerlyne McHenry, Interim Public Works Director
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Ordinance No. 2025-12 (Second Reading) Suspension of Delinquent Accounts for Solid Waste Commercial Accounts (Kerlyne McHenry, Interim Public Works Director)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Memo
- Exhibit A
- Ordinance

City of North Miami Beach
17011 NE 19th Avenue
North Miami Beach, FL 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO: The Honorable Acting Mayor and Commission

FROM: Andrew Plotkin, Interim City Manager

VIA: Kerlyne McHenry, Public Works (Interim Director of Public Works); Sam Bernard, Beautification Program Manager; Nicolas Williams, Solid Waste Manager

DATE: October 10,2025

RE: Resolution to Amend Ordinance – Suspension of Commercial Dumpster Account Service for Unpaid Bills

The purpose of this memorandum is to formally request an amendment to the City of North Miami Beach Code of Ordinances to strengthen enforcement of commercial dumpster services, ensure mandatory trash service within the City, and authorize collection mechanisms for unpaid accounts.

Currently, the ordinance does not provide clear authority to suspend commercial dumpster service for delinquent accounts or require mandatory trash service for commercial properties. This gap has resulted in unpaid balances, inconsistent waste management practices, and violations of the City's beautification goals, creating financial and operational challenges for the Solid Waste Division.

Recommendation

That the City Manager's Office consider amending the ordinance to include the following provisions:

1. **Mandatory Trash Service:** Require all commercial properties to maintain active trash service within the City. Failure to maintain service will constitute a violation subject to fines.
2. **Suspension/Removal of Service:** Authority to suspend service beyond (60) days of non-payment and remove commercial dumpster service for accounts with delinquent balances beyond ninety (90) days. Alert community development of code violation.
3. **Payment Requirement:** All outstanding balances must be paid in full prior to service reinstatement.
4. **Notice Requirements:** Written notification must be provided to account holders prior to suspension or removal of service.

5. **Financial Enforcement:**
    - Unpaid balances may result in liens placed against the property and/or business license of the account holder.
    - Violations for not maintaining active trash service may incur fines consistent with City enforcement procedures.
6. **Additional Provisions:** Any other provisions necessary to ensure compliance, fairness, and the City's fiscal responsibility.

This amendment will ensure compliance with City waste management standards, protect the City's revenue, and provide enforcement mechanisms consistent with industry standards.

Background

Attached is a report detailing the history of delinquent Coastal Waste & Recycling commercial accounts. As of October 10, 2025, there are 145 delinquent accounts with a total outstanding balance of $295,919.

The City of North Miami Beach currently outsources collection services to Coastal Waste & Recycling and receives a share of the revenues. Without clear code authority for mandatory service, suspension, fines, or liens, unpaid accounts continue to negatively impact operations and undermine the City's beautification and public health goals.

Request

Your review and approval of moving this recommendation forward for inclusion on the November 2025 Commission agenda is respectfully requested.

DB	Customer	Customer Name	Status	Global Suspend Status
WW	18522	14340 BISCAYNE BLVD LLC	ACTIVE	Global Suspend
WW	24023	16811 NE 6 AVE	ACTIVE	Global Suspend
WW	18536	169 DIGMAN INC	ACTIVE	Global Suspend
WW	17268	ARVA CONSTRUCTION LLC	ACTIVE	Global Suspend
WW	30283	2079 NE 167TH ST, LLC	ACTIVE	Global Suspend
WW	18571	A & B INVESTMENTS LLC	ACTIVE	Global Suspend
WW	30538	1999 NE 168 ST LLC	ACTIVE	Global Suspend
WW	19132	ALLAN MOISEYEV	ACTIVE	Global Suspend
WW	18601	ARSHA GROUP LLC	ACTIVE	Global Suspend
WW	18601	ARSHA GROUP LLC	ACTIVE	Global Suspend
PP	5938	TRINSIC RESIDENTIAL GROUP	ACTIVE	Global Suspend
WW	25814	TRINSIC RESIDENTIAL GROUP	ACTIVE	Not Global Suspend
WW	18613	B TETREAULT, INC	SUSPENDED	Global Suspend
WW	18613	B TETREAULT, INC	SUSPENDED	Global Suspend
WW	18615	BAL HARBOUR PROPERTY GROUP LLC	ACTIVE	Global Suspend
WW	18616	BARON PROPERTIES LLC	ACTIVE	Global Suspend
WW	18620	BAYVIEW POINT NORTH	ACTIVE	Global Suspend
WW	18619	BAYVIEW POINT SOUTH	ACTIVE	Global Suspend
WW	8254	RUBICON GLOBAL LLC	ACTIVE	Not Global Suspend
WW	18628	BENJAMIN SHAMES	ACTIVE	Global Suspend
WW	18630	BERNARD MAYER	ACTIVE	Global Suspend
WW	18630	BERNARD MAYER	ACTIVE	Global Suspend
WW	18634	BISCAYNE COMMONS LLC	ACTIVE	Not Global Suspend
WW	12709	PROFESSIONAL WASTE MANAGEMENT	ACTIVE	Not Global Suspend
WW	18654	CAROL JAMES	SUSPENDED	Global Suspend
WW	19003	RUBICON GLOBAL LLC	ACTIVE	Global Suspend
WW	27655	JACOB COMPANIES	ACTIVE	Global Suspend
WW	19268	CITY OF NORTH MIAMI BEACH	ACTIVE	Global Suspend
WW	18682	CORPORATE KING	ACTIVE	Global Suspend
PP	1098	D & B Christmas Trees Inc	ACTIVE	Global Suspend
WW	18692	DEVON NORTH ASSOC	ACTIVE	Not Global Suspend
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	Global Suspend
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	Global Suspend
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	Global Suspend
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	Global Suspend
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	Global Suspend
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	Global Suspend
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	Global Suspend
WW	18676	DIANE CONDOMINIUM ASSOCIATION	ACTIVE	Global Suspend
WW	18676	DIANE CONDOMINIUM ASSOCIATION	ACTIVE	Global Suspend
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	Global Suspend
WW	18776	DR LOUIS GUTIERREZ	ACTIVE	Global Suspend
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	Global Suspend
WW	18723	EMJO	ACTIVE	Global Suspend
WW	18732	EXCELSIOR GROUP INC	ACTIVE	Global Suspend
WW	18734	FACTORY AUTOMOTIVE DIST INC	ACTIVE	Not Global Suspend

WW	18735	FEDERAL EXPRESS	ACTIVE	Global Suspend
WW	2699	RUBICON GLOBAL LLC	ACTIVE	Not Global Suspend
WW	18736	FIRST BAPTIST CHURCH OF NMB	ACTIVE	Global Suspend
WW	18741	FLORENCE ISLES	ACTIVE	Global Suspend
WW	18744	FLOWERS AND SERVICES, INC	ACTIVE	Global Suspend
WW	22782	FOOD GIANTS INVESTMENT CORP	ACTIVE	Global Suspend
WW	18749	FRIENDLY MOTOR OF SF	ACTIVE	Global Suspend
WW	18762	GLENN MILLER	ACTIVE	Global Suspend
PP	4504	ORIGIN CONSTRUCTION	ACTIVE	Global Suspend
WW	18788	HH INVESTMENTS 10 LLC	ACTIVE	Global Suspend
WW	19085	TIN WAI HUI DMD PA	ACTIVE	Global Suspend
WW	18936	HWY CAPITAL LLC	ACTIVE	Global Suspend
WW	19311	DEZER OWNER & DEVELOPERS	ACTIVE	Global Suspend
PP	4919	IVY DEVELOPMENT CORP	SUSPENDED	Global Suspend
WW	18826	JMB GLOBAL	SUSPENDED	Global Suspend
WW	19003	RUBICON GLOBAL LLC	ACTIVE	Global Suspend
PP	6740	MHENDAZ CORP	ACTIVE	Global Suspend
WW	28526	CUESTA CONSTRUCTION	ACTIVE	Global Suspend
WW	18849	LANDMARK PROPERTY MGMT INC	ACTIVE	Global Suspend
WW	24845	LASER HOME SOLUTIONS	ACTIVE	Global Suspend
WW	18862	MAGNOLIA BIRTH HOUSE LLC	ACTIVE	Global Suspend
PP	5630	GREENLAND CONSTRUCTION AND ENGINEERI	ACTIVE	Global Suspend
WW	26702	PSN CONTRACTING LLC	ACTIVE	Global Suspend
WW	18870	MAVERICKS HIGH	ACTIVE	Global Suspend
WW	18872	MAZAL 167 LLC	ACTIVE	Global Suspend
WW	18874	MC CULLOUGH	ACTIVE	Global Suspend
WW	25052	METRO LINDLEY LLC	ACTIVE	Global Suspend
WW	18875	METRO LINDLEY LLC	ACTIVE	Global Suspend
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	Global Suspend
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	Global Suspend
WW	19380	MODERN CLASSIC GROUP	ACTIVE	Global Suspend
WW	18889	MOHAMMED FARUK	ACTIVE	Global Suspend
WW	18891	MOONLIGHT GROUP	ACTIVE	Global Suspend
WW	29307	N & N ASSOCIATES LLC (DOMINOS)	ACTIVE	Global Suspend
WW	18916	NORTH DADE	ACTIVE	Global Suspend
WW	19340	NORTH MIAMI BEACH POST OFFICE	ACTIVE	Global Suspend
WW	16619	KAST CONSTRUCTION	ACTIVE	Not Global Suspend
WW	18907	NJZ INC	ACTIVE	Global Suspend
WW	29530	NMB 2191 LLC	ACTIVE	Global Suspend
WW	18909	PERSONAL CARE MEDICAL GROUP- DBA GLAD	ACTIVE	Global Suspend
WW	19112	NMB PLACE OWNER LLC	ACTIVE	Global Suspend
PP	6381	IN&OUT CONSTRUCTION	ACTIVE	Global Suspend
WW	30307	INTEGRA BUILD	ACTIVE	Global Suspend
WW	18928	OLAS AZULES	ACTIVE	Global Suspend
WW	18928	OLAS AZULES	ACTIVE	Global Suspend
WW	18928	OLAS AZULES	ACTIVE	Global Suspend
WW	18928	OLAS AZULES	ACTIVE	Global Suspend

WW	24689	CASS C/O BRIDGESTONE MS1	ACTIVE	Global Suspend
WW	24139	JUNEAU CONSTRUCTION COMPANY, LLC	ACTIVE	Global Suspend
WW	22727	ORIENTAL SPA	ACTIVE	Global Suspend
WW	22604	AOC DADE LLC	ACTIVE	Global Suspend
WW	18934	SITE	ACTIVE	Global Suspend
WW	22620	PARADISE GROUP LOGISTICS INC	SUSPENDED	Global Suspend
PP	6973	PLATINUM PADEL LLC	SUSPENDED	Global Suspend
WW	27245	PRESTIGE ENERGY LLC	ACTIVE	Global Suspend
WW	18966	PRO-NAN INVESTMENTS LLC 5	ACTIVE	Global Suspend
WW	18969	PROTRANSPORTATION INC	ACTIVE	Global Suspend
WW	19268	CITY OF NORTH MIAMI BEACH	ACTIVE	Global Suspend
WW	18970	PUBLIX SUPERMARKETS INC	ACTIVE	Global Suspend
WW	18970	PUBLIX SUPERMARKETS INC	ACTIVE	Global Suspend
WW	18977	RAY STRAUSS	ACTIVE	Global Suspend
WW	18982	REMBRANDT'S	ACTIVE	Global Suspend
WW	25797	TELESCO CONSTRUCTION MANAGEMENT INC	ACTIVE	Global Suspend
PP	4589	RK BUILDERS	ACTIVE	Global Suspend
WW	19001	ROSENWASSER ROBERT	ACTIVE	Global Suspend
WW	19031	SHERWIN WILLIAMS CO	ACTIVE	Global Suspend
WW	19035	SIBI INVESTMENTS INC	ACTIVE	Global Suspend
WW	18623	SIGMATIC REALTY LLC	ACTIVE	Global Suspend
WW	18794	I & J INVESTMENTS, LLC	ACTIVE	Global Suspend
WW	25000	ROBINS & MORTON	ACTIVE	Not Global Suspend
WW	26702	PSN CONTRACTING LLC	ACTIVE	Global Suspend
WW	19044	SOUTH ATLANTIC PROPERTIES	ACTIVE	Global Suspend
WW	19049	SOUTHERN PHOTO	ACTIVE	Global Suspend
WW	19050	SPECIALIZED NURSING	ACTIVE	Global Suspend
WW	19051	SPINAL CONNECTION	ACTIVE	Global Suspend
WW	19053	ST FORT JOSEPH	ACTIVE	Global Suspend
WW	29033	STERICYCLE- JACKSON NORTH MEDICAL CENTI	ACTIVE	Global Suspend
WW	18802	SUN COAST PLACE APARTMENT	ACTIVE	Global Suspend
WW	26400	TABOO MIAMI	ACTIVE	Global Suspend
WW	19069	TAMI TZUR	ACTIVE	Global Suspend
WW	19069	TAMI TZUR	ACTIVE	Global Suspend
PP	4354	CA LINDMAN OF SOUTH FLORIDA LLC	ACTIVE	Global Suspend
WW	19079	THE KABBALAH CENTRE OF FL	ACTIVE	Global Suspend
WW	19574	THREE HORIZONS EAST CONDO	ACTIVE	Global Suspend
WW	18722	TORAS EMES ACQUISITION LLC	ACTIVE	Global Suspend
WW	19091	TORAS EMES ACQUISITION LLC	ACTIVE	Global Suspend
WW	19093	CNC PARTS, LLC	ACTIVE	Global Suspend
WW	19106	URBAN COMMUNICATIONS	ACTIVE	Global Suspend
WW	19110	VENICE ISLES INC	ACTIVE	Global Suspend
WW	18656	WANDA MASSAGE	SUSPENDED	Global Suspend
WW	19126	WELLS FARGO	ACTIVE	Global Suspend
WW	28451	NATIONAL REFUSE CONSULTANTS	ACTIVE	Not Global Suspend
WW	19269	WOODSIDE APARTMENT ASSOCIATION LLC	ACTIVE	Global Suspend
WW	19003	RUBICON GLOBAL LLC	ACTIVE	Global Suspend

WW	19003	RUBICON GLOBAL LLC	ACTIVE	Global Suspend
WW	19140	YESHIVA TORAS CHAIM TORAS EMES S CAMPU	ACTIVE	Global Suspend
WW	18722	TORAS EMES ACQUISITION LLC	ACTIVE	Global Suspend
WW	19140	YESHIVA TORAS CHAIM TORAS EMES S CAMPU	ACTIVE	Global Suspend
WW	19142	YS HOLDINGS LLC	ACTIVE	Global Suspend

Site	Site Name	Site Address
1	14340 BISCAYNE BLVD LLC	14300 - 432 BISCAYNE BLVD
1	16811 NE 6 AVE	16811 NE 6 AVE
1	169 DIGMAN INC	2040 NE 169TH ST
15	1810 NE 118 RD	1810 NE 118 RD
1	2079 NE 167 ST, LLC	2079 NE 167 ST
1	A & B INVESTMENTS LLC	2175 NE 170 ST
1	AGUSTIN FERREYRA	1999 NE 168th St
1	ALLAN MOISEYEV	33-35 NW 168 ST
2	ARSHA GROUP LLC	1913 NE 168 ST
1	ARSHA GROUP LLC	1913 NE 168 ST
1	AURA RESIDENTIAL	16955 W DIXIE HWY
1	AURA RESIDENTIAL	16955 W DIXIE HWY
3	B TETREAULT, INC	1935-1947 NE 153RD ST
2	B TETREAULT, INC	1921-1923 NE 153RD ST
1	BAL HARBOUR PROPERTY GROUP LLC	1825 NE 163RD ST
1	BARON PROPERTIES LLC	17031 NE 6 AVE
1	BAYVIEW POINT N	3770 NE 171ST ST
1	BAYVIEW POINT SOUTH	3601 NE 170TH ST
35	BB&T 102398	12655 NE 6TH AVE
1	BENJAMIN SHAMES	17031 NE 23RD AVE
1	BERNARD MAYER	17028 W DIXIE HWY
2	BERNARD MAYER	16764 NE 2 AVE
1	BISCAYNE COMMONS LLC ** TAKE PICTURES	14871 BISCAYNE BLVD
11	BLAZE SMOKE SHOP	12460 BISCAYNE BLVD
1	CAROL JAMES	16041 NE 19 PL
7	CHECKERS DR INN RESTAURANT	1800 NE 163RD ST
4	CITADEL CARE CENTER	1800 NE 168TH ST
4	CITY OF N MIAMI BEACH - RENOVATION	1965 NE 151 ST
1	CORPORATE KING	1001 N MIAMI BCH BLVD
1	D & B CHRISTMAS TREES INC	17091 BISCAYNE BLVD
1	DEVON N LLC ** TAKE PICTURES	2174 NE 170 ST UNIT 203
8	DEZER INTRACOASTAL LLC	3537-3565 NE 163RD ST
9	DEZER INTRACOASTAL LLC	3501 NE 163RD ST
5	DEZER INTRACOASTAL LLC	3913-3969 NE 163RD ST
10	DEZER INTRACOASTAL LLC	3501-3969 NE 163RD ST
6	DEZER INTRACOASTAL LLC	3845-3873 NE 163RD ST
3	DEZER INTRACOASTAL LLC	3885 NE 163 ST
4	DEZER INTRACOASTAL LLC	3909 NE 163RD ST
1	DIANE CONDOMINIUM	16118 NE 21 AVE
2	DIANE CONDOMINIUM ASSOCIATION	16150 NE 21 AVE
1	DONE RIGHT MEDICAL CTR LLC	16921 NE 6 AVE
1	DR LOUIS GUTIERREZ	16799 NE 1ST AVE
1	ELITE HOME MIAMI LLC	14005 BISCAYNE BLVD
1	EMJO	17040-60 W DIXIE HWY
1	EXCELSIOR GROUP INC	16900 NE 19 AVE
1	FACTORY AUTOMOTIVE DIST INC	2000 NE 153 ST

1	FEDERAL EXPRESS	15601 W DIXIE HWY
92	FEDEX OFFICE 772	1833 NE 123RD ST NORTH
1	FIRST BAPTIST CHURCH OF NMB	1490 NE 162ND ST
1	FLORENCE ISLES	17051 NE 35 AVE
1	FLOWERS AND SERVICES, INC	14278 BISCAYNE BLVD
1	FOOD GIANTS INVESTMENT CORP	80 NE 168TH ST
1	FRIENDLY MOTOR OF SF	153 NE 167TH ST
1	GLENN MILLER	67 NE 168TH ST
1	GROUND FORCE OFFICES	14090 W DIXIE HWY
1	HH INVESTMENTS 10 LLC	16201 NE 13 AVE
1	HUI, TIN WAI	16209 NE 13TH AVE
1	HWY CAPITAL LLC	364 NW 171 ST
1	INTERCOASTAL MALL* DUFFY'S SPORTS BAR	3969 NE 163RD ST
1	IVY DEVELOPMENT CORP- WAREHOUSE	13465 NE 17 AVE
1	JMB GLOBAL	2011 NE 153RD ST
3	KBP FOODS	13801 BISCAYNE BLVD
1	KIZEROK	901 NE 127 ST
3	LAANAR ACADEMY	2024 NE 161 ST
1	LANDMARK PROPERTY MGMT INC	16701 NE 19 AVE
1	LASER HOME SOLUTIONS	1410 NE 137 ST
1	MAGNOLIA BIRTH HOUSE LLC	16821 NE 6 AVE
1	MANUEL GUERRA RESIDENCE	1295 NE 181ST ST
2	MASOOM DUPLEX ** LEED**	250 NE 119 TER
1	MAVERICKS HIGH	16150 NE 17 AVE
1	MAZAL 167 LLC	369 NE 167TH ST
1	MC CULLOUGH	2040 NE 168TH ST
1	METRO LINDLEY LLC	2001 NE 163RD ST
1	METRO LINDLEY LLC ** MUST TAKE PICTURES	2001 NE 163 ST
1	MIAMI WHEELS DBA DUBS & TIRES	371 NW 170TH ST
2	MIAMI WHEELS DBA DUBS & TIRES	371 NW 170TH ST
1	MODERN CLASSIC GROUP	2025 NE 154TH ST
1	MOHAMMED FARUK	16795 NE 19 AVE
2	MOONLIGHT GROUP	1960-70 S GLADES DR
1	N & N ASSOCIATES LLC (DOMINOES)	1012 N MIAMI BEACH BLVD
1	N DADE	1390 NE 162 ST
1	N MIAMI BEACH POST OFFICE	16400 W DIXIE HWY
12	NEXO	13899 BISCAYNE BLVD
1	NJZ INC	17000 NE 23 AVE
1	NMB 2191 LLC	2191 NE 167 ST
2	NMB MEDICAL CENTER LLC	16775 N MIAMI AVE
1	NMB PL OWNER LLC	1959 NE 164TH ST
1	NMB TOWNHOUSES	3822 NE 171 ST
1	NOMI SQUARE	13855 NW 17 AVE
1	OLAS AZULES	940 NE 170TH ST
2	OLAS AZULES	941 NE 169TH ST
3	OLAS AZULES	980 NE 170TH ST
4	OLAS AZULES	981 NE 169TH ST

1	OLSON TIRE	14411 BISCAYNE BLVD
3	ONE PARK TOWER CONDOMINIUM BY TURNBERRY	2411 LAGUNA CIR
1	ORIENTAL SPA	1991 NE 163RD ST
1	ORTHOPEDIC CARE CENTER	17200 NE 19TH AVE
1	OUTDOOR PATIO EMPORIUM	1732 NE 163RD ST
1	PARADISE GROUP LOGISTICS INC	17050 NW 3RD AVE
1	PLATINUM PADEL	1195 NE 125 ST
1	PRESTIGE ENERGY LLC	15200 BISCAYNE BLVD
1	PRO-NAN INVESTMENTS LLC 5	15400 NE 21ST AVE
1	PROTRANSPORTATION INC	46 NW 168TH ST
3	PSA BUILDING	17050 NE 19
4	PUBLIX #1017 [RO]	14641 BISCAYNE BLVD
1	PUBLIX #1715	930 N MIAMI BCH BLVD
1	RAY STRAUSS	17270 NE 19 AVE
1	REMBRANDT'S	1900 NE 154 ST
1	RESIDENCES AT NOMI - BIRD RD SENIOR	950 NE 124TH ST
3	RK BUILDERS	1130 NE 177 TER
1	ROSENWASSER ROBERT	2041 NE 161 ST
1	SHERWIN WILLIAMS CO	451 NE 167 ST
1	SIBI INVESTMENTS INC	2799 NE 163 ST
1	SIGMATIC REALTY LLC	16951 NW 4TH AVE
2	SMART PHOTO MIAMI	1426-1438 NE 163RD ST
1	SOLE MIA U HEALTH PROJECT **LEED**	2111 SOLE MIA WAY
1	SOLO MIAMI	840 NE 130 ST
1	SOUTH ATLANTIC PROPERTIES	3967 NE 168 ST
1	SOUTHERN PHOTO	37 NE 167TH ST
1	SPECIALIZED NURSING	17011 NE 6 AVE
1	SPINAL CONNECTION	17101 NE 6 AVE
1	ST FORT	16480 NE 19TH AVE
1	STERICYCLE- JACKSON NORTH MEDICAL CENTER	160 NW 170TH ST
1	SUN COAST PL APARTMENT	999 NE 167 ST
1	TABOO MIAMI	337 NW 170TH ST
2	TAMI TZUR	17101 NE 14 AVE
1	TAMI TZUR	1421 NE 171 ST
20	THE DOME	2150 SANS SOUCI BLVD
1	THE KABBALAH	2725 NE 163RD ST
1	THREE HORIZONS EAST CONDO	12500 NE 15TH AVE
1	TORAS EMES ACQUISITION LLC	1051 N MIAMI BCH BLVD
1	TORAS EMES ACQUISITION LLC ** TAKE PICS	1129 NE 163RD ST
1	TRAFICANTE MARCOS	320 NW 170 ST
1	URBAN COMMUNICATIONS	1225 NE 162ND ST
1	VENICE ISLES INC	3536 NE 168TH ST
1	WANDA MASSAGE	1420 NE 163 ST
2	WELLS FARGO	14731 BISCAYNE BLVD
3	WENDY'S WENDIUM #8480	25 NE 167TH ST
1	WOODSIDE APARTMENT ASSOCIATION LLC	16950 W DIXIE HWY
8	WORLD ELECTRIC	15255 W DIXIE HWY

2	WORLD ELECTRIC	15255 W DIXIE HWY
2	YESHIVA TORAS CHAIM - CODE # 4518 - LOCK	1025 NE MIAMI GARDENS DR
2	YESHIVA TORAS CHAIM ** TAKE PICTURES	1051 N MIAMI BEACH BLVD
1	YESHIVA TORAS*MANDATORY TO TAKE PICTURES	1025 NE MIAMI GARDENS DR
1	YS HOLDINGS LLC	16931 NE 6 AVE

Site City	Sum of 60 Days Aging	Sum of 90 Days Aging	Sum of 120 Days Aging
NORTH MIAMI BEACH	$2,974.19	$0.00	$0.00
NORTH MIAMI BEACH	$102.25	$102.25	$102.25
NORTH MIAMI BEACH	$168.46	$168.46	$0.00
NORTH MIAMI	$465.54	$0.00	$0.00
NORTH MIAMI BEACH	$278.59	$390.03	$0.00
NORTH MIAMI BEACH	$1,678.77	$1,678.77	$1,678.77
NORTH MIAMI BEACH	$352.01	$0.00	$0.00
NORTH MIAMI BEACH	$112.31	$112.31	$112.31
NORTH MIAMI BEACH	$80.00	$80.00	$0.00
NORTH MIAMI BEACH	$198.28	$198.28	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$2,934.27	$4,404.87	$0.00
NORTH MIAMI BEACH	$198.28	$198.28	$198.28
NORTH MIAMI BEACH	$396.57	$396.57	$396.57
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$102.25	$0.00	$0.00
NORTH MIAMI BEACH	$559.59	$0.00	$0.00
NORTH MIAMI BEACH	$839.38	$0.00	$0.00
NORTH MIAMI	$54.60	$54.60	$0.00
NORTH MIAMI BEACH	$279.79	$279.79	$279.79
NORTH MIAMI BEACH	$297.42	$297.42	$297.42
NORTH MIAMI BEACH	$297.42	$297.42	$297.42
NORTH MIAMI BEACH	$0.00	$9,848.90	$0.00
NORTH MIAMI	$0.00	$630.15	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$1,189.67	$1,189.67	$0.00
NORTH MIAMI BEACH	$1,427.87	$0.00	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$198.28	$0.00	$198.28
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$1,119.17
NORTH MIAMI BEACH	$396.57	$0.00	$0.00
NORTH MIAMI BEACH	$396.57	$0.00	$0.00
NORTH MIAMI BEACH	$1,189.67	$0.00	$0.00
NORTH MIAMI BEACH	$1,466.25	$301.20	$0.00
NORTH MIAMI BEACH	$2,379.35	$0.00	$0.00
NORTH MIAMI BEACH	$3,172.48	$0.00	$0.00
NORTH MIAMI BEACH	$3,965.59	$0.00	$0.00
NORTH MIAMI BEACH	$559.59	$0.00	$0.00
NORTH MIAMI BEACH	$559.59	$0.00	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$99.14	$99.14	$0.00
NORTH MIAMI BEACH	$198.28	$198.28	$198.28
NORTH MIAMI BEACH	$2,379.35	$0.00	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$96.51	$96.51	$96.51

NORTH MIAMI BEACH	$0.00	$1,784.52	$0.00
NORTH MIAMI	$126.00	$0.00	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$932.66	$0.00	$0.00
NORTH MIAMI BEACH	$793.11	$793.11	$0.00
NORTH MIAMI BEACH	$99.14	$99.14	$99.14
NORTH MIAMI BEACH	$198.28	$198.28	$198.28
NORTH MIAMI BEACH	$0.00	$204.50	$0.00
NORTH MIAMI	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$99.14	$99.14	$0.00
NORTH MIAMI BEACH	$396.57	$0.00	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$329.64	$38.33	$0.00
NORTH MIAMI	$500.42	$250.21	$250.21
NORTH MIAMI	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$1,038.58	$0.00	$0.00
NORTH MIAMI	$176.55	$176.55	$176.55
NORTH MIAMI BEACH	$509.55	$0.00	$0.00
NORTH MIAMI BEACH	$594.84	$0.00	$0.00
NORTH MIAMI	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$102.25	$102.25	$0.00
NORTH MIAMI BEACH	$245.99	$0.00	$0.00
NORTH MIAMI	$1,098.84	$0.00	$0.00
NORTH MIAMI BEACH	$793.11	$0.00	$0.00
NORTH MIAMI BEACH	$594.84	$594.84	$0.00
NORTH MIAMI BEACH	$186.53	$186.53	$186.53
NORTH MIAMI BEACH	$146.35	$146.35	$0.00
NORTH MIAMI BEACH	$1,189.68	$1,189.68	$0.00
NORTH MIAMI BEACH	$96.51	$96.51	$96.51
NORTH MIAMI BEACH	$106.39	$106.39	$106.39
NORTH MIAMI BEACH	$193.03	$193.03	$193.03
NORTH MIAMI BEACH	$198.28	$198.28	$198.28
NORTH MIAMI BEACH	$0.00	$363.16	$0.00
NORTH MIAMI BEACH	$387.93	$387.93	$387.93
NORTH MIAMI BEACH	$204.50	$204.50	$204.50
NORTH MIAMI BEACH	$0.00	$1,189.67	$0.00
NORTH MIAMI BEACH	$8,700.00	$0.00	$0.00
NORTH MIAMI BEACH	$839.38	$839.38	$0.00
NORTH MIAMI BEACH	$193.03	$193.03	$0.00
NORTH MIAMI BEACH	$0.00	$793.11	$793.11
NORTH MIAMI BEACH	$445.45	$445.45	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI	$22,222.00	$0.00	$0.00
NORTH MIAMI BEACH	$746.11	$746.11	$0.00
NORTH MIAMI BEACH	$746.11	$746.11	$0.00
NORTH MIAMI BEACH	$746.11	$746.11	$0.00
NORTH MIAMI BEACH	$746.11	$746.11	$455.56

NORTH MIAMI BEACH	$594.84	$0.00	$0.00
NORTH MIAMI	$239.40	$0.00	$0.00
NORTH MIAMI BEACH	$60.48	$60.48	$60.48
NORTH MIAMI BEACH	$198.28	$198.28	$0.00
NORTH MIAMI BEACH	$198.28	$198.28	$198.28
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI	$4,793.17	$4,828.17	$4,793.17
NORTH MIAMI	$396.57	$0.00	$0.00
NORTH MIAMI BEACH	$396.57	$0.00	$0.00
NORTH MIAMI BEACH	$102.25	$0.00	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$3,851.95	$0.00	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$198.28	$0.00	$0.00
NORTH MIAMI BEACH	$793.11	$793.11	$793.11
NORTH MIAMI	$0.00	$0.00	$200.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$280.77	$119.23	$0.00
NORTH MIAMI BEACH	$793.11	$0.00	$0.00
NORTH MIAMI BEACH	$892.25	$892.25	$892.25
NORTH MIAMI BEACH	$99.14	$99.14	$99.14
NORTH MIAMI BEACH	$793.11	$0.00	$0.00
NORTH MIAMI	$0.00	$0.00	$0.00
NORTH MIAMI	$778.05	$1,423.37	$0.00
NORTH MIAMI BEACH	$559.59	$0.00	$0.00
NORTH MIAMI BEACH	$120.96	$120.96	$120.96
NORTH MIAMI BEACH	$60.48	$60.48	$60.48
NORTH MIAMI BEACH	$102.25	$102.25	$0.00
NORTH MIAMI BEACH	$396.57	$10.53	$396.57
NORTH MIAMI BEACH	$95.40	$95.77	$0.00
NORTH MIAMI BEACH	$0.00	$3,357.52	$0.00
NORTH MIAMI BEACH	$1,784.52	$1,784.52	$1,784.52
NORTH MIAMI BEACH	$186.53	$186.53	$186.53
NORTH MIAMI BEACH	$373.07	$373.07	$373.07
NORTH MIAMI	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$1,586.24	$0.00	$0.00
NORTH MIAMI	$666.02	$666.02	$0.00
NORTH MIAMI BEACH	$3,965.59	$3,965.59	$0.00
NORTH MIAMI BEACH	$3,569.02	$3,569.02	$0.00
NORTH MIAMI BEACH	$297.42	$0.00	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$839.38	$0.00	$0.00
NORTH MIAMI BEACH	$0.00	$0.00	$0.00
NORTH MIAMI BEACH	$198.28	$0.00	$0.00
NORTH MIAMI BEACH	$142.89	$0.00	$0.00
NORTH MIAMI BEACH	$4,418.96	$4,418.96	$0.00
NORTH MIAMI BEACH	$125.57	$0.00	$0.00

NORTH MIAMI BEACH	$396.57	$0.00	$0.00
NORTH MIAMI BEACH	$727.44	$727.44	$0.00
NORTH MIAMI BEACH	$785.45	$785.45	$0.00
NORTH MIAMI BEACH	$3,965.59	$3,965.59	$0.00
NORTH MIAMI BEACH	$60.48	$60.48	$60.48

Sum of Over 120 Days Agi	Sum of 60+ Total Open Balance
$0.00	$2,974.19
$0.00	$306.75
$0.00	$336.92
$0.00	$465.54
$0.00	$668.62
$0.00	$5,036.31
$0.00	$352.01
$0.00	$336.93
-$10.00	$150.00
$0.00	$396.56
$3,580.81	$3,580.81
$0.00	$7,339.14
$1,387.96	$1,982.80
$2,775.99	$3,965.70
$597.72	$597.72
$102.25	$204.50
$0.00	$559.59
$0.00	$839.38
$52.50	$161.70
$279.79	$1,119.16
$297.42	$1,189.68
$297.42	$1,189.68
$0.00	$9,848.90
$0.00	$630.15
$2,800.98	$2,800.98
$1,158.12	$3,537.46
$0.00	$1,427.87
$325.00	$325.00
$0.00	$396.56
$1,521.84	$1,521.84
$7,834.19	$8,953.36
$0.00	$396.57
$0.00	$396.57
$0.00	$1,189.67
$0.00	$1,767.45
$0.00	$2,379.35
$0.00	$3,172.48
$0.00	$3,965.59
$0.00	$559.59
$0.00	$559.59
$2,474.19	$2,474.19
$0.00	$198.28
$3,746.91	$4,341.75
$0.00	$2,379.35
$193.57	$193.57
$398.09	$687.62

$0.00	$1,784.52
$0.00	$126.00
$192.18	$192.18
$0.00	$932.66
$0.00	$1,586.22
$198.28	$495.70
$793.12	$1,387.96
$204.50	$409.00
$182.40	$182.40
$0.00	$198.28
$0.00	$396.57
$198.17	$198.17
$0.00	$367.97
$1,000.84	$2,001.68
$282.69	$282.69
$396.57	$1,435.15
$529.65	$1,059.30
$0.00	$509.55
$0.00	$594.84
$2,176.16	$2,176.16
$0.00	$204.50
$0.00	$245.99
$0.00	$1,098.84
$0.08	$793.19
$0.00	$1,189.68
$2,037.01	$2,596.60
$0.00	$292.70
$0.00	$2,379.36
$375.70	$665.23
$414.17	$733.34
$5,931.78	$6,510.87
$1,551.39	$2,146.23
$0.00	$363.16
$1,539.04	$2,702.83
$204.50	$818.00
$0.00	$1,189.67
$0.00	$8,700.00
$0.00	$1,678.76
$0.00	$386.06
$793.11	$2,379.33
$0.00	$890.90
$220.44	$220.44
$0.00	$22,222.00
$0.00	$1,492.22
$0.00	$1,492.22
$0.00	$1,492.22
$0.00	$1,947.78

$0.00	$594.84
$0.00	$239.40
$1,361.04	$1,542.48
$0.00	$396.56
$594.84	$1,189.68
$1,898.16	$1,898.16
$7,531.98	$21,946.49
$0.00	$396.57
$0.00	$396.57
$0.00	$102.25
$975.00	$975.00
$0.00	$3,851.95
$244.84	$244.84
$0.00	$198.28
$6,344.88	$8,724.21
$0.00	$200.00
$250.21	$250.21
$0.00	$400.00
$0.00	$793.11
$3,569.00	$6,245.75
$2,028.50	$2,325.92
$0.00	$793.11
$180.00	$180.00
$0.00	$2,201.42
$0.00	$559.59
$362.88	$725.76
$1,147.06	$1,328.50
$0.00	$204.50
$1,940.73	$2,744.40
$0.00	$191.17
$0.00	$3,357.52
$1,784.52	$7,138.08
$2,491.07	$3,050.66
$5,624.50	$6,743.71
$680.06	$680.06
$0.00	$1,586.24
$0.00	$1,332.04
$0.00	$7,931.18
$0.00	$7,138.04
$0.00	$297.42
$1,321.23	$1,321.23
$0.00	$839.38
$756.06	$756.06
$0.00	$198.28
$0.00	$142.89
$0.00	$8,837.92
$0.00	$125.57

$0.00	$396.57
$0.00	$1,454.88
$0.00	$1,570.90
$0.00	$7,931.18
$60.48	$241.92

Customer Name	Customer	DB	Status	Global Suspend Status
INTEGRA BUILD	30307	WW	ACTIVE	Global Suspend
PLATINUM PADEL LLC	6973	PP	SUSPENDED	Global Suspend
TORAS EMES ACQUISITION LLC	18722	WW	ACTIVE	Global Suspend
TORAS EMES ACQUISITION LLC	19091	WW	ACTIVE	Global Suspend
DEZER INTRACOASTAL LLC	18693	WW	ACTIVE	Global Suspend
TRINSIC RESIDENTIAL GROUP	5938	PP	ACTIVE	Global Suspend
TRINSIC RESIDENTIAL GROUP	25814	WW	ACTIVE	Not Global Suspend
BISCAYNE COMMONS LLC	18634	WW	ACTIVE	Not Global Suspend
TAMI TZUR	19069	WW	ACTIVE	Global Suspend
YESHIVA TORAS CHAIM TORAS EMES S	19140	WW	ACTIVE	Global Suspend
DEVON NORTH ASSOC	18692	WW	ACTIVE	Not Global Suspend
WOODSIDE APARTMENT ASSOCIATIOI	19269	WW	ACTIVE	Global Suspend
REMBRANDT'S	18982	WW	ACTIVE	Global Suspend
KAST CONSTRUCTION	16619	WW	ACTIVE	Not Global Suspend
TABOO MIAMI	26400	WW	ACTIVE	Global Suspend
MODERN CLASSIC GROUP	19380	WW	ACTIVE	Global Suspend
OLAS AZULES	18928	WW	ACTIVE	Global Suspend
SIBI INVESTMENTS INC	19035	WW	ACTIVE	Global Suspend
B TETREAULT, INC	18613	WW	SUSPENDED	Global Suspend
A & B INVESTMENTS LLC	18571	WW	ACTIVE	Global Suspend
ELITE HOME MIAMI LLC	18720	WW	ACTIVE	Global Suspend
PUBLIX SUPERMARKETS INC	18970	WW	ACTIVE	Global Suspend
SUN COAST PLACE APARTMENT	18802	WW	ACTIVE	Global Suspend
PSN CONTRACTING LLC	26702	WW	ACTIVE	Global Suspend
RUBICON GLOBAL LLC	2699	WW	ACTIVE	Not Global Suspend
RUBICON GLOBAL LLC	8254	WW	ACTIVE	Not Global Suspend
RUBICON GLOBAL LLC	13122	WW	ACTIVE	Not Global Suspend
RUBICON GLOBAL LLC	19003	WW	ACTIVE	Global Suspend
14340 BISCAYNE BLVD LLC	18522	WW	ACTIVE	Global Suspend
CAROL JAMES	18654	WW	SUSPENDED	Global Suspend
ST FORT JOSEPH	19053	WW	ACTIVE	Global Suspend
N & N ASSOCIATES LLC (DOMINOS)	29307	WW	ACTIVE	Global Suspend
METRO LINDLEY LLC	18875	WW	ACTIVE	Global Suspend
METRO LINDLEY LLC	25052	WW	ACTIVE	Global Suspend
MC CULLOUGH	18874	WW	ACTIVE	Global Suspend
DONE RIGHT MEDICAL CTR LLC	18699	WW	SUSPENDED	Global Suspend
BERNARD MAYER	18630	WW	ACTIVE	Global Suspend
EMJO	18723	WW	ACTIVE	Global Suspend
PERSONAL CARE MEDICAL GROUP- DE	18909	WW	ACTIVE	Global Suspend
SIGMATIC REALTY LLC	18623	WW	ACTIVE	Global Suspend
LASER HOME SOLUTIONS	24845	WW	ACTIVE	Global Suspend
MOHAMMED FARUK	18889	WW	ACTIVE	Global Suspend
IVY DEVELOPMENT CORP	4919	PP	SUSPENDED	Global Suspend
PARADISE GROUP LOGISTICS INC	22620	WW	SUSPENDED	Global Suspend

FEDERAL EXPRESS	**18735**	WW	**ACTIVE**	Global Suspend
NJZ INC	**18907**	WW	**ACTIVE**	Global Suspend
THE KABBALAH CENTRE OF FL	**19079**	WW	**ACTIVE**	Global Suspend
FLOWERS AND SERVICES, INC	**18744**	WW	**ACTIVE**	Global Suspend
ORIENTAL SPA	**22727**	WW	**ACTIVE**	Global Suspend
D & B Christmas Trees Inc	**1098**	PP	**ACTIVE**	Global Suspend
JACOB COMPANIES	**27655**	WW	**ACTIVE**	Global Suspend
MIAMI WHEELS DBA DUBS & TIRES	**29272**	WW	**ACTIVE**	Global Suspend
FRIENDLY MOTOR OF SF	**18749**	WW	**ACTIVE**	Global Suspend
THREE HORIZONS EAST CONDO	**19574**	WW	**ACTIVE**	Global Suspend
SPECIALIZED NURSING	**19050**	WW	**ACTIVE**	Global Suspend
URBAN COMMUNICATIONS	**19106**	WW	**ACTIVE**	Global Suspend
CITY OF NORTH MIAMI BEACH	**19268**	WW	**ACTIVE**	Global Suspend
MAZAL 167 LLC	**18872**	WW	**ACTIVE**	Global Suspend
SITE	**18934**	WW	**ACTIVE**	Global Suspend
NORTH MIAMI BEACH POST OFFICE	**19340**	WW	**ACTIVE**	Global Suspend
DIANE CONDOMINIUM ASSOCIATION	**18676**	WW	**ACTIVE**	Global Suspend
BENJAMIN SHAMES	**18628**	WW	**ACTIVE**	Global Suspend
MHENDAZ CORP	**6740**	PP	**ACTIVE**	Global Suspend
FLORENCE ISLES	**18741**	WW	**ACTIVE**	Global Suspend
NMB PLACE OWNER LLC	**19112**	WW	**ACTIVE**	Global Suspend
VENICE ISLES INC	**19110**	WW	**ACTIVE**	Global Suspend
BAYVIEW POINT SOUTH	**18619**	WW	**ACTIVE**	Global Suspend
NORTH DADE	**18916**	WW	**ACTIVE**	Global Suspend
MAVERICKS HIGH	**18870**	WW	**ACTIVE**	Global Suspend
I & J INVESTMENTS, LLC	**18794**	WW	**ACTIVE**	Global Suspend
SHERWIN WILLIAMS CO	**19031**	WW	**ACTIVE**	Global Suspend
WANDA MASSAGE	**18656**	WW	**SUSPENDED**	Global Suspend
SOUTHERN PHOTO	**19049**	WW	**ACTIVE**	Global Suspend
FACTORY AUTOMOTIVE DIST INC	**18734**	WW	**ACTIVE**	Not Global Suspend
CA LINDMAN OF SOUTH FLORIDA LLC	**4354**	PP	**ACTIVE**	Global Suspend
2079 NE 167TH ST, LLC	**30283**	WW	**ACTIVE**	Global Suspend
PROFESSIONAL WASTE MANAGEMEN	**12709**	WW	**ACTIVE**	Not Global Suspend
BAL HARBOUR PROPERTY GROUP LLC	**18615**	WW	**ACTIVE**	Global Suspend
LANDMARK PROPERTY MGMT INC	**18849**	WW	**ACTIVE**	Global Suspend
CASS C/O BRIDGESTONE MS1	**24689**	WW	**ACTIVE**	Global Suspend
SOUTH ATLANTIC PROPERTIES	**19044**	WW	**ACTIVE**	Global Suspend
BAYVIEW POINT NORTH	**18620**	WW	**ACTIVE**	Global Suspend
ARSHA GROUP LLC	**18601**	WW	**ACTIVE**	Global Suspend
CUESTA CONSTRUCTION	**28526**	WW	**ACTIVE**	Global Suspend
FOOD GIANTS INVESTMENT CORP	**22782**	WW	**ACTIVE**	Global Suspend
ARVA CONSTRUCTION LLC	**17268**	WW	**ACTIVE**	Global Suspend
GLENN MILLER	**18762**	WW	**ACTIVE**	Global Suspend
ROSENWASSER ROBERT	**19001**	WW	**ACTIVE**	Global Suspend
PRO-NAN INVESTMENTS LLC 5	**18966**	WW	**ACTIVE**	Global Suspend
PRESTIGE ENERGY LLC	**27245**	WW	**ACTIVE**	Global Suspend
TIN WAI HUI DMD PA	**19085**	WW	**ACTIVE**	Global Suspend

CORPORATE KING	**18682**	WW	**ACTIVE**	Global Suspend
AOC DADE LLC	**22604**	WW	**ACTIVE**	Global Suspend
NMB 2191 LLC	**29530**	WW	**ACTIVE**	Global Suspend
DEZER OWNER & DEVELOPERS	**19311**	WW	**ACTIVE**	Global Suspend
MOONLIGHT GROUP	**18891**	WW	**ACTIVE**	Global Suspend
1999 NE 168 ST LLC	**30538**	WW	**ACTIVE**	Global Suspend
ALLAN MOISEYEV	**19132**	WW	**ACTIVE**	Global Suspend
169 DIGMAN INC	**18536**	WW	**ACTIVE**	Global Suspend
16811 NE 6 AVE	**24023**	WW	**ACTIVE**	Global Suspend
CNC PARTS, LLC	**19093**	WW	**ACTIVE**	Global Suspend
JMB GLOBAL	**18826**	WW	**SUSPENDED**	Global Suspend
RK BUILDERS	**4589**	PP	**ACTIVE**	Global Suspend
GREENLAND CONSTRUCTION AND EN	**5630**	PP	**ACTIVE**	Global Suspend
YS HOLDINGS LLC	**19142**	WW	**ACTIVE**	Global Suspend
JUNEAU CONSTRUCTION COMPANY, L	**24139**	WW	**ACTIVE**	Global Suspend
IN&OUT CONSTRUCTION	**6381**	PP	**ACTIVE**	Global Suspend
BARON PROPERTIES LLC	**18616**	WW	**ACTIVE**	Global Suspend
MAGNOLIA BIRTH HOUSE LLC	**18862**	WW	**ACTIVE**	Global Suspend
SPINAL CONNECTION	**19051**	WW	**ACTIVE**	Global Suspend
TELESCO CONSTRUCTION MANAGEME	**25797**	WW	**ACTIVE**	Global Suspend
RAY STRAUSS	**18977**	WW	**ACTIVE**	Global Suspend
HH INVESTMENTS 10 LLC	**18788**	WW	**ACTIVE**	Global Suspend
DR LOUIS GUTIERREZ	**18776**	WW	**ACTIVE**	Global Suspend
WELLS FARGO	**19126**	WW	**ACTIVE**	Global Suspend
HWY CAPITAL LLC	**18936**	WW	**ACTIVE**	Global Suspend
EXCELSIOR GROUP INC	**18732**	WW	**ACTIVE**	Global Suspend
FIRST BAPTIST CHURCH OF NMB	**18736**	WW	**ACTIVE**	Global Suspend
STERICYCLE- JACKSON NORTH MEDICA	**29033**	WW	**ACTIVE**	Global Suspend
ORIGIN CONSTRUCTION	**4504**	PP	**ACTIVE**	Global Suspend
ROBINS & MORTON	**25000**	WW	**ACTIVE**	Not Global Suspend
NATIONAL REFUSE CONSULTANTS	**28451**	WW	**ACTIVE**	Not Global Suspend
PROTRANSPORTATION INC	**18969**	WW	**ACTIVE**	Global Suspend
IGLESIA PENTECOSTAL UNIDA	**18797**	WW	**ACTIVE**	Global Suspend
163RD STR PLAZA LLC	**18530**	WW	**ACTIVE**	Global Suspend
EVIDECO	**17142**	WW	**ACTIVE**	Global Suspend
EASTERN SHORES MANOR LLC	**18715**	WW	**ACTIVE**	Global Suspend
MAINLAND APTS INC	**18863**	WW	**ACTIVE**	Global Suspend
163 ST APT INC	**18528**	WW	**ACTIVE**	Global Suspend
STYLE HOMES CORPORATION	**19698**	WW	**ACTIVE**	Global Suspend
CASS INFORMATION SYSTEMS INC	**22558**	WW	**ACTIVE**	Global Suspend
CWR PAID REPLACEMENT TOTERNC**	**30464**	WW	**ACTIVE**	Global Suspend
HOA OF SENIOR 6 HOME APARTMENT	**19566**	WW	**ACTIVE**	Global Suspend
SOLESTE NOMI BEACH	**24756**	WW	**ACTIVE**	Global Suspend
TOMY MATTAM	**19090**	WW	**ACTIVE**	Global Suspend
17175 NE 19 AVE LLC	**24661**	WW	**ACTIVE**	Global Suspend
PALM GARDEN APARTMENTS	**18586**	WW	**ACTIVE**	Global Suspend
LAURENZO ITALIAN CTR	**18851**	WW	**ACTIVE**	Global Suspend

BOB'S LAWNMOWER SALES & SVC	**18639**	WW	**ACTIVE**	Global Suspend
SAN PABLO PROP LLC JANICSY	**19012**	WW	**ACTIVE**	Global Suspend
NORTHPARK PROFESSIONAL GROUP	**18919**	WW	**ACTIVE**	Global Suspend
SOLU GROUP LLC	**19042**	WW	**ACTIVE**	Global Suspend
LINCOLN WASTE SOLUTIONS LLC	**29393**	WW	**ACTIVE**	Global Suspend
2151 NE 168 STR LLC	**18563**	WW	**ACTIVE**	Global Suspend
SAMELVA PROFESIONAL SERVICES	**29903**	WW	**INACTIVE**	Global Suspend
TANIA PEREZ	**19070**	WW	**ACTIVE**	Global Suspend
KI MIAMI LLC	**18839**	WW	**ACTIVE**	Global Suspend
2135 APTS INC	**18562**	WW	**ACTIVE**	Global Suspend
SURFSIDE COFFEE CO	**13235**	WW	**SUSPENDED**	Global Suspend
WENDIUM OF FLORIDA INC	**19127**	WW	**ACTIVE**	Global Suspend
MARLEN MARTELL	**4926**	PP	**ACTIVE**	Global Suspend
H2A PROPERTIES LLC	**18876**	WW	**ACTIVE**	Global Suspend
YESHIVA TORAS CHAIM	**9301**	WW	**ACTIVE**	Global Suspend
TRIDENT TRUCKING LLC	**29601**	WW	**ACTIVE**	Global Suspend
16801 NE 6 AVE	**24022**	WW	**ACTIVE**	Global Suspend
PRESTIGE IMPORTS	**18964**	WW	**ACTIVE**	Global Suspend
SKYLAKE SYNAGOGUE	**19039**	WW	**INACTIVE**	Global Suspend
SKYLAKE SYNAGOGUE	**19307**	WW	**ACTIVE**	Global Suspend
LAMAR BREEZE	**18848**	WW	**ACTIVE**	Global Suspend
ARIEL VASQUEZ	**18599**	WW	**ACTIVE**	Global Suspend
DR RICHARD FRIEFELD	**18987**	WW	**ACTIVE**	Global Suspend
ST MARY'S CHURCH	**19054**	WW	**ACTIVE**	Global Suspend
FLORIDA DEPARTMENT OF TRANSPOR	**10865**	WW	**ACTIVE**	Not Global Suspend
ISKANDARANI OFFICES LLC	**18807**	WW	**ACTIVE**	Global Suspend
CORAL ISLE WEST ASSOCIATE	**18679**	WW	**ACTIVE**	Global Suspend
SOUP AND CHAMPAGNE, LLC	**23033**	WW	**ACTIVE**	Global Suspend
STANFORD & SONS TRKING DBA S COI	**4068**	PP	**ACTIVE**	Global Suspend
GYB INC	**18778**	WW	**ACTIVE**	Global Suspend
WASTE MANAGEMENT	**19021**	WW	**ACTIVE**	Global Suspend
LORIS LEMORIN	**18858**	WW	**ACTIVE**	Global Suspend
U-HAUL CO OF FLORIDA	**19103**	WW	**ACTIVE**	Global Suspend
EVANGEL CHURCH INTERNATIONAL IN	**23595**	WW	**ACTIVE**	Global Suspend
ROSIN OF SOUTHEAST FLORIDA MNGI	**19138**	WW	**ACTIVE**	Global Suspend
HELEN GENET	**18785**	WW	**ACTIVE**	Global Suspend
SULLIVAN TORY DR	**19062**	WW	**ACTIVE**	Global Suspend
AVENTURA CHRYSLER	**24892**	WW	**ACTIVE**	Global Suspend
MASTER PALMS RESIDENCE - SOUTH T	**29332**	WW	**ACTIVE**	Global Suspend
FLORIDA PALM CONSTRUCTION	**19777**	WW	**INACTIVE**	Global Suspend
JUNEAU CONSTRUCTION COMPANY LI	**5242**	PP	**ACTIVE**	Global Suspend
FKN TRADING CORP	**19223**	WW	**ACTIVE**	Global Suspend
SAILORMEN INC DBA POPEYES	**19009**	WW	**ACTIVE**	Global Suspend
GATOR WATERVIEW	**18757**	WW	**ACTIVE**	Global Suspend
475 NORTH MIAMI LLC	**25456**	WW	**ACTIVE**	Global Suspend
LILLEY CONSTRUCTION GROUP	**29660**	WW	**ACTIVE**	Global Suspend
LISMAR LLC	**18857**	WW	**ACTIVE**	Global Suspend

TB SM CONDO PROPERTY OWNER LLC	**5018**	PP	**ACTIVE**	Global Suspend
BRIAN SHARPE	**19030**	WW	**ACTIVE**	Global Suspend
ENGIE IMPACT	**18727**	WW	**ACTIVE**	Global Suspend
JET WASTE SERVICES	**17304**	WW	**ACTIVE**	Global Suspend
JET WASTE SERVICES	**18709**	WW	**ACTIVE**	Global Suspend
REYNOLD STEWARD	**9196**	WW	**ACTIVE**	Global Suspend
TRULIEVE INC.	**18566**	WW	**ACTIVE**	Global Suspend
REPUBLIC SERVICES NATIONAL ACCOU	**12904**	WW	**ACTIVE**	Not Global Suspend
REPUBLIC SERVICES NATIONAL ACCOU	**19755**	WW	**ACTIVE**	Global Suspend
WIGLEY FOOT AND ANKLE LLC	**19057**	WW	**ACTIVE**	Global Suspend
UEC OF FLORIDA LLC	**23736**	WW	**ACTIVE**	Global Suspend
RY A/C COMPRESSORS	**19007**	WW	**ACTIVE**	Global Suspend
CITY OF NMB - PUBLIC WORKS - FREE	**19232**	WW	**ACTIVE**	Global Suspend
LAKEVIEW TOWNHOUSES C/O TRIDEN	**18847**	WW	**ACTIVE**	Global Suspend
BY HIS GRACE CONSTRUCTION	**24274**	WW	**ACTIVE**	Global Suspend
TBC RETAIL GROUP INC	**19072**	WW	**ACTIVE**	Global Suspend
CFRE MANAGEMENT LLC	**24030**	WW	**ACTIVE**	Global Suspend
CITY OF NMB- RESI ADDITIONAL BULK	**19260**	WW	**ACTIVE**	Global Suspend
WASTE MANAGEMENT NATIONAL AC	**18667**	WW	**ACTIVE**	Global Suspend
WASTE MANAGEMENT NATIONAL AC	**18726**	WW	**ACTIVE**	Global Suspend
WASTE MANAGEMENT NATIONAL AC	**18929**	WW	**INACTIVE**	Global Suspend
WASTE MANAGEMENT NATIONAL AC	**18949**	WW	**ACTIVE**	Global Suspend
WASTE MANAGEMENT NATIONAL AC	**18958**	WW	**ACTIVE**	Global Suspend
WASTE MANAGEMENT NATIONAL AC	**19067**	WW	**ACTIVE**	Global Suspend
WASTE MANAGEMENT NATIONAL AC	**19264**	WW	**ACTIVE**	Global Suspend
WASTE MANAGEMENT NATIONAL AC	**19410**	WW	**ACTIVE**	Global Suspend
WASTE MANAGEMENT NATIONAL AC	**19506**	WW	**ACTIVE**	Global Suspend
WASTE MANAGEMENT NATIONAL AC	**23717**	WW	**ACTIVE**	Global Suspend
BH-SG LLC	**22453**	WW	**ACTIVE**	Global Suspend
Grand Total				

Sum of 60 Days Aging	Sum of 90 Days Aging	Sum of 120 Days Aging	Sum of Over 120 Days Aging
$22,222.00	$0.00	$0.00	$0.00
$4,793.17	$4,828.17	$4,793.17	$7,531.98
$4,751.04	$4,751.04	$0.00	$0.00
$3,569.02	$3,569.02	$0.00	$0.00
$12,966.48	$301.20	$0.00	$0.00
$0.00	$0.00	$0.00	$3,580.81
$2,934.27	$4,404.87	$0.00	$0.00
$0.00	$9,848.90	$0.00	$0.00
$559.60	$559.60	$559.60	$8,115.57
$4,693.03	$4,693.03	$0.00	$0.00
$0.00	$0.00	$1,119.17	$7,834.19
$4,418.96	$4,418.96	$0.00	$0.00
$793.11	$793.11	$793.11	$6,344.88
$8,700.00	$0.00	$0.00	$0.00
$1,784.52	$1,784.52	$1,784.52	$1,784.52
$193.03	$193.03	$193.03	$5,931.78
$2,984.44	$2,984.44	$455.56	$0.00
$892.25	$892.25	$892.25	$3,569.00
$594.85	$594.85	$594.85	$4,163.95
$1,678.77	$1,678.77	$1,678.77	$0.00
$198.28	$198.28	$198.28	$3,746.91
$3,851.95	$0.00	$0.00	$244.84
$0.00	$3,357.52	$0.00	$0.00
$1,876.89	$1,423.37	$0.00	$0.00
$126.00	$0.00	$0.00	$0.00
$54.60	$54.60	$0.00	$52.50
$5,829.97	-$1,216.21	$0.00	-$6,462.21
$2,750.39	$1,189.67	$0.00	$761.58
$2,974.19	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$2,800.98
$396.57	$10.53	$396.57	$1,940.73
$387.93	$387.93	$387.93	$1,539.04
$1,189.68	$1,189.68	$0.00	$0.00
$146.35	$146.35	$0.00	$0.00
$186.53	$186.53	$186.53	$2,037.01
$0.00	$0.00	$0.00	$2,474.19
$594.84	$594.84	$594.84	$594.84
$2,379.35	$0.00	$0.00	$0.00
$0.00	$793.11	$793.11	$793.11
$99.14	$99.14	$99.14	$2,028.50
$0.00	$0.00	$0.00	$2,176.16
$198.28	$198.28	$198.28	$1,551.39
$500.42	$250.21	$250.21	$1,000.84
$0.00	$0.00	$0.00	$1,898.16

$0.00	$1,784.52	$0.00	$0.00
$839.38	$839.38	$0.00	$0.00
$1,586.24	$0.00	$0.00	$0.00
$793.11	$793.11	$0.00	$0.00
$60.48	$60.48	$60.48	$1,361.04
$0.00	$0.00	$0.00	$1,521.84
$1,427.87	$0.00	$0.00	$0.00
$202.90	$202.90	$202.90	$789.87
$198.28	$198.28	$198.28	$793.12
$666.02	$666.02	$0.00	$0.00
$60.48	$60.48	$60.48	$1,147.06
$0.00	$0.00	$0.00	$1,321.23
$0.00	$0.00	$0.00	$1,300.00
$594.84	$594.84	$0.00	$0.00
$198.28	$198.28	$198.28	$594.84
$0.00	$1,189.67	$0.00	$0.00
$1,119.18	$0.00	$0.00	$0.00
$279.79	$279.79	$279.79	$279.79
$176.55	$176.55	$176.55	$529.65
$932.66	$0.00	$0.00	$0.00
$445.45	$445.45	$0.00	$0.00
$839.38	$0.00	$0.00	$0.00
$839.38	$0.00	$0.00	$0.00
$204.50	$204.50	$204.50	$204.50
$793.11	$0.00	$0.00	$0.08
$793.11	$0.00	$0.00	$0.00
$793.11	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$756.06
$120.96	$120.96	$120.96	$362.88
$96.51	$96.51	$96.51	$398.09
$0.00	$0.00	$0.00	$680.06
$278.59	$390.03	$0.00	$0.00
$0.00	$630.15	$0.00	$0.00
$0.00	$0.00	$0.00	$597.72
$594.84	$0.00	$0.00	$0.00
$594.84	$0.00	$0.00	$0.00
$559.59	$0.00	$0.00	$0.00
$559.59	$0.00	$0.00	$0.00
$278.28	$278.28	$0.00	-$10.00
$509.55	$0.00	$0.00	$0.00
$99.14	$99.14	$99.14	$198.28
$465.54	$0.00	$0.00	$0.00
$0.00	$204.50	$0.00	$204.50
$280.77	$119.23	$0.00	$0.00
$396.57	$0.00	$0.00	$0.00
$396.57	$0.00	$0.00	$0.00
$396.57	$0.00	$0.00	$0.00

$198.28	$0.00	$198.28	$0.00
$198.28	$198.28	$0.00	$0.00
$193.03	$193.03	$0.00	$0.00
$329.64	$38.33	$0.00	$0.00
$0.00	$363.16	$0.00	$0.00
$352.01	$0.00	$0.00	$0.00
$112.31	$112.31	$112.31	$0.00
$168.46	$168.46	$0.00	$0.00
$102.25	$102.25	$102.25	$0.00
$297.42	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$282.69
$0.00	$0.00	$0.00	$250.21
$245.99	$0.00	$0.00	$0.00
$60.48	$60.48	$60.48	$60.48
$239.40	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$220.44
$102.25	$0.00	$0.00	$102.25
$102.25	$102.25	$0.00	$0.00
$102.25	$102.25	$0.00	$0.00
$0.00	$0.00	$200.00	$0.00
$198.28	$0.00	$0.00	$0.00
$99.14	$99.14	$0.00	$0.00
$99.14	$99.14	$0.00	$0.00
$198.28	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$198.17
$0.00	$0.00	$0.00	$193.57
$0.00	$0.00	$0.00	$192.18
$95.40	$95.77	$0.00	$0.00
$0.00	$0.00	$0.00	$182.40
$0.00	$0.00	$0.00	$180.00
$142.89	$0.00	$0.00	$0.00
$102.25	$0.00	$0.00	$0.00
$99.14	$0.00	$0.00	$0.00
$35.69	$35.69	$0.00	$0.00
$110.00	$0.00	$0.00	-$47.00
$0.00	$0.00	$44.55	$0.00
$0.00	$0.00	$0.00	$34.30
$0.00	$0.00	$0.00	$25.72
$0.00	$0.00	$0.00	$18.81
$99.14	$0.00	$0.00	-$83.58
$7.04	$0.00	$0.00	$0.00
$0.00	$3.00	$0.00	$0.00
$0.00	$0.00	$0.40	$0.00
$0.00	$0.00	$0.00	$0.30
$0.00	$0.00	$0.00	$0.14
$0.01	$0.00	$0.00	$0.10
$0.00	$0.00	$0.00	$0.08

$0.00	$0.00	$0.00	$0.05
$0.00	$0.00	$0.00	-$0.01
$0.00	$0.00	$0.00	-$0.01
$0.00	$0.00	$0.00	-$0.01
-$0.18	$0.00	$0.00	$0.00
$0.00	$0.04	$0.00	-$0.96
$0.00	$0.00	$0.00	-$1.00
$0.00	$0.00	$0.00	-$4.07
$0.00	$0.00	$0.00	-$16.31
$0.00	$0.00	$0.00	-$16.72
$0.00	$0.00	$0.00	-$23.29
$0.00	$0.00	$0.00	-$38.00
$0.00	$0.00	$0.00	-$44.68
$0.00	$0.00	$0.00	-$50.02
$0.00	$0.00	$0.00	-$55.58
$0.00	$0.00	$0.00	-$61.97
$0.00	$0.00	$0.00	-$82.71
$0.00	$0.00	$0.00	-$89.15
$0.00	$0.00	$0.00	-$62.67
-$29.68	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	-$93.25
$2.25	$2.25	$2.25	-$101.96
$0.00	$0.00	$0.00	-$99.14
$0.00	$0.00	$0.00	-$99.18
$0.00	$0.00	$0.00	-$100.92
$0.00	$0.00	$0.00	-$102.25
$0.00	$0.00	$0.00	-$108.35
$0.00	$0.00	$0.00	-$111.99
$0.00	$0.00	$0.00	-$144.59
$0.00	$0.00	$0.00	-$186.52
$0.00	$0.00	$0.00	-$188.46
$0.00	-$0.41	$0.00	-$196.16
$0.00	$0.00	$0.00	-$278.52
$0.00	$0.00	$0.00	-$288.13
$0.00	$0.00	$0.00	-$386.06
$0.00	$0.00	$0.00	-$396.97
$19.65	$19.65	$19.65	-$460.52
$291.31	$0.00	$0.00	-$705.54
$595.00	$595.00	-$1,651.22	$0.00
$0.00	$0.00	$0.00	-$515.15
$0.00	$0.00	$0.00	-$532.23
$0.00	$0.00	$0.00	-$537.55
$0.00	$0.00	-$540.00	$0.00
$0.00	$0.00	$0.00	-$544.74
$0.00	$0.00	$0.00	-$653.68
$0.00	$0.00	$0.00	-$731.50
$0.00	$0.00	$0.00	-$746.13

$0.00	$0.00	$0.00	-$981.01
$0.00	$0.00	$0.00	-$996.41
$0.00	$0.00	$0.00	-$1,104.10
$0.00	$0.00	$0.00	$10.09
$0.00	$0.00	$0.00	-$1,189.67
$0.00	$0.00	$0.00	-$1,209.50
$0.00	$0.00	$0.00	-$1,365.64
$0.00	$0.00	$0.00	-$3,032.80
$0.00	$793.11	$793.11	$0.00
$0.00	$0.00	$0.00	-$1,551.44
$0.00	$0.00	$0.00	-$1,752.33
$0.00	$0.00	$0.00	-$1,987.33
$0.00	$0.00	-$2,387.00	$0.00
$0.00	$0.00	$0.00	-$2,626.41
$0.00	-$3,301.87	$0.00	$0.00
$0.00	$0.00	$0.00	-$3,952.24
$0.00	$0.00	$0.00	-$4,890.87
-$617.76	-$554.09	-$1,625.84	-$2,712.47
$0.00	$0.00	$0.00	-$847.91
$1,189.67	$1,189.67	$0.00	-$3,724.76
$0.00	$0.00	$0.00	-$1,489.90
$0.00	$0.00	$0.00	-$1,189.68
$0.00	$297.42	$0.00	$286.03
$0.00	$0.00	$793.11	-$3,015.36
$0.00	$0.00	$0.00	-$525.55
$613.76	$0.00	$0.00	-$1,185.61
$783.53	$0.00	$0.00	$0.00
$285.00	-$105.00	-$285.00	-$357.30
$0.00	$0.00	$0.00	-$8,724.26
$128,965.16	**$65,501.95**	**$13,504.12**	**$23,904.09**

Sum of 60+ Total Open Balance
$22,222.00
$21,946.49
$9,502.08
$7,138.04
$13,267.68
$3,580.81
$7,339.14
$9,848.90
$9,794.37
$9,386.06
$8,953.36
$8,837.92
$8,724.21
$8,700.00
$7,138.08
$6,510.87
$6,424.44
$6,245.75
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$5,036.31
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$4,096.79
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$2,379.36
$2,379.35
$2,379.33
$2,325.92
$2,176.16
$2,146.23
$2,001.68
$1,898.16

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$1,586.22
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$594.84
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$559.59
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$396.57
$396.57

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$336.92
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$204.50
$204.50
$200.00
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$198.28
$198.28
$198.28
$198.17
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$192.18
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$182.40
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$99.14
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$18.81
$15.56
$7.04
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$0.11
$0.08

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-$746.13

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-$2,222.25
-$525.55
-$571.85
$783.53
-$462.30
-$8,724.26
$231,875.32

DB	Customer	Customer Name	Status	Phone
WW	30307	INTEGRA BUILD	ACTIVE	(305) 774-0110
WW	18634	BISCAYNE COMMONS LLC	ACTIVE	(800) 872-7488
WW	16619	KAST CONSTRUCTION	ACTIVE	(561) 689-2910
PP	6973	PLATINUM PADEL LLC	SUSPENDED	(305) 764-9516
PP	6973	PLATINUM PADEL LLC	SUSPENDED	(305) 764-9516
PP	6973	PLATINUM PADEL LLC	SUSPENDED	(305) 764-9516
PP	6973	PLATINUM PADEL LLC	SUSPENDED	(305) 764-9516
WW	19269	WOODSIDE APARTMENT ASSOCIATION LLC	ACTIVE	(305) 949-8993
WW	19269	WOODSIDE APARTMENT ASSOCIATION LLC	ACTIVE	(305) 949-8993
WW	25814	TRINSIC RESIDENTIAL GROUP	ACTIVE	(214) 462-7190
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	(786) 925-1069
WW	18722	TORAS EMES ACQUISITION LLC	ACTIVE	(305) 944-5344
WW	18722	TORAS EMES ACQUISITION LLC	ACTIVE	(305) 944-5344
WW	19140	YESHIVA TORAS CHAIM TORAS EMES S CAMPUS	ACTIVE	(305) 944-5344
WW	19140	YESHIVA TORAS CHAIM TORAS EMES S CAMPUS	ACTIVE	(305) 944-5344
WW	18970	PUBLIX SUPERMARKETS INC	ACTIVE	
PP	5938	TRINSIC RESIDENTIAL GROUP	ACTIVE	(214) 462-7190
WW	19091	TORAS EMES ACQUISITION LLC	ACTIVE	(305) 944-5344
WW	19091	TORAS EMES ACQUISITION LLC	ACTIVE	(305) 944-5344
WW	18802	SUN COAST PLACE APARTMENT	ACTIVE	
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	(786) 925-1069
WW	18522	14340 BISCAYNE BLVD LLC	ACTIVE	(305) 219-4503
WW	25814	TRINSIC RESIDENTIAL GROUP	ACTIVE	(214) 462-7190
PP	6973	PLATINUM PADEL LLC	SUSPENDED	(305) 764-9516
WW	13122	RUBICON GLOBAL LLC	ACTIVE	(844) 479-1507
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	(786) 925-1069
WW	18723	EMJO	ACTIVE	(305) 937-0300
WW	18735	FEDERAL EXPRESS	ACTIVE	
WW	26400	TABOO MIAMI	ACTIVE	(954) 226-0530
WW	26400	TABOO MIAMI	ACTIVE	(954) 226-0530
WW	26400	TABOO MIAMI	ACTIVE	(954) 226-0530
WW	26400	TABOO MIAMI	ACTIVE	(954) 226-0530
WW	18571	A & B INVESTMENTS LLC	ACTIVE	(305) 949-0006
WW	18571	A & B INVESTMENTS LLC	ACTIVE	(305) 949-0006
WW	18571	A & B INVESTMENTS LLC	ACTIVE	(305) 949-0006
WW	19079	THE KABBALAH CENTRE OF FL	ACTIVE	(305) 692-9223
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	(786) 925-1069
WW	27655	JACOB COMPANIES	ACTIVE	
WW	26702	PSN CONTRACTING LLC	ACTIVE	(786) 985-5952

WW	13122	RUBICON GLOBAL LLC	ACTIVE	(844) 479-1507
WW	24845	LASER HOME SOLUTIONS	ACTIVE	
WW	18875	METRO LINDLEY LLC	ACTIVE	
WW	18875	METRO LINDLEY LLC	ACTIVE	
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	(786) 925-1069
WW	19340	NORTH MIAMI BEACH POST OFFICE	ACTIVE	(786) 423-5386
WW	19003	RUBICON GLOBAL LLC	ACTIVE	
WW	19003	RUBICON GLOBAL LLC	ACTIVE	
WW	18726	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	(904) 280-4477
WW	18726	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	(904) 280-4477
WW	13122	RUBICON GLOBAL LLC	ACTIVE	(844) 479-1507
WW	19003	RUBICON GLOBAL LLC	ACTIVE	
WW	18692	DEVON NORTH ASSOC	ACTIVE	(786) 491-1248
WW	18692	DEVON NORTH ASSOC	ACTIVE	(786) 491-1248
WW	18692	DEVON NORTH ASSOC	ACTIVE	(786) 491-1248
WW	18692	DEVON NORTH ASSOC	ACTIVE	(786) 491-1248
WW	18692	DEVON NORTH ASSOC	ACTIVE	(786) 491-1248
WW	18692	DEVON NORTH ASSOC	ACTIVE	(786) 491-1248
WW	18692	DEVON NORTH ASSOC	ACTIVE	(786) 491-1248
WW	19003	RUBICON GLOBAL LLC	ACTIVE	
WW	18741	FLORENCE ISLES	ACTIVE	(833) 692-6462
WW	26702	PSN CONTRACTING LLC	ACTIVE	(786) 985-5952
WW	19035	SIBI INVESTMENTS INC	ACTIVE	(786) 339-0460
WW	19035	SIBI INVESTMENTS INC	ACTIVE	(786) 339-0460
WW	19035	SIBI INVESTMENTS INC	ACTIVE	(786) 339-0460
WW	19035	SIBI INVESTMENTS INC	ACTIVE	(786) 339-0460
WW	19035	SIBI INVESTMENTS INC	ACTIVE	(786) 339-0460
WW	19035	SIBI INVESTMENTS INC	ACTIVE	(786) 339-0460
WW	19035	SIBI INVESTMENTS INC	ACTIVE	(786) 339-0460
WW	13122	RUBICON GLOBAL LLC	ACTIVE	(844) 479-1507
WW	18619	BAYVIEW POINT SOUTH	ACTIVE	(305) 710-6848
WW	18907	NJZ INC	ACTIVE	(305) 944-2101
WW	18907	NJZ INC	ACTIVE	(305) 944-2101
WW	19110	VENICE ISLES INC	ACTIVE	(305) 710-6848
WW	18744	FLOWERS AND SERVICES, INC	ACTIVE	(305) 469-4059
WW	18744	FLOWERS AND SERVICES, INC	ACTIVE	(305) 469-4059
WW	18794	I & J INVESTMENTS, LLC	ACTIVE	(786) 344-4386
WW	18870	MAVERICKS HIGH	ACTIVE	(844) 455-3276
WW	18909	PERSONAL CARE MEDICAL GROUP- DBA GLADES	ACTIVE	(305) 432-9565
WW	18909	PERSONAL CARE MEDICAL GROUP- DBA GLADES	ACTIVE	(305) 432-9565
WW	18909	PERSONAL CARE MEDICAL GROUP- DBA GLADES	ACTIVE	(305) 432-9565
WW	18982	REMBRANDT'S	ACTIVE	(305) 944-1060

WW	18982	REMBRANDT'S	ACTIVE	(305) 944-1060
WW	18982	REMBRANDT'S	ACTIVE	(305) 944-1060
WW	18982	REMBRANDT'S	ACTIVE	(305) 944-1060
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WW	18982	REMBRANDT'S	ACTIVE	(305) 944-1060
WW	18982	REMBRANDT'S	ACTIVE	(305) 944-1060
WW	19755	REPUBLIC SERVICES NATIONAL ACCOUNTS	ACTIVE	(800) 540-5409
WW	19755	REPUBLIC SERVICES NATIONAL ACCOUNTS	ACTIVE	(800) 540-5409
WW	19031	SHERWIN WILLIAMS CO	ACTIVE	
WW	19067	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	(727) 443-5656
WW	18722	TORAS EMES ACQUISITION LLC	ACTIVE	(305) 944-5344
WW	18722	TORAS EMES ACQUISITION LLC	ACTIVE	(305) 944-5344
WW	19506	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	(904) 280-4477
WW	26702	PSN CONTRACTING LLC	ACTIVE	(786) 985-5952
WW	29307	N & N ASSOCIATES LLC (DOMINOS)	ACTIVE	(305) 978-7330
WW	18928	OLAS AZULES	ACTIVE	(305) 251-3848
WW	18928	OLAS AZULES	ACTIVE	(305) 251-3848
WW	18928	OLAS AZULES	ACTIVE	(305) 251-3848
WW	18928	OLAS AZULES	ACTIVE	(305) 251-3848
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WW	18928	OLAS AZULES	ACTIVE	(305) 251-3848
WW	19140	YESHIVA TORAS CHAIM TORAS EMES S CAMPUS	ACTIVE	(305) 944-5344
WW	19140	YESHIVA TORAS CHAIM TORAS EMES S CAMPUS	ACTIVE	(305) 944-5344
WW	19574	THREE HORIZONS EAST CONDO	ACTIVE	(954) 405-7360
WW	19574	THREE HORIZONS EAST CONDO	ACTIVE	(954) 405-7360
WW	12709	PROFESSIONAL WASTE MANAGEMENT	ACTIVE	(954) 990-6036
WW	19410	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
WW	29332	MASTER PALMS RESIDENCE - SOUTH TOWER	ACTIVE	(786) 707-2626
WW	29332	MASTER PALMS RESIDENCE - SOUTH TOWER	ACTIVE	(786) 707-2626
WW	24689	CASS C/O BRIDGESTONE MS1	ACTIVE	
WW	18849	LANDMARK PROPERTY MGMT INC	ACTIVE	(305) 299-4001
WW	18872	MAZAL 167 LLC	ACTIVE	(786) 285-7525
WW	18872	MAZAL 167 LLC	ACTIVE	(786) 285-7525
WW	24845	LASER HOME SOLUTIONS	ACTIVE	
WW	18620	BAYVIEW POINT NORTH	ACTIVE	(305) 864-2790
WW	18676	DIANE CONDOMINIUM ASSOCIATION	ACTIVE	
WW	18676	DIANE CONDOMINIUM ASSOCIATION	ACTIVE	
WW	19044	SOUTH ATLANTIC PROPERTIES	ACTIVE	

WW	13122	RUBICON GLOBAL LLC	ACTIVE	(844) 479-1507
WW	28526	CUESTA CONSTRUCTION	ACTIVE	
WW	17268	ARVA CONSTRUCTION LLC	ACTIVE	(786) 378-0798
WW	18928	OLAS AZULES	ACTIVE	(305) 251-3848
WW	19112	NMB PLACE OWNER LLC	ACTIVE	(305) 458-3335
WW	19112	NMB PLACE OWNER LLC	ACTIVE	(305) 458-3335
WW	18654	CAROL JAMES	SUSPENDED	(305) 940-6288
WW	18654	CAROL JAMES	SUSPENDED	(305) 940-6288
PP	1098	D & B Christmas Trees Inc	ACTIVE	(786) 459-7996
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
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WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	(786) 925-1069
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	(786) 925-1069
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	27245	PRESTIGE ENERGY LLC	ACTIVE	(305) 903-3050
WW	18966	PRO-NAN INVESTMENTS LLC 5	ACTIVE	(786) 290-8063
WW	19003	RUBICON GLOBAL LLC	ACTIVE	
WW	19003	RUBICON GLOBAL LLC	ACTIVE	
WW	19053	ST FORT JOSEPH	ACTIVE	(305) 940-1428
WW	19053	ST FORT JOSEPH	ACTIVE	(305) 940-1428
WW	19053	ST FORT JOSEPH	ACTIVE	(305) 940-1428
WW	19085	TIN WAI HUI DMD PA	ACTIVE	(305) 940-9888
WW	30283	2079 NE 167TH ST, LLC	ACTIVE	(305) 788-5596
WW	29307	N & N ASSOCIATES LLC (DOMINOS)	ACTIVE	(305) 978-7330
WW	29307	N & N ASSOCIATES LLC (DOMINOS)	ACTIVE	(305) 978-7330
WW	29307	N & N ASSOCIATES LLC (DOMINOS)	ACTIVE	(305) 978-7330

WW	29307	N & N ASSOCIATES LLC (DOMINOS)	ACTIVE	(305) 978-7330
WW	29307	N & N ASSOCIATES LLC (DOMINOS)	ACTIVE	(305) 978-7330
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
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WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19053	ST FORT JOSEPH	ACTIVE	(305) 940-1428
WW	19053	ST FORT JOSEPH	ACTIVE	(305) 940-1428
WW	19053	ST FORT JOSEPH	ACTIVE	(305) 940-1428
WW	19053	ST FORT JOSEPH	ACTIVE	(305) 940-1428
WW	18615	BAL HARBOUR PROPERTY GROUP LLC	ACTIVE	(917) 701-0638
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
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WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	18891	MOONLIGHT GROUP	ACTIVE	(305) 947-1412
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
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WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
PP	1098	D & B Christmas Trees Inc	ACTIVE	(786) 459-7996
WW	30538	1999 NE 168 ST LLC	ACTIVE	(607) 325-6367
WW	24845	LASER HOME SOLUTIONS	ACTIVE	
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19268	CITY OF NORTH MIAMI BEACH	ACTIVE	(305) 948-2904
WW	19268	CITY OF NORTH MIAMI BEACH	ACTIVE	(305) 948-2904
WW	19268	CITY OF NORTH MIAMI BEACH	ACTIVE	(305) 948-2904
WW	19268	CITY OF NORTH MIAMI BEACH	ACTIVE	(305) 948-2904
WW	19307	SKYLAKE SYNAGOGUE	ACTIVE	(305) 945-8712
WW	18693	DEZER INTRACOASTAL LLC	ACTIVE	(786) 925-1069
WW	18630	BERNARD MAYER	ACTIVE	

WW	18630	BERNARD MAYER	ACTIVE	
WW	18630	BERNARD MAYER	ACTIVE	
WW	18630	BERNARD MAYER	ACTIVE	
WW	18630	BERNARD MAYER	ACTIVE	
WW	18630	BERNARD MAYER	ACTIVE	
WW	18630	BERNARD MAYER	ACTIVE	
WW	18630	BERNARD MAYER	ACTIVE	
WW	19093	CNC PARTS, LLC	ACTIVE	
WW	18958	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	(860) 290-1250
WW	19062	SULLIVAN TORY DR	ACTIVE	(305) 652-8600
WW	24892	AVENTURA CHRYSLER	ACTIVE	(305) 493-5000
WW	19311	DEZER OWNER & DEVELOPERS	ACTIVE	(305) 932-1000
WW	18958	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	(860) 290-1250
WW	19001	ROSENWASSER ROBERT	ACTIVE	
WW	18628	BENJAMIN SHAMES	ACTIVE	(786) 277-1800
WW	18628	BENJAMIN SHAMES	ACTIVE	(786) 277-1800
WW	18628	BENJAMIN SHAMES	ACTIVE	(786) 277-1800
WW	18628	BENJAMIN SHAMES	ACTIVE	(786) 277-1800
WW	30283	2079 NE 167TH ST, LLC	ACTIVE	(305) 788-5596
PP	1098	D & B Christmas Trees Inc	ACTIVE	(786) 459-7996
PP	1098	D & B Christmas Trees Inc	ACTIVE	(786) 459-7996
PP	4354	CA LINDMAN OF SOUTH FLORIDA LLC	ACTIVE	(301) 470-4700
PP	4354	CA LINDMAN OF SOUTH FLORIDA LLC	ACTIVE	(301) 470-4700
PP	4919	IVY DEVELOPMENT CORP	SUSPENDED	(954) 862-1752
PP	4919	IVY DEVELOPMENT CORP	SUSPENDED	(954) 862-1752
PP	4919	IVY DEVELOPMENT CORP	SUSPENDED	(954) 862-1752
PP	4919	IVY DEVELOPMENT CORP	SUSPENDED	(954) 862-1752
PP	4919	IVY DEVELOPMENT CORP	SUSPENDED	(954) 862-1752
PP	4919	IVY DEVELOPMENT CORP	SUSPENDED	(954) 862-1752
PP	4919	IVY DEVELOPMENT CORP	SUSPENDED	(954) 862-1752
PP	4919	IVY DEVELOPMENT CORP	SUSPENDED	(954) 862-1752
PP	4589	RK BUILDERS	ACTIVE	(954) 980-4430
WW	18654	CAROL JAMES	SUSPENDED	(305) 940-6288
WW	18654	CAROL JAMES	SUSPENDED	(305) 940-6288
PP	5630	GREENLAND CONSTRUCTION AND ENGINEERING L	ACTIVE	(786) 256-1920
WW	18970	PUBLIX SUPERMARKETS INC	ACTIVE	
WW	18654	CAROL JAMES	SUSPENDED	(305) 940-6288
WW	18654	CAROL JAMES	SUSPENDED	(305) 940-6288

WW	18654	CAROL JAMES	SUSPENDED	(305) 940-6288
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WW	18654	CAROL JAMES	SUSPENDED	(305) 940-6288
WW	18654	CAROL JAMES	SUSPENDED	(305) 940-6288
WW	24139	JUNEAU CONSTRUCTION COMPANY, LLC	ACTIVE	(305) 438-7666
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18615	BAL HARBOUR PROPERTY GROUP LLC	ACTIVE	(917) 701-0638
WW	18762	GLENN MILLER	ACTIVE	(305) 651-5991
WW	18762	GLENN MILLER	ACTIVE	(305) 651-5991
WW	18916	NORTH DADE	ACTIVE	(305) 945-7246
WW	18916	NORTH DADE	ACTIVE	(305) 945-7246
WW	18916	NORTH DADE	ACTIVE	(305) 945-7246
WW	18916	NORTH DADE	ACTIVE	(305) 945-7246
PP	1098	D & B Christmas Trees Inc	ACTIVE	(786) 459-7996
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	25797	TELESCO CONSTRUCTION MANAGEMENT INC	ACTIVE	(786) 418-0250
WW	22604	AOC DADE LLC	ACTIVE	(786) 301-1553
WW	22604	AOC DADE LLC	ACTIVE	(786) 301-1553
WW	18601	ARSHA GROUP LLC	ACTIVE	(786) 299-6526
WW	18601	ARSHA GROUP LLC	ACTIVE	(786) 299-6526
WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
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WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
WW	18613	B TETREAULT, INC	SUSPENDED	(786) 252-8486
WW	18682	CORPORATE KING	ACTIVE	(305) 899-2085
WW	18682	CORPORATE KING	ACTIVE	(305) 899-2085
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526

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WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
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WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18734	FACTORY AUTOMOTIVE DIST INC	ACTIVE	
WW	18749	FRIENDLY MOTOR OF SF	ACTIVE	(305) 249-3838
WW	18749	FRIENDLY MOTOR OF SF	ACTIVE	(305) 249-3838
WW	18749	FRIENDLY MOTOR OF SF	ACTIVE	(305) 249-3838
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WW	18749	FRIENDLY MOTOR OF SF	ACTIVE	(305) 249-3838
WW	18749	FRIENDLY MOTOR OF SF	ACTIVE	(305) 249-3838
WW	18936	HWY CAPITAL LLC	ACTIVE	(305) 933-1060
WW	18889	MOHAMMED FARUK	ACTIVE	(954) 706-7964
WW	18889	MOHAMMED FARUK	ACTIVE	(954) 706-7964
WW	18889	MOHAMMED FARUK	ACTIVE	(954) 706-7964
WW	18889	MOHAMMED FARUK	ACTIVE	(954) 706-7964
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WW	18889	MOHAMMED FARUK	ACTIVE	(954) 706-7964
WW	18889	MOHAMMED FARUK	ACTIVE	(954) 706-7964
WW	18977	RAY STRAUSS	ACTIVE	
WW	18934	SITE	ACTIVE	(786) 786-5352
WW	18934	SITE	ACTIVE	(786) 786-5352
WW	18934	SITE	ACTIVE	(786) 786-5352
WW	18934	SITE	ACTIVE	(786) 786-5352
WW	18934	SITE	ACTIVE	(786) 786-5352
WW	18934	SITE	ACTIVE	(786) 786-5352
WW	19126	WELLS FARGO	ACTIVE	
WW	26702	PSN CONTRACTING LLC	ACTIVE	(786) 985-5952
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	18732	EXCELSIOR GROUP INC	ACTIVE	(305) 940-2800
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
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WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526

WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	18720	ELITE HOME MIAMI LLC	ACTIVE	(786) 773-0526
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	29530	NMB 2191 LLC	ACTIVE	
WW	29530	NMB 2191 LLC	ACTIVE	
WW	22620	PARADISE GROUP LOGISTICS INC	SUSPENDED	(305) 766-1192
WW	22620	PARADISE GROUP LOGISTICS INC	SUSPENDED	(305) 766-1192
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	18736	FIRST BAPTIST CHURCH OF NMB	ACTIVE	(305) 944-3233
WW	22620	PARADISE GROUP LOGISTICS INC	SUSPENDED	(305) 766-1192
WW	22620	PARADISE GROUP LOGISTICS INC	SUSPENDED	(305) 766-1192
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WW	22620	PARADISE GROUP LOGISTICS INC	SUSPENDED	(305) 766-1192
WW	22620	PARADISE GROUP LOGISTICS INC	SUSPENDED	(305) 766-1192
WW	18874	MC CULLOUGH	ACTIVE	(786) 277-9925
WW	18874	MC CULLOUGH	ACTIVE	(786) 277-9925
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WW	18874	MC CULLOUGH	ACTIVE	(786) 277-9925
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WW	18874	MC CULLOUGH	ACTIVE	(786) 277-9925
WW	18874	MC CULLOUGH	ACTIVE	(786) 277-9925
WW	18874	MC CULLOUGH	ACTIVE	(786) 277-9925
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
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WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	18874	MC CULLOUGH	ACTIVE	(786) 277-9925
WW	18874	MC CULLOUGH	ACTIVE	(786) 277-9925
WW	18874	MC CULLOUGH	ACTIVE	(786) 277-9925
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	25000	ROBINS & MORTON	ACTIVE	(407) 916-7235
PP	4354	CA LINDMAN OF SOUTH FLORIDA LLC	ACTIVE	(301) 470-4700
PP	6740	MHENDAZ CORP	ACTIVE	(786) 556-2258
PP	6740	MHENDAZ CORP	ACTIVE	(786) 556-2258
PP	6740	MHENDAZ CORP	ACTIVE	(786) 556-2258
PP	6740	MHENDAZ CORP	ACTIVE	(786) 556-2258
PP	6740	MHENDAZ CORP	ACTIVE	(786) 556-2258
PP	6740	MHENDAZ CORP	ACTIVE	(786) 556-2258
PP	4504	ORIGIN CONSTRUCTION	ACTIVE	(954) 605-2373
WW	18536	169 DIGMAN INC	ACTIVE	(305) 219-3573
WW	18536	169 DIGMAN INC	ACTIVE	(305) 219-3573
WW	18889	MOHAMMED FARUK	ACTIVE	(954) 706-7964
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	23717	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
WW	25052	METRO LINDLEY LLC	ACTIVE	(212) 568-2005
WW	25052	METRO LINDLEY LLC	ACTIVE	(212) 568-2005
WW	28451	NATIONAL REFUSE CONSULTANTS	ACTIVE	(302) 800-1264
WW	23717	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
WW	19380	MODERN CLASSIC GROUP	ACTIVE	
WW	2699	RUBICON GLOBAL LLC	ACTIVE	(678) 906-2601
WW	19003	RUBICON GLOBAL LLC	ACTIVE	
WW	19049	SOUTHERN PHOTO	ACTIVE	(305) 653-7355
WW	19049	SOUTHERN PHOTO	ACTIVE	(305) 653-7355
WW	19049	SOUTHERN PHOTO	ACTIVE	(305) 653-7355
WW	19049	SOUTHERN PHOTO	ACTIVE	(305) 653-7355
WW	19049	SOUTHERN PHOTO	ACTIVE	(305) 653-7355
WW	19049	SOUTHERN PHOTO	ACTIVE	(305) 653-7355
WW	19001	ROSENWASSER ROBERT	ACTIVE	

PP	6381	IN&OUT CONSTRUCTION	ACTIVE	
WW	19132	ALLAN MOISEYEV	ACTIVE	(305) 653-9474
WW	19132	ALLAN MOISEYEV	ACTIVE	(305) 653-9474
WW	19132	ALLAN MOISEYEV	ACTIVE	(305) 653-9474
WW	17142	EVIDECO	ACTIVE	(786) 440-7497
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	18734	FACTORY AUTOMOTIVE DIST INC	ACTIVE	
WW	24023	16811 NE 6 AVE	ACTIVE	(954) 830-8913
WW	24023	16811 NE 6 AVE	ACTIVE	(954) 830-8913
WW	24023	16811 NE 6 AVE	ACTIVE	(954) 830-8913
WW	18616	BARON PROPERTIES LLC	ACTIVE	
WW	18616	BARON PROPERTIES LLC	ACTIVE	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18862	MAGNOLIA BIRTH HOUSE LLC	ACTIVE	
WW	18862	MAGNOLIA BIRTH HOUSE LLC	ACTIVE	
WW	18969	PROTRANSPORTATION INC	ACTIVE	(561) 506-5721
WW	19051	SPINAL CONNECTION	ACTIVE	(305) 757-5117
WW	19051	SPINAL CONNECTION	ACTIVE	(305) 757-5117
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	

WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	22558	CASS INFORMATION SYSTEMS INC	ACTIVE	(614) 839-4503
WW	18776	DR LOUIS GUTIERREZ	ACTIVE	(305) 652-3424
WW	18776	DR LOUIS GUTIERREZ	ACTIVE	(305) 652-3424
WW	22782	FOOD GIANTS INVESTMENT CORP	ACTIVE	(503) 586-3326
WW	22782	FOOD GIANTS INVESTMENT CORP	ACTIVE	(503) 586-3326
WW	22782	FOOD GIANTS INVESTMENT CORP	ACTIVE	(503) 586-3326
WW	22782	FOOD GIANTS INVESTMENT CORP	ACTIVE	(503) 586-3326
WW	22782	FOOD GIANTS INVESTMENT CORP	ACTIVE	(503) 586-3326
WW	18788	HH INVESTMENTS 10 LLC	ACTIVE	
WW	18788	HH INVESTMENTS 10 LLC	ACTIVE	
WW	18797	IGLESIA PENTECOSTAL UNIDA	ACTIVE	(305) 949-0405
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
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WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18734	FACTORY AUTOMOTIVE DIST INC	ACTIVE	
WW	18734	FACTORY AUTOMOTIVE DIST INC	ACTIVE	
WW	18734	FACTORY AUTOMOTIVE DIST INC	ACTIVE	
WW	18734	FACTORY AUTOMOTIVE DIST INC	ACTIVE	
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	29272	MIAMI WHEELS DBA DUBS & TIRES	ACTIVE	(954) 925-1995
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
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WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	18699	DONE RIGHT MEDICAL CTR LLC	SUSPENDED	
WW	29033	STERICYCLE- JACKSON NORTH MEDICAL CENTER	ACTIVE	
WW	18656	WANDA MASSAGE	SUSPENDED	(305) 949-6068
WW	18656	WANDA MASSAGE	SUSPENDED	(305) 949-6068
WW	18826	JMB GLOBAL	SUSPENDED	(305) 986-7011
WW	18826	JMB GLOBAL	SUSPENDED	(305) 986-7011
WW	18826	JMB GLOBAL	SUSPENDED	(305) 986-7011
WW	18656	WANDA MASSAGE	SUSPENDED	(305) 949-6068
WW	18656	WANDA MASSAGE	SUSPENDED	(305) 949-6068
WW	18656	WANDA MASSAGE	SUSPENDED	(305) 949-6068
WW	18656	WANDA MASSAGE	SUSPENDED	(305) 949-6068
WW	18656	WANDA MASSAGE	SUSPENDED	(305) 949-6068
WW	18656	WANDA MASSAGE	SUSPENDED	(305) 949-6068
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	18601	ARSHA GROUP LLC	ACTIVE	(786) 299-6526
WW	18601	ARSHA GROUP LLC	ACTIVE	(786) 299-6526
WW	18623	SIGMATIC REALTY LLC	ACTIVE	(786) 985-9499
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123

WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	19050	SPECIALIZED NURSING	ACTIVE	(305) 652-2799
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19142	YS HOLDINGS LLC	ACTIVE	(954) 455-2555
WW	19142	YS HOLDINGS LLC	ACTIVE	(954) 455-2555
WW	19142	YS HOLDINGS LLC	ACTIVE	(954) 455-2555
WW	19142	YS HOLDINGS LLC	ACTIVE	(954) 455-2555
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
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WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
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WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
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WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303

WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	22727	ORIENTAL SPA	ACTIVE	(305) 632-6123
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	29033	STERICYCLE- JACKSON NORTH MEDICAL CENTER	ACTIVE	
PP	6381	IN&OUT CONSTRUCTION	ACTIVE	
WW	8254	RUBICON GLOBAL LLC	ACTIVE	(678) 849-3501
WW	8254	RUBICON GLOBAL LLC	ACTIVE	(678) 849-3501
WW	8254	RUBICON GLOBAL LLC	ACTIVE	(678) 849-3501
PP	6381	IN&OUT CONSTRUCTION	ACTIVE	
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	18715	EASTERN SHORES MANOR LLC	ACTIVE	
WW	29033	STERICYCLE- JACKSON NORTH MEDICAL CENTER	ACTIVE	
WW	18530	163RD STR PLAZA LLC	ACTIVE	(305) 350-0915
WW	18530	163RD STR PLAZA LLC	ACTIVE	(305) 350-0915
PP	6973	PLATINUM PADEL LLC	SUSPENDED	(305) 764-9516
WW	19069	TAMI TZUR	ACTIVE	(305) 331-9759
WW	18863	MAINLAND APTS INC	ACTIVE	(305) 821-3241
WW	19106	URBAN COMMUNICATIONS	ACTIVE	(305) 934-4303
WW	19311	DEZER OWNER & DEVELOPERS	ACTIVE	(305) 932-1000
WW	19062	SULLIVAN TORY DR	ACTIVE	(305) 652-8600
WW	19062	SULLIVAN TORY DR	ACTIVE	(305) 652-8600
WW	19062	SULLIVAN TORY DR	ACTIVE	(305) 652-8600
WW	19311	DEZER OWNER & DEVELOPERS	ACTIVE	(305) 932-1000
WW	19311	DEZER OWNER & DEVELOPERS	ACTIVE	(305) 932-1000
WW	19698	STYLE HOMES CORPORATION	ACTIVE	(786) 290-0507
WW	19311	DEZER OWNER & DEVELOPERS	ACTIVE	(305) 932-1000
PP	4504	ORIGIN CONSTRUCTION	ACTIVE	(954) 605-2373
WW	18528	163 ST APT INC	ACTIVE	(305) 821-3241
WW	18528	163 ST APT INC	ACTIVE	(305) 821-3241
WW	19053	ST FORT JOSEPH	ACTIVE	(305) 940-1428
WW	17304	JET WASTE SERVICES	ACTIVE	(832) 470-8780
WW	30464	CWR PAID REPLACEMENT TOTER**NO BILLING**	ACTIVE	
WW	19566	HOA OF SENIOR 6 HOME APARTMENTS	ACTIVE	(786) 327-7425
WW	18599	ARIEL VASQUEZ	ACTIVE	
WW	18599	ARIEL VASQUEZ	ACTIVE	
WW	18599	ARIEL VASQUEZ	ACTIVE	
WW	24756	SOLESTE NOMI BEACH	ACTIVE	(786) 382-1178
WW	19090	TOMY MATTAM	ACTIVE	(305) 975-6051
WW	24661	17175 NE 19 AVE LLC	ACTIVE	(305) 930-2156

WW	18586	PALM GARDEN APARTMENTS	ACTIVE	(954) 410-9980
WW	18851	LAURENZO ITALIAN CTR	ACTIVE	
WW	18870	MAVERICKS HIGH	ACTIVE	(844) 455-3276
WW	18639	BOB'S LAWNMOWER SALES & SVC	ACTIVE	(305) 947-3578
WW	18563	2151 NE 168 STR LLC	ACTIVE	(305) 924-6800
WW	18563	2151 NE 168 STR LLC	ACTIVE	(305) 924-6800
WW	18586	PALM GARDEN APARTMENTS	ACTIVE	(954) 410-9980
WW	18919	NORTHPARK PROFESSIONAL GROUP	ACTIVE	
WW	19012	SAN PABLO PROP LLC JANICSY	ACTIVE	(305) 670-3370
WW	19042	SOLU GROUP LLC	ACTIVE	(786) 587-8849
WW	18936	HWY CAPITAL LLC	ACTIVE	(305) 933-1060
WW	29393	LINCOLN WASTE SOLUTIONS LLC	ACTIVE	(860) 656-7712
WW	18858	LORIS LEMORIN	ACTIVE	
WW	18563	2151 NE 168 STR LLC	ACTIVE	(305) 924-6800
WW	29903	SAMELVA PROFESIONAL SERVICES	INACTIVE	(718) 864-9499
WW	19070	TANIA PEREZ	ACTIVE	
WW	19070	TANIA PEREZ	ACTIVE	
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	18601	ARSHA GROUP LLC	ACTIVE	(786) 299-6526
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	18839	KI MIAMI LLC	ACTIVE	(305) 924-6800
WW	18562	2135 APTS INC	ACTIVE	(305) 821-3241
WW	13235	SURFSIDE COFFEE CO	SUSPENDED	(978) 852-9895
WW	18876	H2A PROPERTIES LLC	ACTIVE	(416) 873-6253
WW	18876	H2A PROPERTIES LLC	ACTIVE	(416) 873-6253
WW	19127	WENDIUM OF FLORIDA INC	ACTIVE	(305) 458-6343
WW	24022	16801 NE 6 AVE	ACTIVE	(954) 830-8913
WW	24022	16801 NE 6 AVE	ACTIVE	(954) 830-8913
PP	4926	MARLEN MARTELL	ACTIVE	
WW	17142	EVIDECO	ACTIVE	(786) 440-7497
WW	9301	YESHIVA TORAS CHAIM	ACTIVE	(305) 301-4770
WW	29601	TRIDENT TRUCKING LLC	ACTIVE	(954) 522-5680
WW	19039	SKYLAKE SYNAGOGUE	INACTIVE	(305) 945-8712
WW	23717	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
WW	22558	CASS INFORMATION SYSTEMS INC	ACTIVE	(614) 839-4503
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	18964	PRESTIGE IMPORTS	ACTIVE	(954) 609-7857
WW	23717	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
WW	18848	LAMAR BREEZE	ACTIVE	(305) 949-0006
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	18987	DR RICHARD FRIEFELD	ACTIVE	(305) 944-2902

WW	19054	ST MARY'S CHURCH	ACTIVE	
WW	10865	FLORIDA DEPARTMENT OF TRANSPORTATION	ACTIVE	(305) 640-7241
WW	18599	ARIEL VASQUEZ	ACTIVE	
WW	18807	ISKANDARANI OFFICES LLC	ACTIVE	(305) 653-6365
WW	23717	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
WW	18679	CORAL ISLE WEST ASSOCIATE	ACTIVE	(954) 585-0228
WW	23033	SOUP AND CHAMPAGNE, LLC	ACTIVE	(786) 333-9159
WW	23717	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	25456	475 NORTH MIAMI LLC	ACTIVE	(305) 864-9393
PP	4068	STANFORD & SONS TRKING DBA S CONSTR.CO	ACTIVE	(954) 783-6922
WW	19007	RY A/C COMPRESSORS	ACTIVE	(305) 206-8422
WW	19030	BRIAN SHARPE	ACTIVE	(305) 693-3500
WW	18778	GYB INC	ACTIVE	(786) 300-5466
WW	19021	WASTE MANAGEMENT	ACTIVE	(904) 280-4477
WW	18858	LORIS LEMORIN	ACTIVE	
WW	19030	BRIAN SHARPE	ACTIVE	(305) 693-3500
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19103	U-HAUL CO OF FLORIDA	ACTIVE	(602) 236-6566
WW	23595	EVANGEL CHURCH INTERNATIONAL INC	ACTIVE	(405) 802-0144
WW	18847	LAKEVIEW TOWNHOUSES C/O TRIDENT MGMT	ACTIVE	(305) 535-7599
WW	18847	LAKEVIEW TOWNHOUSES C/O TRIDENT MGMT	ACTIVE	(305) 535-7599
WW	18847	LAKEVIEW TOWNHOUSES C/O TRIDENT MGMT	ACTIVE	(305) 535-7599
WW	19307	SKYLAKE SYNAGOGUE	ACTIVE	(305) 945-8712
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	23717	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
WW	18566	TRULIEVE INC.	ACTIVE	(850) 391-6114
WW	19138	ROSIN OF SOUTHEAST FLORIDA MNGMT CO LLC	ACTIVE	(305) 945-7113
WW	18785	HELEN GENET	ACTIVE	
WW	23736	UEC OF FLORIDA LLC	ACTIVE	(954) 941-7830
WW	18847	LAKEVIEW TOWNHOUSES C/O TRIDENT MGMT	ACTIVE	(305) 535-7599
WW	18847	LAKEVIEW TOWNHOUSES C/O TRIDENT MGMT	ACTIVE	(305) 535-7599
WW	18847	LAKEVIEW TOWNHOUSES C/O TRIDENT MGMT	ACTIVE	(305) 535-7599
WW	18847	LAKEVIEW TOWNHOUSES C/O TRIDENT MGMT	ACTIVE	(305) 535-7599
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19777	FLORIDA PALM CONSTRUCTION	INACTIVE	
WW	19264	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	(860) 290-1250
WW	25456	475 NORTH MIAMI LLC	ACTIVE	(305) 864-9393
PP	5242	JUNEAU CONSTRUCTION COMPANY LLC	ACTIVE	

WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19223	FKN TRADING CORP	ACTIVE	
WW	19009	SAILORMEN INC DBA POPEYES	ACTIVE	(305) 986-5120
WW	18757	GATOR WATERVIEW	ACTIVE	
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19030	BRIAN SHARPE	ACTIVE	(305) 693-3500
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	24892	AVENTURA CHRYSLER	ACTIVE	(305) 493-5000
WW	29660	LILLEY CONSTRUCTION GROUP	ACTIVE	(561) 859-5152
WW	18857	LISMAR LLC	ACTIVE	
WW	19062	SULLIVAN TORY DR	ACTIVE	(305) 652-8600
WW	19260	CITY OF NMB- RESI ADDITIONAL BULK	ACTIVE	(954) 947-4000
WW	19003	RUBICON GLOBAL LLC	ACTIVE	
WW	18667	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
PP	5018	TB SM CONDO PROPERTY OWNER LLC	ACTIVE	(305) 898-8100
WW	18566	TRULIEVE INC.	ACTIVE	(850) 391-6114
WW	18727	ENGIE IMPACT	ACTIVE	
WW	19410	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
WW	18709	JET WASTE SERVICES	ACTIVE	(832) 470-8780
WW	18949	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	
WW	9196	REYNOLD STEWARD	ACTIVE	(305) 219-0533
WW	13122	RUBICON GLOBAL LLC	ACTIVE	(844) 479-1507
WW	23736	UEC OF FLORIDA LLC	ACTIVE	(954) 941-7830
WW	18929	WASTE MANAGEMENT NATIONAL ACCOUNTS	INACTIVE	
WW	19057	WIGLEY FOOT AND ANKLE LLC	ACTIVE	(305) 895-9528
WW	29332	MASTER PALMS RESIDENCE - SOUTH TOWER	ACTIVE	(786) 707-2626
WW	19007	RY A/C COMPRESSORS	ACTIVE	(305) 206-8422
WW	19232	CITY OF NMB - PUBLIC WORKS - FREE SERVIC	ACTIVE	(305) 948-2967
WW	19067	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	(727) 443-5656
WW	12904	REPUBLIC SERVICES NATIONAL ACCOUNTS	ACTIVE	(800) 840-5409
WW	24274	BY HIS GRACE CONSTRUCTION	ACTIVE	(305) 642-3520
WW	18726	WASTE MANAGEMENT NATIONAL ACCOUNTS	ACTIVE	(904) 280-4477
WW	19072	TBC RETAIL GROUP INC	ACTIVE	
WW	24030	CFRE MANAGEMENT LLC	ACTIVE	
WW	13122	RUBICON GLOBAL LLC	ACTIVE	(844) 479-1507
WW	22453	BH-SG LLC	ACTIVE	(305) 218-5369

Mobile	E mail	Site	Site Name
		1	NOMI SQUARE
		1	BISCAYNE COMMONS LLC ** TAKE PICTURES
		12	NEXO
		1	PLATINUM PADEL
		1	PLATINUM PADEL
		1	PLATINUM PADEL
		1	PLATINUM PADEL
		1	WOODSIDE APARTMENT ASSOCIATION LLC
		1	WOODSIDE APARTMENT ASSOCIATION LLC
		1	AURA RESIDENTIAL
		4	DEZER INTRACOASTAL LLC
		1	TORAS EMES ACQUISITION LLC
		1	TORAS EMES ACQUISITION LLC
		1	YESHIVA TORAS*MANDATORY TO TAKE PICTURES
		1	YESHIVA TORAS*MANDATORY TO TAKE PICTURES
		4	PUBLIX #1017 [RO]
		1	AURA RESIDENTIAL
		1	TORAS EMES ACQUISITION LLC ** TAKE PICS
		1	TORAS EMES ACQUISITION LLC ** TAKE PICS
		1	SUN COAST PL APARTMENT
		3	DEZER INTRACOASTAL LLC
3052194503		1	14340 BISCAYNE BLVD LLC
		1	AURA RESIDENTIAL
		1	PLATINUM PADEL
	invoices@rubiconglobal.com	109	WALMART SUPERCENTER 3235 (01277)
		6	DEZER INTRACOASTAL LLC
		1	EMJO
		1	FEDERAL EXPRESS
		1	TABOO MIAMI
		1	TABOO MIAMI
		1	TABOO MIAMI
		1	TABOO MIAMI
		1	A & B INVESTMENTS LLC
		1	A & B INVESTMENTS LLC
		1	A & B INVESTMENTS LLC
3109208262		1	THE KABBALAH
		10	DEZER INTRACOASTAL LLC
		4	CITADEL CARE CENTER
	accounting@psncontracting.com	1	SOLO MIAMI

	invoices@rubiconglobal.com	109	WALMART SUPERCENTER 3235 (01277)
3054922491		1	LASER HOME SOLUTIONS
		1	METRO LINDLEY LLC ** MUST TAKE PICTURES
		1	METRO LINDLEY LLC ** MUST TAKE PICTURES
		5	DEZER INTRACOASTAL LLC
		1	N MIAMI BEACH POST OFFICE
		7	CHECKERS DR INN RESTAURANT
		7	CHECKERS DR INN RESTAURANT
		1	LANDRYS MANAGEMENT MORTONS RESTAURANT
		1	LANDRYS MANAGEMENT MORTONS RESTAURANT
	invoices@rubiconglobal.com	109	WALMART SUPERCENTER 3235 (01277)
		7	CHECKERS DR INN RESTAURANT
3477642920		1	DEVON N LLC ** TAKE PICTURES
3477642920		1	DEVON N LLC ** TAKE PICTURES
3477642920		1	DEVON N LLC ** TAKE PICTURES
3477642920		1	DEVON N LLC ** TAKE PICTURES
3477642920		1	DEVON N LLC ** TAKE PICTURES
3477642920		1	DEVON N LLC ** TAKE PICTURES
3477642920		1	DEVON N LLC ** TAKE PICTURES
3477642920		1	DEVON N LLC ** TAKE PICTURES
		3	KBP FOODS
		1	FLORENCE ISLES
	accounting@psncontracting.com	2	MASOOM DUPLEX ** LEED**
		1	SIBI INVESTMENTS INC
		1	SIBI INVESTMENTS INC
		1	SIBI INVESTMENTS INC
		1	SIBI INVESTMENTS INC
		1	SIBI INVESTMENTS INC
		1	SIBI INVESTMENTS INC
		1	SIBI INVESTMENTS INC
	invoices@rubiconglobal.com	109	WALMART SUPERCENTER 3235 (01277)
		1	BAYVIEW POINT SOUTH
		1	NJZ INC
		1	NJZ INC
		1	VENICE ISLES INC
		1	FLOWERS AND SERVICES, INC
		1	FLOWERS AND SERVICES, INC
		2	SMART PHOTO MIAMI
		1	MAVERICKS HIGH
7863172377		2	NMB MEDICAL CENTER LLC
7863172377		2	NMB MEDICAL CENTER LLC
7863172377		2	NMB MEDICAL CENTER LLC
		1	REMBRANDT'S

		1	REMBRANDT'S
		1	REMBRANDT'S
		1	REMBRANDT'S
		1	REMBRANDT'S
		1	REMBRANDT'S
		1	REMBRANDT'S
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		1	REMBRANDT'S
		1	REMBRANDT'S
		1	REMBRANDT'S
		2	ELITEHEALTH N MIAMI 06645
		2	ELITEHEALTH N MIAMI 06645
		1	SHERWIN WILLIAMS CO
		1	TACO BELL
		2	YESHIVA TORAS CHAIM ** TAKE PICTURES
		2	YESHIVA TORAS CHAIM ** TAKE PICTURES
		2	LOWES OF N MIAMI 3413
	accounting@psncontracting.com	1	SOLO MIAMI
		1	N & N ASSOCIATES LLC (DOMINOES)
		2	OLAS AZULES
		3	OLAS AZULES
		4	OLAS AZULES
		1	OLAS AZULES
		2	OLAS AZULES
		3	OLAS AZULES
		4	OLAS AZULES
		1	OLAS AZULES
		2	YESHIVA TORAS CHAIM - CODE # 4518 - LOCK
		2	YESHIVA TORAS CHAIM - CODE # 4518 - LOCK
9544057360		1	THREE HORIZONS EAST CONDO
9544057360		1	THREE HORIZONS EAST CONDO
		11	BLAZE SMOKE SHOP
		1	TARGET STORE
9546299903		1	MASTER PALMS RESIDENCE - SOUTH TOWER
9546299903		1	MASTER PALMS RESIDENCE - SOUTH TOWER
		1	OLSON TIRE
		1	LANDMARK PROPERTY MGMT INC
		1	MAZAL 167 LLC
		1	MAZAL 167 LLC
3054922491		1	LASER HOME SOLUTIONS
		1	BAYVIEW POINT N
		2	DIANE CONDOMINIUM ASSOCIATION
		1	DIANE CONDOMINIUM
		1	SOUTH ATLANTIC PROPERTIES

	invoices@rubiconglobal.com	109	WALMART SUPERCENTER 3235 (01277)
		3	LAANAR ACADEMY
		15	1810 NE 118 RD
		4	OLAS AZULES
		1	NMB PL OWNER LLC
		1	NMB PL OWNER LLC
		1	CAROL JAMES
		1	CAROL JAMES
		1	D & B CHRISTMAS TREES INC
		1	TAMI TZUR
		2	B TETREAULT, INC
		2	B TETREAULT, INC
		2	B TETREAULT, INC
		2	B TETREAULT, INC
		2	B TETREAULT, INC
		2	B TETREAULT, INC
		2	B TETREAULT, INC
		2	B TETREAULT, INC
		2	B TETREAULT, INC
		8	DEZER INTRACOASTAL LLC
		9	DEZER INTRACOASTAL LLC
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
		1	PRESTIGE ENERGY LLC
		1	PRO-NAN INVESTMENTS LLC 5
		2	WORLD ELECTRIC
		3	KBP FOODS
3059401428		1	ST FORT
3059401428		1	ST FORT
3059401428		1	ST FORT
		1	HUI, TIN WAI
		1	2079 NE 167 ST, LLC
		1	N & N ASSOCIATES LLC (DOMINOES)
		1	N & N ASSOCIATES LLC (DOMINOES)
		1	N & N ASSOCIATES LLC (DOMINOES)

		1	N & N ASSOCIATES LLC (DOMINOES)
		1	N & N ASSOCIATES LLC (DOMINOES)
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
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7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
3059401428		1	ST FORT
3059401428		1	ST FORT
3059401428		1	ST FORT
3059401428		1	ST FORT
9177010638		1	BAL HARBOUR PROPERTY GROUP LLC
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		2	MOONLIGHT GROUP
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	TAMI TZUR
		1	D & B CHRISTMAS TREES INC
		1	AGUSTIN FERREYRA
3054922491		1	LASER HOME SOLUTIONS
		1	TAMI TZUR
		4	CITY OF N MIAMI BEACH - RENOVATION
		3	PSA BUILDING
		3	PSA BUILDING
		3	PSA BUILDING
7862231129		1	SKYLAKE SYNAGOGUE
		10	DEZER INTRACOASTAL LLC
		2	BERNARD MAYER

		1	BERNARD MAYER
		2	BERNARD MAYER
		1	BERNARD MAYER
		2	BERNARD MAYER
		1	BERNARD MAYER
		2	BERNARD MAYER
		1	BERNARD MAYER
		1	TRAFICANTE MARCOS
		2	HARBOR FREIGHT TOOLS, USA INC
		1	SULLIVAN TORY
		1	AVENTURA CHRYSLER - ROLL OFF 30YD
		1	INTERCOASTAL MALL* DUFFY'S SPORTS BAR
		2	HARBOR FREIGHT TOOLS, USA INC
		1	ROSENWASSER ROBERT
3057917368		1	BENJAMIN SHAMES
3057917368		1	BENJAMIN SHAMES
3057917368		1	BENJAMIN SHAMES
3057917368		1	BENJAMIN SHAMES
		1	2079 NE 167 ST, LLC
		1	D & B CHRISTMAS TREES INC
		1	D & B CHRISTMAS TREES INC
		20	THE DOME
		20	THE DOME
		1	IVY DEVELOPMENT CORP- WAREHOUSE
		1	IVY DEVELOPMENT CORP- WAREHOUSE
		1	IVY DEVELOPMENT CORP- WAREHOUSE
		1	IVY DEVELOPMENT CORP- WAREHOUSE
		1	IVY DEVELOPMENT CORP- WAREHOUSE
		1	IVY DEVELOPMENT CORP- WAREHOUSE
		1	IVY DEVELOPMENT CORP- WAREHOUSE
		1	IVY DEVELOPMENT CORP- WAREHOUSE
5619805271		3	RK BUILDERS
		1	CAROL JAMES
		1	CAROL JAMES
		1	MANUEL GUERRA RESIDENCE
		1	PUBLIX #1715
		1	CAROL JAMES
		1	CAROL JAMES

		1	CAROL JAMES
		1	CAROL JAMES
		1	CAROL JAMES
		1	CAROL JAMES
		3	ONE PARK TOWER CONDOMINIUM BY TURNBERRY
		1	ELITE HOME MIAMI LLC
9177010638		1	BAL HARBOUR PROPERTY GROUP LLC
		1	GLENN MILLER
		1	GLENN MILLER
		1	N DADE
		1	N DADE
		1	N DADE
		1	N DADE
		1	D & B CHRISTMAS TREES INC
		2	MIAMI WHEELS DBA DUBS & TIRES
3057729876		1	RESIDENCES AT NOMI - BIRD RD SENIOR
7863011553		1	ORTHOPEDIC CARE CENTER
7863011553		1	ORTHOPEDIC CARE CENTER
		1	ARSHA GROUP LLC
		1	ARSHA GROUP LLC
		3	B TETREAULT, INC
		3	B TETREAULT, INC
		3	B TETREAULT, INC
		3	B TETREAULT, INC
		3	B TETREAULT, INC
		3	B TETREAULT, INC
		3	B TETREAULT, INC
		3	B TETREAULT, INC
		3	B TETREAULT, INC
		1	CORPORATE KING
		1	CORPORATE KING
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC

		1	ELITE HOME MIAMI LLC
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		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
		1	FACTORY AUTOMOTIVE DIST INC
		1	FRIENDLY MOTOR OF SF
		1	FRIENDLY MOTOR OF SF
		1	FRIENDLY MOTOR OF SF
		1	FRIENDLY MOTOR OF SF
		1	FRIENDLY MOTOR OF SF
		1	FRIENDLY MOTOR OF SF
		1	FRIENDLY MOTOR OF SF
		1	HWY CAPITAL LLC
		1	MOHAMMED FARUK
		1	MOHAMMED FARUK
		1	MOHAMMED FARUK
		1	MOHAMMED FARUK
		1	MOHAMMED FARUK
		1	MOHAMMED FARUK
		1	MOHAMMED FARUK
		1	MOHAMMED FARUK
		1	MOHAMMED FARUK
		1	RAY STRAUSS
3054549012		1	OUTDOOR PATIO EMPORIUM
3054549012		1	OUTDOOR PATIO EMPORIUM
3054549012		1	OUTDOOR PATIO EMPORIUM
3054549012		1	OUTDOOR PATIO EMPORIUM
3054549012		1	OUTDOOR PATIO EMPORIUM
3054549012		1	OUTDOOR PATIO EMPORIUM
		2	WELLS FARGO
	accounting@psncontracting.com	2	MASOOM DUPLEX ** LEED**
		1	SPECIALIZED NURSING
		1	EXCELSIOR GROUP INC
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
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		1	ELITE HOME MIAMI LLC
		1	ELITE HOME MIAMI LLC
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
7863947944		1	MODERN CLASSIC GROUP
		1	NMB 2191 LLC
		1	NMB 2191 LLC
3057661192		1	PARADISE GROUP LOGISTICS INC
3057661192		1	PARADISE GROUP LOGISTICS INC
		1	SPECIALIZED NURSING
		1	SPECIALIZED NURSING
		1	SPECIALIZED NURSING
		1	SPECIALIZED NURSING
		1	FIRST BAPTIST CHURCH OF NMB
3057661192		1	PARADISE GROUP LOGISTICS INC
3057661192		1	PARADISE GROUP LOGISTICS INC
3057661192		1	PARADISE GROUP LOGISTICS INC
3057661192		1	PARADISE GROUP LOGISTICS INC
3057661192		1	PARADISE GROUP LOGISTICS INC
3057661192		1	PARADISE GROUP LOGISTICS INC
3057661192		1	PARADISE GROUP LOGISTICS INC
3057661192		1	PARADISE GROUP LOGISTICS INC
7862779925		1	MC CULLOUGH
7862779925		1	MC CULLOUGH
7862779925		1	MC CULLOUGH
7862779925		1	MC CULLOUGH
7862779925		1	MC CULLOUGH
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7862779925		1	MC CULLOUGH
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7862779925		1	MC CULLOUGH
		2	TAMI TZUR
		2	TAMI TZUR
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		2	TAMI TZUR
		2	TAMI TZUR
		1	MIAMI WHEELS DBA DUBS & TIRES
7862779925		1	MC CULLOUGH
7862779925		1	MC CULLOUGH
7862779925		1	MC CULLOUGH
		2	TAMI TZUR
		2	TAMI TZUR
		2	TAMI TZUR
		2	TAMI TZUR
		2	TAMI TZUR
		1	SOLE MIA U HEALTH PROJECT **LEED**
		20	THE DOME
		1	KIZEROK
		1	KIZEROK
		1	KIZEROK
		1	KIZEROK
		1	KIZEROK
		1	KIZEROK
		1	GROUND FORCE OFFICES
3052193573		1	169 DIGMAN INC
3052193573		1	169 DIGMAN INC
		1	MOHAMMED FARUK
7863947944		1	MODERN CLASSIC GROUP
		1	DOLLAR TREE
		1	METRO LINDLEY LLC
		1	METRO LINDLEY LLC
		3	WENDY'S WENDIUM #8480
		7	PEP BOYS (RO)
7863947944		1	MODERN CLASSIC GROUP
	ronnie.swoopes@rubiconglobal.com	92	FEDEX OFFICE 772
		8	WORLD ELECTRIC
		1	SOUTHERN PHOTO
		1	SOUTHERN PHOTO
		1	SOUTHERN PHOTO
		1	SOUTHERN PHOTO
		1	SOUTHERN PHOTO
		1	SOUTHERN PHOTO
		1	ROSENWASSER ROBERT

9547875258		1	NMB TOWNHOUSES
3053186061		1	ALLAN MOISEYEV
3053186061		1	ALLAN MOISEYEV
3053186061		1	ALLAN MOISEYEV
		1	EVIDECO
		2	MIAMI WHEELS DBA DUBS & TIRES
		2	MIAMI WHEELS DBA DUBS & TIRES
		2	MIAMI WHEELS DBA DUBS & TIRES
		2	MIAMI WHEELS DBA DUBS & TIRES
		2	MIAMI WHEELS DBA DUBS & TIRES
		1	FACTORY AUTOMOTIVE DIST INC
		1	16811 NE 6 AVE
		1	16811 NE 6 AVE
		1	16811 NE 6 AVE
		1	BARON PROPERTIES LLC
		1	BARON PROPERTIES LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	MAGNOLIA BIRTH HOUSE LLC
		1	MAGNOLIA BIRTH HOUSE LLC
		1	PROTRANSPORTATION INC
		1	SPINAL CONNECTION
		1	SPINAL CONNECTION
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
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		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC

		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	BELLSOUTH
		1	DR LOUIS GUTIERREZ
		1	DR LOUIS GUTIERREZ
		1	FOOD GIANTS INVESTMENT CORP
		1	FOOD GIANTS INVESTMENT CORP
		1	FOOD GIANTS INVESTMENT CORP
		1	FOOD GIANTS INVESTMENT CORP
		1	FOOD GIANTS INVESTMENT CORP
		1	HH INVESTMENTS 10 LLC
		1	HH INVESTMENTS 10 LLC
		1	IGLESIA PENTECOSTAL UNIDA
7869859499		1	SIGMATIC REALTY LLC
7869859499		1	SIGMATIC REALTY LLC
7869859499		1	SIGMATIC REALTY LLC
7869859499		1	SIGMATIC REALTY LLC
7869859499		1	SIGMATIC REALTY LLC
7869859499		1	SIGMATIC REALTY LLC
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7869859499		1	SIGMATIC REALTY LLC
7869859499		1	SIGMATIC REALTY LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	FACTORY AUTOMOTIVE DIST INC
		1	FACTORY AUTOMOTIVE DIST INC
		1	FACTORY AUTOMOTIVE DIST INC
		1	FACTORY AUTOMOTIVE DIST INC
		1	MIAMI WHEELS DBA DUBS & TIRES
		1	MIAMI WHEELS DBA DUBS & TIRES
		1	MIAMI WHEELS DBA DUBS & TIRES
		1	MIAMI WHEELS DBA DUBS & TIRES
		1	MIAMI WHEELS DBA DUBS & TIRES
7869859499		1	SIGMATIC REALTY LLC
7869859499		1	SIGMATIC REALTY LLC
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7869859499		1	SIGMATIC REALTY LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	DONE RIGHT MEDICAL CTR LLC
		1	STERICYCLE- JACKSON NORTH MEDICAL CENTER
		1	WANDA MASSAGE
		1	WANDA MASSAGE
		1	JMB GLOBAL
		1	JMB GLOBAL
		1	JMB GLOBAL
		1	WANDA MASSAGE
		1	WANDA MASSAGE
		1	WANDA MASSAGE
		1	WANDA MASSAGE
		1	WANDA MASSAGE
		1	WANDA MASSAGE
		2	TAMI TZUR
		2	TAMI TZUR
		2	ARSHA GROUP LLC
		2	ARSHA GROUP LLC
7869859499		1	SIGMATIC REALTY LLC
		19	GREGORY JOHNSTON
		2	TAMI TZUR
		1	TAMI TZUR
9546326123		1	ORIENTAL SPA
9546326123		1	ORIENTAL SPA
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9546326123		1	ORIENTAL SPA
		1	SPECIALIZED NURSING
		1	SPECIALIZED NURSING
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		1	SPECIALIZED NURSING
		1	SPECIALIZED NURSING
		1	URBAN COMMUNICATIONS
		1	URBAN COMMUNICATIONS
		1	URBAN COMMUNICATIONS
9544552555		1	YS HOLDINGS LLC
9544552555		1	YS HOLDINGS LLC
9544552555		1	YS HOLDINGS LLC
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9546326123		1	ORIENTAL SPA
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9546326123		1	ORIENTAL SPA
		1	URBAN COMMUNICATIONS
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		1	URBAN COMMUNICATIONS
9546326123		1	ORIENTAL SPA
		1	URBAN COMMUNICATIONS

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9546326123		1	ORIENTAL SPA
9546326123		1	ORIENTAL SPA
		1	URBAN COMMUNICATIONS
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		1	URBAN COMMUNICATIONS
		1	URBAN COMMUNICATIONS
		1	STERICYCLE- JACKSON NORTH MEDICAL CENTER
9547875258		1	NMB TOWNHOUSES
		35	BB&T 102398
		35	BB&T 102398
		35	BB&T 102398
9547875258		1	NMB TOWNHOUSES
		2	TAMI TZUR
		1	EASTERN SHORES MANOR LLC
		1	STERICYCLE- JACKSON NORTH MEDICAL CENTER
3053500915		5	163RD ST PLAZA LLC
3053500915		5	163RD ST PLAZA LLC
		1	PLATINUM PADEL
		1	TAMI TZUR
		1	MAINLAND APTS INC
		1	URBAN COMMUNICATIONS
		1	INTERCOASTAL MALL* DUFFY'S SPORTS BAR
		1	SULLIVAN TORY
		1	SULLIVAN TORY
		1	SULLIVAN TORY
		1	INTERCOASTAL MALL* DUFFY'S SPORTS BAR
		1	INTERCOASTAL MALL* DUFFY'S SPORTS BAR
		4	STYLE HOMES CORPORATION
		1	INTERCOASTAL MALL* DUFFY'S SPORTS BAR
		1	GROUND FORCE OFFICES
		1	163 ST APT INC
		1	163 ST APT INC
3059401428		1	ST FORT
		1	DUNKIN DONUTS - 034 PC# 304593
		1	XIN DONG
		1	HOA OF SENIOR 6 HOME APARTMENTS
		1	ARIEL VASQUEZ
		1	ARIEL VASQUEZ
		1	ARIEL VASQUEZ
		2	SOLESTE NOMI BEACH
		2	TOMY MATTAM
		1	17175 NE 19 AVE LLC

		3	PALM GARDEN APARTMENTS
		1	LAURENZO ITALIAN CTR
		1	MAVERICKS HIGH
		1	BOB'S LAWNMOWER SALES & SVC
3059246800		1	ABE MIAMI LLC
3059246800		1	ABE MIAMI LLC
		1	PALM GARDEN APARTMENTS
		1	NORTHPARK PROFESSIONAL
		1	SAN PABLO PROP LLC JANICSY
		1	SOLU GROUP LLC
		1	HWY CAPITAL LLC
		1	WENDY'S 1703
		1	LORIS LEMORIN
3059246800		1	ABE MIAMI LLC
		1	19001 NE 21ST AVE
		1	TANIA PEREZ
		1	TANIA PEREZ
		20	LEO ULRICK
		28	L BRUCE
		2	ARSHA GROUP LLC
		27	INES FINOL
3059246800		1	KI MIAMI LLC
		1	2135 APTS INC
		1	SOFL DONUTS LLC 167TH PC 304593
4168736253	info@alexanderpintorealtor.com	1	H2A PROPERTIES LLC
4168736253	info@alexanderpintorealtor.com	2	H2A PROPERTIES LLC
		1	WENDIUM OF FLORIDA INC
		1	16801 NE 6 AVE
		1	16801 NE 6 AVE
		1	MARLEN MARTELL
		1	EVIDECO
		1	YESHIVA TORAS CHAIM ** TAKE PICTURES
		1	TRIDENT NORTH MIAMI
7862231129		1	SKYLAKE SYNAGOGUE
		7	PEP BOYS (RO)
		1	BELLSOUTH
		11	STEPHANIE DEL VALLE
		1	PRESTIGE IMPORTS- SITE HOURS 8AM - 5:3
		7	PEP BOYS (RO)
		1	LAMAR BREEZE
		25	ROBINS GUERRIER
		1	DR RICHARD FRIEFELD

		1	ST MARY'S CHURCH
		1	FDOT - N DADE MAINTENANCE
		1	ARIEL VASQUEZ
		1	ISKANDARANI OFFICES LLC
		7	PEP BOYS (RO)
		1	CORAL ISLE WEST ** MUSTTAKE PICTURES
		1	ANCIENT SPANISH MONASTERY
		7	PEP BOYS (RO)
		16	JOHN BURROWS
		1	RESIDENCES AT GRIFFING PARK - 475
		1	STANFORD & SONS TRKING DBA S CONSTR.CO
		1	RY A/C COMPRESSORS
		1	BRIAN SHARPE * PICTURES
		1	GYB INC
		1	SCI FUNERAL
		1	LORIS LEMORIN
		1	BRIAN SHARPE * PICTURES
		12	NANCY REDDING
		14	SENDA&COMPANY OF FL LLC
		15	GIGI MCHALE
		7	CAMILA ROIZENTAL
		1	U-HAUL CO OF FLORIDA
		1	EVANGEL CHURCH INTERNATIONAL INC
		1	LAKEVIEW TOWNHOUSES
		2	LAKEVIEW TOWNHOUSES
		3	LAKEVIEW TOWNHOUSES
7862231129		1	SKYLAKE SYNAGOGUE
		18	NOEMI & MAILIA ROSON- RESI ADDL BULK
		1	DOLLAR TREE
		1	3 BOYS FARM LLC
3059457113		1	ROSIN OF SOUTHEAST FLORIDA MNGMT CO LLC
		1	HELEN GENET
		2	HOUSTON'S
		1	LAKEVIEW TOWNHOUSES
		2	LAKEVIEW TOWNHOUSES
		4	LAKEVIEW TOWNHOUSES
		3	LAKEVIEW TOWNHOUSES
		23	CONSTANZA SULLIVAN
		22	SHARON BACHAR
		13	MANAL OLIVER & ASSOCIATES
		1	NMB POLICE DEPT. RESTROOM RENOVATIONS
		1	BFS RETAIL FIRESTONE
		1	RESIDENCES AT GRIFFING PARK - 475
		3	ONE PARK TOWER

		26	ALEJANDRO SANCHEZ-MEDINA
		1	FKN TRADING CORP - GRAPPLE SITE ONLY
3059865120		1	SAILORMEN INC DBA POPEYES
		1	GATOR WATERVIEW
		29	THOPPIL CORPORATION
		1	BRIAN SHARPE * PICTURES
		21	FERDINAND FORTE
		1	AVENTURA CHRYSLER - ROLL OFF 30YD
		1	2050 NE 153 ST
	info@vrlmanagement.com	2	LISMAR LLC
		1	SULLIVAN TORY
		10	SONIA MEJIA
		1	TJX COMPANIES
		1	CHURCH OF JESUS CHRIST OF
3058988100		1	TB SM CONDO PROPERTY OWNER LLC
		1	3 BOYS FARM LLC
		1	7-ELEVEN INC STORE 24232
		1	TARGET STORE
		1	DUNKIN DONUTS
		1	ADVANCE AUTO PARTS AAP109881
		1	REYNOLD STEWART
	invoices@rubiconglobal.com	109	WALMART SUPERCENTER 3235 (01277)
		1	HOUSTON'S
		1	AT HOME LLC
		1	WIGLEY FOOT AND ANKLE LLC
9546299903		1	MASTER PALMS RESIDENCE - SOUTH TOWER
		1	RY A/C COMPRESSORS
		1	CITY HALL
		1	TACO BELL
	naapinvoices@republicservices.com	1	RENT A CENTER 03679
		1	TOG
		1	LANDRYS MANAGEMENT MORTONS RESTAURANT
		1	TBC RETAIL GROUP INC
		1	CFRE MANAGEMENT LLC
	invoices@rubiconglobal.com	109	WALMART SUPERCENTER 3235 (01277)
3052062482		1	BH-SG LLC

Site Address	Site City	Site State	Site Zip	Site Sales Rep
13855 NW 17 AVE	NORTH MIAMI	FL	33167	KSOLOMON
14871 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	JRODRIGUEZ
13899 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	RLOZADA/DDEMELLO
1195 NE 125 ST	NORTH MIAMI	FL	33161	KSOLOMON
1195 NE 125 ST	NORTH MIAMI	FL	33161	KSOLOMON
1195 NE 125 ST	NORTH MIAMI	FL	33161	KSOLOMON
1195 NE 125 ST	NORTH MIAMI	FL	33161	KSOLOMON
16950 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	SGUILLEN
16950 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	SGUILLEN
16955 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	HOUSE
3909 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
1051 N MIAMI BCH BLVD	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1051 N MIAMI BCH BLVD	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1025 NE MIAMI GARDENS DR	NORTH MIAMI BEACH	FL	33179	SGUILLEN
1025 NE MIAMI GARDENS DR	NORTH MIAMI BEACH	FL	33179	SGUILLEN
14641 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	HOUSE
16955 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	YREYES
1129 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1129 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
999 NE 167 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
3885 NE 163 ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
14300 - 432 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
16955 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	HOUSE
1195 NE 125 ST	NORTH MIAMI	FL	33161	KSOLOMON
1425 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
3845-3873 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
17040-60 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	SGUILLEN
15601 W DIXIE HWY	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
337 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	SGUILLEN
337 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	SGUILLEN
337 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	SGUILLEN
337 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	SGUILLEN
2175 NE 170 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2175 NE 170 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2175 NE 170 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2725 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
3501-3969 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1800 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	RLOZADA/KSOLOMON
840 NE 130 ST	NORTH MIAMI	FL	33161	RLOZADA

1425 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
1410 NE 137 ST	NORTH MIAMI	FL	33161	RLOZADA
2001 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2001 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
3913-3969 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
16400 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	SGUILLEN
1800 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
1800 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
17399 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33162	JALBRITTON
17399 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33162	JALBRITTON
1425 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
1800 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
2174 NE 170 ST UNIT 203	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2174 NE 170 ST UNIT 203	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2174 NE 170 ST UNIT 203	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2174 NE 170 ST UNIT 203	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2174 NE 170 ST UNIT 203	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2174 NE 170 ST UNIT 203	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2174 NE 170 ST UNIT 203	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2174 NE 170 ST UNIT 203	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
13801 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	JALBRITTON
17051 NE 35 AVE	NORTH MIAMI BEACH	FL	33160	SGUILLEN
250 NE 119 TER	NORTH MIAMI	FL	33161	RLOZADA
2799 NE 163 ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
2799 NE 163 ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
2799 NE 163 ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
2799 NE 163 ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
2799 NE 163 ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
2799 NE 163 ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
2799 NE 163 ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1425 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
3601 NE 170TH ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
17000 NE 23 AVE	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
17000 NE 23 AVE	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
3536 NE 168TH ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
14278 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14278 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
1426-1438 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
16150 NE 17 AVE	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
16775 N MIAMI AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16775 N MIAMI AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16775 N MIAMI AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN

1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1900 NE 154 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
301 NE 167 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
301 NE 167 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
451 NE 167 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1650 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
1051 N MIAMI BEACH BLVD	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1051 N MIAMI BEACH BLVD	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
850 N MIAMI BEACH BLVD	NORTH MIAMI BEACH	FL	33162	JALBRITTON
840 NE 130 ST	NORTH MIAMI	FL	33161	RLOZADA
1012 N MIAMI BEACH BLVD	NORTH MIAMI BEACH	FL	33162	SGUILLEN
941 NE 169TH ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
980 NE 170TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
981 NE 169TH ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
940 NE 170TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
941 NE 169TH ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
980 NE 170TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
981 NE 169TH ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
940 NE 170TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1025 NE MIAMI GARDENS DR	NORTH MIAMI BEACH	FL	33179	SGUILLEN
1025 NE MIAMI GARDENS DR	NORTH MIAMI BEACH	FL	33179	SGUILLEN
12500 NE 15TH AVE	NORTH MIAMI	FL	33161	SGUILLEN
12500 NE 15TH AVE	NORTH MIAMI	FL	33161	SGUILLEN
12460 BISCAYNE BLVD	NORTH MIAMI	FL	33181	JALBRITTON
14075 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	APALMORE
17111 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
17111 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
14411 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33138	JALBRITTON
16701 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
369 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
369 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1410 NE 137 ST	NORTH MIAMI	FL	33161	RLOZADA
3770 NE 171ST ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
16150 NE 21 AVE	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
16118 NE 21 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
3967 NE 168 ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN

1425 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
2024 NE 161 ST	NORTH MIAMI BEACH	FL	33162	RLOZADA
1810 NE 118 RD	NORTH MIAMI	FL	33181	RLOZADA
981 NE 169TH ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1959 NE 164TH ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1959 NE 164TH ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
16041 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
16041 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
17091 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	RLOZADA
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1921-1923 NE 153RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1921-1923 NE 153RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1921-1923 NE 153RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1921-1923 NE 153RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1921-1923 NE 153RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1921-1923 NE 153RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1921-1923 NE 153RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1921-1923 NE 153RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1921-1923 NE 153RD ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
3537-3565 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
3501 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
15200 BISCAYNE BLVD	NORTH MIAMI	FL	33160	JRODRIGUEZ
15400 NE 21ST AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
15255 W DIXIE HWY	NORTH MIAMI BEACH	FL	33162	JALBRITTON
13801 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	JALBRITTON
16480 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16480 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16480 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16209 NE 13TH AVE	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2079 NE 167 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1012 N MIAMI BEACH BLVD	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1012 N MIAMI BEACH BLVD	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1012 N MIAMI BEACH BLVD	NORTH MIAMI BEACH	FL	33162	SGUILLEN

1012 N MIAMI BEACH BLVD	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1012 N MIAMI BEACH BLVD	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16480 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16480 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16480 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16480 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1825 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1960-70 S GLADES DR	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
17091 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	RLOZADA
1999 NE 168th St	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1410 NE 137 ST	NORTH MIAMI	FL	33161	RLOZADA
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1965 NE 151 ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
17050 NE 19	NORTH MIAMI BEACH	FL	33162	HOUSE
17050 NE 19	NORTH MIAMI BEACH	FL	33162	HOUSE
17050 NE 19	NORTH MIAMI BEACH	FL	33162	HOUSE
1850 NE 183RD ST	NORTH MIAMI BEACH	FL	33179	SGUILLEN
3501-3969 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
16764 NE 2 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN

17028 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
16764 NE 2 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17028 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
16764 NE 2 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17028 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
16764 NE 2 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17028 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
320 NW 170 ST	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
1501 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16100 NE 16TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16050 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	RLOZADA
3969 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	DSORAGHAN
1501 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2041 NE 161 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
17031 NE 23RD AVE	NORTH MIAMI BEACH	FL	33160	SGUILLEN
17031 NE 23RD AVE	NORTH MIAMI BEACH	FL	33160	SGUILLEN
17031 NE 23RD AVE	NORTH MIAMI BEACH	FL	33160	SGUILLEN
17031 NE 23RD AVE	NORTH MIAMI BEACH	FL	33160	SGUILLEN
2079 NE 167 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17091 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	RLOZADA
17091 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	RLOZADA
2150 SANS SOUCI BLVD	NORTH MIAMI	FL	33181	DDEMELLO
2150 SANS SOUCI BLVD	NORTH MIAMI	FL	33181	DDEMELLO
13465 NE 17 AVE	NORTH MIAMI	FL	33161	JWELLS
13465 NE 17 AVE	NORTH MIAMI	FL	33161	JWELLS
13465 NE 17 AVE	NORTH MIAMI	FL	33161	JWELLS
13465 NE 17 AVE	NORTH MIAMI	FL	33161	JWELLS
13465 NE 17 AVE	NORTH MIAMI	FL	33161	JWELLS
13465 NE 17 AVE	NORTH MIAMI	FL	33161	JWELLS
13465 NE 17 AVE	NORTH MIAMI	FL	33161	JWELLS
13465 NE 17 AVE	NORTH MIAMI	FL	33161	JWELLS
1130 NE 177 TER	NORTH MIAMI BEACH	FL	33162	DDEMELLO
16041 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
16041 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
1295 NE 181ST ST	NORTH MIAMI BEACH	FL	33162	YREYES
930 N MIAMI BCH BLVD	NORTH MIAMI BEACH	FL	33162	HOUSE
16041 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
16041 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE

16041 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
16041 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
16041 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
16041 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
2411 LAGUNA CIR	NORTH MIAMI	FL	33181	RLOZADA
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
1825 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
67 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
67 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1390 NE 162 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
1390 NE 162 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
1390 NE 162 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
1390 NE 162 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
17091 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	RLOZADA
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
950 NE 124TH ST	NORTH MIAMI	FL	33161	HOUSE
17200 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17200 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1913 NE 168 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1913 NE 168 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1935-1947 NE 153RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1935-1947 NE 153RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1935-1947 NE 153RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1935-1947 NE 153RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1935-1947 NE 153RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1935-1947 NE 153RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1935-1947 NE 153RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1935-1947 NE 153RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1935-1947 NE 153RD ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1001 N MIAMI BCH BLVD	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1001 N MIAMI BCH BLVD	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN

14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
2000 NE 153 ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
153 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
153 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
153 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
153 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
153 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
153 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
153 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
364 NW 171 ST	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17270 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1732 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1732 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1732 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1732 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1732 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1732 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
14731 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
250 NE 119 TER	NORTH MIAMI	FL	33161	RLOZADA
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
16900 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN

14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
14005 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2191 NE 167 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2191 NE 167 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
17050 NW 3RD AVE	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
17050 NW 3RD AVE	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
1490 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
17050 NW 3RD AVE	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
17050 NW 3RD AVE	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
17050 NW 3RD AVE	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
17050 NW 3RD AVE	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
17050 NW 3RD AVE	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
17050 NW 3RD AVE	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
17050 NW 3RD AVE	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN

17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2111 SOLE MIA WAY	NORTH MIAMI	FL	33181	YAREYES
2150 SANS SOUCI BLVD	NORTH MIAMI	FL	33181	DDEMELLO
901 NE 127 ST	NORTH MIAMI	FL	33161	JSAROZA
901 NE 127 ST	NORTH MIAMI	FL	33161	JSAROZA
901 NE 127 ST	NORTH MIAMI	FL	33161	JSAROZA
901 NE 127 ST	NORTH MIAMI	FL	33161	JSAROZA
901 NE 127 ST	NORTH MIAMI	FL	33161	JSAROZA
901 NE 127 ST	NORTH MIAMI	FL	33161	JSAROZA
14090 W DIXIE HWY	NORTH MIAMI	FL	33161	DDEMELLO
2040 NE 169TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2040 NE 169TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16795 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
401 NE 167 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
2001 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2001 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
25 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
295 NE 167 ST	NORTH MIAMI BEACH	FL	33162	KSOLOMON
2025 NE 154TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1833 NE 123RD ST NORTH	NORTH MIAMI	FL	33181	JALBRITTON
15255 W DIXIE HWY	NORTH MIAMI BEACH	FL	33162	JALBRITTON
37 NE 167TH ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
37 NE 167TH ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
37 NE 167TH ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
37 NE 167TH ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
37 NE 167TH ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
37 NE 167TH ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
2041 NE 161 ST	NORTH MIAMI BEACH	FL	33162	HOUSE

3822 NE 171 ST	NORTH MIAMI BEACH	FL	33160	RLOZADA
33-35 NW 168 ST	NORTH MIAMI BEACH	FL	33169	SGUILLEN
33-35 NW 168 ST	NORTH MIAMI BEACH	FL	33169	SGUILLEN
33-35 NW 168 ST	NORTH MIAMI BEACH	FL	33169	SGUILLEN
513 NE 189TH ST	NORTH MIAMI BEACH	FL	33179	SGUILLEN
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
2000 NE 153 ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
16811 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	BKENNEDY
16811 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	BKENNEDY
16811 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	BKENNEDY
17031 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
17031 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16821 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16821 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
46 NW 168TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
17101 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
17101 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE

16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
2100 NE 164 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
16799 NE 1ST AVE	NORTH MIAMI BEACH	FL	33162	BKENNEDY
16799 NE 1ST AVE	NORTH MIAMI BEACH	FL	33162	BKENNEDY
80 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
80 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
80 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
80 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
80 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16201 NE 13 AVE	NORTH MIAMI BEACH	FL	33162	BKENNEDY
16201 NE 13 AVE	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1836 NE 164 ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
2000 NE 153 ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
2000 NE 153 ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
2000 NE 153 ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
2000 NE 153 ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
371 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN

16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
16921 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
160 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
1420 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1420 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2011 NE 153RD ST	NORTH MIAMI	FL	33162	BKENNEDY
2011 NE 153RD ST	NORTH MIAMI	FL	33162	BKENNEDY
2011 NE 153RD ST	NORTH MIAMI	FL	33162	BKENNEDY
1420 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1420 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1420 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1420 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1420 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1420 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1913 NE 168 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1913 NE 168 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16951 NW 4TH AVE	NORTH MIAMI BEACH	FL	33169	SGUILLEN
1555 NE 172 ST	NORTH MIAMI BEACH	FL	33162	CUSTOMER SERVICE
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY

1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
17011 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	VSALCEDO
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
16931 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16931 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16931 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16931 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY

1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1991 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
160 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
3822 NE 171 ST	NORTH MIAMI BEACH	FL	33160	RLOZADA
12655 NE 6TH AVE	NORTH MIAMI	FL	33161	JALBRITTON
12655 NE 6TH AVE	NORTH MIAMI	FL	33161	JALBRITTON
12655 NE 6TH AVE	NORTH MIAMI	FL	33161	JALBRITTON
3822 NE 171 ST	NORTH MIAMI BEACH	FL	33160	RLOZADA
17101 NE 14 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16851 NE 35 AVE	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
160 NW 170TH ST	NORTH MIAMI BEACH	FL	33169	BKENNEDY
1610-1630 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1610-1630 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1195 NE 125 ST	NORTH MIAMI	FL	33161	KSOLOMON
1421 NE 171 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2191 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1225 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
3969 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	DSORAGHAN
16100 NE 16TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16100 NE 16TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16100 NE 16TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
3969 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	DSORAGHAN
3969 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	DSORAGHAN
18180 W DIXIE HIGHWAY	NORTH MIAMI BEACH	FL	33160	DDEMELLO
3969 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	DSORAGHAN
14090 W DIXIE HWY	NORTH MIAMI	FL	33161	DDEMELLO
16275 NE 19TH CT	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16275 NE 19TH CT	NORTH MIAMI BEACH	FL	33162	SGUILLEN
16480 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
95 NW 167TH ST	NORTH MIAMI BEACH	FL	33169	JALBRITTON
1632 NE 170 ST	NORTH MIAMI BEACH	FL	33162	DSORTO
2120 -2130 NE 168TH ST	NORTH MIAMI BEACH	FL	33162	BKENNEDY
15947 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
15947 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
15947 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
16395 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	SGUILLEN
2010-2020 NE 162ND ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17175 NE 19TH AVE	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ

2268-2274 NE 172ND ST	NORTH MIAMI BEACH	FL	33160	SGUILLEN
16451 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	SGUILLEN
16150 NE 17 AVE	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
15270 W DIXIE HWY	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2151 NE 168 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
2151 NE 168 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
17271-17291 NE 23RD AVE	NORTH MIAMI BEACH	FL	33160	SGUILLEN
100 NW 170 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
14450 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	JRODRIGUEZ
16001 - 16011 NE 18TH PL	NORTH MIAMI BEACH	FL	33162	SGUILLEN
364 NW 171 ST	NORTH MIAMI BEACH	FL	33169	JRODRIGUEZ
1532 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
16124 NE 19 PL	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2151 NE 168 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
19001 NE 21 AVE	NORTH MIAMI BEACH	FL	33179	JPARASCANDO/DMCELROY
17071 NE 20 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
17071 NE 20 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
1265 NE 156 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
1786 NE 179 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
1913 NE 168 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
3925 NE 167 ST	NORTH MIAMI BEACH	FL	33160	HOUSE
1410-20-40 NE 171ST ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2135 NE 169 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
95 NW 167TH ST	NORTH MIAMI BEACH	FL	33169	JALBRITTON
1835 NE 170 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1845 NE 170 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
25 NE 167TH ST	NORTH MIAMI BEACH	FL	33162	APALMORE
16801 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	BKENNEDY
16801 NE 6 AVE	NORTH MIAMI BEACH	FL	33162	BKENNEDY
17374 S GLADES DR	NORTH MIAMI BEACH	FL	33162	DDEMELLO
513 NE 189TH ST	NORTH MIAMI BEACH	FL	33179	SGUILLEN
1051 N MIAMI BEACH BLVD	NORTH MIAMI	FL	33162	BKENNEDY
COORDINATES: 25 54'19.4"N 80 09'09.7"W	NORTH MIAMI	FL	33181	KSOLOMON
1880 NE 183RD ST	NORTH MIAMI BEACH	FL	33179	SGUILLEN
295 NE 167 ST	NORTH MIAMI BEACH	FL	33162	KSOLOMON
2100 NE 164 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
1723 NE 180TH ST	NORTH MIAMI BEACH	FL	33162	HOUSE
14780 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	SGUILLEN
295 NE 167 ST	NORTH MIAMI BEACH	FL	33162	KSOLOMON
3944 NE 167 ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1199 NE 158 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
16601 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN

1550 NE 152 TER	NORTH MIAMI BEACH	FL	33162	HOUSE
1773 NE 205TH ST	NORTH MIAMI BEACH	FL	33179	HOUSE
15947 NE 19 PL	NORTH MIAMI BEACH	FL	33162	HOUSE
65 NW 168 ST	NORTH MIAMI BEACH	FL	33169	HOUSE
295 NE 167 ST	NORTH MIAMI BEACH	FL	33162	KSOLOMON
3545 NE 166TH ST SITE HOURS 8:30AM - 6PM	NORTH MIAMI BEACH	FL	33160	SGUILLEN
16711 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	RLOZADA
295 NE 167 ST	NORTH MIAMI BEACH	FL	33162	KSOLOMON
2279 NE 174 ST	NORTH MIAMI BEACH	FL	33160	HOUSE
475 NE 126TH ST	NORTH MIAMI	FL	33161	KDELGADO
3400 NE 163RD ST	NORTH MIAMI BEACH	FL	33160	DDEMELLO
15315 NE 21ST AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1672 NE 164TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1920 NE 168 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
17250 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
16124 NE 19 PL	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1672 NE 164TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2405 NE 137TH ST	NORTH MIAMI BEACH	FL	33181	HOUSE
1732 NE 174 ST	NORTH MIAMI BEACH	FL	33162	CUSTOMER SERVICE
1201 NE 161 ST	NORTH MIAMI BEACH	FL	33162	CUSTOMER SERVICE
18670 NE 21 AVE	NORTH MIAMI BEACH	FL	33179	HOUSE
2100 NE 162 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
975 N MIAMI BEACH BLVD	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
16440 NE 26TH AVE	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
16441 NE 26TH PL	NORTH MIAMI BEACH	FL	33160	SGUILLEN
2673 NE 164TH ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1850 NE 183RD ST	NORTH MIAMI BEACH	FL	33179	SGUILLEN
16360 NE 8 CT	NORTH MIAMI BEACH	FL	33162	HOUSE
401 NE 167 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
15100 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
1825 NE 164TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
99 NE 167 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
17355 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	JALBRITTON
16440 NE 26TH AVE	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
16441 NE 26TH PL	NORTH MIAMI BEACH	FL	33160	SGUILLEN
2707 NE 164TH ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
2673 NE 164TH ST	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
2155 NE 187 ST	NORTH MIAMI BEACH	FL	33179	HOUSE
1940 NE 175 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
2063 NE 167 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
16901 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	RLOZADA
16251 MIAMI DR	NORTH MIAMI BEACH	FL	33162	JALBRITTON
475 NE 126TH ST	NORTH MIAMI	FL	33161	KDELGADO
2411 LAGUNA CIR	NORTH MIAMI BEACH	FL	33181	RLOZADA

1330 NE 158 ST	NORTH MIAMI BEACH	FL	33162	HRETTENMYER/HOUSE
2037 NE 121 RD	NORTH MIAMI	FL	33181	RLOZADA
1000 N MIAMI BCH BLVD	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
1720 S GLADES DR	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
16980 N MIAMI AVE	NORTH MIAMI BEACH	FL	33169	HOUSE
1672 NE 164TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1201 NE 156 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
16050 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	RLOZADA
2050 NE 153 ST	NORTH MIAMI BEACH	FL	33162	RLOZADA
1959 N GLADES DR	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
16100 NE 16TH AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1480 NE 161ST ST	NORTH MIAMI BEACH	FL	33162	HOUSE
3809 NE 163 ST	NORTH MIAMI BEACH	FL	33160	JALBRITTON
2601 NE 163 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
2391 LAGUNA CIRCLE	NORTH MIAMI	FL	33181	DDEMELLO
15100 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
15100 W DIXIE HWY	NORTH MIAMI BEACH	FL	33162	JALBRITTON
14075 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	APALMORE
95 NW 167TH ST	NORTH MIAMI BEACH	FL	33169	SGUILLEN
295 NE 167 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
13190 BISCAYNE BAY TER	NORTH MIAMI	FL	33181	DDEMELLO
1425 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
17355 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	JALBRITTON
14585 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181	JALBRITTON
1595 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JRODRIGUEZ
17111 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	JRODRIGUEZ
15315 NE 21ST AVE	NORTH MIAMI BEACH	FL	33162	SGUILLEN
17011 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	HOUSE
1650 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
13023 NW 7TH AVE	NORTH MIAMI	FL	33168	RICK RUBIO
390 NW 161 ST	NORTH MIAMI	FL	33160	DDEMELLO
17399 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33162	JALBRITTON
1700 NE 163 ST	NORTH MIAMI BEACH	FL	33162	HOUSE
2070 NE 161 ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN
1425 NE 163 ST	NORTH MIAMI BEACH	FL	33162	JALBRITTON
2263-2299 NE 164TH ST	NORTH MIAMI BEACH	FL	33162	SGUILLEN

Invoice	Invoice Date	60 Days Aging	90 Days Aging	120 Days Aging	Over 120 Days Aging	60+ Total Open Balance
0001518856	8/1/25	$22,222.00	$0.00	$0.00	$0.00	$22,222.00
0001491429	6/30/25	$0.00	$9,848.90	$0.00	$0.00	$9,848.90
0001510225	7/20/25	$8,700.00	$0.00	$0.00	$0.00	$8,700.00
0000308033	5/26/25	$0.00	$0.00	$4,793.17	$0.00	$4,793.17
0000314113	7/21/25	$4,793.17	$0.00	$0.00	$0.00	$4,793.17
0000311120	6/23/25	$0.00	$4,793.17	$0.00	$0.00	$4,793.17
0000305090	4/28/25	$0.00	$0.00	$0.00	$4,793.17	$4,793.17
0001512918	7/31/25	$4,418.96	$0.00	$0.00	$0.00	$4,418.96
0001491944	6/30/25	$0.00	$4,418.96	$0.00	$0.00	$4,418.96
0001501771	6/30/25	$0.00	$4,404.87	$0.00	$0.00	$4,404.87
0001512463	7/31/25	$3,965.59	$0.00	$0.00	$0.00	$3,965.59
0001512497	7/31/25	$3,965.59	$0.00	$0.00	$0.00	$3,965.59
0001491521	6/30/25	$0.00	$3,965.59	$0.00	$0.00	$3,965.59
0001512891	7/31/25	$3,965.59	$0.00	$0.00	$0.00	$3,965.59
0001491917	6/30/25	$0.00	$3,965.59	$0.00	$0.00	$3,965.59
0001519627	7/31/25	$3,851.95	$0.00	$0.00	$0.00	$3,851.95
0000284915	11/11/24	$0.00	$0.00	$0.00	$3,580.81	$3,580.81
0001512850	7/31/25	$3,569.02	$0.00	$0.00	$0.00	$3,569.02
0001491876	6/30/25	$0.00	$3,569.02	$0.00	$0.00	$3,569.02
0001491599	6/30/25	$0.00	$3,357.52	$0.00	$0.00	$3,357.52
0001512462	7/31/25	$3,172.48	$0.00	$0.00	$0.00	$3,172.48
0001512301	7/31/25	$2,974.19	$0.00	$0.00	$0.00	$2,974.19
0001526417	8/10/25	$2,934.27	$0.00	$0.00	$0.00	$2,934.27
0000302334	3/31/25	$0.00	$0.00	$0.00	$2,738.81	$2,738.81
0001520360	7/31/25	$2,523.41	$0.00	$0.00	$0.00	$2,523.41
0001512465	7/31/25	$2,379.35	$0.00	$0.00	$0.00	$2,379.35
0001512499	7/31/25	$2,379.35	$0.00	$0.00	$0.00	$2,379.35
0001491539	6/30/25	$0.00	$1,784.52	$0.00	$0.00	$1,784.52
0001469624	5/31/25	$0.00	$0.00	$1,784.52	$0.00	$1,784.52
0001512983	7/31/25	$1,784.52	$0.00	$0.00	$0.00	$1,784.52
0001492009	6/30/25	$0.00	$1,784.52	$0.00	$0.00	$1,784.52
0001448144	4/30/25	$0.00	$0.00	$0.00	$1,784.52	$1,784.52
0001468979	5/31/25	$0.00	$0.00	$1,678.77	$0.00	$1,678.77
0001512343	7/31/25	$1,678.77	$0.00	$0.00	$0.00	$1,678.77
0001491366	6/30/25	$0.00	$1,678.77	$0.00	$0.00	$1,678.77
0001512841	7/31/25	$1,586.24	$0.00	$0.00	$0.00	$1,586.24
0001512468	7/31/25	$1,466.25	$0.00	$0.00	$0.00	$1,466.25
0001527563	8/10/25	$1,427.87	$0.00	$0.00	$0.00	$1,427.87
0001500934	6/30/25	$0.00	$1,423.37	$0.00	$0.00	$1,423.37

0001510074	7/20/25	$1,278.78	$0.00	$0.00	$0.00	$1,278.78
0001306704	9/8/24	$0.00	$0.00	$0.00	$1,258.79	$1,258.79
0001512646	7/31/25	$1,189.68	$0.00	$0.00	$0.00	$1,189.68
0001491670	6/30/25	$0.00	$1,189.68	$0.00	$0.00	$1,189.68
0001512464	7/31/25	$1,189.67	$0.00	$0.00	$0.00	$1,189.67
0001491952	6/30/25	$0.00	$1,189.67	$0.00	$0.00	$1,189.67
0001512774	7/31/25	$1,189.67	$0.00	$0.00	$0.00	$1,189.67
0001491798	6/30/25	$0.00	$1,189.67	$0.00	$0.00	$1,189.67
0001512501	7/31/25	$1,189.67	$0.00	$0.00	$0.00	$1,189.67
0001491525	6/30/25	$0.00	$1,189.67	$0.00	$0.00	$1,189.67
0001526985	8/10/25	$1,161.97	$0.00	$0.00	$0.00	$1,161.97
0001232255	5/31/24	$0.00	$0.00	$0.00	$1,158.12	$1,158.12
0001469097	5/31/25	$0.00	$0.00	$1,119.17	$0.00	$1,119.17
0001328159	10/31/24	$0.00	$0.00	$0.00	$1,119.17	$1,119.17
0001390762	1/31/25	$0.00	$0.00	$0.00	$1,119.17	$1,119.17
0001351079	11/30/24	$0.00	$0.00	$0.00	$1,119.17	$1,119.17
0001370747	12/31/24	$0.00	$0.00	$0.00	$1,119.17	$1,119.17
0001409979	2/28/25	$0.00	$0.00	$0.00	$1,119.17	$1,119.17
0001429590	3/31/25	$0.00	$0.00	$0.00	$1,119.17	$1,119.17
0001447617	4/30/25	$0.00	$0.00	$0.00	$1,119.17	$1,119.17
0001512773	7/31/25	$1,038.58	$0.00	$0.00	$0.00	$1,038.58
0001512521	7/31/25	$932.66	$0.00	$0.00	$0.00	$932.66
0001527468	8/10/25	$903.84	$0.00	$0.00	$0.00	$903.84
0001512801	7/31/25	$892.25	$0.00	$0.00	$0.00	$892.25
0001469439	5/31/25	$0.00	$0.00	$892.25	$0.00	$892.25
0001491826	6/30/25	$0.00	$892.25	$0.00	$0.00	$892.25
0001391111	1/31/25	$0.00	$0.00	$0.00	$892.25	$892.25
0001429935	3/31/25	$0.00	$0.00	$0.00	$892.25	$892.25
0001410329	2/28/25	$0.00	$0.00	$0.00	$892.25	$892.25
0001447959	4/30/25	$0.00	$0.00	$0.00	$892.25	$892.25
0001508118	7/13/25	$865.81	$0.00	$0.00	$0.00	$865.81
0001512387	7/31/25	$839.38	$0.00	$0.00	$0.00	$839.38
0001512674	7/31/25	$839.38	$0.00	$0.00	$0.00	$839.38
0001491698	6/30/25	$0.00	$839.38	$0.00	$0.00	$839.38
0001512868	7/31/25	$839.38	$0.00	$0.00	$0.00	$839.38
0001512524	7/31/25	$793.11	$0.00	$0.00	$0.00	$793.11
0001491548	6/30/25	$0.00	$793.11	$0.00	$0.00	$793.11
0001512569	7/31/25	$793.11	$0.00	$0.00	$0.00	$793.11
0001512641	7/31/25	$793.11	$0.00	$0.00	$0.00	$793.11
0001491700	6/30/25	$0.00	$793.11	$0.00	$0.00	$793.11
0001469313	5/31/25	$0.00	$0.00	$793.11	$0.00	$793.11
0001447833	4/30/25	$0.00	$0.00	$0.00	$793.11	$793.11
0001512752	7/31/25	$793.11	$0.00	$0.00	$0.00	$793.11

0001469389	5/31/25	$0.00	$0.00	$793.11	$0.00	$793.11
0001491776	6/30/25	$0.00	$793.11	$0.00	$0.00	$793.11
0001391061	1/31/25	$0.00	$0.00	$0.00	$793.11	$793.11
0001371046	12/31/24	$0.00	$0.00	$0.00	$793.11	$793.11
0001351376	11/30/24	$0.00	$0.00	$0.00	$793.11	$793.11
0001328456	10/31/24	$0.00	$0.00	$0.00	$793.11	$793.11
0001312421	9/30/24	$0.00	$0.00	$0.00	$793.11	$793.11
0001447909	4/30/25	$0.00	$0.00	$0.00	$793.11	$793.11
0001410279	2/28/25	$0.00	$0.00	$0.00	$793.11	$793.11
0001429885	3/31/25	$0.00	$0.00	$0.00	$793.11	$793.11
0001469585	5/31/25	$0.00	$0.00	$793.11	$0.00	$793.11
0001491970	6/30/25	$0.00	$793.11	$0.00	$0.00	$793.11
0001512797	7/31/25	$793.11	$0.00	$0.00	$0.00	$793.11
0001469469	5/31/25	$0.00	$0.00	$793.11	$0.00	$793.11
0001512498	7/31/25	$785.45	$0.00	$0.00	$0.00	$785.45
0001491522	6/30/25	$0.00	$785.45	$0.00	$0.00	$785.45
0001525998	8/10/25	$783.53	$0.00	$0.00	$0.00	$783.53
0001520981	7/31/25	$778.05	$0.00	$0.00	$0.00	$778.05
0001415753	2/28/25	$0.00	$0.00	$0.00	$763.18	$763.18
0001512702	7/31/25	$746.11	$0.00	$0.00	$0.00	$746.11
0001512703	7/31/25	$746.11	$0.00	$0.00	$0.00	$746.11
0001512704	7/31/25	$746.11	$0.00	$0.00	$0.00	$746.11
0001512701	7/31/25	$746.11	$0.00	$0.00	$0.00	$746.11
0001491726	6/30/25	$0.00	$746.11	$0.00	$0.00	$746.11
0001491727	6/30/25	$0.00	$746.11	$0.00	$0.00	$746.11
0001491728	6/30/25	$0.00	$746.11	$0.00	$0.00	$746.11
0001491725	6/30/25	$0.00	$746.11	$0.00	$0.00	$746.11
0001512892	7/31/25	$727.44	$0.00	$0.00	$0.00	$727.44
0001491918	6/30/25	$0.00	$727.44	$0.00	$0.00	$727.44
0001495398	6/30/25	$0.00	$666.02	$0.00	$0.00	$666.02
0001516384	7/31/25	$666.02	$0.00	$0.00	$0.00	$666.02
0001493607	6/30/25	$0.00	$630.15	$0.00	$0.00	$630.15
0001525997	8/10/25	$613.76	$0.00	$0.00	$0.00	$613.76
0001492034	6/30/25	$0.00	$595.00	$0.00	$0.00	$595.00
0001513008	7/31/25	$595.00	$0.00	$0.00	$0.00	$595.00
0001512971	7/31/25	$594.84	$0.00	$0.00	$0.00	$594.84
0001512618	7/31/25	$594.84	$0.00	$0.00	$0.00	$594.84
0001512643	7/31/25	$594.84	$0.00	$0.00	$0.00	$594.84
0001491667	6/30/25	$0.00	$594.84	$0.00	$0.00	$594.84
0001308554	9/15/24	$0.00	$0.00	$0.00	$571.15	$571.15
0001512388	7/31/25	$559.59	$0.00	$0.00	$0.00	$559.59
0001512447	7/31/25	$559.59	$0.00	$0.00	$0.00	$559.59
0001512446	7/31/25	$559.59	$0.00	$0.00	$0.00	$559.59
0001512809	7/31/25	$559.59	$0.00	$0.00	$0.00	$559.59

0001185365	2/29/24	$0.00	$0.00	$0.00	$552.17	$552.17
0001527718	8/10/25	$509.55	$0.00	$0.00	$0.00	$509.55
0001520603	7/31/25	$465.54	$0.00	$0.00	$0.00	$465.54
0001469341	5/31/25	$0.00	$0.00	$455.56	$0.00	$455.56
0001512870	7/31/25	$445.45	$0.00	$0.00	$0.00	$445.45
0001491896	6/30/25	$0.00	$445.45	$0.00	$0.00	$445.45
0001097988	10/31/23	$0.00	$0.00	$0.00	$422.40	$422.40
0001084463	9/30/23	$0.00	$0.00	$0.00	$422.40	$422.40
0000225554	11/26/23	$0.00	$0.00	$0.00	$419.41	$419.41
0001151530	1/31/24	$0.00	$0.00	$0.00	$398.16	$398.16
0001469017	5/31/25	$0.00	$0.00	$396.57	$0.00	$396.57
0001512380	7/31/25	$396.57	$0.00	$0.00	$0.00	$396.57
0001491404	6/30/25	$0.00	$396.57	$0.00	$0.00	$396.57
0001429510	3/31/25	$0.00	$0.00	$0.00	$396.57	$396.57
0001409899	2/28/25	$0.00	$0.00	$0.00	$396.57	$396.57
0001447537	4/30/25	$0.00	$0.00	$0.00	$396.57	$396.57
0001328079	10/31/24	$0.00	$0.00	$0.00	$396.57	$396.57
0001390682	1/31/25	$0.00	$0.00	$0.00	$396.57	$396.57
0001350998	11/30/24	$0.00	$0.00	$0.00	$396.57	$396.57
0001370667	12/31/24	$0.00	$0.00	$0.00	$396.57	$396.57
0001512466	7/31/25	$396.57	$0.00	$0.00	$0.00	$396.57
0001512467	7/31/25	$396.57	$0.00	$0.00	$0.00	$396.57
0001371232	12/31/24	$0.00	$0.00	$0.00	$396.57	$396.57
0001351561	11/30/24	$0.00	$0.00	$0.00	$396.57	$396.57
0001328640	10/31/24	$0.00	$0.00	$0.00	$396.57	$396.57
0001312607	9/30/24	$0.00	$0.00	$0.00	$396.57	$396.57
0001512992	7/31/25	$396.57	$0.00	$0.00	$0.00	$396.57
0001512737	7/31/25	$396.57	$0.00	$0.00	$0.00	$396.57
0001512772	7/31/25	$396.57	$0.00	$0.00	$0.00	$396.57
0001396603	1/31/25	$0.00	$0.00	$0.00	$396.57	$396.57
0001512818	7/31/25	$396.57	$0.00	$0.00	$0.00	$396.57
0001469456	5/31/25	$0.00	$0.00	$396.57	$0.00	$396.57
0001447976	4/30/25	$0.00	$0.00	$0.00	$396.57	$396.57
0001512846	7/31/25	$396.57	$0.00	$0.00	$0.00	$396.57
0001492043	6/30/25	$0.00	$390.03	$0.00	$0.00	$390.03
0001469647	5/31/25	$0.00	$0.00	$387.93	$0.00	$387.93
0001513006	7/31/25	$387.93	$0.00	$0.00	$0.00	$387.93
0001492032	6/30/25	$0.00	$387.93	$0.00	$0.00	$387.93

0001430145	3/31/25	$0.00	$0.00	$0.00	$387.93	$387.93
0001448167	4/30/25	$0.00	$0.00	$0.00	$387.93	$387.93
0001133171	12/31/23	$0.00	$0.00	$0.00	$386.04	$386.04
0001176807	2/29/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001151634	1/31/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001195044	3/31/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001213885	4/30/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001232422	5/31/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001253085	6/30/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001271283	7/31/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001292005	8/31/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001291886	8/31/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001213765	4/30/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001084878	9/30/23	$0.00	$0.00	$0.00	$386.04	$386.04
0001194924	3/31/24	$0.00	$0.00	$0.00	$386.04	$386.04
0001291444	8/31/24	$0.00	$0.00	$0.00	$386.03	$386.03
0001512833	7/31/25	$373.07	$0.00	$0.00	$0.00	$373.07
0001469471	5/31/25	$0.00	$0.00	$373.07	$0.00	$373.07
0001491858	6/30/25	$0.00	$373.07	$0.00	$0.00	$373.07
0001447991	4/30/25	$0.00	$0.00	$0.00	$373.07	$373.07
0001429968	3/31/25	$0.00	$0.00	$0.00	$373.07	$373.07
0001410362	2/28/25	$0.00	$0.00	$0.00	$373.07	$373.07
0001371129	12/31/24	$0.00	$0.00	$0.00	$373.07	$373.07
0001351458	11/30/24	$0.00	$0.00	$0.00	$373.07	$373.07
0001391144	1/31/25	$0.00	$0.00	$0.00	$373.07	$373.07
0001328538	10/31/24	$0.00	$0.00	$0.00	$373.07	$373.07
0001491684	6/30/25	$0.00	$363.16	$0.00	$0.00	$363.16
0001291901	8/31/24	$0.00	$0.00	$0.00	$363.16	$363.16
0001271179	7/31/24	$0.00	$0.00	$0.00	$363.16	$363.16
0001213780	4/30/24	$0.00	$0.00	$0.00	$363.16	$363.16
0001232317	5/31/24	$0.00	$0.00	$0.00	$363.16	$363.16
0001194939	3/31/24	$0.00	$0.00	$0.00	$363.16	$363.16
0001176702	2/29/24	$0.00	$0.00	$0.00	$363.16	$363.16
0000229503	12/24/23	$0.00	$0.00	$0.00	$359.49	$359.49
0001513020	7/31/25	$352.01	$0.00	$0.00	$0.00	$352.01
0001287931	8/11/24	$0.00	$0.00	$0.00	$346.22	$346.22
0001116845	11/30/23	$0.00	$0.00	$0.00	$338.96	$338.96
0001308991	9/22/24	$0.00	$0.00	$0.00	$325.00	$325.00
0001305873	9/8/24	$0.00	$0.00	$0.00	$325.00	$325.00
0001299497	8/31/24	$0.00	$0.00	$0.00	$325.00	$325.00
0001307309	9/15/24	$0.00	$0.00	$0.00	$325.00	$325.00
0001512924	7/31/25	$306.75	$0.00	$0.00	$0.00	$306.75
0001491492	6/30/25	$0.00	$301.20	$0.00	$0.00	$301.20
0001512400	7/31/25	$297.42	$0.00	$0.00	$0.00	$297.42

0001512399	7/31/25	$297.42	$0.00	$0.00	$0.00	$297.42
0001469037	5/31/25	$0.00	$0.00	$297.42	$0.00	$297.42
0001469036	5/31/25	$0.00	$0.00	$297.42	$0.00	$297.42
0001491424	6/30/25	$0.00	$297.42	$0.00	$0.00	$297.42
0001491423	6/30/25	$0.00	$297.42	$0.00	$0.00	$297.42
0001447557	4/30/25	$0.00	$0.00	$0.00	$297.42	$297.42
0001447556	4/30/25	$0.00	$0.00	$0.00	$297.42	$297.42
0001512852	7/31/25	$297.42	$0.00	$0.00	$0.00	$297.42
0001491755	6/30/25	$0.00	$297.42	$0.00	$0.00	$297.42
0001447985	4/30/25	$0.00	$0.00	$0.00	$293.32	$293.32
0001526000	8/10/25	$291.31	$0.00	$0.00	$0.00	$291.31
0001519034	7/31/25	$288.86	$0.00	$0.00	$0.00	$288.86
0001039284	6/30/23	$0.00	$0.00	$0.00	$286.03	$286.03
0001512769	7/31/25	$280.77	$0.00	$0.00	$0.00	$280.77
0001491421	6/30/25	$0.00	$279.79	$0.00	$0.00	$279.79
0001512397	7/31/25	$279.79	$0.00	$0.00	$0.00	$279.79
0001469034	5/31/25	$0.00	$0.00	$279.79	$0.00	$279.79
0001447554	4/30/25	$0.00	$0.00	$0.00	$279.79	$279.79
0001513017	7/31/25	$278.59	$0.00	$0.00	$0.00	$278.59
0000224484	10/31/23	$0.00	$0.00	$0.00	$275.61	$275.61
0000224567	11/12/23	$0.00	$0.00	$0.00	$263.63	$263.63
0000293874	1/31/25	$0.00	$0.00	$0.00	$250.21	$250.21
0000290803	12/31/24	$0.00	$0.00	$0.00	$250.21	$250.21
0000305610	5/18/25	$0.00	$0.00	$250.21	$0.00	$250.21
0000314589	8/10/25	$250.21	$0.00	$0.00	$0.00	$250.21
0000311598	7/13/25	$250.21	$0.00	$0.00	$0.00	$250.21
0000308601	6/15/25	$0.00	$250.21	$0.00	$0.00	$250.21
0000296705	2/23/25	$0.00	$0.00	$0.00	$250.21	$250.21
0000302695	4/20/25	$0.00	$0.00	$0.00	$250.21	$250.21
0000299718	3/23/25	$0.00	$0.00	$0.00	$250.21	$250.21
0000293763	1/26/25	$0.00	$0.00	$0.00	$250.21	$250.21
0000245486	3/10/24	$0.00	$0.00	$0.00	$250.21	$250.21
0001033109	6/30/23	$0.00	$0.00	$0.00	$247.02	$247.02
0001018503	5/31/23	$0.00	$0.00	$0.00	$247.02	$247.02
0000311857	7/21/25	$245.99	$0.00	$0.00	$0.00	$245.99
0001379094	12/31/24	$0.00	$0.00	$0.00	$244.84	$244.84
0000544239	3/31/23	$0.00	$0.00	$0.00	$243.69	$243.69
0000559872	4/30/23	$0.00	$0.00	$0.00	$243.69	$243.69

0000512684	1/31/23	$0.00	$0.00	$0.00	$243.69	$243.69
0000529079	2/28/23	$0.00	$0.00	$0.00	$243.69	$243.69
0001070826	8/31/23	$0.00	$0.00	$0.00	$243.69	$243.69
0001049432	7/31/23	$0.00	$0.00	$0.00	$243.69	$243.69
0001527351	8/10/25	$239.40	$0.00	$0.00	$0.00	$239.40
0001106048	10/31/23	$0.00	$0.00	$0.00	$230.37	$230.37
0001282552	7/31/24	$0.00	$0.00	$0.00	$211.69	$211.69
0001491562	6/30/25	$0.00	$204.50	$0.00	$0.00	$204.50
0001447695	4/30/25	$0.00	$0.00	$0.00	$204.50	$204.50
0001512684	7/31/25	$204.50	$0.00	$0.00	$0.00	$204.50
0001469321	5/31/25	$0.00	$0.00	$204.50	$0.00	$204.50
0001491708	6/30/25	$0.00	$204.50	$0.00	$0.00	$204.50
0001447841	4/30/25	$0.00	$0.00	$0.00	$204.50	$204.50
0000228656	12/10/23	$0.00	$0.00	$0.00	$203.70	$203.70
0001410544	2/28/25	$0.00	$0.00	$0.00	$201.39	$201.39
0001467694	5/18/25	$0.00	$0.00	$200.00	$0.00	$200.00
0001491975	6/30/25	$0.00	$198.28	$0.00	$0.00	$198.28
0001512949	7/31/25	$198.28	$0.00	$0.00	$0.00	$198.28
0001512368	7/31/25	$198.28	$0.00	$0.00	$0.00	$198.28
0001491392	6/30/25	$0.00	$198.28	$0.00	$0.00	$198.28
0001469018	5/31/25	$0.00	$0.00	$198.28	$0.00	$198.28
0001512381	7/31/25	$198.28	$0.00	$0.00	$0.00	$198.28
0001491405	6/30/25	$0.00	$198.28	$0.00	$0.00	$198.28
0001429511	3/31/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001409900	2/28/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001447538	4/30/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001328080	10/31/24	$0.00	$0.00	$0.00	$198.28	$198.28
0001390683	1/31/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001350999	11/30/24	$0.00	$0.00	$0.00	$198.28	$198.28
0001370668	12/31/24	$0.00	$0.00	$0.00	$198.28	$198.28
0001469088	5/31/25	$0.00	$0.00	$198.28	$0.00	$198.28
0001512451	7/31/25	$198.28	$0.00	$0.00	$0.00	$198.28
0001512495	7/31/25	$198.28	$0.00	$0.00	$0.00	$198.28
0001469132	5/31/25	$0.00	$0.00	$198.28	$0.00	$198.28
0001491519	6/30/25	$0.00	$198.28	$0.00	$0.00	$198.28
0001447653	4/30/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001429626	3/31/25	$0.00	$0.00	$0.00	$198.28	$198.28

0001410015	2/28/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001312159	9/30/24	$0.00	$0.00	$0.00	$198.28	$198.28
0001328196	10/31/24	$0.00	$0.00	$0.00	$198.28	$198.28
0001390799	1/31/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001351116	11/30/24	$0.00	$0.00	$0.00	$198.28	$198.28
0001370784	12/31/24	$0.00	$0.00	$0.00	$198.28	$198.28
0001429645	3/31/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001469163	5/31/25	$0.00	$0.00	$198.28	$0.00	$198.28
0001512526	7/31/25	$198.28	$0.00	$0.00	$0.00	$198.28
0001491550	6/30/25	$0.00	$198.28	$0.00	$0.00	$198.28
0001447683	4/30/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001429657	3/31/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001410047	2/28/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001390830	1/31/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001447868	4/30/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001512658	7/31/25	$198.28	$0.00	$0.00	$0.00	$198.28
0001469295	5/31/25	$0.00	$0.00	$198.28	$0.00	$198.28
0001491682	6/30/25	$0.00	$198.28	$0.00	$0.00	$198.28
0001410184	2/28/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001429790	3/31/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001447815	4/30/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001390966	1/31/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001351281	11/30/24	$0.00	$0.00	$0.00	$198.28	$198.28
0001370951	12/31/24	$0.00	$0.00	$0.00	$198.28	$198.28
0001328361	10/31/24	$0.00	$0.00	$0.00	$198.28	$198.28
0001512747	7/31/25	$198.28	$0.00	$0.00	$0.00	$198.28
0001491733	6/30/25	$0.00	$198.28	$0.00	$0.00	$198.28
0001512709	7/31/25	$198.28	$0.00	$0.00	$0.00	$198.28
0001469346	5/31/25	$0.00	$0.00	$198.28	$0.00	$198.28
0001447866	4/30/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001429841	3/31/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001410235	2/28/25	$0.00	$0.00	$0.00	$198.28	$198.28
0001512880	7/31/25	$198.28	$0.00	$0.00	$0.00	$198.28
0001508575	7/13/25	$195.00	$0.00	$0.00	$0.00	$195.00
0001018919	5/31/23	$0.00	$0.00	$0.00	$194.38	$194.38
0001410032	2/28/25	$0.00	$0.00	$0.00	$193.57	$193.57
0001213430	4/30/24	$0.00	$0.00	$0.00	$193.03	$193.03
0001231969	5/31/24	$0.00	$0.00	$0.00	$193.03	$193.03
0001270838	7/31/24	$0.00	$0.00	$0.00	$193.03	$193.03
0001252636	6/30/24	$0.00	$0.00	$0.00	$193.03	$193.03
0001291559	8/31/24	$0.00	$0.00	$0.00	$193.03	$193.03
0001151178	1/31/24	$0.00	$0.00	$0.00	$193.03	$193.03
0001132715	12/31/23	$0.00	$0.00	$0.00	$193.03	$193.03
0001194587	3/31/24	$0.00	$0.00	$0.00	$193.03	$193.03

0001176350	2/29/24	$0.00	$0.00	$0.00	$193.03	$193.03
0001116491	11/30/23	$0.00	$0.00	$0.00	$193.03	$193.03
0001491956	6/30/25	$0.00	$193.03	$0.00	$0.00	$193.03
0001512930	7/31/25	$193.03	$0.00	$0.00	$0.00	$193.03
0001469571	5/31/25	$0.00	$0.00	$193.03	$0.00	$193.03
0001430068	3/31/25	$0.00	$0.00	$0.00	$193.03	$193.03
0001410465	2/28/25	$0.00	$0.00	$0.00	$193.03	$193.03
0001448091	4/30/25	$0.00	$0.00	$0.00	$193.03	$193.03
0001513014	7/31/25	$193.03	$0.00	$0.00	$0.00	$193.03
0001492040	6/30/25	$0.00	$193.03	$0.00	$0.00	$193.03
0001098542	10/31/23	$0.00	$0.00	$0.00	$193.03	$193.03
0001085020	9/30/23	$0.00	$0.00	$0.00	$193.03	$193.03
0000513115	1/31/23	$0.00	$0.00	$0.00	$192.81	$192.81
0000529501	2/28/23	$0.00	$0.00	$0.00	$192.81	$192.81
0000544661	3/31/23	$0.00	$0.00	$0.00	$192.81	$192.81
0000560294	4/30/23	$0.00	$0.00	$0.00	$192.81	$192.81
0001194607	3/31/24	$0.00	$0.00	$0.00	$192.18	$192.18
0001033670	6/30/23	$0.00	$0.00	$0.00	$190.67	$190.67
0001019068	5/31/23	$0.00	$0.00	$0.00	$190.67	$190.67
0000529630	2/28/23	$0.00	$0.00	$0.00	$188.46	$188.46
0001071386	8/31/23	$0.00	$0.00	$0.00	$188.46	$188.46
0000513263	1/31/23	$0.00	$0.00	$0.00	$188.46	$188.46
0000544809	3/31/23	$0.00	$0.00	$0.00	$188.46	$188.46
0000560441	4/30/23	$0.00	$0.00	$0.00	$188.46	$188.46
0001049992	7/31/23	$0.00	$0.00	$0.00	$188.46	$188.46
0001491669	6/30/25	$0.00	$186.53	$0.00	$0.00	$186.53
0001512645	7/31/25	$186.53	$0.00	$0.00	$0.00	$186.53
0001469282	5/31/25	$0.00	$0.00	$186.53	$0.00	$186.53
0001447802	4/30/25	$0.00	$0.00	$0.00	$186.53	$186.53
0001429777	3/31/25	$0.00	$0.00	$0.00	$186.53	$186.53
0001410170	2/28/25	$0.00	$0.00	$0.00	$186.53	$186.53
0001328346	10/31/24	$0.00	$0.00	$0.00	$186.53	$186.53
0001312311	9/30/24	$0.00	$0.00	$0.00	$186.53	$186.53
0001370937	12/31/24	$0.00	$0.00	$0.00	$186.53	$186.53
0001351267	11/30/24	$0.00	$0.00	$0.00	$186.53	$186.53
0001390952	1/31/25	$0.00	$0.00	$0.00	$186.53	$186.53
0001512834	7/31/25	$186.53	$0.00	$0.00	$0.00	$186.53
0001469472	5/31/25	$0.00	$0.00	$186.53	$0.00	$186.53
0001491859	6/30/25	$0.00	$186.53	$0.00	$0.00	$186.53

0001447992	4/30/25	$0.00	$0.00	$0.00	$186.53	$186.53
0001429969	3/31/25	$0.00	$0.00	$0.00	$186.53	$186.53
0001410363	2/28/25	$0.00	$0.00	$0.00	$186.53	$186.53
0001371130	12/31/24	$0.00	$0.00	$0.00	$186.53	$186.53
0001351459	11/30/24	$0.00	$0.00	$0.00	$186.53	$186.53
0001391145	1/31/25	$0.00	$0.00	$0.00	$186.53	$186.53
0001328539	10/31/24	$0.00	$0.00	$0.00	$186.53	$186.53
0001410543	2/28/25	$0.00	$0.00	$0.00	$182.68	$182.68
0001291711	8/31/24	$0.00	$0.00	$0.00	$181.59	$181.59
0001252788	6/30/24	$0.00	$0.00	$0.00	$181.59	$181.59
0001270989	7/31/24	$0.00	$0.00	$0.00	$181.59	$181.59
0001291902	8/31/24	$0.00	$0.00	$0.00	$181.59	$181.59
0001271180	7/31/24	$0.00	$0.00	$0.00	$181.59	$181.59
0001213781	4/30/24	$0.00	$0.00	$0.00	$181.59	$181.59
0001232318	5/31/24	$0.00	$0.00	$0.00	$181.59	$181.59
0001194940	3/31/24	$0.00	$0.00	$0.00	$181.59	$181.59
0001207394	4/7/24	$0.00	$0.00	$0.00	$180.00	$180.00
0000287923	12/8/24	$0.00	$0.00	$0.00	$179.64	$179.64
0000307815	5/26/25	$0.00	$0.00	$176.55	$0.00	$176.55
0000313898	7/21/25	$176.55	$0.00	$0.00	$0.00	$176.55
0000310910	6/23/25	$0.00	$176.55	$0.00	$0.00	$176.55
0000304878	4/28/25	$0.00	$0.00	$0.00	$176.55	$176.55
0000302120	3/31/25	$0.00	$0.00	$0.00	$176.55	$176.55
0000299122	3/3/25	$0.00	$0.00	$0.00	$176.55	$176.55
0000299702	3/23/25	$0.00	$0.00	$0.00	$168.53	$168.53
0001491336	6/30/25	$0.00	$168.46	$0.00	$0.00	$168.46
0001512313	7/31/25	$168.46	$0.00	$0.00	$0.00	$168.46
0001312326	9/30/24	$0.00	$0.00	$0.00	$163.43	$163.43
0001116950	11/30/23	$0.00	$0.00	$0.00	$158.12	$158.12
0001525999	8/10/25	$150.00	$0.00	$0.00	$0.00	$150.00
0001512978	7/31/25	$146.35	$0.00	$0.00	$0.00	$146.35
0001492004	6/30/25	$0.00	$146.35	$0.00	$0.00	$146.35
0001517866	7/31/25	$142.89	$0.00	$0.00	$0.00	$142.89
0001519038	7/31/25	$135.00	$0.00	$0.00	$0.00	$135.00
0001391247	1/31/25	$0.00	$0.00	$0.00	$133.93	$133.93
0001513497	7/31/25	$126.00	$0.00	$0.00	$0.00	$126.00
0001512775	7/31/25	$125.57	$0.00	$0.00	$0.00	$125.57
0001469452	5/31/25	$0.00	$0.00	$120.96	$0.00	$120.96
0001512814	7/31/25	$120.96	$0.00	$0.00	$0.00	$120.96
0001491839	6/30/25	$0.00	$120.96	$0.00	$0.00	$120.96
0001429949	3/31/25	$0.00	$0.00	$0.00	$120.96	$120.96
0001410343	2/28/25	$0.00	$0.00	$0.00	$120.96	$120.96
0001447972	4/30/25	$0.00	$0.00	$0.00	$120.96	$120.96
0001491793	6/30/25	$0.00	$119.23	$0.00	$0.00	$119.23

0000301742	3/31/25	$0.00	$0.00	$0.00	$118.63	$118.63
0001491911	6/30/25	$0.00	$112.31	$0.00	$0.00	$112.31
0001512885	7/31/25	$112.31	$0.00	$0.00	$0.00	$112.31
0001469524	5/31/25	$0.00	$0.00	$112.31	$0.00	$112.31
0001515802	7/31/25	$110.00	$0.00	$0.00	$0.00	$110.00
0001469646	5/31/25	$0.00	$0.00	$106.39	$0.00	$106.39
0001513005	7/31/25	$106.39	$0.00	$0.00	$0.00	$106.39
0001492031	6/30/25	$0.00	$106.39	$0.00	$0.00	$106.39
0001430144	3/31/25	$0.00	$0.00	$0.00	$106.39	$106.39
0001448166	4/30/25	$0.00	$0.00	$0.00	$106.39	$106.39
0001410034	2/28/25	$0.00	$0.00	$0.00	$103.30	$103.30
0001512962	7/31/25	$102.25	$0.00	$0.00	$0.00	$102.25
0001469603	5/31/25	$0.00	$0.00	$102.25	$0.00	$102.25
0001491988	6/30/25	$0.00	$102.25	$0.00	$0.00	$102.25
0001512384	7/31/25	$102.25	$0.00	$0.00	$0.00	$102.25
0001429514	3/31/25	$0.00	$0.00	$0.00	$102.25	$102.25
0001370758	12/31/24	$0.00	$0.00	$0.00	$102.25	$102.25
0001351090	11/30/24	$0.00	$0.00	$0.00	$102.25	$102.25
0001390773	1/31/25	$0.00	$0.00	$0.00	$102.25	$102.25
0001328170	10/31/24	$0.00	$0.00	$0.00	$102.25	$102.25
0001312133	9/30/24	$0.00	$0.00	$0.00	$102.25	$102.25
0001512630	7/31/25	$102.25	$0.00	$0.00	$0.00	$102.25
0001491654	6/30/25	$0.00	$102.25	$0.00	$0.00	$102.25
0001512740	7/31/25	$102.25	$0.00	$0.00	$0.00	$102.25
0001512816	7/31/25	$102.25	$0.00	$0.00	$0.00	$102.25
0001491841	6/30/25	$0.00	$102.25	$0.00	$0.00	$102.25
0001098035	10/31/23	$0.00	$0.00	$0.00	$99.18	$99.18
0001132688	12/31/23	$0.00	$0.00	$0.00	$99.18	$99.18
0001151151	1/31/24	$0.00	$0.00	$0.00	$99.18	$99.18
0001291533	8/31/24	$0.00	$0.00	$0.00	$99.18	$99.18
0001084511	9/30/23	$0.00	$0.00	$0.00	$99.18	$99.18
0001116464	11/30/23	$0.00	$0.00	$0.00	$99.18	$99.18
0001194560	3/31/24	$0.00	$0.00	$0.00	$99.18	$99.18
0001176323	2/29/24	$0.00	$0.00	$0.00	$99.18	$99.18
0001252609	6/30/24	$0.00	$0.00	$0.00	$99.18	$99.18
0001270811	7/31/24	$0.00	$0.00	$0.00	$99.18	$99.18

0001231942	5/31/24	$0.00	$0.00	$0.00	$99.18	$99.18
0001213403	4/30/24	$0.00	$0.00	$0.00	$99.18	$99.18
0001512947	7/31/25	$99.14	$0.00	$0.00	$0.00	$99.14
0001512552	7/31/25	$99.14	$0.00	$0.00	$0.00	$99.14
0001491576	6/30/25	$0.00	$99.14	$0.00	$0.00	$99.14
0001469592	5/31/25	$0.00	$0.00	$99.14	$0.00	$99.14
0001512951	7/31/25	$99.14	$0.00	$0.00	$0.00	$99.14
0001491977	6/30/25	$0.00	$99.14	$0.00	$0.00	$99.14
0001448112	4/30/25	$0.00	$0.00	$0.00	$99.14	$99.14
0001430089	3/31/25	$0.00	$0.00	$0.00	$99.14	$99.14
0001512563	7/31/25	$99.14	$0.00	$0.00	$0.00	$99.14
0001491587	6/30/25	$0.00	$99.14	$0.00	$0.00	$99.14
0001512571	7/31/25	$99.14	$0.00	$0.00	$0.00	$99.14
0001491415	6/30/25	$0.00	$99.14	$0.00	$0.00	$99.14
0001512391	7/31/25	$99.14	$0.00	$0.00	$0.00	$99.14
0001469028	5/31/25	$0.00	$0.00	$99.14	$0.00	$99.14
0001429521	3/31/25	$0.00	$0.00	$0.00	$99.14	$99.14
0001409910	2/28/25	$0.00	$0.00	$0.00	$99.14	$99.14
0001447548	4/30/25	$0.00	$0.00	$0.00	$99.14	$99.14
0001328090	10/31/24	$0.00	$0.00	$0.00	$99.14	$99.14
0001312051	9/30/24	$0.00	$0.00	$0.00	$99.14	$99.14
0001370678	12/31/24	$0.00	$0.00	$0.00	$99.14	$99.14
0001351009	11/30/24	$0.00	$0.00	$0.00	$99.14	$99.14
0001390693	1/31/25	$0.00	$0.00	$0.00	$99.14	$99.14
0001033157	6/30/23	$0.00	$0.00	$0.00	$97.19	$97.19
0001018551	5/31/23	$0.00	$0.00	$0.00	$97.19	$97.19
0001512514	7/31/25	$96.51	$0.00	$0.00	$0.00	$96.51
0001469151	5/31/25	$0.00	$0.00	$96.51	$0.00	$96.51
0001491538	6/30/25	$0.00	$96.51	$0.00	$0.00	$96.51
0001447672	4/30/25	$0.00	$0.00	$0.00	$96.51	$96.51
0001469645	5/31/25	$0.00	$0.00	$96.51	$0.00	$96.51
0001513004	7/31/25	$96.51	$0.00	$0.00	$0.00	$96.51
0001492030	6/30/25	$0.00	$96.51	$0.00	$0.00	$96.51
0001430143	3/31/25	$0.00	$0.00	$0.00	$96.51	$96.51
0001448165	4/30/25	$0.00	$0.00	$0.00	$96.51	$96.51
0001291452	8/31/24	$0.00	$0.00	$0.00	$96.51	$96.51
0001132607	12/31/23	$0.00	$0.00	$0.00	$96.51	$96.51
0001097953	10/31/23	$0.00	$0.00	$0.00	$96.51	$96.51
0001084428	9/30/23	$0.00	$0.00	$0.00	$96.51	$96.51
0001116382	11/30/23	$0.00	$0.00	$0.00	$96.51	$96.51
0001151071	1/31/24	$0.00	$0.00	$0.00	$96.51	$96.51
0001176243	2/29/24	$0.00	$0.00	$0.00	$96.51	$96.51

0001194479	3/31/24	$0.00	$0.00	$0.00	$96.51	$96.51
0001270731	7/31/24	$0.00	$0.00	$0.00	$96.51	$96.51
0001252529	6/30/24	$0.00	$0.00	$0.00	$96.51	$96.51
0001231861	5/31/24	$0.00	$0.00	$0.00	$96.51	$96.51
0001213322	4/30/24	$0.00	$0.00	$0.00	$96.51	$96.51
0000512732	1/31/23	$0.00	$0.00	$0.00	$96.40	$96.40
0000529127	2/28/23	$0.00	$0.00	$0.00	$96.40	$96.40
0000544287	3/31/23	$0.00	$0.00	$0.00	$96.40	$96.40
0000559920	4/30/23	$0.00	$0.00	$0.00	$96.40	$96.40
0001070874	8/31/23	$0.00	$0.00	$0.00	$96.40	$96.40
0001049480	7/31/23	$0.00	$0.00	$0.00	$96.40	$96.40
0001507221	7/13/25	$95.40	$0.00	$0.00	$0.00	$95.40
0001018505	5/31/23	$0.00	$0.00	$0.00	$95.34	$95.34
0001033111	6/30/23	$0.00	$0.00	$0.00	$95.34	$95.34
0000544426	3/31/23	$0.00	$0.00	$0.00	$94.23	$94.23
0000529266	2/28/23	$0.00	$0.00	$0.00	$94.23	$94.23
0000512876	1/31/23	$0.00	$0.00	$0.00	$94.23	$94.23
0001049434	7/31/23	$0.00	$0.00	$0.00	$94.23	$94.23
0001070828	8/31/23	$0.00	$0.00	$0.00	$94.23	$94.23
0000529081	2/28/23	$0.00	$0.00	$0.00	$94.23	$94.23
0000512686	1/31/23	$0.00	$0.00	$0.00	$94.23	$94.23
0000559874	4/30/23	$0.00	$0.00	$0.00	$94.23	$94.23
0000544241	3/31/23	$0.00	$0.00	$0.00	$94.23	$94.23
0001151531	1/31/24	$0.00	$0.00	$0.00	$81.59	$81.59
0001176703	2/29/24	$0.00	$0.00	$0.00	$81.59	$81.59
0001512369	7/31/25	$80.00	$0.00	$0.00	$0.00	$80.00
0001491393	6/30/25	$0.00	$80.00	$0.00	$0.00	$80.00
0001070791	8/31/23	$0.00	$0.00	$0.00	$77.26	$77.26
0001308990	9/22/24	$0.00	$0.00	$0.00	$74.89	$74.89
0001116846	11/30/23	$0.00	$0.00	$0.00	$69.49	$69.49
0001084893	9/30/23	$0.00	$0.00	$0.00	$61.93	$61.93
0001491976	6/30/25	$0.00	$60.48	$0.00	$0.00	$60.48
0001512950	7/31/25	$60.48	$0.00	$0.00	$0.00	$60.48
0001469591	5/31/25	$0.00	$0.00	$60.48	$0.00	$60.48
0001430088	3/31/25	$0.00	$0.00	$0.00	$60.48	$60.48
0001410485	2/28/25	$0.00	$0.00	$0.00	$60.48	$60.48
0001448111	4/30/25	$0.00	$0.00	$0.00	$60.48	$60.48

0001351581	11/30/24	$0.00	$0.00	$0.00	$60.48	$60.48
0001371252	12/31/24	$0.00	$0.00	$0.00	$60.48	$60.48
0001391267	1/31/25	$0.00	$0.00	$0.00	$60.48	$60.48
0001328660	10/31/24	$0.00	$0.00	$0.00	$60.48	$60.48
0001312627	9/30/24	$0.00	$0.00	$0.00	$60.48	$60.48
0001512815	7/31/25	$60.48	$0.00	$0.00	$0.00	$60.48
0001469453	5/31/25	$0.00	$0.00	$60.48	$0.00	$60.48
0001491840	6/30/25	$0.00	$60.48	$0.00	$0.00	$60.48
0001447973	4/30/25	$0.00	$0.00	$0.00	$60.48	$60.48
0001410344	2/28/25	$0.00	$0.00	$0.00	$60.48	$60.48
0001429950	3/31/25	$0.00	$0.00	$0.00	$60.48	$60.48
0001351492	11/30/24	$0.00	$0.00	$0.00	$60.48	$60.48
0001328572	10/31/24	$0.00	$0.00	$0.00	$60.48	$60.48
0001312538	9/30/24	$0.00	$0.00	$0.00	$60.48	$60.48
0001491919	6/30/25	$0.00	$60.48	$0.00	$0.00	$60.48
0001512893	7/31/25	$60.48	$0.00	$0.00	$0.00	$60.48
0001469533	5/31/25	$0.00	$0.00	$60.48	$0.00	$60.48
0001448053	4/30/25	$0.00	$0.00	$0.00	$60.48	$60.48
0001098543	10/31/23	$0.00	$0.00	$0.00	$58.75	$58.75
0001085021	9/30/23	$0.00	$0.00	$0.00	$58.75	$58.75
0001116973	11/30/23	$0.00	$0.00	$0.00	$58.75	$58.75
0001133193	12/31/23	$0.00	$0.00	$0.00	$58.75	$58.75
0001176828	2/29/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001151655	1/31/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001195066	3/31/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001292025	8/31/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001253105	6/30/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001271303	7/31/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001213906	4/30/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001232442	5/31/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001084927	9/30/23	$0.00	$0.00	$0.00	$58.75	$58.75
0001098450	10/31/23	$0.00	$0.00	$0.00	$58.75	$58.75
0001116880	11/30/23	$0.00	$0.00	$0.00	$58.75	$58.75
0001133102	12/31/23	$0.00	$0.00	$0.00	$58.75	$58.75
0001194974	3/31/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001176737	2/29/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001151565	1/31/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001271214	7/31/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001253016	6/30/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001291936	8/31/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001232352	5/31/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001213815	4/30/24	$0.00	$0.00	$0.00	$58.75	$58.75
0001033671	6/30/23	$0.00	$0.00	$0.00	$57.76	$57.76
0001018973	5/31/23	$0.00	$0.00	$0.00	$57.76	$57.76

0001033578	6/30/23	$0.00	$0.00	$0.00	$57.76	$57.76
0001071387	8/31/23	$0.00	$0.00	$0.00	$57.22	$57.22
0001049993	7/31/23	$0.00	$0.00	$0.00	$57.22	$57.22
0001071293	8/31/23	$0.00	$0.00	$0.00	$57.22	$57.22
0000529555	2/28/23	$0.00	$0.00	$0.00	$57.22	$57.22
0000513170	1/31/23	$0.00	$0.00	$0.00	$57.22	$57.22
0000560348	4/30/23	$0.00	$0.00	$0.00	$57.22	$57.22
0000544715	3/31/23	$0.00	$0.00	$0.00	$57.22	$57.22
0001505675	7/6/25	$0.00	$56.98	$0.00	$0.00	$56.98
0000304492	4/28/25	$0.00	$0.00	$0.00	$55.08	$55.08
0001513982	7/31/25	$54.60	$0.00	$0.00	$0.00	$54.60
0001493018	6/30/25	$0.00	$54.60	$0.00	$0.00	$54.60
0001233647	5/31/24	$0.00	$0.00	$0.00	$52.50	$52.50
0000298753	3/3/25	$0.00	$0.00	$0.00	$46.73	$46.73
0001084894	9/30/23	$0.00	$0.00	$0.00	$44.74	$44.74
0001469120	5/31/25	$0.00	$0.00	$44.55	$0.00	$44.55
0001487535	6/15/25	$0.00	$38.79	$0.00	$0.00	$38.79
0001491330	6/30/25	$0.00	$35.69	$0.00	$0.00	$35.69
0001512307	7/31/25	$35.69	$0.00	$0.00	$0.00	$35.69
0000311447	6/30/25	$0.00	$35.00	$0.00	$0.00	$35.00
0001432380	3/31/25	$0.00	$0.00	$0.00	$35.00	$35.00
0001084683	9/30/23	$0.00	$0.00	$0.00	$34.30	$34.30
0001371163	12/31/24	$0.00	$0.00	$0.00	$33.17	$33.17
0001525996	8/10/25	$21.84	$0.00	$0.00	$0.00	$21.84
0001469465	5/31/25	$0.00	$0.00	$19.65	$0.00	$19.65
0001512827	7/31/25	$19.65	$0.00	$0.00	$0.00	$19.65
0001491852	6/30/25	$0.00	$19.65	$0.00	$0.00	$19.65
0001499505	6/30/25	$0.00	$19.62	$0.00	$0.00	$19.62
0001507216	7/13/25	$18.94	$0.00	$0.00	$0.00	$18.94
0001368819	12/15/24	$0.00	$0.00	$0.00	$18.81	$18.81
0001505670	7/6/25	$0.00	$18.71	$0.00	$0.00	$18.71
0000299474	3/9/25	$0.00	$0.00	$0.00	$13.87	$13.87
0001097856	10/31/23	$0.00	$0.00	$0.00	$12.86	$12.86
0001084332	9/30/23	$0.00	$0.00	$0.00	$12.86	$12.86
0001491843	6/30/25	$0.00	$10.53	$0.00	$0.00	$10.53
0001354456	11/30/24	$0.00	$0.00	$0.00	$10.09	$10.09
0001511066	7/20/25	$7.04	$0.00	$0.00	$0.00	$7.04
0001491963	6/30/25	$0.00	$3.00	$0.00	$0.00	$3.00
0001512366	7/31/25	$2.25	$0.00	$0.00	$0.00	$2.25
0001469003	5/31/25	$0.00	$0.00	$2.25	$0.00	$2.25
0001491390	6/30/25	$0.00	$2.25	$0.00	$0.00	$2.25
0001469616	5/31/25	$0.00	$0.00	$0.40	$0.00	$0.40
0001084912	9/30/23	$0.00	$0.00	$0.00	$0.30	$0.30
0001312650	9/30/24	$0.00	$0.00	$0.00	$0.14	$0.14

0001231822	5/31/24	$0.00	$0.00	$0.00	$0.10	$0.10
0001098197	10/31/23	$0.00	$0.00	$0.00	$0.08	$0.08
0001291707	8/31/24	$0.00	$0.00	$0.00	$0.08	$0.08
0001409931	2/28/25	$0.00	$0.00	$0.00	$0.05	$0.05
0001491358	6/30/25	$0.00	$0.04	$0.00	$0.00	$0.04
0001447491	4/30/25	$0.00	$0.00	$0.00	$0.04	$0.04
0001512354	7/31/25	$0.01	$0.00	$0.00	$0.00	$0.01
O A	11/16/22	$0.00	$0.00	$0.00	($0.01)	($0.01)
O A	2/17/23	$0.00	$0.00	$0.00	($0.01)	($0.01)
O A	8/10/22	$0.00	$0.00	$0.00	($0.01)	($0.01)
0001371004	12/31/24	$0.00	$0.00	$0.00	($0.11)	($0.11)
O A	8/5/25	($0.18)	$0.00	$0.00	$0.00	($0.18)
0001491651	6/30/25	$0.00	($0.41)	$0.00	$0.00	($0.41)
O A	8/22/22	$0.00	$0.00	$0.00	($1.00)	($1.00)
O A	4/24/25	$0.00	$0.00	$0.00	($1.00)	($1.00)
0000443746	8/31/22	$0.00	$0.00	$0.00	($1.32)	($1.32)
O A	4/19/25	$0.00	$0.00	$0.00	($2.75)	($2.75)
O A	4/24/25	$0.00	$0.00	$0.00	($3.36)	($3.36)
O A	7/1/25	$0.00	($5.12)	$0.00	$0.00	($5.12)
0001429499	3/31/25	$0.00	$0.00	$0.00	($10.00)	($10.00)
O A	6/25/25	$0.00	($12.36)	$0.00	$0.00	($12.36)
O A	6/19/23	$0.00	$0.00	$0.00	($16.31)	($16.31)
O A	8/9/23	$0.00	$0.00	$0.00	($16.72)	($16.72)
0000990243	9/30/21	$0.00	$0.00	$0.00	($23.29)	($23.29)
0001098224	10/31/23	$0.00	$0.00	$0.00	($25.01)	($25.01)
0001098225	10/31/23	$0.00	$0.00	$0.00	($25.01)	($25.01)
O A	2/9/24	$0.00	$0.00	$0.00	($38.00)	($38.00)
0001140112	12/31/23	$0.00	$0.00	$0.00	($39.12)	($39.12)
0001271318	7/31/24	$0.00	$0.00	$0.00	($43.59)	($43.59)
0000285300	11/24/24	$0.00	$0.00	$0.00	($44.68)	($44.68)
0001454276	4/30/25	$0.00	$0.00	$0.00	($47.00)	($47.00)
O A	9/19/22	$0.00	$0.00	$0.00	($55.58)	($55.58)
O A	3/14/25	$0.00	$0.00	$0.00	($61.97)	($61.97)
0001429938	3/31/25	$0.00	$0.00	$0.00	($62.67)	($62.67)
0001475434	5/25/25	$0.00	$0.00	($75.00)	$0.00	($75.00)
O A	10/5/23	$0.00	$0.00	$0.00	($83.58)	($83.58)
O A	7/5/23	$0.00	$0.00	$0.00	($84.24)	($84.24)
O A	4/19/25	$0.00	$0.00	$0.00	($89.15)	($89.15)
0001479955	5/31/25	$0.00	$0.00	($90.00)	$0.00	($90.00)
O A	9/25/24	$0.00	$0.00	$0.00	($93.25)	($93.25)
O A	6/10/25	$0.00	$0.00	($93.51)	$0.00	($93.51)
O A	12/29/22	$0.00	$0.00	$0.00	($99.14)	($99.14)

O A	12/19/23	$0.00	$0.00	$0.00	($99.18)	($99.18)
O A	1/25/21	$0.00	$0.00	$0.00	($100.92)	($100.92)
O A	7/25/22	$0.00	$0.00	$0.00	($101.96)	($101.96)
O A	3/18/25	$0.00	$0.00	$0.00	($102.25)	($102.25)
0001487534	6/15/25	$0.00	($105.00)	$0.00	$0.00	($105.00)
O A	10/1/24	$0.00	$0.00	$0.00	($108.35)	($108.35)
O A	12/30/22	$0.00	$0.00	$0.00	($111.99)	($111.99)
0001485598	6/8/25	$0.00	$0.00	($120.00)	$0.00	($120.00)
O A	11/7/23	$0.00	$0.00	$0.00	($123.55)	($123.55)
0001170119	2/1/24	$0.00	$0.00	$0.00	($127.00)	($127.00)
O A	4/5/21	$0.00	$0.00	$0.00	($144.59)	($144.59)
0001151472	1/31/24	$0.00	$0.00	$0.00	($178.31)	($178.31)
0001387986	1/24/25	$0.00	$0.00	$0.00	($179.09)	($179.09)
O A	4/30/25	$0.00	$0.00	$0.00	($186.52)	($186.52)
O A	1/9/23	$0.00	$0.00	$0.00	($188.46)	($188.46)
O A	8/26/22	$0.00	$0.00	$0.00	($196.16)	($196.16)
0001242880	5/31/24	$0.00	$0.00	$0.00	($199.25)	($199.25)
O A	7/11/23	$0.00	$0.00	$0.00	($218.46)	($218.46)
O A	7/31/23	$0.00	$0.00	$0.00	($227.17)	($227.17)
O A	8/22/23	$0.00	$0.00	$0.00	($230.54)	($230.54)
O A	8/31/22	$0.00	$0.00	$0.00	($276.00)	($276.00)
O A	2/23/23	$0.00	$0.00	$0.00	($278.52)	($278.52)
O A	4/29/23	$0.00	$0.00	$0.00	($288.13)	($288.13)
0001432376	3/31/25	$0.00	$0.00	$0.00	($315.88)	($315.88)
0001432377	3/31/25	$0.00	$0.00	$0.00	($315.88)	($315.88)
0001432378	3/31/25	$0.00	$0.00	$0.00	($315.88)	($315.88)
0001522566	7/31/25	($336.43)	$0.00	$0.00	$0.00	($336.43)
O A	4/10/24	$0.00	$0.00	$0.00	($337.80)	($337.80)
O A	4/16/25	$0.00	$0.00	$0.00	($357.30)	($357.30)
0001184463	2/29/24	$0.00	$0.00	$0.00	($375.51)	($375.51)
O A	3/1/24	$0.00	$0.00	$0.00	($386.06)	($386.06)
O A	3/3/25	$0.00	$0.00	$0.00	($396.97)	($396.97)
0001041910	6/30/23	$0.00	$0.00	$0.00	($406.74)	($406.74)
0001370906	12/31/24	$0.00	$0.00	$0.00	($419.69)	($419.69)
0001370907	12/31/24	$0.00	$0.00	$0.00	($419.69)	($419.69)
0001370909	12/31/24	$0.00	$0.00	$0.00	($419.69)	($419.69)
0001370908	12/31/24	$0.00	$0.00	$0.00	($419.70)	($419.70)
O A	5/23/25	$0.00	$0.00	($424.29)	$0.00	($424.29)
O A	5/21/25	$0.00	$0.00	($449.28)	$0.00	($449.28)
O A	7/18/23	$0.00	$0.00	$0.00	($500.00)	($500.00)
O A	9/19/22	$0.00	$0.00	$0.00	($515.15)	($515.15)
O A	3/13/25	$0.00	$0.00	$0.00	($525.55)	($525.55)
0001170118	2/1/24	$0.00	$0.00	$0.00	($526.68)	($526.68)
0000304216	4/28/25	$0.00	$0.00	$0.00	($532.23)	($532.23)

O A	6/18/25	$0.00	($536.61)	$0.00	$0.00	($536.61)
O A	7/5/22	$0.00	$0.00	$0.00	($537.55)	($537.55)
O A	5/29/25	$0.00	$0.00	($540.00)	$0.00	($540.00)
O A	3/28/24	$0.00	$0.00	$0.00	($544.74)	($544.74)
O A	7/14/25	($617.76)	$0.00	$0.00	$0.00	($617.76)
0001252941	6/30/24	$0.00	$0.00	$0.00	($618.07)	($618.07)
O A	5/15/25	$0.00	$0.00	($658.76)	$0.00	($658.76)
O A	10/18/23	$0.00	$0.00	$0.00	($705.54)	($705.54)
O A	3/21/25	$0.00	$0.00	$0.00	($731.50)	($731.50)
0001460201	4/30/25	$0.00	$0.00	$0.00	($746.13)	($746.13)
O A	11/18/22	$0.00	$0.00	$0.00	($753.84)	($753.84)
O A	5/30/23	$0.00	$0.00	$0.00	($786.24)	($786.24)
O A	12/21/23	$0.00	$0.00	$0.00	($793.11)	($793.11)
O A	1/30/23	$0.00	$0.00	$0.00	($847.91)	($847.91)
O A	10/21/22	$0.00	$0.00	$0.00	($981.01)	($981.01)
O A	2/8/24	$0.00	$0.00	$0.00	($990.13)	($990.13)
O A	11/3/22	$0.00	$0.00	$0.00	($1,104.10)	($1,104.10)
O A	12/11/23	$0.00	$0.00	$0.00	($1,185.61)	($1,185.61)
O A	8/17/22	$0.00	$0.00	$0.00	($1,189.67)	($1,189.67)
O A	11/21/22	$0.00	$0.00	$0.00	($1,189.68)	($1,189.68)
O A	12/4/19	$0.00	$0.00	$0.00	($1,209.50)	($1,209.50)
0001506321	7/6/25	$0.00	($1,216.21)	$0.00	$0.00	($1,216.21)
0001041909	6/30/23	$0.00	$0.00	$0.00	($1,345.59)	($1,345.59)
O A	10/13/22	$0.00	$0.00	$0.00	($1,489.90)	($1,489.90)
O A	12/5/24	$0.00	$0.00	$0.00	($1,551.44)	($1,551.44)
O A	5/27/25	$0.00	$0.00	($1,651.22)	$0.00	($1,651.22)
0001342116	10/31/24	$0.00	$0.00	$0.00	($1,809.02)	($1,809.02)
O A	5/23/25	$0.00	$0.00	($2,387.00)	$0.00	($2,387.00)
O A	9/22/22	$0.00	$0.00	$0.00	($3,015.36)	($3,015.36)
O A	6/9/21	$0.00	$0.00	$0.00	($3,032.80)	($3,032.80)
O A	6/25/25	$0.00	($3,301.87)	$0.00	$0.00	($3,301.87)
O A	7/21/22	$0.00	$0.00	$0.00	($3,724.76)	($3,724.76)
O A	10/29/24	$0.00	$0.00	$0.00	($3,952.24)	($3,952.24)
O A	3/20/24	$0.00	$0.00	$0.00	($4,890.87)	($4,890.87)
O A	1/20/23	$0.00	$0.00	$0.00	($7,014.38)	($7,014.38)
O A	5/2/25	$0.00	$0.00	$0.00	($8,724.26)	($8,724.26)

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ORDINANCE NO. 2025-12

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, AMENDING CHAPTER XVIII ENTITLED "SOLID WASTE MANAGEMENT" SECTION 18-3 ENTITLED "GARBAGE AND TRASH COLLECTION FEES; SCHEDULE" OF THE CITY CODE OF ORDINANCES TO CREATE SECTION 18-3.1 ENTITLED "SUSPENSION OF COMMERCIAL DUMPSTER ACCOUNT SERVICE FOR UNPAID BILLS"; REQUIRING MANDATORY COMMERCIAL SOLID WASTE SERVICE; AUTHORIZING THE SUSPENSION OR REMOVAL OF COMMERCIAL DUMPSTER SERVICE FOR DELINQUENT ACCOUNTS; PROVIDING FOR ENFORCEMENT, LIENS, FINES, AND REINSTATEMENT REQUIREMENTS; PROVIDING FOR NOTICE PROCEDURES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE DATE.

WHEREAS, the City of North Miami Beach ("City") provides commercial solid waste services through contracted providers and receives revenues from such services; and

WHEREAS, the City has identified a significant number of delinquent commercial accounts with outstanding balances totaling approximately $295,919 as of October 10, 2025; and

WHEREAS, the current Code of Ordinances does not provide adequate enforcement authority to require mandatory commercial trash service, suspend service for non-payment, or secure collection of unpaid balances; and

WHEREAS, the City Commission finds that establishing mandatory service requirements and enforcement mechanisms is necessary to protect public health, promote beautification, and safeguard City revenues.

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Commission of the City of North Miami Beach, Florida, as follows:

Section 1. The foregoing findings and recitals are true and correct and incorporated herein by reference.

Section 2. Chapter XVIII, Section 18-3.1, of the Code of Ordinances of the City of North Miami Beach entitled "Suspension of Commercial Dumpster Account Service for Unpaid Bills" is hereby created by adding the following underlined language:

* * *

- **18-3.1 - Suspension of Commercial Dumpster Account Service for Unpaid Bills**

18-3.1.1 AMENDMENT TO CITY CODE; MANDATORY COMMERCIAL SOLID WASTE SERVICE.

A. All commercial properties located within the City of North Miami shall maintain an active solid waste account with the City or with a City-approved contracted collection provider.

B. Failure to maintain continuous commercial solid waste service shall constitute a code violation subject to fines and enforcement action pursuant to City Code and Chapter 162, Florida Statutes.

18-3.1.2 SUSPENSION AND REMOVAL OF SERVICE FOR NON-PAYMENT.

A. The City or its contracted solid waste provider shall have authority to suspend commercial dumpster collection services for any account that remains unpaid for sixty (60) days after the invoice due date.

B. The City shall have authority to remove dumpsters and discontinue commercial collection for any account that remains delinquent for ninety (90) days or more, after the invoice due date.

C. Upon suspension or removal of service, the City shall notify the City's Code Compliance Division for enforcement and citation.

18-3.1.3 REINSTATEMENT OF SERVICE.

A. No suspended or removed commercial service shall be reinstated until:

1. All outstanding balances are paid in full (or satisfactory arrangements are made); and
2. Applicable reinstatement or administrative fees are paid.

18-3.1.4 NOTICE REQUIREMENTS.

A. Prior to suspension or removal of service, at least 15 day's written notice shall be issued to the account holder by mail (delivered by certified mail, return receipt requested, delivered by the notice deadline), electronic delivery, or by posting at the property.

B. Notice shall include the delinquent amount, payment deadline, potential for suspension or removal, and enforcement consequences.

18-3.1.5 FINES AND ENFORCEMENT.

A. Failure to maintain active commercial solid waste service shall constitute a violation punishable by fines pursuant to the City's Code Enforcement procedures.

B. The City may assess administrative fees, late charges, and penalties for delinquent accounts pursuant to the City's Code Enforcement procedures.

18-3.1.6 LIENS AND COLLECTION OF UNPAID BALANCES.

A. Delinquent commercial solid waste charges may be collected through placement of a lien against the property or against the business tax receipt (occupational license) of the account holder. Lien collection shall be pursuant to City Code and Chapter 162, Florida Statutes.

B. Collection may also proceed through any method authorized by law, including referral to a collection agency or special assessment procedures.

Section 3. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any section, subsection, clause or provision of this ordinance is held invalid the remainder shall not be affected by such invalidity.

Section 5. It is the intention of the City Commission of the City of North Miami Beach and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of North Miami Beach, Florida. The Sections of this Ordinance may be renumbered or re-lettered to accomplish this intention and the word "Ordinance" may be changed to "Section", "Article" or other appropriate word as the codifier may deem fit.

Section 6. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 7. This Ordinance shall become effective immediately upon adoption.

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APPROVED on the first reading by the City of North Miami Beach City Commission at the regular meeting assembled on the **17th day of November, 2025.**

APPROVED AND ADOPTED on second reading by the City of North Miami Beach City Commission at the regular meeting assembled this **16th day of December, 2025.**

ATTEST:

_____	_____
ANDRISE BERNARD, MMC CITY CLERK	MICHAEL JOSEPH MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH:

GREENSPOON MARDER, LLP

BY: _____
CITY ATTORNEYS

Sponsored by: Mayor & Commission

Legislation
11.2.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Marline Monestime, Interim Assistant City Manager
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Ordinance No. 2025-09 (Second Reading) Establishing the Housing & Economic Development Department (Marline Monestime, Interim Assistant City Manager)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Ordinance

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, CREATING THE DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT OF THE CITY OF NORTH MIAMI BEACH; PROVIDING FOR THE ESTABLISHMENT OF THE DEPARTMENT AND APPOINTMENT OF THE DIRECTOR; PROVIDING FOR CODIFICATION, CONFLICTS, SCRIVENER'S ERROR, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager has requested the formal establishment of a Department of Housing & Economic Development; and

WHEREAS, a coordinated Department of Housing & Economic Development would provide more efficient, effective and economical administration of necessary City obligations and endeavors in assisting in the provision of housing assistance to North Miami Beach residents and the undertaking of providing economic development to the residents of the City of North Miami Beach to improve their quality of life; and

WHEREAS, the Mayor and City Commission are in agreement with the City Manager that it is necessary and desirable to create a new Department of Housing & Economic Development to carry out the delivery of these programs to the City of North Miami Beach residents.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA:

Section 1: The foregoing whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Ordinance; all exhibits attached hereto are made a specific part of this Ordinance.

Section 2: That the Code of Ordinances of the City of North Miami Beach be and the same is hereby amended to include the following:

Department of Housing & Economic Development.

1. There is hereby created a Department of Housing & Economic Development to be headed by a director appointed by the City Manager. The Director of the Department of Housing & Economic Development shall operate and function directly under the City Manager's office and shall have the same standing as other department heads.

2. The Director of the Department of Housing & Economic Development shall administer the Code of Ordinances of the City of North Miami Beach supported by two divisions: 1) Housing, and 2) Economic Development. The Director shall have the authority to execute all discretionary acts allowed to promote and administer the Economic Development Strategic Plan, the Home Rehabilitation Program, develop and support comprehensive human services policies and plans, and act as an advocate and liaison for social needs and concerns of the City's population. Further, the Director shall also oversee the issuance of business tax receipts, and promote programs, policies, and initiatives that support workforce training and development, tourism, marketing and branding, small business and entrepreneurship support, business attraction, retention, and expansion, and identify partnerships opportunities that stimulate economic growth.

Section 3. It is the intention of the City Commission of the City of North Miami Beach, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of North Miami Beach, Florida. The sections of this Ordinance

may be renumbered or re-lettered to accomplish such intentions; and the word "ordinance" may be changed to "section," "article" or any other appropriate word.

Section 4. If the provisions of this Ordinance conflict with any other ordinance, rule or regulation, the provisions of this Ordinance shall prevail. All ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. Any typographical errors that do not affect the intent of this Ordinance may be corrected with notice to and authorization of the City Attorney and City Manager without further process.

Section 6. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. This Ordinance shall become effective immediately upon adoption on second reading.

APPROVED on this first reading this _____ day of _____ 2025

APPROVED AND ADOPTED on second reading this _____ day of _____, 2025

ATTEST:

_____	_____
ANDRISE BERNARD, MMC	MICHAEL JOSEPH
CITY CLERK	MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

_____

JOSEPH S. GELLER
CITY ATTORNEY

SPONSORED BY: Mayor and City Commission

Legislation
11.3.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Zafar Ahmed, Community Development Director
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Ordinance No. 2025-13 (First Reading) Regulations for Home-Based Businesses (Zafar Ahmed, Community Development Director)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Staff Report
- Ordinance
- Ordinance Comparison
- Agenda Item Summary
- Exhibit A
- PZB Minutes

ATTACHEMENT I

Community Development Department – Planning & Zoning Division
17050 NE 19th Avenue, 1st Floor
North Miami Beach, FL 33162
(305) 948-2966

STAFF REPORT – CITY COMMISSION MEETING		
Meeting Date: 12/16/2025	**Case Number:** ZA-01-2025	**Name:** Home-Based Business Zoning Amendment

REQUEST

An ordinance of the City of North Miami Beach establishing standards and requirements for Home-Based Business in compliance with Florida Statute 559.955 Home-based businesses. Ordinance amends relevant portions of Chapter XXII Local Business Tax Receipts and Regulations and Chapter XXIV Zoning and Land Development.

BACKGROUND

In 2021, the State of Florida adopted legislation defining and clarifying the maximum extent to which local governments could regulate "home-based businesses". This legislation was codified as Florida Statute 559.955 Home-based businesses, local government restrictions, attached as ATTACHMENT I – EXHIBIT A. The City of North Miami Beach, similar to most other local governments, regulated home-based businesses through local zoning as well as local business tax receipt regulations. These long standing local business tax receipt and zoning use regulations are not consistent with the current statutory requirements of the State of Florida. The proposed ordinance has been drafted to ensure that the City of North Miami Beach is enabling the creation and growth of small local businesses operating from residential dwellings in residential zoning districts in compliance with Florida Statute.

Project Staff Planner: **Mitchell S. Austin, AICP, CNU-A** **Assistant Director** **Community Development Department**	**Review Dates:** **Planning & Zoning Board:** **11/27/2025** **City Commission Meeting:** **12/16/2025 – 1st Reading** **MM/DD/2025 – 2nd Reading**	**Attachment:** I. **Staff Report** II. **DRAFT resolution – Including Exhibit A** III. **Presentation**

STAFF FINDINGS

Based on analysis of the revised Florida Statute 559.955 Home-based businesses, local government restrictions and current City of North Miami Beach Code of Ordinance provisions regulating occupational use of residence, Community Development Department staff makes the following recommendations:

Proposed revisions to City of North Miami Beach Code of Ordinances:

Chapter XII Local Business Tax Receipts, Article I. In General, Section 12-1.20 Occupational Use of Residence, rename section to Home-Based Business, and revise section requirements to align with the maximum allowable regulation permitted under current Florida Statute.

Chapter XXIV Zoning and Land Development, Article II. Definitions, Section 24-22 Definitions, define Home-Based Business referencing both Florida Statute 559.955 and City of North Miami Beach Code of Ordinances Section 12-1.20 Home-Based Business.

Chapter XXIV Zoning and Land Development, Article V. Zoning Use Districts, Section 24-41 through Section 24-4, (all residential zoning districts) specifically list Home-Based Business as a use permitted (by right).

Other proposed revisions to City of North Miami Beach Code of Ordinances to ensure internal document consistency:

Chapter XXIV Zoning and Land Development, Article II. Definitions, Section 24-21 Language:

- renaming the section “Intent and Language”
- adding an intent paragraph; clarifying intent of words “structure” and “building”
- adding language to more clearly defining “person”
- adding language regarding interchangeability of “lot”, “plot”, “parcel”, “folio”, or “tract”
- Adding language to clarify the intent of various terms including “City Commission”, “Planning and Zoning Board”, “Director”, “District Map”, and “Community Development Department”.

Chapter XXIV Zoning and Land Development, Article II. Definitions, Section 24-22 Definitions: simplifying the previously defined term “Dwelling, two-family (duplex)” to the term “Dwelling, duplex”.

Chapter XXIV Zoning and Land Development, Article V. Zoning Use Districts, Section 24-41 through Section 24-4, (all residential zoning districts):

- Standardizing the district naming convention to clarify the district name and ensure that the district abbreviation was based on that name:
    - Example of old format: MH-1 Mobile Home Subdivision District (previously RS-6)
    - Same district in new format: Mobile Home (MH) District

- Clarifying the use previously listed as “Residential accessory uses” to clarify the allowable accessory uses and clarify that this listed use does not permit “accessory dwelling units (ADU)” also known by other names such as pool house, granny flat, or servants’ quarters.
    - Name of use changed to “Accessory uses”
    - Listing Accessory uses where applicable:
        - Boats, Docks, and Piers (Section 24-84)
        - Swimming Pools (Section 24-85)
        - Accessory Uses and Structures (Section 24-86)
        - Utility Sheds [Section 24-81(6)]

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed Home-Based Business ordinance is supported by the following goals, objectives, and policies of the City of North Miami Beach Comprehensive Plan

Property Rights Element

Goal 1

Consider the rights of property owners in all local decision-making.

Objective 1.1

Apply rules, ordinances, and regulations with sensitivity for private property rights.

Policy 1.1.2

In local decision-making, the City of North Miami Beach shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

Planning and Zoning Board Action

Based on the evidence and testimony presented at the November 10, 2025, meeting, minutes attached as ATTACHMENT I - EXHIBIT B, the Planning and Zoning Board of the City of North Miami Beach voted 5 to 0 recommending approval of this ordinance to the Mayor and City Commission of the City of North Miami Beach by finding it consistent with the applicable Florida Statutes and the City of North Miami Beach Comprehensive Plan.

RECOMMENDED MOTION:

Move to approve Ordinance 2025-XX Home-Based Business, setting local business tax receipt requirements, defining the permitted use, and establishing use permitted in all applicable zoning districts, finding it is consistent with Florida Statute 559.955 Home-based businesses and the City of North Miami Beach Comprehensive Plan.

NOTE: The City Commission has the express authority to recommend approval, approval with amendments, or denial of any item. Any motion to approve with amendments or denial should include stated cause or causes of said action.

FISCAL/BUDGETARY IMPACT:

Proposed Ordinance for Home-Based Business Text Amendment will clarify regulatory requirements for home-based businesses in alignment with Florida Statute 559.955 Home-based businesses, local government restrictions. Compliance with this statutory requirement is not anticipated to have any substantive positive fiscal impact on the City of North Miami Beach. Failure of a local government to comply with these statutory requirements would enable any current or prospective home-based business owner to challenge any local government action in violation of the statute, with the prevailing party in the challenge eligible to, *"…recover reasonable attorney fees and costs…including reasonable appellate attorney fees and costs."* [F.S. 559.955 (5)].

ATTACHMENT II

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING CHAPTER XII, ENTITLED LOCAL BUSINESS TAX RECIEPTS AND REGULATIONS, ARTICLE I, SECTION 12-1.20, RENAMED HOME-BASED BUSINESSES; CHAPTER XXIV, ENTITLED ZONING AND LAND DEVELOPMENT, ARTICLE II. DEFINITIONS, SECTION 24-21 RENAMED INTENT AND LANGUAGE, SECTION 24-22 DEFINITIONS; AND ARTICLE V ZONING USE DISTRICTS, SECTION 24-41 RESIDENTIAL SINGLE FAMILY – 1 (RS-1) DISTRICT, SECTION 24-42 RESIDENTIAL SINGLE FAMILY – 2 (RS-2) DISTRICT, SECTION 24-43 RESIDENTIAL SINGLE FAMILY – 3 (RS-3) DISTRICT, SECTION 24-44 RESIDENTIAL SINGLE FAMILY – 4 (RS-4) DISTRICT, SECTION 24-44.1 RESIDENTIAL SINGLE FAMILY – 5 (RS-5) DISTRICT, SECTION 24-44.2 MOBILE HOME (MH) DISTRICT, SECTION 24-45 RESIDENTIAL DUPLEX (RD) DISTRICT, SECTION 24-47 RESIDENTIAL MULTIFAMILY – 19 (RM-19) DISTRICT, SECTION 24-48 RESIDENTIAL MULTIFAMILY – 23 (RM-23) DISTRICT, AND SECTION 24-49 RESIDENTIAL MULTIFAMILY – 32 (RM-32) DISTRICT OF THE CITY'S CODE OF ORDINANCES TO ENSURE CONSISTENCY WITH FLORIDA STATUTE 559.955 HOME-BASED BUSINESSES LOCAL GOVERNMENT RESTRICTIONS; PROVIDING FOR FINDINGS OF FACT; CODIFICATION; CONFLICTS; SCRIVENER'S ERRORS; SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Florida Statute 559.995 Home-based businesses; local government restrictions, attached hereto as EXHIBIT A, the City of North Miami Beach ("City"), is required to define and regulate home-based businesses in the manner authorized by the State of Florida; and

WHEREAS, the existing City Code of Ordinances does not define and regulate home-based businesses in a manner consistent with Florida Statutes; and

WHEREAS, the provisions of this Ordinance shall ensure consistency in definition and regulation of home-based businesses with Florida statutory requirements; and

WHEREAS, the City Commission seeks to adopt an ordinance to enable local businesses to grow and thrive in the City (the "Proposed Ordinance"); and

WHEREAS, the provisions of the Proposed Ordinance shall apply to all local business tax receipt (BTR) applications for home-based businesses; and

WHEREAS, the provisions of the Proposed Ordinance shall apply to all residential zoning use districts; and

WHEREAS, the City's Planning and Zoning Board, as the local planning agency, held a duly noticed public hearing on November 10, 2025, and reviewed the Proposed Ordinance for consistency with the City of North Miami Beach's Comprehensive Plan, and recommended approval by a vote of **5 to 0** ; and

WHEREAS, the Mayor and City Commission find the Proposed Ordinance to be consistent with the North Miami Beach Comprehensive Plan and in the best interest of the residents, businesses, and visitors of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA:

Section 1. Recitals. The foregoing whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of the Proposed Ordinance; all exhibits attached hereto are made a specific part of the Proposed Ordinance.

Section 2. Findings of Fact. The North Miami Beach Code of Ordinances is hereby amended as attached in EXHIBIT A, containing provisions necessary for the implementation of the following City Commission priorities:

1. Enabling local businesses to grow and thrive in the City providing jobs and economic opportunities to our residents.
2. Applying local business tax receipt (BTR) requirements equitably for all home-based businesses.
3. Ensuring clarity in the availability of the home-based business use in all residential zoning classifications.

Section 3. Codification. It is the intention of the City Commission of the City of North Miami Beach, and it is hereby ordained that the provisions of the Proposed Ordinance shall become and be made a part of the Code of Ordinances of the City of North Miami Beach, Florida. The sections of the Proposed Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word "ordinance" may be changed to "section," "article" or any other appropriate word.

Section 4. Conflict. If the provisions of the Proposed Ordinance conflict with any other ordinance, rule or regulation, the provisions of the Proposed Ordinance shall prevail. All ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. Scriveners Errors. Any typographical errors that do not affect the intent of the Proposed Ordinance may be corrected with notice to and authorization of the City Attorney and City Manager without further process.

Section 6. Severability. The provisions of the Proposed Ordinance are declared to be severable, and if any section, sentence, clause or phrase of the Proposed Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of the

Proposed Ordinance, but they shall remain in effect, it being the legislative intent that the Proposed Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption on second reading.

APPROVED on the first reading this____ day of _____, 2025.

APPROVED AND ADOPTED on second reading this ____day of _____ 2025.

ATTEST:

_____
ANDRISE BERNARD, MMC
CITY CLERK

_____
MICHAEL JOSEPH
MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH:

GREENSPOON MARDER, LLP

BY: _____
CITY ATTORNEYS

Sponsored By: _____

COMMISSIONERS	YES	NO	ABSTAIN	ABSENT
Mayor Michael Joseph				
Vice Mayor Jay R. Chernoff				
Commissioner Phyllis Smith				
Commissioner Daniela Jean				
Commissioner McKenzie Fleurimond				
Commissioner Fortuna Smukler				

Commissioner Lynn Su				

* * *

CHAPTER XII LOCAL BUSINESS TAX RECEIPTS AND REGULATIONS

* * *

ARTICLE I. IN GENERAL

* * *

SECTION 12-1.20 ~~Occupational Use of Residence~~ Home-Based Business.

~~Notwithstanding any provision to the contrary herein contained, except as provided in paragraph d. of this subsection, certain b~~ Businesses, professions, or occupations may be conducted within a residentially zoned area ~~on a restricted basis for which a restricted~~ with a business tax receipt ~~may be~~ issued by the City. ~~when the owner of such business has secured a restricted residential business tax receipt from the City, subject to the City land use plan and~~ Consistent with Florida Statute 559.955 Home-based businesses must comply with the following provisions and limitations. ~~therein contained.~~

(A) Home-Based Businesses may operate within any legal residential dwelling in any area zoned for residential use except:
  (1) Where prohibited by any current or future declaration of condominium adopted pursuant to Florida Statute Chapter 718, cooperative document adopted pursuant to Florida Statute Chapter 719, or declaration of covenant adopted pursuant to Florida Statute Chapter 720.
  (2) At any residential property where any unresolved City of North Miami Beach Code Compliance violations exist.

(B) ~~(A)~~ A business, profession, or occupation is considered a Home-Based Business if it operates from a residential dwelling in a residentially zoned area and meets the following criteria. ~~Any person engaged in a personal profession or occupation which requires the use of his own personal residence may apply for a restricted residential business tax receipt. Such applicant may list his home address as the place of business and shall comply with the following conditions:~~
  (1) The activities of the Home-Based Business are secondary to the property's use as a residential dwelling.
    a. As viewed from the public right of way, the use of the residential property shall be consistent with the uses of other residential properties in the area.
    b. Any external modifications to the residential property necessary to accommodate the Home-Based Business shall conform to the residential character including all architectural and other requirements of the residential zoning.
    c. No retail transactions shall be permitted in any structure other than within the residential dwelling.
  (2) Employees or independent contractors of the Home-Based Business who work within the residential dwelling must reside in the residential dwelling.
    a. Except a maximum of two employees or independent contractors who do not reside in the residential dwelling may work at within the residential dwelling.

b. Home-Based Businesses may be additional remote employees that do not work within the residential dwelling.

(3) ~~(1) No~~ Any signage ~~of any type may be posted or displayed on the premises which might serve to indicate that the premises are being used as a restricted residential occupational use~~ must conform to the requirements of Chapter XXIV, Article XIII Signs of the Code of Ordinances.

(4) Parking related to the business activity of the Home-Based Business shall comply with the requirements of Chapter XXIV, Article IX Off-Street Parking and Loading.

a. Parking site plan, including site access, parking/vehicular storage, fencing and/or vegetative buffering is required.

b. All on-site parking shall occur on a permanent wearable surface such as asphalt, concrete, brick, concrete pavers, or similar materials as approved by the Director of Community Development or designee.

c. No vehicles with a commercial message may be parked in an area visible from the public right of way.

~~, and no vehicle with any signs painted on them, which might serve to indicate that the premises are being used as a restricted professional or restricted occupational use, shall be parked on the premises except that such vehicles may be parked within a closed garage in a manner which makes it impossible to be seen from a public right-of-way.~~

~~(2) The applicant shall not use the premises including improvements thereon for the creation, storage, distribution, repair or sale of any merchandise or goods.~~

~~(3) No employees of any type may be permitted on the premises at any time in connection with the authorized use for which the business tax receipt is issued except immediate members of the business tax receipt holder's family which shall be limited to spouse and children residing on the premises for which the business tax receipt is issued.~~

~~(4) No pickups or deliveries may be made from or to the premises except by the business tax receipt holder or his employees as permitted and authorized herein.~~

(5) Creating more ~~No~~ noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors than is associated with any other residential dwelling is prohibited. ~~, smoke or nuisance of any type shall arise from the conduct of the business herein permitted or authorized.~~ Compliance with all City of North Miami Beach, Miami-Dade County, State of Florida, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable solids, liquids, or gases is required.

~~(6) The applicant shall not cause or permit, in connection with the business authorized herein, any vehicular or pedestrian traffic that shall increase, interfere with or disrupt the normal traffic flow for street use in the neighborhood.~~

(C) ~~(7)~~ Prior to issuance of a business tax receipt, all fees must be paid pursuant to this chapter.

~~(B) There shall be a report from the Community Development Department prior to the issuance of any business tax receipt, which shall include a review of any outstanding Code violations~~

(D) ~~(C)~~ Whenever a Home-Based Business is found to be in violation of any provision of the City of North Miami Beach Code of Ordinances, shall subject to the Code Enforcement Procedures of Section 14-8.14 ~~Notice of Violation. Whenever the holder of a restricted residential business tax~~

~~receipt is found to be in violation of the provisions of this chapter, the City may utilize the code enforcement procedures set forth in subsection 14-8.12 et seq. of the Code of Ordinances~~.

~~(Ord. No. 94-10 § 12-21; Ord. No. 2010-6 § 2, 4-20-10)~~

* * *

CHAPTER XXIV ZONING AND LAND DEVELOPMENT

* * *

ARTICLE II. DEFINITIONS

* * *

SECTION~~Sec.~~ 24-21 –Intent and Language.

(A) Words and terms used in this Code shall be given the meanings set forth in this section. All words and terms not specifically defined in this section shall be given their common, ordinary meanings, as the context may reasonably suggest. The reference for common, ordinary meanings shall be the latest online edition of Merriam-Webster Dictionary.

(B) The following rules for the construction of language shall apply to the text of this Code:

(1) The particular shall control the general. In case of any difference of meaning or implication between the text of this Code and any caption, illustration or summary table, the text shall control.

(2) The word "shall" is always mandatory and not discretionary. ~~The word "may" is permissive.(~~

(3) Words used in the present tense shall include the future

(4) ~~; and w~~Words used in the singular number shall include the plural and the plural shall include the singular, unless the context clearly indicates the contrary.

(5) ~~A~~ The word “structure” shall include the word "building". ~~or "structure" includes any part thereof.~~

(6) The word "person" shall include~~s~~ a~~n~~ firm, association, organization, individual,~~a~~ corporation, ~~a~~ partnership, ~~an incorporated association~~ trust, company, or any other similar entity.

(7) Where a regulation involves two (2) or more items, conditions, provisions, or events connected to the conjunction, the conjunction shall be interpreted as follows:

a. And indicates that all the connected items, conditions, provisions, or events shall apply.

b. Or indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
c. Either...or indicates that the connected items, conditions, provisions, or events shall apply singly, but not in combination.

(8) The word "includes" shall not limit a term to the specified examples but is intended to extend its meaning to all other instances or circumstances of like kind of character.

(9) The words "lot", "plot", "parcel", “folio”, or "tract” may be used interchangeably.

(10) The term "City Commission" shall mean the "City Commission of the City of North Miami Beach, Florida."

(11) The term “Planning and Zoning Board" or “PZB” shall mean the "Planning and Zoning Board of the City of North Miami Beach, Florida."

(12) The terms "Director" or “Community Development Director” shall mean the "Community Development Director of the City of North Miami Beach, Florida."

(13) The word "District Map," or "Land Development Map," shall mean the Official Zoning Map of North Miami Beach, Florida.

(14) The term "Community Development Department" shall mean the "Community Development Department of the City of North Miami Beach, Florida."

* * *

SECTION 24-22 Definitions.

...

Hardware store: A commercial establishment which sells at retail to the general public goods and supplies which are generally employed in maintaining or improving dwellings and yards, but not including heavy construction supplies, such as raw lumber and cement materials.

Home-Based Business: Any business, profession, or occupation conducted within a residential dwelling within a residentially zoned area consistent with the requirements of Florida Statute 559.955 Home-based businesses and Section 12.1.20 Home-Based Businesses of the City of North Miami Beach Code of Ordinances.

Home improvement center: A commercial establishment which sells at retail to the general public goods and supplies which are generally employed in maintaining or improving dwellings and yards, including heavy construction materials such as raw lumber and cement materials, within a totally enclosed structure only.

…

…

Dwelling, single-family: A building containing one (1) dwelling unit or a group home. The latter is a dwelling unit licensed to serve clients of the Florida Department of Children and Families which provides a living environment for six (6) or less unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of residents. The clients are limited to: children, the aged, physically disabled, handicapped, developmentally disabled and mentally ill who do not constitute a direct threat to the health, property and safety of the neighborhood.

Dwelling, ~~two family (duplex)~~: A building containing two (2) dwelling units.

Dwelling, multifamily: A building containing three (3) or more dwelling units, including but not limited to those of an apartment, condominium, cooperative, rooming house or adult congregate living nature.

…

* * *

ARTICLE V. ZONING USE DISTRICTS

* * *

SECTION 24-41 – ~~RS-1~~ Residential Single Family – 1 (RS-1) District

…

(B) Uses Permitted
- (1) Single-family residential dwellings
- (2) Family day care home
- (3) ~~Residential a~~ Accessory uses including
  - a. Boats, Docks, and Piers as described in Sec. 24-84
  - b. Swimming Pools as described in Sec. 24-85
  - c. Accessory Uses and Structures as described in Sec. 24-86
- (4) Public parks and playgrounds
- (5) Home-Based Business

…

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* * *

SECTION 24-42 – ~~RS-2~~Residential Single Family – 2 (RS-2) District

…

(B) Uses Permitted
  (1) Single-family residential dwellings
  (2) Family day care home
  (3) ~~Residential a~~ Accessory uses including
    a. Swimming Pools as described in Sec. 24-85
    b. Accessory Uses and Structures as described in Sec. 24-86
    c. Utility sheds as described in Sec. 24-81 (6)
  (4) Public parks and playgrounds
  (5) Home-Based Business

…

* * *

SECTION 24-43 – ~~RS-3~~ Residential Single Family – 3 (RS-3) District

…

(B) Uses Permitted
  (1) Single-family residential dwellings
  (2) Family day care home
  (3) ~~Residential a~~ Accessory uses including:
    a. Swimming Pools as described in Sec. 24-85
    b. Accessory Uses and Structures as described in Sec. 24-86
    c. Utility sheds as described in Sec. 24-81 (6)
  (4) Public parks and playgrounds
  (5) Home-Based Business

…

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* * *

SECTION 24-44 – ~~RS-4~~ Residential Single Family – 4 (RS-4) District

…

(B) Uses Permitted

(1) Single-family residential dwellings

(2) Family day care home

(3) Accessory uses including:

a. Swimming Pools as described in Sec. 24-85

b. Accessory Uses and Structures as described in Sec. 24-86

c. Utility sheds as described in Sec. 24-81 (6)

(4) Public parks and playgrounds

(5) Places of public assembly, provided that:

a. The minimum site area shall be ten thousand (10,000) square feet

b. All such uses shall be located on and oriented to an arterial or collector roadway

c. All such uses shall be located on a single use stand-alone building

d. The parking requirement of Section 24-95 is complied with

e. Site development standards for this district as set forth in paragraph (D) below shall apply unless specifically addressed herein.

(5) Home-Based Business

…

* * *

SECTION 24-44.1 – ~~RS-5~~ Residential Single Family – 5 (RS-5) District

…

(B) Uses Permitted

(1) Single-family residential dwellings of ~~CBS~~ Concrete Masonry Unit (CMU) construction

(2) ~~Residential a~~ Accessory uses including:

a. Swimming Pools as described in Sec. 24-85

b. Accessory Uses and Structures as described in Sec. 24-86

~~c. Porches~~

~~d. Screen rooms~~

c. Utility sheds, as described in Sec. 24-81 (6) ~~provided they meet the setback requirements listed below.~~

(3) Public parks and playgrounds

(4) Home-Based Business

…

* * *

SECTION 24-44.2 – ~~MH-1~~ Mobile Home ~~Subdivision~~ (MH) District ~~(previously RS-6)~~

…

(B) Uses Permitted

(1) Single-family residential dwellings of ~~CBS~~ Concrete Masonry Unit (CMU) construction and mobile homes

(2) ~~Residential a~~ Accessory uses including:

a. Swimming Pools as described in Sec. 24-85

b. Accessory Uses and Structures as described in Sec. 24-86

~~c. Porches~~

~~d. Screen rooms~~

c. Utility sheds as described in Sec. 24-81 (6) ~~provided they meet the setback requirements listed below.~~

d. Opaque fences or wall are prohibited except as screening at the district boundary

(3) Public parks and playgrounds

(4) Home-Based Business

…

* * *

SECTION 24-45 – ~~RD~~ Residential Duplex ~~Two-Family (Duplex)~~ (RD) District

…

(B) Uses Permitted

(1) ~~Two-family (d~~Duplex~~)~~ residential dwellings

(2) Single-family residential dwellings

(3) Family day care home

(4) ~~Residential a~~Accessory uses including:

a. Swimming Pools as described in Sec. 24-85

b. Accessory Uses and Structures as described in Sec. 24-86

c. Utility sheds as described in Sec. 24-81 (6)

(5) Public parks and playgrounds

(6) Places of public assembly, provided that:

a. The minimum site area shall be ten thousand (10,000) square feet

b. All such uses shall be located on and oriented to an arterial or collector roadway

c. All such uses shall be located in a single use stand-alone building

d. The parking requirement of Section 24-95 is complied with

e. Site development standards for this district as set forth in paragraph (D) below shall apply unless specifically addressed herein

(7) Home-Based Business

…

* * *

SECTION 24-47 – ~~RM-19~~ Residential Low-Rise Multifamily – 19 (RM-19) ~~(Medium Density)~~ District

…

(B) Uses Permitted

(1) Multifamily ~~and two-family~~ residential dwellings

(2) Duplex dwelling

(3) Single-family residential dwellings

(4) ~~(including f~~Family day care home, subject to the site development standards set forth in Section 24-44 – Residential Single Family – 4 (RS-4) District ~~the RS-4 district~~

(5) Community residential home as defined ~~in Article II and with a review process in conformance with Chapter 89-372 FAS~~by Florida Statute 419 Community Residential Homes

(6) ~~Residential a~~Accessory uses including:

a. Boats, Docks, and Piers as described in Sec. 24-84

b. Swimming Pools as described in Sec. 24-85

c. Accessory Uses and Structures as described in Sec. 24-86

d. Utility sheds as described in Sec. 24-81 (6)

(7) Public parks and playgrounds

(8) Home-Based Business

…

* * *

SECTION 24-48 – ~~RM-23~~ Residential Mid-Rise Multifamily – 23 (RM-23) ~~(High Density)~~ District

…

(B) Uses Permitted.

(1) Multifamily ~~and two-family~~ residential dwellings

(2) Duplex dwelling

(3) Single-family residential dwellings

(4) ~~(including f~~Family day care home, subject to the site development standards set forth in Section 24-44 – Residential Single Family – 4 (RS-4) District ~~the RS-4 district~~

(5) Community residential home as defined ~~in Article II and with a review process in conformance with Chapter 89-372 FAS~~by Florida Statute 419 Community Residential Homes

(6) ~~Residential a~~Accessory uses including:

a. Boats, Docks, and Piers as described in Sec. 24-84
b. Swimming Pools as described in Sec. 24-85
c. Accessory Uses and Structures as described in Sec. 24-86
d. Utility sheds as described in Sec. 24-81 (6)

(7) Public parks and playgrounds

(8) Places of public assembly, provided that:

a. The minimum site area shall be ten thousand (10,000) square feet
b. All such uses shall be located on and oriented to an arterial or collector roadway
c. All such uses shall be located in a single use stand-alone building
d. The parking requirement of Section 24-95 is complied with
e. Site development standards for this district as set forth in paragraph (D) below shall apply unless specifically addressed herein

(9) Home-Based Business

…

* * *

SECTION 24-49 – ~~RM-32~~Residential High-Rise Multifamily – 32 (RM-32) ~~(High Density)~~ District

…

(B) Uses Permitted

(1) Multifamily residential dwellings

(2) ~~Residential a~~Accessory uses including:

a. Boats, Docks, and Piers as described in Sec. 24-84
b. Swimming Pools as described in Sec. 24-85
c. Accessory Uses and Structures as described in Sec. 24-86
d. Utility sheds as described in Sec. 24-81 (6)

(3) Community residential home as defined ~~in Article II and with a review process in conformance with Chapter 89-372 FAS~~by Florida Statute 419 Community Residential Homes

(4) Places of public assembly, provided that:

a. The minimum site area shall be ten thousand (10,000) square feet
b. All such uses shall be located on and oriented to an arterial or collector roadway
c. All such uses shall be located in a single use stand-alone building
d. The parking requirement of Section 24-95 is complied with
e. Site development standards for this district as set forth in paragraph (D) below shall apply unless specifically addressed herein

(5) Home-Based Business

…

Zoning Text Amendment Home-Based Business: ZA – 01 – 2025

DESCRIPTION:

In 2021, the State of Florida adopted legislation defining and clarifying the maximum extent to which local governments could regulate "home-based businesses". This legislation was codified as Florida Statute 559.955 Home-based businesses, local government restrictions. The City of North Miami Beach, similar to most other local governments, regulated home-based businesses through local zoning as well as local business tax receipt regulations. These long-standing local business tax receipt and zoning use regulations are not consistent with the current statutory requirements of the State of Florida. The proposed ordinance has been drafted to ensure that the City of North Miami Beach is enabling the creation and growth of small local businesses operating from residential dwellings in residential zoning districts in compliance with Florida Statute.

BACKGROUND ANALYSIS:

Revision to Florida Statute:

In 2021, the State of Florida adopted legislation defining and clarifying the maximum extent to which local governments could regulate "home-based businesses". This legislation was codified as Florida Statute 559.955 Home-based businesses, local government restrictions which establishes a private property right to operate a home based business from a residential dwelling within any area zoned for residential use.

Current City of North Miami Beach Code of Ordinances:

Chapter XXII Local Business Tax Receipts, Article I. In General, Section 12-1.20 Occupational Use of Residence (Home-Based Business) sets forth conditions regulating the use of a residential dwelling within a residential zoning district for a commercial business purpose. These provisions require application for local business tax receipt, clearance of any outstanding Code Compliance Violations, and certain other restrictions which do not align with the new Florida Statutory requirements.

Chapter XXIV Zoning and Land Development, Article II. Definitions, Section 24-22 Definitions, does not define Occupational Use of Residence (Home-Based Business).

Chapter XXIV Zoning and Land Development, Article V. Zoning Use Districts, Section 24-41 through Section 24-4, (all residential zoning districts) do not list "Occupational Use of Residence" (Home-Based Business) as a use permitted (by right).

STAFF FINDINGS:

Based on analysis of the revised Florida Statute 559.955 Home-based businesses, local government restrictions and current City of North Miami Beach Code of Ordinance provisions regulating occupational use of residence, Community Development Department staff makes the following recommendations to

Proposed revisions to City of North Miami Beach Code of Ordinances:

Chapter XXII Local Business Tax Receipts, Article I. In General, Section 12-1.20 Occupational Use of Residence, rename section to Home-Based Business, and revise section requirements to align with the maximum allowable regulation permitted under current Florida Statute.

Chapter XXIV Zoning and Land Development, Article II. Definitions, Section 24-22 Definitions, define Home-Based Business referencing both Florida Statute 559.955 and City of North Miami Beach Code of Ordinances Section 12-1.20 Home-Based Business.

Chapter XXIV Zoning and Land Development, Article V. Zoning Use Districts, Section 24-41 through Section 24-4, (all residential zoning districts) specifically list Home-Based Business as a use permitted (by right).

Other proposed revisions to City of North Miami Beach Code of Ordinances to ensure internal document consistency:

Chapter XXIV Zoning and Land Development, Article II. Definitions, Section 24-21 Language:

- renaming the section "Intent and Language"
- adding an intent paragraph; clarifying intent of words "structure" and "building"
- adding language to more clearly defining "person"
- adding language regarding interchangeability of "lot", "plot", "parcel", "folio", or "tract"
- Adding language to clarify the intent of various terms including "City Commission", "Planning and Zoning Board", "Director", "District Map", and "Community Development Department".

Chapter XXIV Zoning and Land Development, Article II. Definitions, Section 24-22 Definitions: simplifying the previously defined term "Dwelling, two-family (duplex)" to the term "Dwelling, duplex".

Chapter XXIV Zoning and Land Development, Article V. Zoning Use Districts, Section 24-41 through Section 24-4, (all residential zoning districts):

- Standardizing the district naming convention to clarify the district name and ensure that the district abbreviation was based on that name:
    - Example of old format: MH-1 Mobile Home Subdivision District (previously RS-6)
    - Same district in new format: Mobile Home (MH) District
- Clarifying the use previously listed as "Residential accessory uses" to clarify the allowable accessory uses and clarify that this listed use does not permit "accessory dwelling units (ADU)" also known by other names such as pool house, granny flat, or servants' quarters.
    - Name of use changed to "Accessory uses"
    - Listing Accessory uses where applicable:
        - Boats, Docks, and Piers (Section 24-84)
        - Swimming Pools (Section 24-85)
        - Accessory Uses and Structures (Section 24-86)
        - Utility Sheds [Section 24-81(6)]

PLANNING AND ZONING BOARD ACTION:

Based on the evidence and testimony presented at the November 10, 2025, meeting, the Planning and Zoning Board of the City of North Miami Beach voted 5 to 0 recommending approval of this ordinance to the Mayor and City Commission of the City of North Miami Beach by finding it consistent with the applicable Florida Statutes and the City of North Miami Beach Comprehensive Plan.

RECOMMENDATION:

Move to approve Ordinance 2025-XX Home-Based Business Zoning Text Amendment (File #25-12) setting local business tax receipt requirements, defining the permitted use, and establishing use permitted in all applicable zoning districts, by finding it is consistent with Florida Statute 559.955 Home-based businesses, local government restrictions, the City of North Miami Beach Comprehensive Plan and the policy intent of the Zoning and Land Development Code.

FISCAL/ BUDGETARY IMPACT:

Proposed Ordinance 2025-XX Home-Based Business Text Amendment will clarify regulatory requirements for home-based businesses in alignment with the requirements of Florida Statute 599.955 Home-based businesses. Compliance with this statutory requirement is not anticipated to have any substantive positive fiscal impact on the City of North Miami Beach. However, failure of a local government to comply with these statutory requirements would enable any current or prospective home-based business owner to challenge any local government action in violation of the statute, with the prevailing party in the challenge eligible to, "…*recover reasonable attorney fees and costs…including reasonable appellate attorney fees and costs.*" [F.S. 559.955 (5)]

ATTACHMENT I - EXHIBIT A

The following is the full unabridged and unedited text of Florida Statute 559.955 as published by the State of Florida as of June 30, 2025:

FS. 559.955 Home-based businesses; local government restrictions. —

(1) Local governments may not enact or enforce any ordinance, regulation, or policy or take any action to license or otherwise regulate a home-based business in violation of this section.

(2) A home-based business that operates from a residential property as provided in subsection

(3) :

- (a) May operate in an area zoned for residential use.
- (b) May not be prohibited, restricted, regulated, or licensed in a manner that is different from other businesses in a local government's jurisdiction, except as otherwise provided in this section.
- (c) Is only subject to applicable business taxes under chapter 205 in the county and municipality in which the home-based business is located.

(4) For purposes of this section, a business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following criteria:

- (a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.
- (b) Parking related to the business activities of the home-based business complies with local zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Local governments may regulate the use of vehicles or trailers operated or parked at the business or on a street right-of-way, provided that such regulations are not more stringent than those for a residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Local governments may regulate the parking or storage of heavy equipment at the business which is visible from the street or neighboring property. For purposes of this paragraph, the term "heavy equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery.
- (c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
- (d) The activities of the home-based business are secondary to the property's use as a residential dwelling.

(e) The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.

(f) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.

(5) Any adversely affected current or prospective home-based business owner may challenge any local government action in violation of this section. The prevailing party in a challenge may recover reasonable attorney fees and costs incurred in challenging or defending the action, including reasonable appellate attorney fees and costs.

(6) The application of this section does not supersede:

(a) Any current or future declaration or declaration of condominium adopted pursuant to chapter 718, cooperative document adopted pursuant to chapter 719, or declaration or declaration of covenant adopted pursuant to chapter 720.

(b) Local laws, ordinances, or regulations related to transient public lodging establishments, as defined in s. 509.013(4)(a)1., that are not otherwise preempted under chapter 509.

History.—s. 1, ch. 2021-202.

City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Meeting Minutes
Monday, November 10, 2025 - 6:00 P.M.

Mark St. Vil called the meeting to order at 6:04 PM

1. Call to Order

Board Members:
Mark St. Vil, Chair
Daniel Heisler
Julian Kresiberg
Gregory Thomas
Ruth Ogen

Staff:
Zafar Ahmed, Comm. Devel. Director
Mitchell Austin, Assistant Comm. Devel. Director
Daniel Lozandier, Senior Planner
Javier Parra-Garcia, Planner

Absent:

The Pledge of Allegiance was recited.

2. Approval of Minutes and Next Meeting Date

Minutes of the July 14, 2025 meeting have been approved

Next Planning and Zoning Board Meeting Scheduled for December 8, 2025

3. Chair Report

NO REPORT

4. General Public Comments

NO COMMENTS

5. Quasi-Judicial Public Hearing

DRAFT

City of North Miami Beach, Florida

Community Development Department

NO ITEMS

6. Legislative Items

I. Sustainability Master Plan

a. Mitchell Austin, Assistant Comm. Devel. Director Presents at 6:08 PM
b. Julian Kreisberg, Board member, asks if this is the prerequisite for City Commission
c. Mitchell answers yes, as the designated local planning agency, as required by Florida Statute, the Planning and Zoning Board sits to provide advice or recommendations to the elected body, the City Commission, and Mayor regarding Planning items.

Motion made at 6:15 PM for approval by Gregory Thomas and was seconded by Julian Kreisberg

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

II. Home-Based Business Ordinance

a. Mitchell presents at 6:34 PM
b. Daniel Heisler, board member, says this is to clean up to comply with Florida Statutes.
c. Mitchell responds yes, that's the intent. One of the things that Community Development leadership staff pointed out in the commission budgetary workshop earlier this year, was that working with this code we are new to, because we both the director and I have been here less than a year, is that there is a lot of antiquated language in our code of ordinances and a lot of inconsistencies

DRAFT

because the AD HOC nature that typically occurs with adopting code of ordianes and working with them over time and updating. So it's a priority for us to engage in this update process as we find things that are pertinent and relevant to things that we're encountering. Business Tax Receipt application is one of those things that we encounter on a fairly regular basis. So we need to get this cleaned up for operational efficiency.

d. Ruth Ogen, board member, asks how the city will verify if a home-based business exists. Some people would try to avoid paying. How can you verify if there is a business?
e. Mitchell Austin responds that enforcement is a constant problem even on commercial properties. We have business that routinely opens, and because they have to go through the Department of Environmental Protection approval process at Miami-Dade County, and are issued a receipt for having paid the fees. Many businesses, especially the people that are new to the business community, think that's all they need, and they fail to come to us to get the local business tax receipt from the municipality. That's not a North Miami Beach problem; it's a universal issue county-wide.
f. Ruth responds I understand but they have a location in a commercial area but in a residential area, how would you verify?
g. Mitchell Austin responds so it would be a complaint driven process just like most code compliance. There is no way to proactively patrol with code compliance officers to see if somebody is operating a home based business in their residence. What we have found recently with a couple of applications that have come through, they need to make sure they have this in order to get business loans or lines of credit. Otherwise, there is no way to proactively patrol.
h. Mark St. Vil, Chair, identifies a scrivener's error in the attached ordinance, second page, section (two) 2, subsection (two) 2, you are missing a Y on the word "applying" for business tax receipt.
i. Mitchell acknowledges error.
j. Mark says I understand what's going on. Unfortunately, I've been around government a long time, so I know that it's not a random occurrence that one section says something that completely contradicts the second section. I understand that twelve (12) is coming in to define things that are not mentioned in twenty-four (24)

DRAFT

so hopefully it will put us all on the same path. I have no further questions.

k. Mitchell mentions that the scrivener's error will be pointed out and corrected before this goes to the city commission.

Motion made at 6:52 PM for approval by Gregory Thomas and was seconded by Ruth Ogen

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

III. Public Notice Zoning Amendment

a. Mitchell Austin presents at 6:53 PM
b. Mark St. Vil asks if this impacts the large posterboard requirement.
c. Mitchell Austin responds the posting of the property is still required by Florida Statute. This is exclusively for the legal ads and transitioning from the newspaper to the approved county-wide website.
d. Mark asks if applicants are going to be advised that the city is now operating on the county's website. Is this going to be an initiative where you're putting information out so people know to update? Or is there a plan contemplated in the proposed budget and which do you think we're going to have as far as savings compared to last year?
e. Mitchell responds operationally if this ordinance is adopted, yes we would notify applicants during the pre-application phase of fees associated with their proposed application. So in that process, we would notify them that the advertisement fees would be x,y, and z instead of a, b, and c.

DRAFT

f. Mark asks so it's not going to be a full outreach; it would be applicant-based when they are coming in.
g. Mitchell responds correct.
h. Ruth Ogen asks once it's approved by the commission, when does it go into effect?
i. Mitchell Austin responds so it is an ordinance, and it has to be read twice. So if the first reading is in December, the second would be in January. The proposal is for it to go into effect immediately. However, the wild card is the final approval of the interlocal agreement. The resolution is on the city commission agenda for November 17. However the interlocal agreement has to be executed between the city and Miami Dade County. I'm not sure how long that administrative process will take.
j. Ruth asks about advertising to the herald at least once annual
k. Mitchell responds yes one time annually, we would have to advertise, notifying the public that our legal ads for general purposes are located in the Miami-Dade County website. Several other adjacent municipalities across the county are already participating in this with Miami-Dade County. Hialeah and Miami Gardens are in the list of seven (7) or eight (8).
l. Gregory Thomas asks about the cost avoidance numbers, does it include the cost to maintain this. I assume you have to have a staff member run this by whoever needs to see it. Was that expense included?
m. Mitchell responds so as far as what staff has on the table on the screen. The Miami Dade County website, that number includes, I believe, three (3) seats for Planning and Zoning staff to post those legal ads on the Miami Dade County Website and then the annual advertisement with the Miami Herald. In terms of legislative items, those would be the only costs on an annual basis. For Zoning applicants, the Land Development Fee Schedule allows the city to charge actual fees for the advertisement, so currently that's under seventeen hundred dollars ($1,700) per ad with the Miami Herald and an additional two hundred dollars ($200) for processing a legal ad. That administrative processing fee would be retained in the process. Given the value of the processing fee and the use of the website for both legislative and zoning applications its possible that would be the only fee the two hundred dollars ($200) but that has to be evaluated once we get the real numbers.

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Motion made at 7:10 PM for approval by Gregory Thomas and was seconded by Julian Kreisberg.

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

IV. Workforce and Hero Housing Ordinance

a. Zafar Ahmed, Community Development Director, presents at 7:12 PM
b. Daniel asks how it will be enforced.
c. Zafar responds before the rent agreement is signed by the developer or property manager, they have to send the application to Community Development for employment verification. Once they are verified, they can qualify for the rent.
d. Daniel asks so for each applicant they would send the city information once a year?
e. Zafar responds once a year. If there are 20 units we have to certify that the applicants qualify for the rent. These include police, doctors, nurses, teachers qualify for this program.
f. Daniel responds so basically what you're doing is incentivizing the developer to introduce smaller size units into the marketplace?
g. Zafar responds yes so that their development would have additional units dedicated to workforce housing.
h. Daniel asks smaller?
i. Zafar responds smaller up to three (3) bedrooms would be considered as one (1), two (2) bedrooms would be point seven five (.75), one (1) bedroom would be point five (.5) or studio.
j. Daniel asks how would this impact or would it impact condominium sales?
k. Zafar responds this is not a sale program, it's a rental program, a density bonus program. We are not offering any other incentive.
l. Daniel asks how this compares with live local act?

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m. Zafar responds live local act is something different because it takes into consideration maximum densities. It allows developers to build at the highest possible densities within a certain area. This is only valid in the mixed-use districts. We cannot exceed the densities in those areas or the height. Within the current requirements, we are proposing a way to provide additional units that will be affordable.
n. Daniel asks about streamlining the permit process and the amount of time it takes to get a project off the ground. Does this address that?
o. Zafar responds there is a separate incentive program, an ordinance that I'm working with the city commission that will introduce something to that effect but this is strictly a bonus program. It's not about development fees or rebates or financial incentives.
p. Daniel Heisler asks and it works in Orlando?
q. Zafar responds that there is one in Orlando and one in Fort Lauderdale. I did some research that developers have introduced, and it's working.
r. Daniel says when you chop things up, I'm not crazy about the whole thing. When you make things smaller, it actually adds costs to the development.
s. Zafar responds it's not chopping after the fact. It's the additional units that are a proportionate size but are smaller than the regular sizes.
t. Daniel says I'm in commercial real estate, when I have a big space and I have to divide the space into smaller spaces. It's much more costly. The walls, kitchens, bathrooms, and all this stuff are going to cost more for the additional units.
u. Zafar responds that cost is a different factor. This is about additional units. How do you provide units within the same capacity that is approved?
v. Daniel says you want to encourage the developer to offer a lower rate for those who meet the criteria, but in order to do that, you have to lower the cost of the development somehow. So the developer can afford to do the workforce housing.
w. Zafar responds agreed, commissioner Chernoff has an initiative in place. It was already considered in a prior commission meeting; it required some additional work, and the commission has sent it

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back to us for further revision. The commission is aware that this is an issue. This is strictly to provide additional units within the requirements.

x. Ruth asks will a one-bedroom in the workforce housing be the same size as a market rate one-bedroom?
y. Zafar responds yes, that is one of the criteria, it has to be the same specifications, same sizes, same finishes no different from any market rate unit. It also must be found and accessed like any market rate unit.
z. Ruth asks let's say the development would have one hundred units (100), they would now be able to have one hundred and thirty units because the one bedrooms would be counted as halves. So all the units in the development are going to be smaller because you're cramming more units in the same footprint. So a one bedroom that is one thousand (1000) square feet is going to be eight fifty (850)?
aa. Zafar responds They are both going to be the same size, it doesn't change that.
bb. Ruth asks about the Building Department enforcing this.
cc. Zafar responds its not the Building Department, it's the Community Development Department. It's an agreement that the property manager has to sign with the city
dd. Mark says that their selling point is that there are going to be upfront costs, and it's going to be 20 years of having to be subject to this program. After that period, you can go market rate. City of Miami down in Brickell is doing this by increasing the height of the building.
ee. Zafar says this program is to find a solution and work with the limitations we have based on infrastructure and development needs
ff. Joseph Geller, City Attorney, says that from a developer's perspective, what is going to raise the cost for a developer is going to increase height. As long as the footprint and height remain the same, there will be no additional costs for the developers. There are going to be other funds available for the fact that their incorporating workforce housing into their development. The additional cost savings will come in the form of tax abatements and other incentives that are available locally, state level, and federally for including workforce housing. Eventually, in 20 years

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when the units go market rate, there will be an increase in revenue due to the additional units.

gg. Mark asks about the summary in the provision in subsection 3 which talks about bonus density requirements. It states that they are capped at thirty percent (30%) for two-thirds of the bonus units to be affordable or hero housing.

hh. Zafar responds that they can't just have proportional units and then unlimited. They cannot have more than thirty percent (30%) allocated to the workforce. So if there is a 200-unit development, thirty percent of those units can be allocated for workforce housing. With this proportionate density, you can add another fifteen(15) or twenty (20) units within that envelope.

Motion made at 7:45 PM to accept by Julian Kreisberg and was seconded by Gregory Thomas

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	NO
Julian Kreisberg	YES
Gregory Thomas	YES

V. Land Development Fee Study

a. Mitchell Austin presents at 6:16 PM

b. Julian Kreisberg asks if we are just accepting this study but were not putting it into effect.

c. Mitchell Austin responds the resolution is to accept, if the mayor and city commission adopt the resolution accepting the study. The implementation that is called for in the resolution, directs the city manager and his staff to draft a revised ordinance to be considered by the mayor and city commission to enact the study's findings.

d. Mark asks if it will be presented with the figures that are attached as Exhibit A, Correct?

DRAFT

e. Mitchell Austin responds Correct.
f. Mark asks and is this whole impartial, or can we make recommendations if we want but can the city commission also make changes to the findings that Raftelis came up with? I'm reading in the little summary and it says they look at municipalities throughout the country and my concern is are we also in line with local municipalities, are we in line with what we're seeing in Dade and Broward Counties?
g. Mitchell Austin responds the study parameters, and the consultant can speak to this in depth at the city commission meeting. Unfortunately, the way the contract was structured, we only have one presentation from them. The consultant works nationwide and internationally to some extent. They have a database of all these things and do perform extensive work in the state of Florida and within south Southeast Florida to Miami-Dade, Broward, and Palm Beach Counties. So they do have relevant data to look at. The final calculation on how the fees are supposed to be structured are based on the individual process or processes that we as staff laid out for them in the interview they did of our staff to determine how things move through the process from submittal to approval of city commission.
h. Mark says so they are able to compare the workflow of the process in comparison to what's actually being charged from other municipalities to come up with some type of equation that takes into account both factors.
i. Mitchell Austin responds what the comparison with other Municipalities is regarding, does our process seem reasonable, is it similar to those. Our costs are directly derived based on the total compensation hourly rate that our employees are receiving.
j. Daniel asks about the cost of the study.
k. Mitchell responds I don't have that figure off the top of my head. This purchase order for this study was also combined with land development fees and building permit fees. There was some policy question regarding the building department enterprise fund, to building permit portion of this project is nowhere near close to complete. So the total project is somewhere in the order of one hundred fifty thousand dollars ($150,000) but I'm not sure what percentage of that this study presents. I can get that answer for you and provide it to the board members via email. So it's the

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smaller portion of the purchase order because this part of the project was less complicated than the Building permit fee portion.

l. Daniel asks if it would make sense to tie an increase of the fees to CPI every year or every x number of years?

m. Mitchell responds that it is not documented in the information that you received because we are still receiving more information from the consultant even as late as Friday of last week. That's part of their recommendation is to tie this in some way to increases, not necessarily into CPI but into the direct employment costs that we have on an annual basis. Then have a comprehensive five (5) year look, which given the data tables that we have as part of the deliverables from the consultant, we can actually do that in-house.

Motion made at 6:32 PM for approval by Julian Kreisberg and was seconded by Daniel Heisler

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

7. Discussion

I. Miami-Dade County Local Mitigation Strategy

a. Mitchell presents at 7:47 PM

8. Staff Comments

DRAFT

9. Upcoming Meeting

The next Planning & Zoning Board meeting is scheduled for Monday, December 8, 2025

10. Adjournment

DRAFT

Legislation
11.4.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Vice Mayor Daniela Jean
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Ordinance No. 2025-14 (First Reading) Creating Workforce and Hero Housing Program (Vice Mayor Daniela Jean)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Staff Report
- Ordinance
- PZB Minutes

Community Development Department – Planning & Zoning Division
17050 NE 19th Avenue, 1st Floor
North Miami Beach, FL 33162
(305) 948-2966

STAFF REPORT – CITY COMMISSION MEETING		
Meeting Date: 12/16/2025	**Case Number:** 25-16	**Name:** Workforce and Hero Housing Program

REQUEST

A request for the approval of an ordinance to establish a voluntary Workforce and Hero Housing Density Bonus Program (WHHDB) for eligible developments, submitted by the City of North Miami Beach.

BACKGROUND

The City of North Miami Beach (City) recognizes a significant shortage of attainable housing options for members of the local workforce and essential community-serving personnel ("heroes"). Rising housing costs have created affordability challenges, forcing many individuals who work within the City such as teachers, nurses, police officers, firefighters, and other essential workers to live elsewhere and commute into the City.

In response, the proposed Workforce and Hero Housing Density Bonus Program (WHHDB) establishes a voluntary mechanism to encourage the private development community to integrate affordable workforce and hero units within new residential or mixed-use projects. The program seeks to improve housing access, reduce commuter congestion, and strengthen community stability by enabling essential workers to live closer to their places of employment.

Project Staff Planner:	**Review Dates:**	**Attachment:**
Zafar Ahmed Director Community Development Department	Planning & Zoning Board Meeting: 11/10/2025 City Commission Meeting: 12/16/2025	I. Staff Report II. Ordinance No. 2025-XX III. Staff Presentation IV. PZB Meeting Minutes

PURPOSE AND INTENT

The intent of the proposed ordinance is to:

- Encourage the development of housing affordable to moderate- and middle-income households earning between 65% and 140% of the Area Median Income (AMI).
- Recognize and support essential service professionals ("heroes") including law enforcement, teachers, healthcare workers, firefighters, and active duty/veteran military personnel.
- Promote economic and social diversity in new developments.
- Encourage mixed-income housing integrated throughout the city while preserving design quality and neighborhood character.
- Provide a voluntary density incentive to offset affordability requirements and encourage developer participation without mandating inclusionary zoning.

ANALYSIS

The Workforce and Hero Housing Density Bonus Program (WHHDB) is designed to:

- Balance development incentives with long-term community benefits.
- Attract private investment in workforce housing without requiring mandatory inclusionary provisions.
- Improve proximity between essential workers and their workplaces.
- Support transit-oriented development and reduce regional commuting patterns.
- Encourage equitable housing opportunities across diverse income levels.

Economic modeling based on comparable programs (e.g., City of Doral and City of Miami Beach) indicates that density bonuses of up to 30% can effectively incentivize private sector participation when combined with flexible unit distribution and predictable review timelines.

PLANNING AND POLICY CONTEXT

The proposed ordinance supports and advances multiple adopted City policies and state directives, including:

- **City of North Miami Beach Comprehensive Plan**, Housing Element Goals 1–3: promoting affordable and workforce housing opportunities.
- **Strategic Plan 2025:** advancing livability and economic resilience by ensuring housing diversity.
- **Florida Statutes Chapter 163.3177(6)(f):** requiring local governments to provide mechanisms to meet affordable housing needs.
- **Live Local Act (SB 102):** promoting workforce housing near employment centers and transit corridors.

SUMMARY OF PROVISIONS

This ordinance establishes the *Workforce and Hero Housing Density Bonus Program (WHHDB)* under Chapter 24, Article XXI of the City's Land Development Code.

The program implements Comprehensive Plan Policies by providing a density bonus of up to thirty percent (30%) within mixed-use districts in exchange for inclusion of workforce and hero housing units affordable to households earning between sixty-five percent (65%) and one hundred forty percent (140%) of Area Median Income (AMI).

The ordinance creates a Workforce and Hero Housing Overlay District (WHH Overlay) that allows **Establishment of Density Equivalency Factors f**or the purpose of calculating allowable residential density, qualifying workforce or hero housing units shall be assigned fractional equivalency values according to the following table:

Unit Type	AMI Level	Density Equivalency Factor (DEF)
Studio or 1-Bedroom Workforce/Hero Unit	≤120% AMI	**0.5 unit**
2-Bedroom Workforce/Hero Unit	≤120% AMI	**0.75 unit**
3+ Bedroom Workforce/Hero Unit	≤120% AMI	**1.0 unit**
Market-Rate Units (any size)	—	**1.0 unit**

This mechanism enables attainable housing production while maintaining total unit counts within the maximum density permitted by the underlying land-use category.

The WHHDB framework establishes:

- Eligibility and application requirements (§§ 24-58.1 & 24-58.2 reference);
- Design and quality standards ensuring workforce units are physically integrated and visually comparable to market-rate units;
- Long-term affordability and compliance monitoring (20-year minimum period); and
- Enforcement procedures and civil penalties for violations.

Adoption of this ordinance supports the City's strategic goal of promoting attainable housing opportunities for essential workers while maintaining high design standards and neighborhood compatibility.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed Workforce and Hero Housing Program ordinance is supported by the following goals, objectives, and policies of the City of North Miami Beach Comprehensive Plan:

Future Land Use Element

Goal 1

Encourage redevelopment and development to enhance the economic base of the City, improve the aesthetic quality of the commercial corridors and existing neighborhoods, and provide a range of housing and employment opportunities to accommodate, serve and employ the projected population, while protecting established single family neighborhoods.

Policy 1.2.1

The City shall ensure that infill and redevelopment efforts are balanced with the need to preserve community character, provide affordable housing, and preserve historic resources.

Policy 1.12.1

The City should promote the mixing of income levels in neighborhoods by encouraging the development of affordable housing in new and infill development projects that include a residential component.

Policy 1.12.6

The City shall continue to evaluate its existing housing stock conditions, and encourage the provision of housing that is affordable to and appropriate for households of all income levels and needs.

Policy 1.12.7

The city should periodically monitor the range of housing choices provided within its boundaries, and adjust codes, incentives and/or subsidies as necessary to encourage a variety of housing types and price ranges.

Housing Element

Goal 1

To assure the availability of adequate, safe, and affordable housing for all residents of North Miami Beach.

Objective 1.1

Assist the private sector in providing a diversity of housing types, including "in-fill" housing and redevelopment as appropriate, to achieve new owner-occupied and rental single-family units and multi-family units. In-fill housing is new housing on scattered vacant lots in neighborhoods which are largely developed. Redevelopment means new units in existing residential areas. Measures: Number of new housing units provided and resulting percentage of households in each income group.

Policy 1.1.1

In order to accommodate the market as it responds to the increased demand for a diversity of housing types, including middle, low, and very low-income single-family housing units, the City should investigate the possibility of identifying areas where changes to future land use designations, density and intensity restrictions, land development regulations, and urban design principles would be appropriate. In

accordance with the Coastal Management Element, density and intensity increases shall not be considered in the Coastal High Hazard Area.

Objective 1.4
The City shall promote the provision of a full range of housing types to meet the existing and future needs of all residents, including very low, low, moderate, middle income, and special needs households in proportions reflective of demand.

Policy 1.4.1
The City shall support efforts to bring rental units within the reach of low and moderate income households, with a particular focus on infill lots and redevelopment areas west of Biscayne Boulevard.

Policy 1.4.3
The City will continue to seek partnerships with private and/or non-profit housing corporations to promote homeownership and housing opportunities.

Objective 1.2
Continue to utilize the appropriate mechanisms to address all housing issues, including redevelopment, rehabilitation, the quality of housing, housing affordability, and increasing home ownership City-wide.

Policy 1.2.1
The City shall continue to utilize the appropriate mechanisms for housing policy development as well as coordination and implementation of the housing policies contained in this plan.

PLANNING AND ZONING BOARD ACTION

Based on the evidence and testimony presented at the November 10, 2025, the meeting minutes provided as *Attachment IV – Planning and Zoning Board Meeting Minutes,* the Planning and Zoning Board of the City of North Miami Beach voted **4 to 1** recommending approval of this ordinance to the Mayor and City Commission of the City of North Miami Beach by finding it consistent with the applicable Florida Statutes and the City of North Miami Beach Comprehensive Plan.

RECOMMENDED MOTION

Move to approve Ordinance No. 2025-XX, "Workforce and Hero Housing Density Bonus Program," finding it consistent with Florida Statutes §163.3177, the City of North Miami Beach Comprehensive Plan, and the City's Land Development Code.

FISCAL/BUDGETARY IMPACT

The proposed ordinance is **not expected to have a direct fiscal impact** on the city. Implementation will be administered within existing staff capacity of the Community Development Department through plan

review and annual compliance audits. Long-term affordability enforcement will be supported by existing Code Compliance mechanisms

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING CHAPTER XXIV, "ZONING AND LAND DEVELOPMENT," OF THE CODE OF ORDINANCES, TO CREATE A NEW ARTICLE XXI ENTITLED "WORKFORCE AND HERO HOUSING DENSITY BONUS PROGRAM"; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR DEFINITIONS, ELIGIBILITY CRITERIA, AND DEVELOPMENT INCENTIVES INCLUDING FRACTIONAL DENSITY CALCULATION FOR QUALIFYING UNITS; PROVIDING FOR ADMINISTRATION AND COMPLIANCE; PROVIDING FOR CODIFICATION, CONFLICTS, SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of North Miami Beach (the "City") recognizes that a shortage of affordable and workforce housing opportunities exists within the City and that this shortage adversely affects the health, safety, and welfare of residents and community-serving professionals; and

WHEREAS, the City seeks to encourage the voluntary inclusion of workforce and hero housing units in private development projects by offering meaningful density incentives while ensuring compatibility with the City's Comprehensive Plan; and

WHEREAS, the City Commission finds that fractional density equivalency factors are an appropriate and equitable means of recognizing smaller or income-restricted dwelling units within the City's overall density framework; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA:

SECTION 1. The foregoing whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Ordinance; all exhibits attached hereto are made a specific part of this Ordinance.

SECTION 2. That the Code of Ordinances of the City of North Miami Beach be and the same is hereby amended as more fully set forth in the attached Exhibit "A", and by reference are made a part hereof.

SECTION 3. CODIFICATION. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Chapter XXIV, "Zoning and Land Development," of the City Code. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word "ordinance" may be changed to "section," "article" or any other appropriate word.

SECTION 4. CONFLICTS. If the provisions of this Ordinance conflict with any other ordinance, rule or regulation, the provisions of this Ordinance shall prevail. All ordinances or parts of ordinances in conflict herewith are repealed.

SECTION 5. Any typographical errors that do not affect the intent of this Ordinance may be corrected with notice to and authorization of the City Attorney and City Manager without further process.

SECTION 6. SEVERABILITY. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective immediately upon adoption by the City Commission.

APPROVED on this first reading this _____ day of _____ 2025

APPROVED AND ADOPTED on second reading this _____ day of _____, 2025

ATTEST:

_____	_____
ANDRISE BERNARD, MMC	MICHAEL JOSEPH
CITY CLERK	MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

_____

JOSEPH S. GELLER
CITY ATTORNEY

SPONSORED BY: Mayor and City Commission

EXHIBIT A

Chapter XXIV, "Zoning and Land Development," of the City of North Miami Beach Code of Ordinances is hereby amended to create a new Article XXI. entitled "Workforce and Hero Housing Density Bonus Program," to read as follows:

ARTICLE XXI. WORKFORCE AND HERO HOUSING DENSITY BONUS PROGRAM

Sec. 24-228. Intent and Purpose.

It is recognized that a shortage of workforce and hero housing exists in the City of North Miami Beach, which is detrimental to the public health, safety, and welfare. Housing costs in the City are increasingly unaffordable for many workers and community-serving professionals ("heroes"), forcing them to live in other areas of Miami-Dade County and commute into and out of North Miami Beach.

The purpose of this Article is to establish a voluntary *Workforce and Hero Housing Density Bonus Program (WHHDB)* that provides additional development incentives including density equivalency factors—for the creation of affordable, workforce, and hero housing units within new or redeveloped residential and mixed-use projects.

Sec. 24-229. Definitions.

(A) **Area Median Income (AMI).** The median income for the Miami-Miami Beach-Kendall Metropolitan Statistical Area (MSA), adjusted for household size, as published annually by the U.S. Department of Housing and Urban Development (HUD).

(B) **Workforce Housing Unit.** A dwelling unit affordable to households earning up to 120% of the Area Median Income.

(C) **Hero Housing Unit.** A dwelling unit reserved for qualified public service professionals such as teachers, first responders, nurses, and public employees, affordable up to 140% of the AMI.

(D) **Qualified Development.** A development in which at least ten percent (10%) of total proposed dwelling units are designated as workforce or hero housing units in accordance with this Article.

(E) **Density Equivalency Factor (DEF).** A fractional value assigned to qualifying workforce or hero housing units for purposes of calculating residential density, as provided in accordance with this Article.

Sec. 24-230. Eligibility and General Provisions.

(A) Participation in the Workforce and Hero Housing Density Bonus Program is voluntary.

(B) All developments seeking density bonuses or fractional density recognition under this Article shall:
(1) Comply with applicable zoning district standards and Comprehensive Plan density ceilings.
(2) Provide recorded restrictive covenants ensuring affordability compliance for a minimum period of 30 years.
(3) Submit an affordability plan approved by the Director of Community Development.
(4) Bonuses and equivalency factors may be combined with other local, state, or federal housing

incentives, provided the total density does not exceed the maximum permitted under the City's adopted Comprehensive Plan.

Sec. 24-231. Fractional Density Calculation for Workforce and Hero Housing Units.

(A) **Establishment of Density Equivalency Factors.**
For the purpose of calculating allowable residential density, qualifying workforce or hero housing units shall be assigned fractional equivalency values according to the following table:

Unit Type	AMI Level	Density Equivalency Factor (DEF)
Studio or 1-Bedroom Workforce/Hero Unit	≤140% AMI	**0.5 unit**
2-Bedroom Workforce/Hero Unit	≤140% AMI	**0.75 unit**
3+ Bedroom Workforce/Hero Unit	≤140% AMI	**1.0 unit**
Market-Rate Units (any size)	—	**1.0 unit**

(B) **Computation of Total Permitted Units.**
The total number of dwelling units permitted on a site shall be determined by summing the products of each unit type multiplied by its DEF value, not to exceed the maximum number of equivalent dwelling units allowed by the applicable zoning district.

(C) **Rounding.**
When the application of DEFs results in a fractional number of total dwelling units, the result shall be rounded down to the nearest whole number.

(D) **Applicability.**
Fractional density calculations shall apply to qualifying projects City-wide and shall not require the establishment of a separate overlay district.

Sec. 24-232. Administrative Procedures.

(A) Developers shall submit a Density Equivalency Calculation Table at the time of site plan or conditional use review.
(B) The Community Development Department shall verify compliance with DEFs prior to site plan approval and prior to the issuance of a building permit.
(C) Annual monitoring reports shall be required to ensure compliance with affordability covenants and occupancy standards.
(D) A certificate of occupancy issuance is contingent on recorded covenants.

Sec. 24-233. Compliance and Enforcement.

Violations of this Article shall constitute a zoning violation enforceable pursuant to Chapter 24, Article XVII (Enforcement and Penalties), and may also be subject to the provisions of Chapter 14 where applicable, pursuant to "Building and Housing" Sec. 14-12.1, -"Residential Rental Permits and Inspections" of the City Code, and may result in revocation of any bonus entitlements granted under this Article.

City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Meeting Minutes
Monday, November 10, 2025 - 6:00 P.M.

Mark St. Vil called the meeting to order at 6:04 PM

1. Call to Order

Board Members:
Mark St. Vil, Chair
Daniel Heisler
Julian Kresiberg
Gregory Thomas
Ruth Ogen

Staff:
Zafar Ahmed, Community Development Director
Mitchell Austin, Assistant Com. Development Director
Daniel Lozandier, Senior Planner
Javier Parra-Garcia, Planner

Absent:

The Pledge of Allegiance was recited.

2. Approval of Minutes and Next Meeting Date

Minutes of the July 14, 2025 meeting have been approved

Next Planning and Zoning Board Meeting Scheduled for December 8, 2025

3. Chair Report

NO REPORT

4. General Public Comments

NO COMMENTS

5. Quasi-Judicial Public Hearing

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NO ITEMS

6. Legislative Items

I. Sustainability Master Plan

a. Mitchell Austin, Assistant Comm. Devel. Director Presents at 6:08 PM
b. Julian Kreisberg, Board member, asks if this is the prerequisite for City Commission
c. Mitchell answers yes, as the designated local planning agency, as required by Florida Statute, the Planning and Zoning Board sits to provide advice or recommendations to the elected body, the City Commission, and Mayor regarding Planning items.

Motion made at 6:15 PM for approval by Gregory Thomas and was seconded by Julian Kreisberg

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

II. Home-Based Business Ordinance

a. Mitchell presents at 6:34 PM
b. Daniel Heisler, board member, says this is to clean up to comply with Florida Statutes.
c. Mitchell responds yes, that's the intent. One of the things that Community Development leadership staff pointed out in the commission budgetary workshop earlier this year, was that working with this code we are new to, because we both the director and I have been here less than a year, is that there is a lot of antiquated language in our code of ordinances and a lot of inconsistencies

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because the AD HOC nature that typically occurs with adopting code of ordianes and working with them over time and updating. So it's a priority for us to engage in this update process as we find things that are pertinent and relevant to things that we're encountering. Business Tax Receipt application is one of those things that we encounter on a fairly regular basis. So we need to get this cleaned up for operational efficiency.

d. Ruth Ogen, board member, asks how the city will verify if a home-based business exists. Some people would try to avoid paying. How can you verify if there is a business?
e. Mitchell Austin responds that enforcement is a constant problem even on commercial properties. We have business that routinely opens, and because they have to go through the Department of Environmental Protection approval process at Miami-Dade County, and are issued a receipt for having paid the fees. Many businesses, especially the people that are new to the business community, think that's all they need, and they fail to come to us to get the local business tax receipt from the municipality. That's not a North Miami Beach problem; it's a universal issue county-wide.
f. Ruth responds I understand but they have a location in a commercial area but in a residential area, how would you verify?
g. Mitchell Austin responds so it would be a complaint driven process just like most code compliance. There is no way to proactively patrol with code compliance officers to see if somebody is operating a home based business in their residence. What we have found recently with a couple of applications that have come through, they need to make sure they have this in order to get business loans or lines of credit. Otherwise, there is no way to proactively patrol.
h. Mark St. Vil, Chair, identifies a scrivener's error in the attached ordinance, second page, section (two) 2, subsection (two) 2, you are missing a Y on the word "applying" for business tax receipt.
i. Mitchell acknowledges error.
j. Mark says I understand what's going on. Unfortunately, I've been around government a long time, so I know that it's not a random occurrence that one section says something that completely contradicts the second section. I understand that twelve (12) is coming in to define things that are not mentioned in twenty-four (24)

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so hopefully it will put us all on the same path. I have no further questions.

k. Mitchell mentions that the scrivener's error will be pointed out and corrected before this goes to the city commission.

Motion made at 6:52 PM for approval by Gregory Thomas and was seconded by Ruth Ogen

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

III. Public Notice Zoning Amendment

a. Mitchell Austin presents at 6:53 PM
b. Mark St. Vil asks if this impacts the large posterboard requirement.
c. Mitchell Austin responds the posting of the property is still required by Florida Statute. This is exclusively for the legal ads and transitioning from the newspaper to the approved county-wide website.
d. Mark asks if applicants are going to be advised that the city is now operating on the county's website. Is this going to be an initiative where you're putting information out so people know to update? Or is there a plan contemplated in the proposed budget and which do you think we're going to have as far as savings compared to last year?
e. Mitchell responds operationally if this ordinance is adopted, yes we would notify applicants during the pre-application phase of fees associated with their proposed application. So in that process, we would notify them that the advertisement fees would be x,y, and z instead of a, b, and c.

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f. Mark asks so it's not going to be a full outreach; it would be applicant-based when they are coming in.
g. Mitchell responds correct.
h. Ruth Ogen asks once it's approved by the commission, when does it go into effect?
i. Mitchell Austin responds so it is an ordinance, and it has to be read twice. So if the first reading is in December, the second would be in January. The proposal is for it to go into effect immediately. However, the wild card is the final approval of the interlocal agreement. The resolution is on the city commission agenda for November 17. However the interlocal agreement has to be executed between the city and Miami Dade County. I'm not sure how long that administrative process will take.
j. Ruth asks about advertising to the herald at least once annual
k. Mitchell responds yes one time annually, we would have to advertise, notifying the public that our legal ads for general purposes are located in the Miami-Dade County website. Several other adjacent municipalities across the county are already participating in this with Miami-Dade County. Hialeah and Miami Gardens are in the list of seven (7) or eight (8).
l. Gregory Thomas asks about the cost avoidance numbers, does it include the cost to maintain this. I assume you have to have a staff member run this by whoever needs to see it. Was that expense included?
m. Mitchell responds so as far as what staff has on the table on the screen. The Miami Dade County website, that number includes, I believe, three (3) seats for Planning and Zoning staff to post those legal ads on the Miami Dade County Website and then the annual advertisement with the Miami Herald. In terms of legislative items, those would be the only costs on an annual basis. For Zoning applicants, the Land Development Fee Schedule allows the city to charge actual fees for the advertisement, so currently that's under seventeen hundred dollars ($1,700) per ad with the Miami Herald and an additional two hundred dollars ($200) for processing a legal ad. That administrative processing fee would be retained in the process. Given the value of the processing fee and the use of the website for both legislative and zoning applications its possible that would be the only fee the two hundred dollars ($200) but that has to be evaluated once we get the real numbers.

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Motion made at 7:10 PM for approval by Gregory Thomas and was seconded by Julian Kreisberg.

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

IV. Workforce and Hero Housing Ordinance

a. Zafar Ahmed, Community Development Director, presents at 7:12 PM
b. Daniel asks how it will be enforced.
c. Zafar responds before the rent agreement is signed by the developer or property manager, they have to send the application to Community Development for employment verification. Once they are verified, they can qualify for the rent.
d. Daniel asks so for each applicant they would send the city information once a year?
e. Zafar responds once a year. If there are 20 units we have to certify that the applicants qualify for the rent. These include police, doctors, nurses, teachers qualify for this program.
f. Daniel responds so basically what you're doing is incentivizing the developer to introduce smaller size units into the marketplace?
g. Zafar responds yes so that their development would have additional units dedicated to workforce housing.
h. Daniel asks smaller?
i. Zafar responds smaller up to three (3) bedrooms would be considered as one (1), two (2) bedrooms would be point seven five (.75), one (1) bedroom would be point five (.5) or studio.
j. Daniel asks how would this impact or would it impact condominium sales?
k. Zafar responds this is not a sale program, it's a rental program, a density bonus program. We are not offering any other incentive.
l. Daniel asks how this compares with live local act?

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m. Zafar responds live local act is something different because it takes into consideration maximum densities. It allows developers to build at the highest possible densities within a certain area. This is only valid in the mixed-use districts. We cannot exceed the densities in those areas or the height. Within the current requirements, we are proposing a way to provide additional units that will be affordable.
n. Daniel asks about streamlining the permit process and the amount of time it takes to get a project off the ground. Does this address that?
o. Zafar responds there is a separate incentive program, an ordinance that I'm working with the city commission that will introduce something to that effect but this is strictly a bonus program. It's not about development fees or rebates or financial incentives.
p. Daniel Heisler asks and it works in Orlando?
q. Zafar responds that there is one in Orlando and one in Fort Lauderdale. I did some research that developers have introduced, and it's working.
r. Daniel says when you chop things up, I'm not crazy about the whole thing. When you make things smaller, it actually adds costs to the development.
s. Zafar responds it's not chopping after the fact. It's the additional units that are a proportionate size but are smaller than the regular sizes.
t. Daniel says I'm in commercial real estate, when I have a big space and I have to divide the space into smaller spaces. It's much more costly. The walls, kitchens, bathrooms, and all this stuff are going to cost more for the additional units.
u. Zafar responds that cost is a different factor. This is about additional units. How do you provide units within the same capacity that is approved?
v. Daniel says you want to encourage the developer to offer a lower rate for those who meet the criteria, but in order to do that, you have to lower the cost of the development somehow. So the developer can afford to do the workforce housing.
w. Zafar responds agreed, commissioner Chernoff has an initiative in place. It was already considered in a prior commission meeting; it required some additional work, and the commission has sent it

DRAFT

back to us for further revision. The commission is aware that this is an issue. This is strictly to provide additional units within the requirements.

x. Ruth asks will a one-bedroom in the workforce housing be the same size as a market rate one-bedroom?
y. Zafar responds yes, that is one of the criteria, it has to be the same specifications, same sizes, same finishes no different from any market rate unit. It also must be found and accessed like any market rate unit.
z. Ruth asks let's say the development would have one hundred units (100), they would now be able to have one hundred and thirty units because the one bedrooms would be counted as halves. So all the units in the development are going to be smaller because you're cramming more units in the same footprint. So a one bedroom that is one thousand (1000) square feet is going to be eight fifty (850)?
aa. Zafar responds They are both going to be the same size, it doesn't change that.
bb. Ruth asks about the Building Department enforcing this.
cc. Zafar responds its not the Building Department, it's the Community Development Department. It's an agreement that the property manager has to sign with the city
dd. Mark says that their selling point is that there are going to be upfront costs, and it's going to be 20 years of having to be subject to this program. After that period, you can go market rate. City of Miami down in Brickell is doing this by increasing the height of the building.
ee. Zafar says this program is to find a solution and work with the limitations we have based on infrastructure and development needs
ff. Joseph Geller, City Attorney, says that from a developer's perspective, what is going to raise the cost for a developer is going to increase height. As long as the footprint and height remain the same, there will be no additional costs for the developers. There are going to be other funds available for the fact that their incorporating workforce housing into their development. The additional cost savings will come in the form of tax abatements and other incentives that are available locally, state level, and federally for including workforce housing. Eventually, in 20 years

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when the units go market rate, there will be an increase in revenue due to the additional units.

gg. Mark asks about the summary in the provision in subsection 3 which talks about bonus density requirements. It states that they are capped at thirty percent (30%) for two-thirds of the bonus units to be affordable or hero housing.

hh. Zafar responds that they can't just have proportional units and then unlimited. They cannot have more than thirty percent (30%) allocated to the workforce. So if there is a 200-unit development, thirty percent of those units can be allocated for workforce housing. With this proportionate density, you can add another fifteen(15) or twenty (20) units within that envelope.

Motion made at 7:45 PM to accept by Julian Kreisberg and was seconded by Gregory Thomas

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	NO
Julian Kreisberg	YES
Gregory Thomas	YES

V. Land Development Fee Study

a. Mitchell Austin presents at 6:16 PM
b. Julian Kreisberg asks if we are just accepting this study but were not putting it into effect.
c. Mitchell Austin responds the resolution is to accept, if the mayor and city commission adopt the resolution accepting the study. The implementation that is called for in the resolution, directs the city manager and his staff to draft a revised ordinance to be considered by the mayor and city commission to enact the study's findings.
d. Mark asks if it will be presented with the figures that are attached as Exhibit A, Correct?

DRAFT

e. Mitchell Austin responds Correct.
f. Mark asks and is this whole impartial, or can we make recommendations if we want but can the city commission also make changes to the findings that Raftelis came up with? I'm reading in the little summary and it says they look at municipalities throughout the country and my concern is are we also in line with local municipalities, are we in line with what we're seeing in Dade and Broward Counties?
g. Mitchell Austin responds the study parameters, and the consultant can speak to this in depth at the city commission meeting. Unfortunately, the way the contract was structured, we only have one presentation from them. The consultant works nationwide and internationally to some extent. They have a database of all these things and do perform extensive work in the state of Florida and within south Southeast Florida to Miami-Dade, Broward, and Palm Beach Counties. So they do have relevant data to look at. The final calculation on how the fees are supposed to be structured are based on the individual process or processes that we as staff laid out for them in the interview they did of our staff to determine how things move through the process from submittal to approval of city commission.
h. Mark says so they are able to compare the workflow of the process in comparison to what's actually being charged from other municipalities to come up with some type of equation that takes into account both factors.
i. Mitchell Austin responds what the comparison with other Municipalities is regarding, does our process seem reasonable, is it similar to those. Our costs are directly derived based on the total compensation hourly rate that our employees are receiving.
j. Daniel asks about the cost of the study.
k. Mitchell responds I don't have that figure off the top of my head. This purchase order for this study was also combined with land development fees and building permit fees. There was some policy question regarding the building department enterprise fund, to building permit portion of this project is nowhere near close to complete. So the total project is somewhere in the order of one hundred fifty thousand dollars ($150,000) but I'm not sure what percentage of that this study presents. I can get that answer for you and provide it to the board members via email. So it's the

DRAFT

smaller portion of the purchase order because this part of the project was less complicated than the Building permit fee portion.

l. Daniel asks if it would make sense to tie an increase of the fees to CPI every year or every x number of years?

m. Mitchell responds that it is not documented in the information that you received because we are still receiving more information from the consultant even as late as Friday of last week. That's part of their recommendation is to tie this in some way to increases, not necessarily into CPI but into the direct employment costs that we have on an annual basis. Then have a comprehensive five (5) year look, which given the data tables that we have as part of the deliverables from the consultant, we can actually do that in-house.

Motion made at 6:32 PM for approval by Julian Kreisberg and was seconded by Daniel Heisler

Chair, Mark St. Vil	YES
Daniel Heisler	YES
Ruth Ogen	YES
Julian Kreisberg	YES
Gregory Thomas	YES

7. Discussion

I. Miami-Dade County Local Mitigation Strategy

a. Mitchell presents at 7:47 PM

8. Staff Comments

DRAFT

9. Upcoming Meeting

The next Planning & Zoning Board meeting is scheduled for Monday, December 8, 2025

10. Adjournment

DRAFT

Legislation
11.5.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Kerlyne McHenry, Interim Public Works Director
VIA:	Andrew Plotkin, Interim City Manager
DATE:	December 16, 2025

RE: Resolution No. R2025-202 Adopting Fee Schedule for Solid Waste Violations (Kerlyne McHenry, Interim Public Works Director)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Resolution
- Memo
- Fee Schedule - Exhibit A
- Fee Schedule - Comparison

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA ESTABLISHING PUBLIC WORKS FEE SCHEDULE FOR SOLID WASTE VIOLATIONS; PROVIDING FOR ADMINISTRATION AND COMPLIANCE; PROVIDING FOR CODIFICATION, CONFLICTS, SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of North Miami Beach (the "City") recognizes the importance of reducing trash nuisances throughout the City to promote the City's beautification goals and prevent debris from entering the storm drainage system; and

WHEREAS, the City has adopted numerous resolutions establishing fines for enforcement of its ordinances, which fines provide resources to various City departments to enhance the provision of services to the residents, businesses, patrons, and visitors: and

WHEREAS, the implementation of civil fines for violations of ordinances related to beautification, improper waste disposal, accumulation of debris, and other sanitation nuisances will provide an effective enforcement mechanism to address recurring violations; and

WHEREAS, the City Commission believes that it is in the best interest of the City to approve a resolution adopting the fee schedule substantially in the form attached as Exhibit "A," hereto to maintain cleaner safter neighborhoods, and encourage compliance with ordinances related to beautification, improper waste disposal, accumulation of debris, and other sanitation nuisances.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA:

SECTION 1. RECITALS. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

SECTION 2. ADOPTION. That the Mayor and the City Commission hereby adopts the fee schedule substantially in the form attached as Exhibit "A," for violations of ordinances related to beautification, improper waste disposal, accumulation of debris, and other sanitation nuisances.

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

SECTION 4. EFFECTIVE DATE. This Resolution shall be in force and take effect immediately upon its passage and adoption.

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **___ day of _____, 2025**.

ATTEST:

ANDRISE BERNARD, MMC CITY CLERK	MICHAEL JOSEPH, ESQ. MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH:

GREENSPOON MARDER, LLP

BY: _____
CITY ATTORNEYS

SPONSORED BY: Kerlyne McHenry, Interim Public Works Director

City of North Miami Beach, Florida

Public Works Department

TO: Andrew Plotkin, City Manager (Interim); City Manager's Office, Mayor & Commissioners

FROM: Kerlyne McHenry, Public Works Director (Interim)

CC: Nicholas Williams, Solid Waste Manager; Sam Bernard, Beautification Program Manager; Sheron Stewart, Budget Manager; Zafar Ahmed, Community Development Director; Mitchell Austin, Assistant Director Community Development

DATE: November 6, 2025

SUBJECT: Recommendation to Amend Ordinance to Include Civil Fines for Solid Waste/Sanitation Public Nuisances

Background:
In an effort to reduce trash nuisances throughout the city, support the City's **beautification goals**, and prevent debris from entering the **storm drainage system**, the Public Works Department is requesting Commission approval to **modify the existing ordinance** to include **civil fines for solid waste and sanitation-related public nuisances**.

Purpose:
The implementation of civil fines will provide an effective enforcement mechanism to address recurring violations related to improper waste disposal, accumulation of debris, and other sanitation nuisances. Establishing these fines will encourage compliance, reduce repeat offenses, and help maintain cleaner, safer neighborhoods.

Benchmarking:
To inform this recommendation, the Public Works Department reviewed and benchmarked the **City of Coral Gables** and **City of West Palm Beach** solid waste and sanitation ordinances and fee schedules. Their frameworks provided useful guidance in developing a fair and enforceable local fine structure.

Recommendation:
Public Works recommends that the Commission approve the proposed ordinance amendment to include civil fines for solid waste/sanitation public nuisances. Adoption of these fines will strengthen the City's ability to mitigate recurring issues and advance community beautification and environmental protection efforts.

Exhibit A

NMB Fee Reference #	Type	Description	Rate	Rate Unit	Fee	Division
Public Works-NMB-000019	Beautification Violation	Grafitti	$200.00	Per Offense	New Request	Beautification
Public Works-NMB-000031	Beautification Violation	Maintaining litter on property	$100.00	Per Offense	New Request	Beautification
Public Works-NMB-000034	Beautification Violation	Defacing or removal of any street sign	$100.00	Per Offense	New Request	Beautification
Public Works-NMB-000035	Beautification Violation	Maintaining a lot that is unsightly and unsanitary	$200.00	Per Offense	New Request	Beautification
Public Works-NMB-000033	Illegal Dumping	Construction in Right of Way, non conforming with Public Standards	$250.00	Per Offense	New Request	Beautification
Public Works-NMB-000022	Trash Ordinance Violation	Failure to register and maintain vacant property (landscaping, trash, litter)	$500.00	Per Offense	New Request	Beautification
Public Works-NMB-000015	Illegal Dumping	Bulk waste placed on multifamily or commercial properties as these properties don't receive bulk as part of the franchise agreement	$300.00	Per Violation	New Request	Solid Waste
Public Works-NMB-000016	Illegal Dumping	Trash generated by a contractor in Public Right of Way including illicit discharge in Storm Drainage Structures	$5,000.00	Per Offense + Restitution	New Request	Solid Waste
Public Works-NMB-000018	Illegal Dumping	Waste/litter/refuse dumped or buried on private property or lot or premise	$500.00	Per Offense & Restitution	New Request	Solid Waste
Public Works-NMB-000026	Illegal Dumping	Trash and/or clean yard waste and/or refuse and/or wastes deposited in prohibited location	$500.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000032	Illegal Dumping	Solid Waste currently pick up TPUs (illegal dumping violations cited by Code). Define Fee per ordinance section 4-1504 to be $500/offense.	$300.00	Per Violation	New Request	Solid Waste
Public Works-NMB-000009	Re-Inspection	Site Re-Inspection (after code citation)	$50.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000011	Roll Off Franchise	Roll Off Vendors Franchise Fee	$12,500.00	Per Vendor/Annually	New Request	Solid Waste
Public Works-NMB-000012	Roll Off Franchise	Roll Off Vendor Hauling Fee	$1.00	Per CuYD Hauled	New Request	Solid Waste
Public Works-NMB-000027	Roll Off Franchise	Service permit	$15.00	per location*	New Request	Solid Waste
Public Works-NMB-000028	Roll Off Franchise	Franchise filing fees – new initial franchise or reapplication	$1,300.00	Per Application	New Request	Solid Waste
Public Works-NMB-000029	Roll Off Franchise	Renewal of a franchise	$1,300.00	Per Renewal	New Request	Solid Waste
Public Works-NMB-000024	Roll Off Franchise	Placement of containers without franchise agreement	$100.00	Per Offense/Per Day	New Request	Solid Waste
Public Works-NMB-000025	Roll Off Franchise	Failure to comply with record and reporting requirements	$500.00	Per Violations	New Request	Solid Waste
Public Works-NMB-000020	Special Pick Up	For special pickup of large household or other bulky items (e.g. furniture, appliances, fixtures, large tree stumps, etc.)	$50.00	Per item	New Request	Solid Waste
Public Works-NMB-000021	Special Pick Up	For special pickup of Yard Waste	$150.00	per cubic yard	New Request	Solid Waste
Public Works-NMB-000001	Trash Ordinance Violation	Bulk/Yard Trash Contains Items that are in Violation to Ordinance or pile too large post re-inspection ($150 per occurrence and $15/per cubic yard)	$300.00	Each	New Request	Solid Waste
Public Works-NMB-000002	Trash Ordinance Violation	Special Events Trash Litter Pick Up	$125.00	Hour	New Request	Solid Waste
Public Works-NMB-000003	Trash Ordinance Violation	Bulk Items or Vegetation Placed out after hurricane watch or warning issue (plus Tipping fee as assessed)	$600.00	Per Offense	New Request	Solid Waste

Public Works-NMB-000004	Trash Ordinance Violation	Overfilled/Overflowing Dumpsters/Compactors/Recycling Cans/Residential Trash Cans	$50.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000005	Trash Ordinance Violation	Trash Can/Dumpster Out Early or Late Retrieval	$100.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000006	Trash Ordinance Violation	Dumpster Service Violation - Use of non franchised or non-approved hauler	$100.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000007	Trash Ordinance Violation	Violation (Safety Hazard - immediate abatement)	$300.00	Per Offense/Per Load	New Request	Solid Waste
Public Works-NMB-000008	Trash Ordinance Violation	Special Pick Ups (not resolved or called in within 24 hours of tag notice)	$300.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000017	Trash Ordinance Violation	Bulk waste placed for collection earlier than the day preceding the scheduled day of collection	$100.00	TBD	New Request	Solid Waste
Public Works-NMB-000030	Trash Ordinance Violation	Failure to maintain a current account with garbage service provider	$500.00	Per Day	New Request	Solid Waste
Public Works-NMB-000023	Trash Ordinance Violation	Failure to keep/maintain trash containers and/or garbage cans in proper location	$100.00	Per Offense	New Request	Solid Waste

NMB Fee Reference #	Type	Description	City Benchmarked	Code # or Fee Schedule?	Rate	Rate Unit	Fee	Division
Public Works-NMB-000019	Beautification Violation	Grafitti	Coral Gables	34-135	$200.00	Per Offense	New Request	Beautification
Public Works-NMB-000031	Beautification Violation	Maintaining litter on property	Coral Gables	54-28	$100.00	Per Offense	New Request	Beautification
Public Works-NMB-000034	Beautification Violation	Defacing or removal of any street sign	Coral Gables	62-26	$100.00	Per Offense	New Request	Beautification
Public Works-NMB-000035	Beautification Violation	Maintaining a lot that is unsightly and unsanitary	Coral Gables	34-55	$200.00	Per Offense	New Request	Beautification
Public Works-NMB-000033	Illegal Dumping	Construction in Right of Way, non conforming with Public Standards	Coral Gables	62-84	$250.00	Per Offense	New Request	Beautification
Public Works-NMB-000022	Trash Ordinance Violation	Failure to register and maintain vacant property (landscaping, trash, litter)	Coral Gables	34-211	$500.00	Per Offense	New Request	Beautification
Public Works-NMB-000015	Illegal Dumping	Bulk waste placed on multifamily or commercial properties as these properties don't receive bulk as part of the franchise agreement	West Palm Beach	Refer to NMB 000032	$300.00	Per Violation	New Request	Solid Waste
Public Works-NMB-000016	Illegal Dumping	Trash generated by a contractor in Public Right of Way including illicit discharge in Storm Drainage Structures	North Miami Beach	New	$5,000.00	Per Offense + Restitution	New Request	Solid Waste
Public Works-NMB-000018	Illegal Dumping	Waste/litter/refuse dumped or buried on private property or lot or premise	Coral Gables	54-145	$500.00	Per Offense & Restitution	New Request	Solid Waste
Public Works-NMB-000026	Illegal Dumping	Trash and/or clean yard waste and/or refuse and/or wastes deposited in prohibited location	Coral Gables	54-147	$500.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000032	Illegal Dumping	Solid Waste currently pick up TPUs (illegal dumping violations cited by Code). Define Fee per ordinance section 4-1504 to be $500/offense.	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$300.00	Per Violation	New Request	Solid Waste
Public Works-NMB-000009	Re-Inspection	Site Re-Inspection (after code citation)	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$50.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000011	Roll Off Franchise	Roll Off Vendors Franchise Fee	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$12,500.00	Per Vendor/Annually	New Request	Solid Waste
Public Works-NMB-000012	Roll Off Franchise	Roll Off Vendor Hauling Fee	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$1.00	Per CuYD Hauled	New Request	Solid Waste
Public Works-NMB-000027	Roll Off Franchise	Service permit	Coral Gables	Coral Gables Fee Schedule	$15.00	per location*	New Request	Solid Waste
Public Works-NMB-000028	Roll Off Franchise	Franchise filing fees – new initial franchise or reapplication	Coral Gables	Coral Gables Fee Schedule	$1,300.00	Per Application	New Request	Solid Waste
Public Works-NMB-000029	Roll Off Franchise	Renewal of a franchise	Coral Gables	Coral Gables Fee Schedule	$1,300.00	Per Renewal	New Request	Solid Waste
Public Works-NMB-000024	Roll Off Franchise	Placement of containers without franchise agreement	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$100.00	Per Offense/Per Day	New Request	Solid Waste
Public Works-NMB-000025	Roll Off Franchise	Failure to comply with record and reporting requirements	Coral Gables	Coral Gables Fee Schedule	$500.00	Per Violations	New Request	Solid Waste
Public Works-NMB-000020	Special Pick Up	For special pickup of large household or other bulky items (e.g. furniture, appliances, fixtures, large tree stumps, etc.)	Coral Gables	Coral Gables Fee Schedule	$50.00	Per item	New Request	Solid Waste
Public Works-NMB-000021	Special Pick Up	For special pickup of Yard Waste	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$150.00	per cubic yard	New Request	Solid Waste
Public Works-NMB-000001	Trash Ordinance Violation	Bulk/Yard Trash Contains Items that are in Violation to Ordinance or pile too large post re-inspection ($150 per occurrence and $15/per cubic yard)	West Palm Beach	Fee Schedule	$300.00	Each	New Request	Solid Waste
Public Works-NMB-000002	Trash Ordinance Violation	Special Events Trash Litter Pick Up	West Palm Beach	Fee Schedule (Sanitation)	$125.00	Hour	New Request	Solid Waste
Public Works-NMB-000003	Trash Ordinance Violation	Bulk Items or Vegetation Placed out after hurricane watch or warning issue (plus Tipping fee as assessed)	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$600.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000004	Trash Ordinance Violation	Overfilled/Overflowing Dumpsters/Compactors/Recycling Cans/Residential Trash Cans	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$50.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000005	Trash Ordinance Violation	Trash Can/Dumpster Out Early or Late Retrieval	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$100.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000006	Trash Ordinance Violation	Dumpster Service Violation - Use of non franchised or non-approved hauler	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$100.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000007	Trash Ordinance Violation	Violation (Safety Hazard - immediate abatement)	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$300.00	Per Offense/Per Load	New Request	Solid Waste
Public Works-NMB-000008	Trash Ordinance Violation	Special Pick Ups (not resolved or called in within 24 hours of tag notice)	West Palm Beach	Fee Schedule Code Enforcement (Sanitation)	$300.00	Per Offense	New Request	Solid Waste
Public Works-NMB-000017	Trash Ordinance Violation	Bulk waste placed for collection earlier than the day preceding the scheduled day of collection	West Palm Beach	TBD	$100.00	TBD	New Request	Solid Waste
Public Works-NMB-000030	Trash Ordinance Violation	Failure to maintain a current account with garbage service provider	Coral Gables	54-19	$500.00	Per Day	New Request	Solid Waste

NMB Fee Reference #	Type	Description	City Benchmarked	Code # or Fee Schedule?	Rate	Rate Unit	Fee	Division
Public Works-NMB-000023	Trash Ordinance Violation	Failure to keep/maintain trash containers and/or garbage cans in proper location	Coral Gables	54-142	$100.00	Per Offense	New Request	Solid Waste

Appointments
13.2.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Appointing Greg Chavarria to Public Utilities Commission (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND ANALYSIS: None.

RECOMMENDATION: Approval.

FISCAL/ BUDGETARY IMPACT: None.

ATTACHMENTS:

Description

- Application

City of North Miami Beach, Florida

APPLICATION FOR PUBLIC UTILITIES COMMISSION

The Public Utilities Commission shall at all times perform its duties with regard to the water and sewer systems consistent and in accordance with the ordinances adopted by the City Commissioners. The Public Utilities Commission shall also review and approve all monthly budget reports prepared by the Public Services Department and/or the City's Finance Department.

Members of the Public Utilities Commission shall have a professional degree or equivalent professional experience in the area(s) of public economics, public finance, public infrastructure, taxation, asset management, city planning, civil engineering, electrical engineering, architectural engineering, agricultural engineering, mechanical engineering, ocean engineering, energy engineering, any management position, any supervisory position, any board experience or any other related field associated with the above. Every member appointed to the Public Utilities Commission shall be a resident within the City of North Miami Beach, and not an employee of the County, the City, or in an area serviced by the City's water service.

(PLEASE PRINT CLEARLY)

1. NAME: Greg Chavarria

2. HOME ADDRESS: 2145 NE 187 ST

   CITY: North Miami Beach STATE: FL ZIP: 33179

3. BUSINESS NAME: _____

   BUSINESS ADDRESS: _____

   CITY: _____ STATE: _____ ZIP: _____

4. CONTACT NO: (HOME) 3052992038 (BUSINESS) _____

   CELL: 3052992038 EMAIL ADDRESS: gregcollaborates@gmail.com

   FAX: _____

5. ARE YOU A RESIDENT OF THE CITY OF NORTH MIAMI BEACH OR DO YOU WORK IN THE CITY OF NORTH MIAMI BEACH?

   RESIDENT Yes WORK No (YES OR NO)

6. HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO X

7. HIGHEST LEVEL OF EDUCATION AND OCCUPATION: Master of Science, Vice President

8. ARE YOU RELATED TO A CITY EMPLOYEE? YES _____ NO X
(IF YES, PLEASE STATE THE NAME OF THE EMPLOYEE AND THE DEPARTMENT IN WHICH HE/SHE WORKS: _____)

9. EMPLOYMENT HISTORY (PLEASE INCLUDE EMPLOYER, POSITION, YEARS SERVED):
PRESENT STATUS: _____

6/24 to Present KEITH Engineering, Vice President, 1.5 years

8/20 to 5/24 City of Fort Lauderdale, City Manager and Assistant City Manager, 4 years

1/15 to 8/20 City of Hallandale Beach, City Manager , Assistant City Manager, IT Director, 5 years

10. HAVE YOU EVER SERVED ON AN ADVISORY BOARD OR COMMITTEE DEALING WITH PUBLIC UTILITITES COMMISSION MATTERS (IF SO PLEASE LIST WHERE, WHEN, AND IN WHAT CAPACITY)
no

11. PLEASE STATE YOUR REASON FOR INTEREST IN APPLYING FOR THE PUBLIC UTILITIES COMMISSION: _____
Would like to volunteer and support and provide subject matter expertise to improve efficiencies and strengthen utility infrastructure.
I look forward to providing insight and subject matter expertise that may support, in an advisory manner, determine best approach and strategies for resiliency and optimization in utility operations.

12. PLEASE LIST QUALIFICATIONS, TALENTS, OR EXPERTISE AS IT RELATES TO MEMBERSHIP FOR THIS BOARD: _____
I have a civil and environmental engineering background and understand how utilities are critical to support communities.
I have over 25 years of experience working in municipal government with 4 cities (Miami, Doral , Hallandale, Fort Lauderdale).
I have also been involved inolved in decision making and formulating strategies for accelerating infrastructure projects and initiatives that have generated new opportunities for funding and partnerships that have improved operations and cost efficiencies for utilities.

CERTIFICATION

I CERTIFY UNDER OATH, AND PENALTY OF PERJURY, THAT ALL INFORMATION SHOWN ABOVE IS TRUE AND CORRECT. I DO UNDERSTAND THAT ANY APPOINTMENT TO A BOARD, COMMITTEE, COMMISSION OBTAINED ON A MISREPRESENTATION OF A MATERIAL FACT SHALL BE NULL AND VOID.

APPLICATION DATE: 12/4/25 APPLICANT'S SIGNATURE: _____

APPOINTMENT DATE: _____ BY _____

Revised 11/6/25

Appointments
13.3.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Appointing Franchesca Taylor to the Planning an Zoning Board (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND ANALYSIS: None.

RECOMMENDATION: Approval

FISCAL/ BUDGETARY IMPACT: None.

ATTACHMENTS:

Description

- Application

City of North Miami Beach, Florida

APPLICATION FOR PLANNING AND ZONING BOARD

THE PLANNING AND ZONING BOARD SHALL ACT AS AN ADVISORY BODY, TO THE CITY MANAGER, THE MAYOR AND COMMISSIONERS.

Members of the Planning and Zoning Board shall have a license in engineering or contracting, or have equivalent professional experience in the area(s) of city planning, land use planning, transportation planning, urban planning, community development, real estate, mixed-use development, statistics, public economics, construction management, general contracting, architecture, or a law degree.

(PLEASE PRINT CLEARLY)

1. NAME:_____

2. HOME ADDRESS: _____

   CITY: _____ STATE: _____ ZIP: _____

3. BUSINESS NAME: _____

   BUSINESS ADDRESS: _____

   CITY: _____ STATE: _____ ZIP: _____

4. CONTACT NO: (HOME) _____ (BUSINESS) _____

   CELL: _____ EMAIL ADDRESS: _____

   FAX: _____

5. ARE YOU A RESIDENT OF THE CITY OF NORTH MIAMI BEACH OR DO YOU WORK IN THE CITY OF NORTH MIAMI BEACH?

   RESIDENT_____ WORK_____ (YES OR NO)

6. HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO _____

7. HIGHEST LEVEL OF EDUCATION AND OCCUPATION:

   _____

CITY CLERK'S OFFICE
'25 DEC 11 AM10:39

8. ARE YOU RELATED TO A CITY EMPLOYEE? YES _____ NO _____
(IF YES, PLEASE STATE THE NAME OF THE EMPLOYEE AND THE DEPARTMENT IN WHICH HE/SHE WORKS: _____)

9. EMPLOYMENT HISTORY (PLEASE INCLUDE EMPLOYER, POSITION, YEARS SERVED):

PRESENT STATUS: _____

_____ to _____ _____

_____ to _____ _____

_____ to _____ _____

10. HAVE YOU EVER SERVED ON AN ADVISORY BOARD OR COMMITTEE DEALING WITH PLANNING AND ZONING MATTERS (IF SO PLEASE LIST WHERE, WHEN, AND IN WHAT CAPACITY)

_____ _____
_____ _____
_____ _____

11. PLEASE STATE YOUR REASON FOR INTEREST IN APPLYING FOR THE PLANNING AND ZONING BOARD:

_____
_____
_____
_____
_____

12. PLEASE LIST QUALIFICATIONS, TALENTS, OR EXPERTISE AS IT RELATES TO MEMBERSHIP FOR THIS BOARD: _____

_____
_____
_____

CERTIFICATION

I CERTIFY UNDER OATH, AND PENALTY OF PERJURY, THAT ALL INFORMATION SHOWN ABOVE IS TRUE AND CORRECT. I DO UNDERSTAND THAT ANY APPOINTMENT TO A BOARD, COMMITTEE, COMMISSION OBTAINED ON A MISREPRESENTATION OF A MATERIAL FACT SHALL BE NULL AND VOID.

APPLICATION DATE: _____ APPLICANT'S SIGNATURE: _____

APPOINTMENT DATE: _____ BY_____

Revised 6/20/19

FRANCHESCA TAYLOR, AICP

1581 NE 154th Terrace North Miami Beach, FL 33162 ▪ E-mail: Franchesca.Taylor1@gmail.com ▪ Phone: (251) 391-6986

OBJECTIVE To help build accessible, climate resilient, and fiscally sound cities by promoting transportation equity and affordable housing through creative place making.

EDUCATION

Auburn University — **Auburn, AL** — **College of Architecture, Design, and Construction**
Master of Arts in Community Planning — May 2012

Florida Agricultural & Mechanical University — **Tallahassee, FL** — **Sybil C. Mobley School of Business, and Industry**
Bachelor of Science in Business Administration — December 2008

EXPERIENCE

12.2021 – Present **Miami-Dade Transportation Planning Organization (TPO)** **Miami, FL**
Program Development Manager

- Lead development of 2050 Long Rang Transportation Plan, which included $36.5B in transportation investments for future mobility needs.
- Manage $1M contract for the 2050 Regional Transportation Plan, including coordination of regional technical committees.
- Develop and implement the Unified Planning Work Program, maintain planning consistency with the Transportation Improvement Program.
- Produce technical transportation studies, including SMART Program studies, municipal and other transportation mobility studies.
- Facilitate federal performance measure tracking, grant programs management, and other mandated state and federal reporting.

11.2020 – 12.2021 **Miami-Dade Department of Transportation and Public Works (DTPW)** **Miami, FL**
Principal Planner – Planning & System Development Division

- Coordinate the Sunshine State Kiss and Ride Project Development and Environmental (PD&E) study.
- Helped attain $1.2M Federal Transit Administration grant to manage the South Dade Transit-Oriented Development (TOD) study.
- Head all previous projects related to my former role as Senior Planner.

07.2019 – 11.2020 **Miami-Dade Department of Transportation and Public Works (DTPW)** **Miami, FL**
Senior Planner – Planning & System Development Division

- Executed the annual production of the Transit Development Plan, qualifying DTPW for $20.5M in State Block Grant Funding.
- Led the Bus Express Rapid Transit (BERT) study team, to explore the feasibility of implementing eight new express bus routes.
- Collaborated with the Transportation Planning Organization on the annual Transportation Improvement Program update.

08.2017 – 03.2019 **Renaissance Planning Group** **Miami, FL**
Senior Planner

- Conducted market research and created analysis framework to determine freight capacity for the City of Miami Gardens, FL.
- Examined and proposed zoning revisions to support scenario plans for the Strategic Miami Rapid Transit Plan - Kendall Corridor.
- Researched and mapped microeconomic trends for economic forecast modeling projects in Washington D.C. metro area.

01.2015 – 07.2017 **Palm Beach Metropolitan Planning Organization (MPO)** **West Palm Beach, FL**
Senior Planner

- Acquired and managed $20K federal grant award to develop Palm Beach County's first bicycle and pedestrian count program.
- Led MPO committee to annually allocate $3M in federal funds for multi-modal infrastructure improvements.
- Supervised consultant teams to produce Ped/Bike safety study and county-wide bicycle level of service maps.

12.2013 – 12.2015 **Regional Planning Commission of Greater Birmingham (RPCGB)** **Birmingham, AL**
Community Planner

- Developed existing conditions document, cataloging land use, transportation, and zoning studies, within each study area.
- Created, organized, and supervised the creation of graphic and written material on proposals and reports to present findings.
- Implemented public involvement strategies for various planning studies to engage stakeholders in process.

06.2012 -11.2013 **Regional Planning Commission of Greater Birmingham (RPCGB)** **Birmingham, AL**
Active Transportation Planner

- Built the Pop-Up Project; tactical urbanism projects promoting active transportation and economic development.
- Generated $40K in grant funding through public and private partnerships to fund and operate 3 Pop-Up Project events.
- Led the production of the Active Transportation Plan, a component of the 2040 Long-Range Transportation Plan.

CERTIFICATIONS / AFFILIATIONS

05.2016 - Present **American Institute of Certified Planners (AICP),** Certified Planner Number: 028946
12.2019 - 12.2020 **American Planning Association – Planning for the Black Community Division,** Vice Chair
03.2007 - Present **Alpha Kappa Alpha Sorority, Inc.,** Alpha Gamma Delta Omega Graduate Chapter, Charter Member

AWARDS

- **Florida Planning and Zoning Association (FPZA)**
  2017 Outstanding Plan/Study, Palm Beach MPO Pedestrian and Bicycle Safety Study
- **Harvard Kennedy School, Ash Center for Democratic Governance, and Innovation**
  2014 Bright Ideas Award, Pop-Up Project
- **National Association of Development Organizations**
  2014 Innovation Award, Pop-Up Project
- **American Institute of Certified Planners: American Planning Association**
  2012 Outstanding Planning Student Award
- **College of Architecture, Design and Construction; Auburn University**
  2011-2012 Outstanding Graduate Student Award, Community Planning

SKILLS Proficient with the Microsoft Office Suite, ArcGIS, Adobe Photoshop, InDesign and Map Publisher

Appointments
13.4.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Appointing Jules Cadet to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND ANALYSIS: None.

RECOMMENDATION: Approval.

FISCAL/ BUDGETARY IMPACT: None.

ATTACHMENTS:

Description

- Application

City of North Miami Beach, Florida
APPLICATION FOR YOUTH ADVISORY BOARD

The Youth Advisory Board shall have only advisory powers to the Mayor and City Commission and shall submit reports and recommendations to the Mayor and City Commission pertaining to matters involving and/or affecting the youth of the city.

(PLEASE PRINT CLEARLY)

1. NAME: Jules Cadet

2. HOME ADDRESS: 841 NE 137th St

   CITY: North Miami STATE: Florida ZIP: 33161

3. BUSINESS NAME: _____

   BUSINESS ADDRESS: _____

   CITY: _____ STATE: _____ ZIP: _____

4. CONTACT NO: (HOME) _____ (BUSINESS) _____

   CELL: 786-828-2271 EMAIL ADDRESS: CadetJules32@gmail.com

   FAX: _____

5. ARE YOU A RESIDENT OF THE CITY OF NORTH MIAMI BEACH OR DO YOU WORK IN THE CITY OF NORTH MIAMI BEACH?

   RESIDENT NO WORK NO (YES OR NO)

6. HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO ✓

7. HIGHEST LEVEL OF EDUCATION AND OCCUPATION:

   11th grade, Highschool

CITY CLERK'S OFFICE
'25 OCT 7 AM9:04

8. ARE YOU RELATED TO A CITY EMPLOYEE? YES _____ NO ✓
(IF YES, PLEASE STATE THE NAME OF THE EMPLOYEE AND THE DEPARTMENT IN WHICH HE/SHE WORKS: _____)

9. EMPLOYMENT HISTORY (PLEASE INCLUDE EMPLOYER, POSITION, YEARS SERVED):

PRESENT STATUS: _____

____ to ____ _____

____ to ____ _____

____ to ____ _____

10. HAVE YOU EVER SERVED ON AN ADVISORY BOARD OR COMMITTEE DEALING WITH YOUTH MATTERS (IF SO PLEASE LIST WHERE, WHEN, AND IN WHAT CAPACITY)

I am the treasurer of FBLA, a school club, as well as the treasurer of my 11th grade class. I've been in this roles since the start of the 2024-2025 school year and I deal with mainly the creation of fundraisers and money collection in order to facilitate class/club activites

11. PLEASE STATE YOUR REASON FOR INTEREST IN APPLYING FOR THE YOUTH ADVISORY BOARD:

My reason for applying to the Youth advisory board is to gain leadership experience and to understand how the local government works. I also want to help with the creation and planning of local events.

12. PLEASE LIST QUALIFICATIONS, TALENTS, OR EXPERTISE AS IT RELATES TO MEMBERSHIP FOR THIS BOARD: FBLA club treasurer, 11th grade class treasurer, and 500 hrs of community service for feeding south Florida

CERTIFICATION

I CERTIFY UNDER OATH, AND PENALTY OF PERJURY, THAT ALL INFORMATION SHOWN ABOVE IS TRUE AND CORRECT. I DO UNDERSTAND THAT ANY APPOINTMENT TO A BOARD, COMMITTEE, COMMISSION OBTAINED ON A MISREPRESENTATION OF A MATERIAL FACT SHALL BE NULL AND VOID.

APPLICATION DATE: 3/2/25 APPLICANT'S SIGNATURE: Jules Cadet

APPOINTMENT DATE: _____ BY _____

Revised 2/15/19

Appointments
13.5.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Appointing Isabella Estassin to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND ANALYSIS: None.

RECOMMENDATION: Approval.

FISCAL/ BUDGETARY IMPACT: None.

ATTACHMENTS:

Description

- Application

City of North Miami Beach, Florida
APPLICATION FOR YOUTH ADVISORY BOARD

The Youth Advisory Board shall have only advisory powers to the Mayor and City Commission and shall submit reports and recommendations to the Mayor and City Commission pertaining to matters involving and/or affecting the youth of the city.

(PLEASE PRINT CLEARLY)

1. NAME: ISABELLA ESTASSIN

2. HOME ADDRESS: 1400 NE 169th ST

   CITY: NORTH MIAMI BEACH STATE: FLORIDA ZIP: 33162

3. BUSINESS NAME: N/A

   BUSINESS ADDRESS: _____

   CITY: _____ STATE: _____ ZIP: _____

4. CONTACT NO: (HOME) 786-704-7111 (BUSINESS) _____

   CELL: 786-704-7111 EMAIL ADDRESS: isabellaestassin@gmail.com

   FAX: N/A

5. ARE YOU A RESIDENT OF THE CITY OF NORTH MIAMI BEACH OR DO YOU WORK IN THE CITY OF NORTH MIAMI BEACH?

   RESIDENT YES WORK YES (YES OR NO)

6. HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO ✓

7. HIGHEST LEVEL OF EDUCATION AND OCCUPATION:

   3rd year of highschool, student

CITY CLERK'S OFFICE
'25 OCT 7 AM9:04

8. ARE YOU RELATED TO A CITY EMPLOYEE? YES _____ NO X
(IF YES, PLEASE STATE THE NAME OF THE EMPLOYEE AND THE DEPARTMENT IN WHICH HE/SHE WORKS: _____)

9. EMPLOYMENT HISTORY (PLEASE INCLUDE EMPLOYER, POSITION, YEARS SERVED):

PRESENT STATUS: _____

____ to ____ _____

____ to ____ _____

____ to ____ _____

10. HAVE YOU EVER SERVED ON AN ADVISORY BOARD OR COMMITTEE DEALING WITH YOUTH MATTERS (IF SO PLEASE LIST WHERE, WHEN, AND IN WHAT CAPACITY)

MASSDFLU, 2024-current, Hispanic Club Secretary

11. PLEASE STATE YOUR REASON FOR INTEREST IN APPLYING FOR THE YOUTH ADVISORY BOARD:

I am interested in communicating with a group to provide new ideas & opportunities

12. PLEASE LIST QUALIFICATIONS, TALENTS, OR EXPERTISE AS IT RELATES TO MEMBERSHIP FOR THIS BOARD: Time management, Organization, communication

CERTIFICATION

I CERTIFY UNDER OATH, AND PENALTY OF PERJURY, THAT ALL INFORMATION SHOWN ABOVE IS TRUE AND CORRECT. I DO UNDERSTAND THAT ANY APPOINTMENT TO A BOARD, COMMITTEE, COMMISSION OBTAINED ON A MISREPRESENTATION OF A MATERIAL FACT SHALL BE NULL AND VOID.

APPLICATION DATE: March 11, 2024 APPLICANT'S SIGNATURE: [signature]

APPOINTMENT DATE: _____ BY _____

Revised 2/15/19

Appointments
13.6.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Appointing Kermarley Graham to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND ANALYSIS: None.

RECOMMENDATION: Approval.

FISCAL/ BUDGETARY IMPACT: None.

ATTACHMENTS:

Description

- Application

City of North Miami Beach, Florida
APPLICATION FOR YOUTH ADVISORY BOARD

The Youth Advisory Board shall have only advisory powers to the Mayor and City Commission and shall submit reports and recommendations to the Mayor and City Commission pertaining to matters involving and/or affecting the youth of the city.

(PLEASE PRINT CLEARLY)

1. NAME: Kemarley Graham

2. HOME ADDRESS: 16215 NE 18 Ct APT 308

   CITY: Miami STATE: Florida ZIP: 33162

3. BUSINESS NAME: _____

   BUSINESS ADDRESS: _____

   CITY: _____ STATE: _____ ZIP: _____

4. CONTACT NO: (HOME) _____ (BUSINESS) _____

   CELL: 850-225-6014 EMAIL ADDRESS: KemarleyGraham1k@icloud.com

   FAX: _____

5. ARE YOU A RESIDENT OF THE CITY OF NORTH MIAMI BEACH OR DO YOU WORK IN THE CITY OF NORTH MIAMI BEACH?

   RESIDENT Yes WORK _____ (YES OR NO)

6. HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO ✓

7. HIGHEST LEVEL OF EDUCATION AND OCCUPATION:

   _____

3-5-2025

CITY CLERK'S OFFICE
'25 OCT 7 AM9:03

8. ARE YOU RELATED TO A CITY EMPLOYEE? YES _____ NO ✓
(IF YES, PLEASE STATE THE NAME OF THE EMPLOYEE AND THE DEPARTMENT IN WHICH HE/SHE WORKS: N/A)

9. EMPLOYMENT HISTORY (PLEASE INCLUDE EMPLOYER, POSITION, YEARS SERVED):

PRESENT STATUS: 11th grade Student at North Miami beach Senior high

_____ to _____ _____

_____ to _____ _____

_____ to _____ _____

10. HAVE YOU EVER SERVED ON AN ADVISORY BOARD OR COMMITTEE DEALING WITH YOUTH MATTERS (IF SO PLEASE LIST WHERE, WHEN, AND IN WHAT CAPACITY)

NMB Senior High School, Since 9th grade, over 40 kids each year. All this happens At My School in 5000 role model of Excellence project.

11. PLEASE STATE YOUR REASON FOR INTEREST IN APPLYING FOR THE YOUTH ADVISORY BOARD:
My Reason for applying is because I want to help out the Community and also to change ways of the Community and the Youths.

12. PLEASE LIST QUALIFICATIONS, TALENTS, OR EXPERTISE AS IT RELATES TO MEMBERSHIP FOR THIS BOARD: I have experience as a leader. I know how to Organize and Kids or Fellow members would be fun check. I'm very good at communicating and I'm a very good Helper. I also know how to make Quick decisions in critical situations.

CERTIFICATION

I CERTIFY UNDER OATH, AND PENALTY OF PERJURY, THAT ALL INFORMATION SHOWN ABOVE IS TRUE AND CORRECT. I DO UNDERSTAND THAT ANY APPOINTMENT TO A BOARD, COMMITTEE, COMMISSION OBTAINED ON A MISREPRESENTATION OF A MATERIAL FACT SHALL BE NULL AND VOID.

APPLICATION DATE: 3-5-2025 APPLICANT'S SIGNATURE: [signature]

APPOINTMENT DATE: _____ BY _____

Revised 2/15/19

Appointments
13.7.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Appointing Kyara Joseph to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND ANALYSIS: None.

RECOMMENDATION: Approval.

FISCAL/ BUDGETARY IMPACT: None.

ATTACHMENTS:

Description

- Application

City of North Miami Beach, Florida

APPLICATION FOR YOUTH ADVISORY BOARD

The Youth Advisory Board shall have only advisory powers to the Mayor and City Commission and shall submit reports and recommendations to the Mayor and City Commission pertaining to matters involving and/or affecting the youth of the city.

(PLEASE PRINT CLEARLY)

1. NAME: Kyara A. Joseph

2. HOME ADDRESS: 2123 ne 172nd St. North Miami beach FL 33162

   CITY: North Miami Beach STATE: Florida ZIP: 33162

3. BUSINESS NAME: _____

   BUSINESS ADDRESS: _____

   CITY: _____ STATE: _____ ZIP: _____

4. CONTACT NO: (HOME) 854-234-8670 (BUSINESS) _____

   CELL: _____ EMAIL ADDRESS: kyarajoseph77@gmail.com

   FAX: _____

5. ARE YOU A RESIDENT OF THE CITY OF NORTH MIAMI BEACH OR DO YOU WORK IN THE CITY OF NORTH MIAMI BEACH?

   RESIDENT Yes WORK _____ (YES OR NO)

6. HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO X

7. HIGHEST LEVEL OF EDUCATION AND OCCUPATION:

   High School 11th grade

CITY CLERK'S OFFICE
'25 DEC 2 PM4:32

8. ARE YOU RELATED TO A CITY EMPLOYEE? YES ✓ NO _____
(IF YES, PLEASE STATE THE NAME OF THE EMPLOYEE AND THE DEPARTMENT IN WHICH HE/SHE WORKS: Judith Benoit Mother.)

9. EMPLOYMENT HISTORY (PLEASE INCLUDE EMPLOYER, POSITION, YEARS SERVED):

PRESENT STATUS: Volunteer

_____ to _____ _____

_____ to _____ _____

_____ to _____ _____

10. HAVE YOU EVER SERVED ON AN ADVISORY BOARD OR COMMITTEE DEALING WITH YOUTH MATTERS (IF SO PLEASE LIST WHERE, WHEN, AND IN WHAT CAPACITY)

no

11. PLEASE STATE YOUR REASON FOR INTEREST IN APPLYING FOR THE YOUTH ADVISORY BOARD: Mother thought it was a good idea.

12. PLEASE LIST QUALIFICATIONS, TALENTS, OR EXPERTISE AS IT RELATES TO MEMBERSHIP FOR THIS BOARD: I go to School, I can get things done, I can learn fast.

CERTIFICATION

I CERTIFY UNDER OATH, AND PENALTY OF PERJURY, THAT ALL INFORMATION SHOWN ABOVE IS TRUE AND CORRECT. I DO UNDERSTAND THAT ANY APPOINTMENT TO A BOARD, COMMITTEE, COMMISSION OBTAINED ON A MISREPRESENTATION OF A MATERIAL FACT SHALL BE NULL AND VOID.

APPLICATION DATE: 12/01/25 APPLICANT'S SIGNATURE: Kiyara Joseph

APPOINTMENT DATE: _____ BY _____

Revised 2/15/19

Appointments
13.8.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Appointing Jahnoah McCant to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND ANALYSIS: None.

RECOMMENDATION: Approval.

FISCAL/ BUDGETARY IMPACT: None.

ATTACHMENTS:

Description

- Application

City of North Miami Beach, Florida

APPLICATION FOR YOUTH ADVISORY BOARD

The Youth Advisory Board shall have only advisory powers to the Mayor and City Commission and shall submit reports and recommendations to the Mayor and City Commission pertaining to matters involving and/or affecting the youth of the city.

(PLEASE PRINT CLEARLY)

1. NAME: Jahnoah McCant

2. HOME ADDRESS: 15744 NE 11th Ct

   CITY: North Miami Beach STATE: Florida ZIP: 33162

3. BUSINESS NAME: dragonite-deals

   BUSINESS ADDRESS: same as above

   CITY: _____ STATE: _____ ZIP: _____

4. CONTACT NO: (HOME) _____ (BUSINESS) _____

   CELL: 3053334843 EMAIL ADDRESS: mekbambook@gmail.com

   FAX: _____

5. ARE YOU A RESIDENT OF THE CITY OF NORTH MIAMI BEACH OR DO YOU WORK IN THE CITY OF NORTH MIAMI BEACH?

   RESIDENT Yes WORK No (YES OR NO)

6. HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO No

7. HIGHEST LEVEL OF EDUCATION AND OCCUPATION:

   8th grade

CITY CLERK'S OFFICE
'25 DEC 11 AM9:46

8. ARE YOU RELATED TO A CITY EMPLOYEE? YES _____ NO No
(IF YES, PLEASE STATE THE NAME OF THE EMPLOYEE AND THE DEPARTMENT IN WHICH HE/SHE WORKS: _____)

9. EMPLOYMENT HISTORY (PLEASE INCLUDE EMPLOYER, POSITION, YEARS SERVED):

PRESENT STATUS: Self-employed

2022 to prese eBay store (successfully selling and shipping trading cards)

_____ to _____ _____

_____ to _____ _____

10. HAVE YOU EVER SERVED ON AN ADVISORY BOARD OR COMMITTEE DEALING WITH YOUTH MATTERS (IF SO PLEASE LIST WHERE, WHEN, AND IN WHAT CAPACITY)

No

11. PLEASE STATE YOUR REASON FOR INTEREST IN APPLYING FOR THE YOUTH ADVISORY BOARD:
I am interested in socializing with people while also helping the environment as an act

12. PLEASE LIST QUALIFICATIONS, TALENTS, OR EXPERTISE AS IT RELATES TO MEMBERSHIP FOR THIS BOARD: Organization skills, writing skills, artistic talent

CERTIFICATION

I CERTIFY UNDER OATH, AND PENALTY OF PERJURY, THAT ALL INFORMATION SHOWN ABOVE IS TRUE AND CORRECT. I DO UNDERSTAND THAT ANY APPOINTMENT TO A BOARD, COMMITTEE, COMMISSION OBTAINED ON A MISREPRESENTATION OF A MATERIAL FACT SHALL BE NULL AND VOID.

APPLICATION DATE: 10/29/25 APPLICANT'S SIGNATURE: 

APPOINTMENT DATE: _____ BY _____

Revised 2/15/19



JAHNOAH J. MCCANT

ARTIST & ANIMATOR

Hey there! I'm a chill and creative artist in the 8th grade with a focus on cartoon-styled art and originality. I'm looking to make a massive breakthrough in the indie gaming space.

EDUCATION

2025 - present
Homeschooling
8th Grade

2024 - 2025
K12 Online School
7th Grade: 3.0-4.0 GPA

2023 - 2024
KIPP Courage Academy
6th Grade: 3.0-4.0 GPA

AWARDS/ CERTIFICATIONS

- 2024: Highest GPA in ELA Q4
- 2024: Highest GPA in Math Q4
- 2024: Highest GPA in Social Studies Q4
- 2025: K12 7th Grade Word Processing Certification
- 2025: K12 7th Grade Cybersecurity Certification
- 2025: K12 7th Grade Communications Certification

EXPERIENCE

2020 - 2025

Experienced Scratch animator

- Created animation scripts, vector character models, bitmap assets and sound effects on the Scratch website.

2022 - present

eBay Store

- Conducting market research to appropriately price my items.
- Successfully packaging items and shipping them to buyers.

HOBBIES

Drawing, animating, music producing, playing video games, playing card games, reading comics/manga, writing stories, fishing.

SKILLS

- **Cartoon Illustration**
- **Writing**
- **Animation**
- **Organization**

CONTACT

+305-333-4843

jmccant11@gmail.com

https://fizzicle.carrd.co/

Appointments
13.9.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Appointing Shuyi Mo to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND ANALYSIS: None.

RECOMMENDATION: Approval.

FISCAL/ BUDGETARY IMPACT: None.

ATTACHMENTS:

Description

- Application

City of North Miami Beach, Florida

APPLICATION FOR YOUTH ADVISORY BOARD

The Youth Advisory Board shall have only advisory powers to the Mayor and City Commission and shall submit reports and recommendations to the Mayor and City Commission pertaining to matters involving and/or affecting the youth of the city.

(PLEASE PRINT CLEARLY)

1. NAME: Shuyi mo

2. HOME ADDRESS: 980 NE 160ST

   CITY: North miami Beach STATE: FL ZIP: 33162

3. BUSINESS NAME: _____

   BUSINESS ADDRESS: _____

   CITY: _____ STATE: _____ ZIP: _____

4. CONTACT NO: (HOME) 786-315-0104 (BUSINESS) _____

   CELL: 786-315-0104 EMAIL ADDRESS: shuyimo1019@gmail.com

   FAX: _____

5. ARE YOU A RESIDENT OF THE CITY OF NORTH MIAMI BEACH OR DO YOU WORK IN THE CITY OF NORTH MIAMI BEACH?

   RESIDENT ✓ WORK YES (YES OR NO)

6. HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO ✓

7. HIGHEST LEVEL OF EDUCATION AND OCCUPATION:

   JUNIOR YEAR OF HIGHSCHOOL

CITY CLERK'S OFFICE
'25 OCT 7 AM9:03

8. ARE YOU RELATED TO A CITY EMPLOYEE? YES _____ NO ✓
(IF YES, PLEASE STATE THE NAME OF THE EMPLOYEE AND THE DEPARTMENT IN WHICH HE/SHE WORKS: _____)

9. EMPLOYMENT HISTORY (PLEASE INCLUDE EMPLOYER, POSITION, YEARS SERVED):

PRESENT STATUS: EMPLOYEED, RICE N' WINGS

4/24 to 11/24 MIZUMI SUSHI & BUFFET, HOSTESS

____ to ____ _____

____ to ____ _____

10. HAVE YOU EVER SERVED ON AN ADVISORY BOARD OR COMMITTEE DEALING WITH YOUTH MATTERS (IF SO PLEASE LIST WHERE, WHEN, AND IN WHAT CAPACITY)

YES, MAST @ FIU, CURRENT, CO-TREASURER

11. PLEASE STATE YOUR REASON FOR INTEREST IN APPLYING FOR THE YOUTH ADVISORY BOARD:

IT IS A GOOD OPPORTUNITY FOR GAINING EXPERIENCE

12. PLEASE LIST QUALIFICATIONS, TALENTS, OR EXPERTISE AS IT RELATES TO MEMBERSHIP FOR THIS BOARD: LEADERSHIP, TIME MANAGEMENT, ORGANIZATION

CERTIFICATION

I CERTIFY UNDER OATH, AND PENALTY OF PERJURY, THAT ALL INFORMATION SHOWN ABOVE IS TRUE AND CORRECT. I DO UNDERSTAND THAT ANY APPOINTMENT TO A BOARD, COMMITTEE, COMMISSION OBTAINED ON A MISREPRESENTATION OF A MATERIAL FACT SHALL BE NULL AND VOID.

APPLICATION DATE: 5/8/25 APPLICANT'S SIGNATURE: 

APPOINTMENT DATE: 5/8/25 BY 5/8/25

Revised 2/15/19

Appointments
13.10.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Appointing Loobentz Pulvaldady to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND ANALYSIS: None.

RECOMMENDATION: Approval.

FISCAL/ BUDGETARY IMPACT: None.

ATTACHMENTS:

Description

- Application

City of North Miami Beach, Florida
APPLICATION FOR YOUTH ADVISORY BOARD

The Youth Advisory Board shall have only advisory powers to the Mayor and City Commission and shall submit reports and recommendations to the Mayor and City Commission pertaining to matters involving and/or affecting the youth of the city.

(PLEASE PRINT CLEARLY)

1. NAME: Laobentz Pulvaldady

2. HOME ADDRESS: 16150 NE 19 ce Ave I4

   CITY: North Miami beach STATE: Florida ZIP: 33162

3. BUSINESS NAME: ~~Treasurer~~

   BUSINESS ADDRESS: _____

   CITY: _____ STATE: _____ ZIP: _____

4. CONTACT NO: (HOME) _____ (BUSINESS) _____

   CELL: 786-442-9170 EMAIL ADDRESS: lpulvaldady@icloud.com

   FAX: _____

5. ARE YOU A RESIDENT OF THE CITY OF NORTH MIAMI BEACH OR DO YOU WORK IN THE CITY OF NORTH MIAMI BEACH?

   RESIDENT V yes WORK _____ (YES OR NO)

6. HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO V

7. HIGHEST LEVEL OF EDUCATION AND OCCUPATION:

   _____

CITY CLERK'S OFFICE
'25 OCT 7 AM9:02

8. ARE YOU RELATED TO A CITY EMPLOYEE? YES _____ NO ✓
(IF YES, PLEASE STATE THE NAME OF THE EMPLOYEE AND THE DEPARTMENT IN WHICH HE/SHE WORKS: _____)

9. EMPLOYMENT HISTORY (PLEASE INCLUDE EMPLOYER, POSITION, YEARS SERVED):

PRESENT STATUS: _____

____ to ____ _____

____ to ____ _____

____ to ____ _____

10. HAVE YOU EVER SERVED ON AN ADVISORY BOARD OR COMMITTEE DEALING WITH YOUTH MATTERS (IF SO PLEASE LIST WHERE, WHEN, AND IN WHAT CAPACITY)

Yes, I am a member of 5000 role model. Three years in the club learning how to become a leader and role model.

11. PLEASE STATE YOUR REASON FOR INTEREST IN APPLYING FOR THE YOUTH ADVISORY BOARD: My reason for joining is to learn how to help others. Helping other's, the enviroment and anyone in need including the city.

12. PLEASE LIST QUALIFICATIONS, TALENTS, OR EXPERTISE AS IT RELATES TO MEMBERSHIP FOR THIS BOARD: I am a creative person, I am more than happy to learn new things. Quick learner, experience in leadership, technology, critical thinking, and decision making.

CERTIFICATION

I CERTIFY UNDER OATH, AND PENALTY OF PERJURY, THAT ALL INFORMATION SHOWN ABOVE IS TRUE AND CORRECT. I DO UNDERSTAND THAT ANY APPOINTMENT TO A BOARD, COMMITTEE, COMMISSION OBTAINED ON A MISREPRESENTATION OF A MATERIAL FACT SHALL BE NULL AND VOID.

APPLICATION DATE: 3-5-25 APPLICANT'S SIGNATURE: _____

APPOINTMENT DATE: _____ BY _____

Revised 2/15/19

Appointments
13.11.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Andrise Bernard, MMC, City Clerk
VIA:	
DATE:	December 16, 2025

RE: Appointing Vincent Smith to the Youth Advisory Board (Andrise Bernard, MMC, City Clerk)

Description

BACKGROUND ANALYSIS: None.

RECOMMENDATION: Approval.

FISCAL/ BUDGETARY IMPACT: None.

ATTACHMENTS:

Description

- Application

City of North Miami Beach, Florida
APPLICATION FOR YOUTH ADVISORY BOARD

The Youth Advisory Board shall have only advisory powers to the Mayor and City Commission and shall submit reports and recommendations to the Mayor and City Commission pertaining to matters involving and/or affecting the youth of the city.

(PLEASE PRINT CLEARLY)

1. NAME: Vincent P. Smith

2. HOME ADDRESS: 1121 N.E 161ST ST.

   CITY: N. M.Bch. STATE: Fl. ZIP: 33162

3. BUSINESS NAME: Focus Learning Academy, Inc.

   BUSINESS ADDRESS: 16121 N.E. 18TH St.

   CITY: N. M. Bch, STATE: Fl. ZIP: 33162

4. CONTACT NO: (HOME) 305-944-2145 (BUSINESS) 305-944-3206

   CELL: 305-332-2460 EMAIL ADDRESS: vpsmith08@gmail.com

   FAX: N/A

5. ARE YOU A RESIDENT OF THE CITY OF NORTH MIAMI BEACH OR DO YOU WORK IN THE CITY OF NORTH MIAMI BEACH?

   RESIDENT ✓ WORK _____ (YES OR NO)

6. HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO ✓

7. HIGHEST LEVEL OF EDUCATION AND OCCUPATION:

   10TH Grade

CITY CLERK'S OFFICE
'25 OCT 07 AM9:01

8. ARE YOU RELATED TO A CITY EMPLOYEE? YES _____ NO ✓
(IF YES, PLEASE STATE THE NAME OF THE EMPLOYEE AND THE DEPARTMENT IN WHICH HE/SHE WORKS: N/A)

9. EMPLOYMENT HISTORY (PLEASE INCLUDE EMPLOYER, POSITION, YEARS SERVED):

PRESENT STATUS: 10TH Student at NMB Sr. High School

7/24 to 8/24 Worked at Focus Learning Acad Summer

____ to ____ Internship Program - MDCPS

____ to ____

10. HAVE YOU EVER SERVED ON AN ADVISORY BOARD OR COMMITTEE DEALING WITH YOUTH MATTERS (IF SO PLEASE LIST WHERE, WHEN, AND IN WHAT CAPACITY)

Yes, numerous clubs and activities at school
5,000 Role Models Key Club Yearbook
National Honor Society Chess Club

11. PLEASE STATE YOUR REASON FOR INTEREST IN APPLYING FOR THE YOUTH ADVISORY BOARD:
I would like to become a member to further my leadership skills and work in my community. I would also like to form new social connections and network and learn different people in your community. I would like to contribute in community services

12. PLEASE LIST QUALIFICATIONS, TALENTS, OR EXPERTISE AS IT RELATES TO MEMBERSHIP FOR THIS BOARD:
Maintain a 4.0 GPA
Active in extra curricular Activities - See # 10

CERTIFICATION

I CERTIFY UNDER OATH, AND PENALTY OF PERJURY, THAT ALL INFORMATION SHOWN ABOVE IS TRUE AND CORRECT. I DO UNDERSTAND THAT ANY APPOINTMENT TO A BOARD, COMMITTEE, COMMISSION OBTAINED ON A MISREPRESENTATION OF A MATERIAL FACT SHALL BE NULL AND VOID.

APPLICATION DATE: 3-11-25 APPLICANT'S SIGNATURE: [signature]

APPOINTMENT DATE: _____ BY _____

Revised 2/15/19

Discussion Items
15.1.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	
VIA:	
DATE:	December 16, 2025

RE: Reconsideration and Possible Action of Resolution R2025-167 - NE 164th Street Drainage Improvements (Commissioner Lynn Su)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Memo
- Resolution
- Budget

City of North Miami Beach, Florida

Public Works Department

TO: Andrew Plotkin, City Manager (Interim); Mayor & Commissioners

FROM: Kerlyne McHenry, Public Works Director (Interim)

CC: Gregory Christian, Engineering & Construction Mgr.; Ahmed Albasri, Engineer II; Shashanka Erravalli, Project Manager; Omar Herrera, City Engineer - Professional Services; Sheron Stewart, Budget Manager

DATE: October 31, 2025

SUBJECT: Eastern Shores Drainage Improvement – NE 164th Street (NE 35th Avenue to NE 29th Avenue)

Background:
Public Works identified multiple collapsed drainage structures during routine inspections in September 2025 along NE 164th Street between NE 30th Avenue and NE 34th Avenue. During repair activities on NE 30th Avenue, additional compromised laterals were discovered.

Simultaneously, field observations during King Tide events revealed unusual flooding activity, supported by numerous resident complaints of slow drainage activities. These findings prompted an expanded investigation of the drainage system.

Investigation Findings:
Closed-Circuit Television (CCTV) inspection of the entire NE 164th Street corridor (NE 35th Avenue to NE 29th Avenue) was completed on October 17, 2025. Post-review of the results revealed approximately 700 linear feet of drainage pipe are at the end of their service life—collapsed, damaged, and in need of full replacement.

A design review meeting with the City Manager on October 31, 2025, resulted in consensus to move forward with urgency to stabilize the NE 164th Street storm drainage system. The estimated project cost is **$450,000**, which includes pipe replacement, installation of backflow preventers at outfall locations, and full road restoration.

Funding Considerations:
FY26 does not currently have funds allocated for Eastern Shores drainage rehabilitation. Resolution prohibits the use of CIP funds for purposes other than their original allocation. Public Works recommends reallocating **$450,000** approved for Eastern Shores Traffic Calming on NE 35th Avenue in the FY25 CIP budget to fund the NE 164th Street drainage improvement due to the

urgently compromised state of the infrastructure.

To mitigate interim traffic concerns, Public Works proposes the installation of speed radar signs on NE 35th Avenue and to reevaluate the NE 35th Avenue Traffic Calming plan for inclusion in the FY27 budget.

Recommendation:
Public Works requests that this item be placed on the November 2025 Commission Meeting agenda for approval, given the urgent nature of the project.

RESOLUTION NO. R2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2024–2025 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET TO REALLOCATE FUNDS FOR URGENT DRAINAGE INFRASTRUCTURE REPAIRS ALONG NE 164TH STREET IN THE AMOUNT OF $450,000.00; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted **Resolution No. 2023-108** establishing the Capital Improvement Program (CIP) Fund and authorizing the City Manager to reappropriate unused funds designated for the same project purpose; and

WHEREAS, Resolution No. 2023-108 further requires that if CIP funds are proposed to be used for a purpose other than the originally designated project, or reallocated to a different project, such reappropriation must be approved by the Mayor and City Commission; and

WHEREAS, during routine inspections in September 2025, the Public Works Department identified multiple collapsed drainage structures along NE 164th Street between NE 30th Avenue and NE 34th Avenue; and

WHEREAS, additional compromised laterals were discovered during repair work on NE 30th Avenue, and subsequent King Tide field observations and resident reports confirmed unusual flooding and slow drainage issues in the Eastern Shores neighborhood; and

WHEREAS, a comprehensive Closed-Circuit Television (CCTV) inspection of the NE 164th Street drainage system, from NE 35th Avenue to NE 29th Avenue, was completed on October 17, 2025, confirming approximately 700 linear feet of storm drainage pipe are severely deteriorated, collapsed, or at the end of their useful life and require full replacement; and

WHEREAS, on October 31, 2025, a design review meeting with the City Manager concluded with direction to move urgently to stabilize the storm drainage infrastructure on NE 164th Street to protect public safety, prevent continued roadway and system failure, and mitigate flood risks; and

WHEREAS, the estimated cost for this emergency scope of work, including pipe replacement, installation of backflow preventers at outfall locations, and full roadway restoration, is approximately $450,000; and

WHEREAS, the FY26 budget does not include funding for drainage rehabilitation in Eastern Shores, and current CIP funding allocations restrict use of funds to their approved purpose; and

WHEREAS, Public Works recommends reallocating $450,000 previously approved in the FY 2025 CIP for the Eastern Shores Traffic Calming project along NE 35th Avenue to fund the urgently needed NE 164th Street storm drainage improvements; and

WHEREAS, to address interim traffic calming needs, Public Works proposes installing radar speed signage along NE 35th Avenue and reevaluating the traffic calming project for funding consideration in the FY 2027 budget; and

WHEREAS, the Mayor and City Commission find it in the best interest of the City and its residents to reallocate the funds to address the immediate drainage infrastructure deficiency and flooding concerns in the Eastern Shores community.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Commission of the City of North Miami Beach, Florida, as follows:

Section 1. The foregoing "Whereas" clauses are true and correct and are incorporated herein by reference.

Section 2. Budget Amendment Approved. The City Commission hereby approves the reallocation of **$450,000** from the FY 2025 Capital Improvement Program funds designated for the Eastern Shores Traffic Calming Project on NE 35th Avenue, originally budgeted at **$700,000**, to fund the NE 164th Street Drainage Rehabilitation Project. The reallocation shall be executed from **Account No. 399860-539630 (Improvements Other Than Buildings)**, leaving a remaining balance of **$250,000** in the original project account.

Section 3. Authorization. The City Manager, or designee, is authorized to take all necessary actions to implement the terms of this Resolution, including execution of any required documents, contracts, or budget adjustments.

Section 4. Any scrivener or typographical errors that do not affect intent may be corrected with notice to and the authorization of the City Attorney and City Manager without further process.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **17th** day of November **2025.**

[SIGNATURE PAGE TO FOLLOW]

ATTEST:

_____

ANDRISE BERNARD, CMC
CITY CLERK
(CITY SEAL)

_____

MICHAEL JOSEPH
MAYOR

APPROVED AS-TO FORM, LANGUAGE AND FOR EXECUTION

_____

GREENSPPON MARDER, LLC
CITY ATTORNEY'S

Sponsored by: Mayor & City Commission

CITY OF NORTH MIAMI BEACH
Adopted Budget Detail Report FY 2026

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
FUND: 399 GENERAL CAPITAL PROJECTS FUND								
DEPT: 205 COMMUNICATIONS								
DIVISION: 205 COMMUNICATIONS								
399205	512640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		4,250.00
		LEASE VEHICLE FOR COMMUNICATIONS					4,250.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DIVISION: 205 COMMUNICATIONS			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DEPT: 205 COMMUNICATIONS			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
DEPT: 280 PLANNING & ZONING								
DIVISION: 280 PLANNING & ZONNING								
399280	515640	COMMUNITY DEVELOPMENT VEHICLE	0.00	0.00	0.00	0.00		4,250.00
		LEASE VEHICLE FOR COMMUNITY DEVELOPMENT					4,250.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DIVISION: 280 PLANNING & ZONNING			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DEPT: 280 PLANNING & ZONING			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
DEPT: 500 POLICE DEPARTMENT								
DIVISION: 500 POLICE ADMINISTRATION								
399500	521630	IMPROVEMENTS OTHER THAN BLDG	0.00	0.00	0.00	0.00		575,000.00
		REAL TIME CRIME CENTER (RTCC)					500,000.00	
		POLICE DEPARTMENT PARKING GARAGE STUDY					75,000.00	
399500	521640	MACHINERY AND EQUIPMENT	0.00	0.00	1,233,300.00	71,730.00		1,772,300.00

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
		POLICE LEASE VEHICLE CONTRACT OBLIGATION				1,200,000.00		
		POLICE RADIOS 5- YEAR REPLACEMENT PLAN				433,300.00		
		OPTICS FOR SPECIAL RESPONSE (SRT)				39,000.00		
		JET SKI				40,000.00		
		SPEED SIGNS				60,000.00		
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**1,233,300.00**	**71,730.00**		**2,347,300.00**
TOTAL DIVISION: 500 POLICE ADMINISTRATION			**0.00**	**0.00**	**1,233,300.00**	**71,730.00**		**2,347,300.00**
TOTAL DEPT: 500 POLICE DEPARTMENT			**0.00**	**0.00**	**1,233,300.00**	**71,730.00**		**2,347,300.00**
DEPT: 600 LIBRARY								
DIVISION: 600 LIBRARY								
399600	571630	IMPROVEMENTS OTHER THAN BLDG	0.00	0.00	0.00	0.00		458,000.00
		RESTROOM REMODEL LIBRARY					450,000.00	
		PASSPORT OFFICE					8,000.00	
399600	571640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		170,500.00
		DISPLAY CASE AND SHELVING					50,000.00	
		LIBRARY REMOTE LOCKER FOR ULETA					43,000.00	
		LIBRARY CENTINNENIAL ARCHIVE DISPLAY					34,000.00	
		LIBRARY VEHICLE LEASE - TWO FORD ESCAPE FOR COMMUNITY ENGAGEMENTS & ERRANDS					8,500.00	
		LIBRARY SHELVING APPROVED AT COMMISSION FINAL BUDGET HEARING					35,000.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**0.00**	**0.00**		**628,500.00**
TOTAL DIVISION: 600 LIBRARY			**0.00**	**0.00**	**0.00**	**0.00**		**628,500.00**
TOTAL DEPT: 600 LIBRARY			**0.00**	**0.00**	**0.00**	**0.00**		**628,500.00**
DEPT: 700 PARKS & RECS DEPARTMENT								
DIVISION: 710 PARKS & RECS ADMINISTRATION								

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
399710	572630	IMPROVEMENTS OTHER THAN BLDG	0.00	435,000.00	435,000.00	145,249.00		205,000.00
		PARKS AND RECREATION - MISCHON PARK PHASE II UPGRADE AND IMPROVEMENTS					95,000.00	
		PARKS & RECREATION - PARK RESTORATIOMN/REHABILITATION - ARBOR DAY					60,000.00	
		PARKS AND RECREATION-VICTORY PARK P0OL ROOF REPLACEMENT					25,000.00	
		PARKS AND RECREATION - IMPROVEMENT TO PARKS AND RECREATION/YES CENTER FRONT ENTRANCE BEAUTIFICATION					25,000.00	
399710	572640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		35,000.00
		PARKS AND RECREATION VEHICLE REPLACEMENT #9436 OUT OF LIFE					35,000.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**435,000.00**	**435,000.00**	**145,249.00**		**240,000.00**
		TOTAL TRANSFERS	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**
TOTAL DIVISION: 710 PARKS & RECS ADMINISTRATION			**0.00**	**435,000.00**	**435,000.00**	**145,249.00**		**240,000.00**
TOTAL DEPT: 700 PARKS & RECS DEPARTMENT			**0.00**	**435,000.00**	**435,000.00**	**145,249.00**		**240,000.00**
DEPT: 800 PUBLIC WORKS								
DIVISION: 860 CAPITAL IMPROVEMENTS								
399860	539630	IMPROVEMENTS OTHER THAN BLDG	0.00	9,133,300.00	7,900,000.00	279,820.28		3,165,000.00

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
		TRAFFIC CALMING - NE 168 ST & NE 20 AVE (2025) - CONSTRUCTION					380,000.00	
		STORMWATER MASTER PLAN UPDATE					300,000.00	
		LIBRARY GENERATOR (ASSET PURCHASE & INSTALLATION)					300,000.00	
		DRAINAGE IMPROVEMENT PROJECT (10 AVE. FROM N. MIAMI BEACH BLVD - 161 TER., OAK GROVE)					300,000.00	
		ALLEN PARK GYM - RTU 1 REPLACEMENT					200,000.00	
		BUS SHELTER INSTALLATION					200,000.00	
		ALLEN PARK GYM - SPLIT UNIT #1					200,000.00	
		TRAFFIC CALMING - NE 175 ST & NE 5 AVE (2023) - STUDY					150,000.00	
		CITY HALL - EXTERIORS NORTH					125,000.00	
		TRAFFICE CALMING DEVICES - CITYWIDE					125,000.00	
		CITYWIDE COLLAPSE DRAINAGE					95,000.00	
		VICTORY POOL PARK EXT. WALL RESTORATION					60,000.00	
		HORIZONTAL BORING MEDIAN PROJECT					50,000.00	
		TRAFFICE ENGINEERING SERVICES					40,000.00	
		ULETA PARK ROOF UPGRADE REPLACEMENT					640,000.00	
399860	539635	CIP ADMINISTRATIVE	0.00	245,000.00	245,000.00	16,141.72		169,936.00
		CITYWIDE FACILITIES INTERIOR CONDITION ASSESSMENT FOR APPROXIMATELY 12 BUILDINGS FOR ELECTRICAL AND PLUMBING FOR ALL GENERAL FUND FACILITIES					75,000.00	
		CONTINGENCY					94,936.00	
399860	539640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		124,797.00
		EQUIPMENT PURCHASE - FLEET SHOP FLOOR LIFTS (2025)					86,263.00	
		PRESSURE CLEANER TRAILER					17,000.00	
		EQUIPMENT PURCHASE - BACK-UP COMPRESSOR FOR FLEET SHOP (2025)					13,234.00	
		VEHICLE LEASE (NEW), QTY 1 PW CITY ENGINEER					8,300.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**9,378,300.00**	**8,145,000.00**	**295,962.00**		**3,459,733.00**
TOTAL DIVISION: 860		**CAPITAL IMPROVEMENTS**	**0.00**	**9,378,300.00**	**8,145,000.00**	**295,962.00**		**3,459,733.00**
TOTAL DEPT: 800		**PUBLIC WORKS**	**0.00**	**9,378,300.00**	**8,145,000.00**	**295,962.00**		**3,459,733.00**

CITY OF NORTH MIAMI BEACH
Adopted Budget Detail Report FY 2026

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
DEPT: 862		CAPITAL PROJECTS						
DIVISION: 000		NON-DIVISION						
		TOTAL CAPITAL OUTLAYS	0.00	0.00	0.00	0.00		0.00
TOTAL DIVISION: 000		NON-DIVISION	0.00	0.00	0.00	0.00		0.00
TOTAL DEPT: 862		CAPITAL PROJECTS	0.00	0.00	0.00	0.00		0.00
TOTAL FUND: 399		GENERAL CAPITAL PROJECTS FUND	0.00	9,813,300.00	9,813,300.00	512,941.00		6,684,033.00
	TOTAL	CAPITAL OUTLAYS	0.00	9,813,300.00	9,813,300.00	512,941.00		6,684,033.00
	TOTAL	TRANSFERS	0.00	0.00	0.00	0.00		0.00
TOTAL		TOTAL BY CATEGORY	0.00	9,813,300.00	9,813,300.00	512,941.00		6,684,033.00

Discussion Items
15.2.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	
VIA:	
DATE:	December 16, 2025

RE: Reconsideration and Possible Action of Resolution R2025-168 - Y.E.S. Center Door Replacement (Commissioner Lynn Su)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Memo
- Resolution
- Quote
- Budget

City of North Miami Beach, Florida
Public Works Department

TO: Andrew Plotkin, City Manager (Interim); Mayor & Commissioners

FROM: Kerlyne McHenry, Public Works Director (Interim)

CC: Ian Fors, Parks & Recreation Director (Interim); Eugene Baer (Facilities Manager)

DATE: November 6, 2025

SUBJECT: Reallocation of Funds for YES Center Door Replacement

---

Background:
Public Works has identified an urgent and unbudgeted capital expense for the replacement of the YES Center doors. The existing doors have exceeded their useful life, are no longer functioning properly, and now present safety hazards that require immediate attention. The estimated cost for replacement is **$22,974**.

Current Funding Status:
Public Works currently has **$300,000** budgeted in **CIP Fund 399** for the **Stormwater Master Plan**. The final estimate for the Master Plan is **$115,944**. From the remaining balance, **$163,000** has been reallocated to the **Eastern Shores emergency storm drain repairs** project. This leaves a balance of **$21,056** available in the fund.

Request:
Public Works requests approval to reallocate the remaining **$21,056** from the Stormwater Master Plan (CIP Fund 399) to partially fund the replacement of the YES Center doors. The total cost of the door replacement is **$22,974**, leaving a funding gap of **$1,918**, which will be covered through departmental operating funds.

Proposed Budget Amendment:

- **YES Center Door Replacement:** $22,974
  - Reallocation from CIP Fund 399 (Stormwater Master Plan): $21,056
  - Public Works Operating Funds: $1,918

Justification:
This budget amendment is necessary to address a critical safety issue at the YES Center. Replacing the malfunctioning doors will ensure compliance with safety standards and maintain secure access to the facility.

RESOLUTION NO. R2026-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2025–2026 CAPITAL IMPROVEMENT PROGRAM BUDGET TO REALLOCATE FUNDS FOR THE REPLACEMENT OF THE YES CENTER DOORS; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution No. 2023-108 establishing the Capital Improvement Program ("CIP") Fund and authorizing the City Manager to reappropriate unused funds designated for the same project purpose; and

WHEREAS, Resolution No. 2023-108 further requires that if CIP funds are proposed to be used for a purpose other than the originally designated project, or reallocated to a different project, such reappropriation must be approved by the Mayor and City Commission; and

WHEREAS, the Public Works Department has identified an urgent and unbudgeted capital expense for the replacement of the doors at the YES Center; and

WHEREAS, the existing doors have exceeded their useful life, are no longer functioning properly, and now present safety hazards that require immediate attention; and

WHEREAS, the total estimated cost for replacement is **$22,974**; and

WHEREAS, the Mayor and City Commission find it in the best interest of the City and its residents to reallocate available CIP funds to address this immediate public safety concern.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Commission of the City of North Miami Beach, Florida, as follows:

Section 1. The foregoing "Whereas" clauses are true and correct and are incorporated herein by reference.

Section 2. The City Commission hereby approves a budget amendment to reallocate **$22,974** from the **FY 2025–2026** Capital Improvement Program Fund 399 – Stormwater Master Plan project Budget at **$300,000** – to the **YES Center Door Replacement Project** Account No. 399860-539630 (Improvement Other than Building).

Section 3. Authorization. The City Manager, or designee, is authorized to take all necessary actions to implement the terms of this Resolution, including execution of any required documents, contracts, or budget adjustments.

Section 4. Any scrivener or typographical errors that do not affect intent may be corrected with notice to, and the authorization of the City Attorney and City Manager without further process.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given affect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **17th** day of **November 2025.**

_____	_____
ANDRISE BERNARD, CMC	MICHAEL JOSEPH
CITY CLERK	MAYOR
(CITY SEAL)	

APPROVED AS-TO FORM, ANGUAGE
AND FOR EXECUTION

_____
GREENSPOON MARDER LLP
CITY ATTORNEYS

Sponsored by: Mayor & City Commission

AAA AUTOMATED DOOR
REPAIR INC.
21211 N.E. 25 CT.
Miami FL. 33180
OFFICE 305-933-2627
FAX 305-692-5365

Estimate

Number	E9236A
Date	12/18/2024

Bill To	Ship To
City of North Miami Bch 17011 NE 19th Ave North Miami Bch, Fl, 33162	City Hall 17011 NE 19th Ave

PO Number	AAA Work Order	Requested By	Tech	Door#	Location
Due upon receipt		Yesenia Diaz	AP	Double doors- non	Yes Center

Item #	Description	Quantity	Price Each	Tax1	Amount
	Location: Yes Center double doors that are in front of Victory Pool				
	Location: Yes Center double doors that are in front of Victory pool- quotation to removed existing doors and replace with Non - impact Dura Glide 2000 series surface applied biparting sliding door package				
	Dura - Glide 2000 series Non impact bi-parting door package , 168" 3/8 W x 90"clear opening of 60" " , config "P-SX-SX-P)" Clear anodized finish,X-Zone presence sensor, doorway holding beams,clear tempered glass	1.00	$19,974.00		$19,974.00
	Six position rotary key switch,no threshold standard locking hardware, Narrow stiles, and wind dampers		$0.00		$0.00
	labor for City of North M Bch nw	20.00	$75.00		$1,500.00
	labor for City of North M Bch nw	20.00	$75.00		$1,500.00
	Note: ETA equipment lead time is 6 - 10 weeks upon approval of shop drawings				
	Warranty (1) one year		$0.00		$0.00
	approved:_____ Date:_____		$0.00		$0.00
	Note: Does include permit or expediting fees and 110		$0.00		$0.00

AAA AUTOMATED DOOR REPAIR INC.
21211 N.E. 25 CT.
Miami FL. 33180
OFFICE 305-933-2627
FAX 305-692-5365

Estimate

Number	E9236A
Date	12/18/2024

Bill To	Ship To
City of North Miami Bch 17011 NE 19th Ave North Miami Bch, Fl, 33162	City Hall 17011 NE 19th Ave

PO Number	AAA Work Order	Requested By	Tech	Door#	Location
Due upon receipt		Yesenia Diaz	AP	Double doors- non	Yes Center

Item #	Description	Quantity	Price Each	Tax1	Amount

Amount Paid	$0.00
Amount Due	$22,974.00

Discount	$0.00
Shipping Cost	$0.00
Sub Total	$22,974.00
Dade Tax 7.00% on $0.00	$0.00
Brwd Tax 7.00% on $0.00	$0.00
Total	$22,974.00

CITY OF NORTH MIAMI BEACH
Adopted Budget Detail Report FY 2026

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
FUND: 399 GENERAL CAPITAL PROJECTS FUND								
DEPT: 205 COMMUNICATIONS								
DIVISION: 205 COMMUNICATIONS								
399205	512640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		4,250.00
		LEASE VEHICLE FOR COMMUNICATIONS					4,250.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DIVISION: 205 COMMUNICATIONS			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DEPT: 205 COMMUNICATIONS			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
DEPT: 280 PLANNING & ZONING								
DIVISION: 280 PLANNING & ZONNING								
399280	515640	COMMUNITY DEVELOPMENT VEHICLE	0.00	0.00	0.00	0.00		4,250.00
		LEASE VEHICLE FOR COMMUNITY DEVELOPMENT					4,250.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DIVISION: 280 PLANNING & ZONNING			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DEPT: 280 PLANNING & ZONING			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
DEPT: 500 POLICE DEPARTMENT								
DIVISION: 500 POLICE ADMINISTRATION								
399500	521630	IMPROVEMENTS OTHER THAN BLDG	0.00	0.00	0.00	0.00		575,000.00
		REAL TIME CRIME CENTER (RTCC)					500,000.00	
		POLICE DEPARTMENT PARKING GARAGE STUDY					75,000.00	
399500	521640	MACHINERY AND EQUIPMENT	0.00	0.00	1,233,300.00	71,730.00		1,772,300.00

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
		POLICE LEASE VEHICLE CONTRACT OBLIGATION				1,200,000.00		
		POLICE RADIOS 5- YEAR REPLACEMENT PLAN				433,300.00		
		OPTICS FOR SPECIAL RESPONSE (SRT)				39,000.00		
		JET SKI				40,000.00		
		SPEED SIGNS				60,000.00		
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**1,233,300.00**	**71,730.00**		**2,347,300.00**
TOTAL DIVISION: 500 POLICE ADMINISTRATION			**0.00**	**0.00**	**1,233,300.00**	**71,730.00**		**2,347,300.00**
TOTAL DEPT: 500 POLICE DEPARTMENT			**0.00**	**0.00**	**1,233,300.00**	**71,730.00**		**2,347,300.00**
DEPT: 600 LIBRARY								
DIVISION: 600 LIBRARY								
399600	571630	IMPROVEMENTS OTHER THAN BLDG	0.00	0.00	0.00	0.00		458,000.00
		RESTROOM REMODEL LIBRARY					450,000.00	
		PASSPORT OFFICE					8,000.00	
399600	571640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		170,500.00
		DISPLAY CASE AND SHELVING					50,000.00	
		LIBRARY REMOTE LOCKER FOR ULETA					43,000.00	
		LIBRARY CENTINNENIAL ARCHIVE DISPLAY					34,000.00	
		LIBRARY VEHICLE LEASE - TWO FORD ESCAPE FOR COMMUNITY ENGAGEMENTS & ERRANDS					8,500.00	
		LIBRARY SHELVING APPROVED AT COMMISSION FINAL BUDGET HEARING					35,000.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**0.00**	**0.00**		**628,500.00**
TOTAL DIVISION: 600 LIBRARY			**0.00**	**0.00**	**0.00**	**0.00**		**628,500.00**
TOTAL DEPT: 600 LIBRARY			**0.00**	**0.00**	**0.00**	**0.00**		**628,500.00**
DEPT: 700 PARKS & RECS DEPARTMENT								
DIVISION: 710 PARKS & RECS ADMINISTRATION								

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
399710	572630	IMPROVEMENTS OTHER THAN BLDG	0.00	435,000.00	435,000.00	145,249.00		205,000.00
		PARKS AND RECREATION - MISCHON PARK PHASE II UPGRADE AND IMPROVEMENTS					95,000.00	
		PARKS & RECREATION - PARK RESTORATIOMN/REHABILITATION - ARBOR DAY					60,000.00	
		PARKS AND RECREATION-VICTORY PARK P0OL ROOF REPLACEMENT					25,000.00	
		PARKS AND RECREATION - IMPROVEMENT TO PARKS AND RECREATION/YES CENTER FRONT ENTRANCE BEAUTIFICATION					25,000.00	
399710	572640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		35,000.00
		PARKS AND RECREATION VEHICLE REPLACEMENT #9436 OUT OF LIFE					35,000.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**435,000.00**	**435,000.00**	**145,249.00**		**240,000.00**
		TOTAL TRANSFERS	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**
TOTAL DIVISION: 710 PARKS & RECS ADMINISTRATION			**0.00**	**435,000.00**	**435,000.00**	**145,249.00**		**240,000.00**
TOTAL DEPT: 700 PARKS & RECS DEPARTMENT			**0.00**	**435,000.00**	**435,000.00**	**145,249.00**		**240,000.00**
DEPT: 800 PUBLIC WORKS								
DIVISION: 860 CAPITAL IMPROVEMENTS								
399860	539630	IMPROVEMENTS OTHER THAN BLDG	0.00	9,133,300.00	7,900,000.00	279,820.28		3,165,000.00

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
		TRAFFIC CALMING - NE 168 ST & NE 20 AVE (2025) - CONSTRUCTION					380,000.00	
		STORMWATER MASTER PLAN UPDATE					300,000.00	
		LIBRARY GENERATOR (ASSET PURCHASE & INSTALLATION)					300,000.00	
		DRAINAGE IMPROVEMENT PROJECT (10 AVE. FROM N. MIAMI BEACH BLVD - 161 TER., OAK GROVE)					300,000.00	
		ALLEN PARK GYM - RTU 1 REPLACEMENT					200,000.00	
		BUS SHELTER INSTALLATION					200,000.00	
		ALLEN PARK GYM - SPLIT UNIT #1					200,000.00	
		TRAFFIC CALMING - NE 175 ST & NE 5 AVE (2023) - STUDY					150,000.00	
		CITY HALL - EXTERIORS NORTH					125,000.00	
		TRAFFICE CALMING DEVICES - CITYWIDE					125,000.00	
		CITYWIDE COLLAPSE DRAINAGE					95,000.00	
		VICTORY POOL PARK EXT. WALL RESTORATION					60,000.00	
		HORIZONTAL BORING MEDIAN PROJECT					50,000.00	
		TRAFFICE ENGINEERING SERVICES					40,000.00	
		ULETA PARK ROOF UPGRADE REPLACEMENT					640,000.00	
399860	539635	CIP ADMINISTRATIVE	0.00	245,000.00	245,000.00	16,141.72		169,936.00
		CITYWIDE FACILITIES INTERIOR CONDITION ASSESSMENT FOR APPROXIMATELY 12 BUILDINGS FOR ELECTRICAL AND PLUMBING FOR ALL GENERAL FUND FACILITIES					75,000.00	
		CONTINGENCY					94,936.00	
399860	539640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		124,797.00
		EQUIPMENT PURCHASE - FLEET SHOP FLOOR LIFTS (2025)					86,263.00	
		PRESSURE CLEANER TRAILER					17,000.00	
		EQUIPMENT PURCHASE - BACK-UP COMPRESSOR FOR FLEET SHOP (2025)					13,234.00	
		VEHICLE LEASE (NEW), QTY 1 PW CITY ENGINEER					8,300.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**9,378,300.00**	**8,145,000.00**	**295,962.00**		**3,459,733.00**
TOTAL DIVISION: 860		**CAPITAL IMPROVEMENTS**	**0.00**	**9,378,300.00**	**8,145,000.00**	**295,962.00**		**3,459,733.00**
TOTAL DEPT: 800		**PUBLIC WORKS**	**0.00**	**9,378,300.00**	**8,145,000.00**	**295,962.00**		**3,459,733.00**

CITY OF NORTH MIAMI BEACH
Adopted Budget Detail Report FY 2026

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
DEPT: 862		CAPITAL PROJECTS						
DIVISION: 000		NON-DIVISION						
		TOTAL CAPITAL OUTLAYS	0.00	0.00	0.00	0.00		0.00
TOTAL DIVISION: 000		NON-DIVISION	0.00	0.00	0.00	0.00		0.00
TOTAL DEPT: 862		CAPITAL PROJECTS	0.00	0.00	0.00	0.00		0.00
TOTAL FUND: 399		GENERAL CAPITAL PROJECTS FUND	0.00	9,813,300.00	9,813,300.00	512,941.00		6,684,033.00
	TOTAL	CAPITAL OUTLAYS	0.00	9,813,300.00	9,813,300.00	512,941.00		6,684,033.00
	TOTAL	TRANSFERS	0.00	0.00	0.00	0.00		0.00
TOTAL		TOTAL BY CATEGORY	0.00	9,813,300.00	9,813,300.00	512,941.00		6,684,033.00

Discussion Items
15.3.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	
VIA:	
DATE:	December 16, 2025

RE: Reconsideration and Possible Action of Resolution R2025-169 - Eastern Shores Repaving (NE 168th and 171st St) (Commissioner Lynn Su)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Memo
- Resolution
- Budget

City of North Miami Beach, Florida

Public Works Department

TO: Andrew Plotkin, City Manager (Interim); Mayor & Commissioners

FROM: Kerlyne McHenry, Public Works Director (Interim)

CC: Gregory Christian, Engineering & Construction Mgr.; Ahmed Albasri, Engineer II; Shashanka Erravalli, Project Manager; Omar Herrera, City Engineer - Professional Services; Sheron Stewart, Budget Manager

DATE: November 6, 2025

SUBJECT: Eastern Shores Pondering Water – Request to Reallocate FY 2026 CIP Funds for Repavement of NE 168th Street and NE 171st Street – Eastern Shores

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Background

Following the 2024 Public Utilities (NMB Water) water main repair project—which included pavement restoration on most streets in Eastern Shores—the City received numerous complaints regarding ponding water in the affected areas. Residents have reported persistent standing water impacting driveways, landscaping, and turf. These conditions have resulted in property damage, diminished neighborhood aesthetics, and potential slip-and-fall safety hazards.

To date, Public Works has received complaints primarily from **NE 164th Street**, **NE 168th Street**, and **NE 171st Street**, west of NE 35th Avenue. In response, the City Commission requested a cost estimate to address these concerns.

Currently, **NE 164th Street** is pending approval for the installation of approximately 700 linear feet of storm drain pipes, along with required roadway repaving. However, **NE 168th Street and NE 171st Street** would remain unaddressed even if the NE 164th Street drainage project proceeds. Public Works has estimated the remediation needed to resolve pooling water and flooding on NE 168th and NE 171st Streets at **approximately $253,000**.

Two major factors may influence the final project cost, resulting in the current figure being an estimate:

1. **CCTV Inspection Results** for NE 168th and NE 171st Streets—The conditions of the drainage lines are currently unknown. For reference, CCTV inspection of NE 164th Street revealed 700 linear feet of collapsed drainage lines, requiring an emergency repair costing approximately **$450,000**.

2. **Contractor Quotes**—Final costs will depend on contractor pricing once the full scope of work is confirmed.

It is important and recommended to note that **underground assessment should be conducted prior to any roadway repaving**, especially in areas with a high water table and documented drainage issues. Performing this due diligence helps avoid reopening newly paved streets and incurring avoidable additional repaving costs. Ensuring that underground infrastructure is in acceptable condition before surface work begins is a critical component of responsible project delivery.

Funding Proposal

Public Works requests Commission approval to reallocate funds from existing FY 2026 Capital Improvement Program (CIP) projects to address water pooling and flooding on NE 168th Street and NE 171st Street.

The proposed reallocations are detailed below. These adjustments will **not** impact project delivery, as updated actual costs indicate sufficient savings within each project:

1. **Stormwater Master Plan (FY26 Fund Source = General Fund)**
    - Original FY26 Allocation: $300,000
    - Actual Cost: $115,000
    - **Reallocation: $163,000**
2. **Police Garage Study (FY26 Fund Source = General Fund)**
    - Original FY26 Allocation: $75,000
    - Actual Cost: ~$35,000
    - **Reallocation: $40,000**
3. **Bus Shelter Installation (FY26 Fund Source = General Fund)**
    - Original FY26 Allocation: $200,000
    - **Reallocation: $50,000**

Total Proposed General Fund Reallocation: $253,000

Recommendation

Public Works respectfully requests that the Mayor and City Commission approve the **reallocation of $253,000** from existing FY 2026 CIP projects to fund remediation efforts addressing pooling water and flooding issues on **NE 168th Street** and **NE 171st Street** in Eastern Shores.

Public Works will continue to assess and realign project funding as necessary to address the City's emergency, unsafe, and high-risk infrastructure needs.

If you'd like, I can format this into a formal agenda item, executive summary, or resolution-style language.

RESOLUTION NO. R2025-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2025–2026 CAPITAL IMPROVEMENT PROGRAM BUDGET TO REALLOCATE FUNDS FOR URGENT RE-PAVEMENT ALONG NE 168TH STREET AND NE 171ST STREET IN THE AMOUNT OF $253,000.00; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted **Resolution No. 2023-108** establishing the Fiscal Year 2025-2026 Capital Improvement Program Fund ("FY 2026 CIP") and authorizing the City Manager to reappropriate unused funds designated for the same project purpose; and

WHEREAS, Resolution No. 2023-108 further requires that if FY 2026 CIP funds are proposed to be used for a purpose other than the originally designated project, or reallocated to a different project, such reappropriation must be approved by the Mayor and City Commission; and

WHEREAS, following a water main repair project by the City of North Miami Beach Water and Sewer Department in 2024, which included pavement restoration within Eastern Shores, residents have reported significant standing water impacting driveways, landscaping, and turf, resulting in property damage, negatively affecting the aesthetics of the neighborhood, and posing potential safety hazards; and

WHEREAS, the City of North Miami Beach Public Works Department ("Public Works") have received resident complaints primarily from NE 164th Street, NE 168th Street, and NE 171st Street, west of NE 35th Avenue; and

WHEREAS, currently, NE 164th Street is pending approval for the installation of approximately 700 linear feet of storm drainpipes, which will also require roadway repaving. However, NE 168th Street and NE 171st Street remain unaddressed if the NE 164th Street drainage project moves forward; and

WHEREAS, Public Works is requesting Commission approval to reallocate funds from existing FY 2026 CIP projects to fund the re-pavement of NE 168th Street and NE 171st Street the (the "Eastern Shores Re-pavement Project"); and

WHEREAS, the estimated cost for this scope of work, including full roadway restoration, is approximately $253,000; and

WHEREAS, the FY 2026 CIP does not include funding for the Eastern Shores Re-pavement Project, and current CIP funding allocations restrict use of funds to their approved purpose; and

WHEREAS, Public Works recommends reallocating $253,000 previously approved in the FY 2026 CIP for the Eastern Shores Re-pavement Project; and

WHEREAS, the Mayor and City Commission find it in the best interest of the City and its residents to reallocate the funds to address the flooding concerns in the Eastern Shores community.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Commission of the City of North Miami Beach, Florida, as follows:

Section 1. The foregoing "Whereas" clauses are true and correct and are incorporated herein by reference.

Section 2. Budget Amendment Approved. The City Commission hereby approves the reallocation of **$253,000** from the FY 2026 CIP funds to fund the Eastern Shores Re-pavement Project

Section 3. Authorization. The City Manager, or designee, is authorized to take all necessary actions to implement the terms of this Resolution, including execution of any required documents, contracts, or budget adjustments.

Section 4. Any scrivener or typographical errors that do not affect intent may be corrected with notice to and the authorization of the City Attorney and City Manager without further process.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **17th** day of November **2025.**

[SIGNATURE PAGE TO FOLLOW]

ATTEST:

_____

ANDRISE BERNARD, CMC
CITY CLERK
(CITY SEAL)

_____

MICHAEL JOSEPH
MAYOR

APPROVED AS-TO FORM, LANGUAGE AND FOR EXECUTION

_____

GREENSPPON MARDER, LLC
CITY ATTORNEY'S

Sponsored by: Mayor & City Commission

CITY OF NORTH MIAMI BEACH
Adopted Budget Detail Report FY 2026

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
FUND: 399 GENERAL CAPITAL PROJECTS FUND								
DEPT: 205 COMMUNICATIONS								
DIVISION: 205 COMMUNICATIONS								
399205	512640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		4,250.00
		LEASE VEHICLE FOR COMMUNICATIONS					4,250.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DIVISION: 205 COMMUNICATIONS			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DEPT: 205 COMMUNICATIONS			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
DEPT: 280 PLANNING & ZONING								
DIVISION: 280 PLANNING & ZONNING								
399280	515640	COMMUNITY DEVELOPMENT VEHICLE	0.00	0.00	0.00	0.00		4,250.00
		LEASE VEHICLE FOR COMMUNITY DEVELOPMENT					4,250.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DIVISION: 280 PLANNING & ZONNING			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
TOTAL DEPT: 280 PLANNING & ZONING			**0.00**	**0.00**	**0.00**	**0.00**		**4,250.00**
DEPT: 500 POLICE DEPARTMENT								
DIVISION: 500 POLICE ADMINISTRATION								
399500	521630	IMPROVEMENTS OTHER THAN BLDG	0.00	0.00	0.00	0.00		575,000.00
		REAL TIME CRIME CENTER (RTCC)					500,000.00	
		POLICE DEPARTMENT PARKING GARAGE STUDY					75,000.00	
399500	521640	MACHINERY AND EQUIPMENT	0.00	0.00	1,233,300.00	71,730.00		1,772,300.00

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
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		POLICE RADIOS 5- YEAR REPLACEMENT PLAN				433,300.00		
		OPTICS FOR SPECIAL RESPONSE (SRT)				39,000.00		
		JET SKI				40,000.00		
		SPEED SIGNS				60,000.00		
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**1,233,300.00**	**71,730.00**		**2,347,300.00**
TOTAL DIVISION: 500 POLICE ADMINISTRATION			**0.00**	**0.00**	**1,233,300.00**	**71,730.00**		**2,347,300.00**
TOTAL DEPT: 500 POLICE DEPARTMENT			**0.00**	**0.00**	**1,233,300.00**	**71,730.00**		**2,347,300.00**
DEPT: 600 LIBRARY								
DIVISION: 600 LIBRARY								
399600	571630	IMPROVEMENTS OTHER THAN BLDG	0.00	0.00	0.00	0.00		458,000.00
		RESTROOM REMODEL LIBRARY					450,000.00	
		PASSPORT OFFICE					8,000.00	
399600	571640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		170,500.00
		DISPLAY CASE AND SHELVING					50,000.00	
		LIBRARY REMOTE LOCKER FOR ULETA					43,000.00	
		LIBRARY CENTINNENIAL ARCHIVE DISPLAY					34,000.00	
		LIBRARY VEHICLE LEASE - TWO FORD ESCAPE FOR COMMUNITY ENGAGEMENTS & ERRANDS					8,500.00	
		LIBRARY SHELVING APPROVED AT COMMISSION FINAL BUDGET HEARING					35,000.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**0.00**	**0.00**	**0.00**		**628,500.00**
TOTAL DIVISION: 600 LIBRARY			**0.00**	**0.00**	**0.00**	**0.00**		**628,500.00**
TOTAL DEPT: 600 LIBRARY			**0.00**	**0.00**	**0.00**	**0.00**		**628,500.00**
DEPT: 700 PARKS & RECS DEPARTMENT								
DIVISION: 710 PARKS & RECS ADMINISTRATION								

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
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		PARKS & RECREATION - PARK RESTORATIOMN/REHABILITATION - ARBOR DAY					60,000.00	
		PARKS AND RECREATION-VICTORY PARK P0OL ROOF REPLACEMENT					25,000.00	
		PARKS AND RECREATION - IMPROVEMENT TO PARKS AND RECREATION/YES CENTER FRONT ENTRANCE BEAUTIFICATION					25,000.00	
399710	572640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		35,000.00
		PARKS AND RECREATION VEHICLE REPLACEMENT #9436 OUT OF LIFE					35,000.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**435,000.00**	**435,000.00**	**145,249.00**		**240,000.00**
		TOTAL TRANSFERS	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**
TOTAL DIVISION: 710 PARKS & RECS ADMINISTRATION			**0.00**	**435,000.00**	**435,000.00**	**145,249.00**		**240,000.00**
TOTAL DEPT: 700 PARKS & RECS DEPARTMENT			**0.00**	**435,000.00**	**435,000.00**	**145,249.00**		**240,000.00**
DEPT: 800 PUBLIC WORKS								
DIVISION: 860 CAPITAL IMPROVEMENTS								
399860	539630	IMPROVEMENTS OTHER THAN BLDG	0.00	9,133,300.00	7,900,000.00	279,820.28		3,165,000.00

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		STORMWATER MASTER PLAN UPDATE					300,000.00	
		LIBRARY GENERATOR (ASSET PURCHASE & INSTALLATION)					300,000.00	
		DRAINAGE IMPROVEMENT PROJECT (10 AVE. FROM N. MIAMI BEACH BLVD - 161 TER., OAK GROVE)					300,000.00	
		ALLEN PARK GYM - RTU 1 REPLACEMENT					200,000.00	
		BUS SHELTER INSTALLATION					200,000.00	
		ALLEN PARK GYM - SPLIT UNIT #1					200,000.00	
		TRAFFIC CALMING - NE 175 ST & NE 5 AVE (2023) - STUDY					150,000.00	
		CITY HALL - EXTERIORS NORTH					125,000.00	
		TRAFFICE CALMING DEVICES - CITYWIDE					125,000.00	
		CITYWIDE COLLAPSE DRAINAGE					95,000.00	
		VICTORY POOL PARK EXT. WALL RESTORATION					60,000.00	
		HORIZONTAL BORING MEDIAN PROJECT					50,000.00	
		TRAFFICE ENGINEERING SERVICES					40,000.00	
		ULETA PARK ROOF UPGRADE REPLACEMENT					640,000.00	
399860	539635	CIP ADMINISTRATIVE	0.00	245,000.00	245,000.00	16,141.72		169,936.00
		CITYWIDE FACILITIES INTERIOR CONDITION ASSESSMENT FOR APPROXIMATELY 12 BUILDINGS FOR ELECTRICAL AND PLUMBING FOR ALL GENERAL FUND FACILITIES					75,000.00	
		CONTINGENCY					94,936.00	
399860	539640	MACHINERY AND EQUIPMENT	0.00	0.00	0.00	0.00		124,797.00
		EQUIPMENT PURCHASE - FLEET SHOP FLOOR LIFTS (2025)					86,263.00	
		PRESSURE CLEANER TRAILER					17,000.00	
		EQUIPMENT PURCHASE - BACK-UP COMPRESSOR FOR FLEET SHOP (2025)					13,234.00	
		VEHICLE LEASE (NEW), QTY 1 PW CITY ENGINEER					8,300.00	
		TOTAL CAPITAL OUTLAYS	**0.00**	**9,378,300.00**	**8,145,000.00**	**295,962.00**		**3,459,733.00**
TOTAL DIVISION: 860		**CAPITAL IMPROVEMENTS**	**0.00**	**9,378,300.00**	**8,145,000.00**	**295,962.00**		**3,459,733.00**
TOTAL DEPT: 800		**PUBLIC WORKS**	**0.00**	**9,378,300.00**	**8,145,000.00**	**295,962.00**		**3,459,733.00**

CITY OF NORTH MIAMI BEACH
Adopted Budget Detail Report FY 2026

ORG	OBJECT	Account Description	2024 Actual	2025 Adopted	2025 Revised	2025 Actual to Date		2026 Adopted
DEPT: 862		CAPITAL PROJECTS						
DIVISION: 000		NON-DIVISION						
		TOTAL CAPITAL OUTLAYS	0.00	0.00	0.00	0.00		0.00
TOTAL DIVISION: 000		NON-DIVISION	0.00	0.00	0.00	0.00		0.00
TOTAL DEPT: 862		CAPITAL PROJECTS	0.00	0.00	0.00	0.00		0.00
TOTAL FUND: 399		GENERAL CAPITAL PROJECTS FUND	0.00	9,813,300.00	9,813,300.00	512,941.00		6,684,033.00
	TOTAL	CAPITAL OUTLAYS	0.00	9,813,300.00	9,813,300.00	512,941.00		6,684,033.00
	TOTAL	TRANSFERS	0.00	0.00	0.00	0.00		0.00
TOTAL		TOTAL BY CATEGORY	0.00	9,813,300.00	9,813,300.00	512,941.00		6,684,033.00

Discussion Items
15.4.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	
VIA:	
DATE:	December 16, 2025

RE: New City Manager Interviews and Selection Date

Description
BACKGROUND
ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

Discussion Items
15.6.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	
VIA:	
DATE:	December 16, 2025

RE: Discussion and Possible Action Rescinding the Resolution Establishing the NMB Water Task Force (Commissioner Lynn Su)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

City Manager's Report
16.1.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	
VIA:	
DATE:	December 16, 2025

RE: NMBPD Monthly Report (November 2025)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Monthly Report

HIGHLIGHTS & SIGNIFICANT INCIDENTS

NORTH MIAMI BEACH POLICE DEPARTMENT

MONTHLY REPORT

November 2025

Prepared by
Captain Michael Chinchilla
12/01/2025

HIGHLIGHTS & SIGNIFICANT INCIDENTS

ADMINISTRATIVE DIVISION

Recruiting, Academy and Training

- Recruited for a total of 57.5 hours at various locations in Miami-Dade County. This was at no cost to the City of NMB.
- Recruitment events – Currently processing 8 applicants from BLE 398 based on recruitment efforts.
- Multiple Recruitment efforts at Miami-Dade College in their Basic Law Enforcement and Correctional Officer Classes (Richard C. Slusher II).

Personnel

- We currently have a total of 3 Police Officers in orientation training.
- Multiple Interviews for the position of Certified Police Officer and Police Recruit.

Training Attended

- 2025 Crime Scene Photography Workshop
- A Crime Scene Immersive Experience
- Communications Training Officer 6th Ed. Instructor
- Water Survival Tactics Instructor Course
- AWR-122-C Law Enforcement Prevention Deterrence Of Terrorists Acts
- Tactical Handgun Course
- Speed Measurement Course (1158)
- Field Training Officer Course For LEO'S
- Regional Leading Without a Badge Summit
- CMS Vehicle Operations Instructor
- At-Scene Traffic Crash/Traffic Homicide Investigation
- Narcotics & Dangerous Drug Investigations

Communications

Answered approximately 1,837 incoming calls for police service.

Prepared by
Captain Michael Chinchilla
12/01/2025

HIGHLIGHTS & SIGNIFICANT INCIDENTS

OPERATIONS DIVISION

- **ROAD PATROL**
  - Calls for Service: 7586; Including: Watch Orders: 2174; Night Eyes: 743; Community Contacts: 793
  - 117 (51 felonies) arrests this month. 640 traffic stops.

- **NOTABLE ACTIONS:**

- On November 8, 2025, at approximately 1620 hours, officers responded to a burglary in progress at 2151 NE 163 Street involving two subjects removing items from a business. Officers located a matching vehicle and found the subjects actively taking property. One suspect fled while the other was taken into custody on scene. A perimeter was established, and Aventura K-9 responded, successfully apprehending the fleeing suspect, who sustained a dog bite and was evaluated by Miami-Dade Fire Rescue. Both suspects were arrested.

- On November 14, 2025, at approximately 1236 hours, officers responded to Jiffy's at 16475 NE 15 Avenue regarding an attempted homicide involving two local vagrants engaged in a violent altercation. During the fight, the suspect knocked the victim unconscious, repeatedly struck him in the face, then lifted and slammed the victim onto the concrete, causing significant head injuries. The victim was transported to the hospital as a trauma alert and is currently in stable condition. The suspect was arrested after returning to the scene.

- On November 16, 2025, at approximately 0256 hours, officers responded to 633 NE 167 Street (Miami Square) regarding an unknown male inside the building. Officers found a pried-open door on the west side and established a perimeter. They learned the suspect had taken the elevator to the 11th floor, moving down slowly and stopping on each floor, possibly searching for items. North Miami K-9 assisted in the search. When the suspect remained on the second floor for several minutes, officers and K-9 responded there and located him hiding in an electrical room. He was taken into custody without incident. A sweep of all 12 floors confirmed no additional subjects. The suspect was transported to NMBPD, read Miranda (which he invoked), and later transported to TGK.

- On November 17, 2025, at approximately 2032 hours, officers patrolling the area observed two subjects loitering behind a business at 16415 NE 15 Avenue. As officers approached, one subject handed a firearm to the other, who attempted to hide it near a dumpster. Both subjects were detained, and post-Miranda confessions were obtained. The firearm was confirmed stolen from a prior case in Zone 5. Detectives were notified, and it was determined both subjects had multiple felony convictions.

Prepared by
Captain Michael Chinchilla
12/01/2025

HIGHLIGHTS & SIGNIFICANT INCIDENTS

COMMUNITY PARTNERSHIP DIVISION

TRAINING & PROFESSIONAL DEVELOPMENT

- Community Policing Detectives attended Combat Antisemitism Training hosted by the Miami-Dade Sheriff's Office on 10/29/25.
- Detective Utreras successfully completed and passed the Driver Instructor Training Course.

COMMUNITY EVENTS & OUTREACH

- Not So Scary Halloween Party & Pumpkin Carving event at the library on 10/31/25 was well-attended.
- Community Policing conducted Pumpkin Patrol on 10/31/25, distributing candy throughout the City. Additional focus was placed on Eastern Shores due to high pedestrian volume.
- Breast Cancer Awareness Event at the library held 11/01/25.
- PAL prepared for and successfully held its Dance Recital on 11/08/25.
- PAL participated in a Miami Dolphins Thanksgiving event.
- Community Policing coordinated traffic and security for the Joshua's Heart Food Drive, which was successful but will require additional coordination from the Foundation for smoother operations.
- Community Policing is preparing for the State of Education Address and multiple upcoming food drives.
- Community Policing assisted with the department's Thanksgiving luncheon.
- Community Policing hosted four community police officers from Curaçao (Dutch Islands) on 11/10/25, providing a City tour and overview of NMBPD's community policing practices.
- "9PM Routine" signs were posted in Skylake.
- Golden Tickets are currently being printed by GreenToad.

OPERATIONS, PATROLS & ENFORCEMENT

- Uleta Tot Lot was checked for vagrants on 10/28/25 at 0700; none were located.
- Additional Polaris patrols were conducted in Skylake to enhance visibility and deter crime.
- Community Policing followed up on multiple Eastern Shores (ESR) complaints, all of which were successfully closed.
- Community Policing is assisting with investigations into two antisemitic graffiti incidents along Snake Creek Canal.
- Detective Hernandez conducted multiple meetings with a resident to provide education on e-bike and scooter laws along the Snake Creek Canal Bike Path.

Prepared by
Captain Michael Chinchilla
12/01/2025

HIGHLIGHTS & SIGNIFICANT INCIDENTS

CITY HALL INCIDENTS

- Community Policing responded to a disturbance at City Hall; the situation was resolved without further issue.
- Captain Wilson also responded to a separate incident at City Hall involving an individual legally filming. He spoke with the individual regarding his rights and also briefed employees on applicable laws.

SPECIAL DETAILS & REPRESENTATION

- Motors will attend the Indian River County Deputy Funeral on 12/02/25.

Prepared by
Captain Michael Chinchilla
12/01/2025

HIGHLIGHTS & SIGNIFICANT INCIDENTS

INVESTIGATIVE DIVISION

- On October 1, 2015, Annex Jean was ambushed and fatally shot in front of 705 NE 167 Street (NMB Case #2015-1001-31). The case remained unsolved for 10 years until the Cold Case Unit developed a promising lead and reopened the investigation nearly a year ago. Following numerous interviews, search warrants, and extensive investigative work, detectives obtained an arrest warrant for Damian Williams for Second-Degree Murder with a Weapon and Possession of a Firearm by a Convicted Felon. Williams, a known gang member from the Uleta area, was identified as the suspect. Multiple agencies contributed throughout the year-long investigation, including Detective Farini (U.S. Secret Service), TIU, and retired Detective Jodi Schuster from the State Attorney's Office.

  On Saturday, November 15, 2025, TIU (Sgt. J. Ruiz, Detective Farini, and Detective Milfort) safely took Damian Williams into custody. He was found in possession of a firearm and marijuana and was additionally charged by the Broward Sheriff's Office with Possession of a Firearm by a Convicted Felon and Possession of Marijuana.

- On May 30, 2023, road patrol officers responded to a homicide in the G5 area, and detectives identified the victim as Malcom Johnson. Through a thorough and complex investigation, detectives were able to identify all parties involved. In early October, the trial of Marcuss Ealy commenced, and after just two hours of deliberation, the jury returned a guilty verdict for 1st Degree Murder and Armed Robbery. Marcuss Ealy was found guilty of First-Degree Murder and Armed Robbery. Detectives spent the past month preparing for trial and delivered outstanding work throughout nearly a week of proceedings and testimony. Everyone involved in this case demonstrated exceptional effort from start to finish. The defendant, Marcuss Ealy, was sentenced to two consecutive life sentences, plus an additional 50 years in prison.

- On November 20, 2025, at 1800 hours, the Tactical Investigations Unit conducted Operation Jiffy Pop in the Jiffy Plaza area—specifically around NE 165 ST/15 Ave, NE 165 ST/16 Ave, NE 164 ST/15 Ave, and 16475 NE 15 Ave—in response to ongoing complaints of narcotics activity near local schools. Undercover operations confirmed drug sales involving MDMA, powder cocaine, rock cocaine, and fentanyl powder. The investigation resulted in substantial evidence collection, identification of involved individuals, and four arrests**.**

- On November 19, 2025, detectives investigated an occupied domestic burglary at 1061 NE 152nd Terrace in which the victim's ex-boyfriend forced entry, took their 5-year-old child, and fled. The incident was tied to an ongoing custody dispute, and

Prepared by
Captain Michael Chinchilla
12/01/2025

it was determined the child was not in danger. The offender was located the following day by Officer Odum and taken into custody.

- On October 23, 2025, officers responded to 1041 NE 162 Street regarding a domestic battery involving the victim and her ex-boyfriend (suspect). During an argument related to their breakup and the victim's new relationship, the suspect became violent, grabbing the victim by the hair, throwing her to the ground, striking her multiple times in the face, and choking her to the point she struggled to breathe. The suspect fled the residence in a black BMW before police arrived. Officers observed redness and swelling on the victim's face; she declined medical treatment but stated she feared for her and her children's safety. Photos were uploaded to RMS, and a Domestic Violence Supplement was completed. The suspect was later located by responding officers, and charges were filed.

- On July 24, 2025, the victim was assaulted by her former boyfriend (suspect) in a black BMW SUV outside her apartment. The suspect threatened the victim with a switchblade, restrained her, and used an electric razor to shave part of her hair, causing visible injuries. The victim escaped and reported the incident. The suspect was later taken into custody on November 20, 2025, and charges were filed.

- The Investigations Division made 26 arrests. TIU made 12 felony arrests and 1 bench warrant arrest. The Detective Bureau made 13 arrests, 10 felony arrests and 3 bench warrant arrests.

Prepared by
Captain Michael Chinchilla
12/01/2025

City Manager's Report
16.2.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	
VIA:	
DATE:	December 16, 2025

RE: Capital Improvement Program (CIP) Portfolio Dashboard

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- CIP Portfolio Report

*Note: *Excludes CIP Projects/Assets managed by NMB Water/Sewer*

Capital Improvement Program Portfolio Dashboard

Click link below to view CIP GIS Map:

GIS Map: Where are CIP Projects

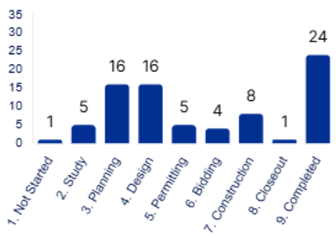
CIP - Portfolio Summary

Total Projects: 80

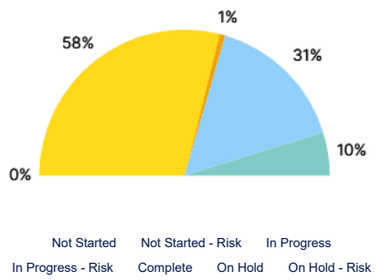
Total Budget: $47,531,250

Not Started	$700,000.00
Study	$1,019,542.00
Planning	$2,710,944.00
Design	$4,352,354.00
Permitting	$1,333,215.42
Bidding	$21,340,730.31
Construction	$8,334,130.69
Closeout	$150,000.00
Completed	$7,590,333.71

Count of Projects by Phase

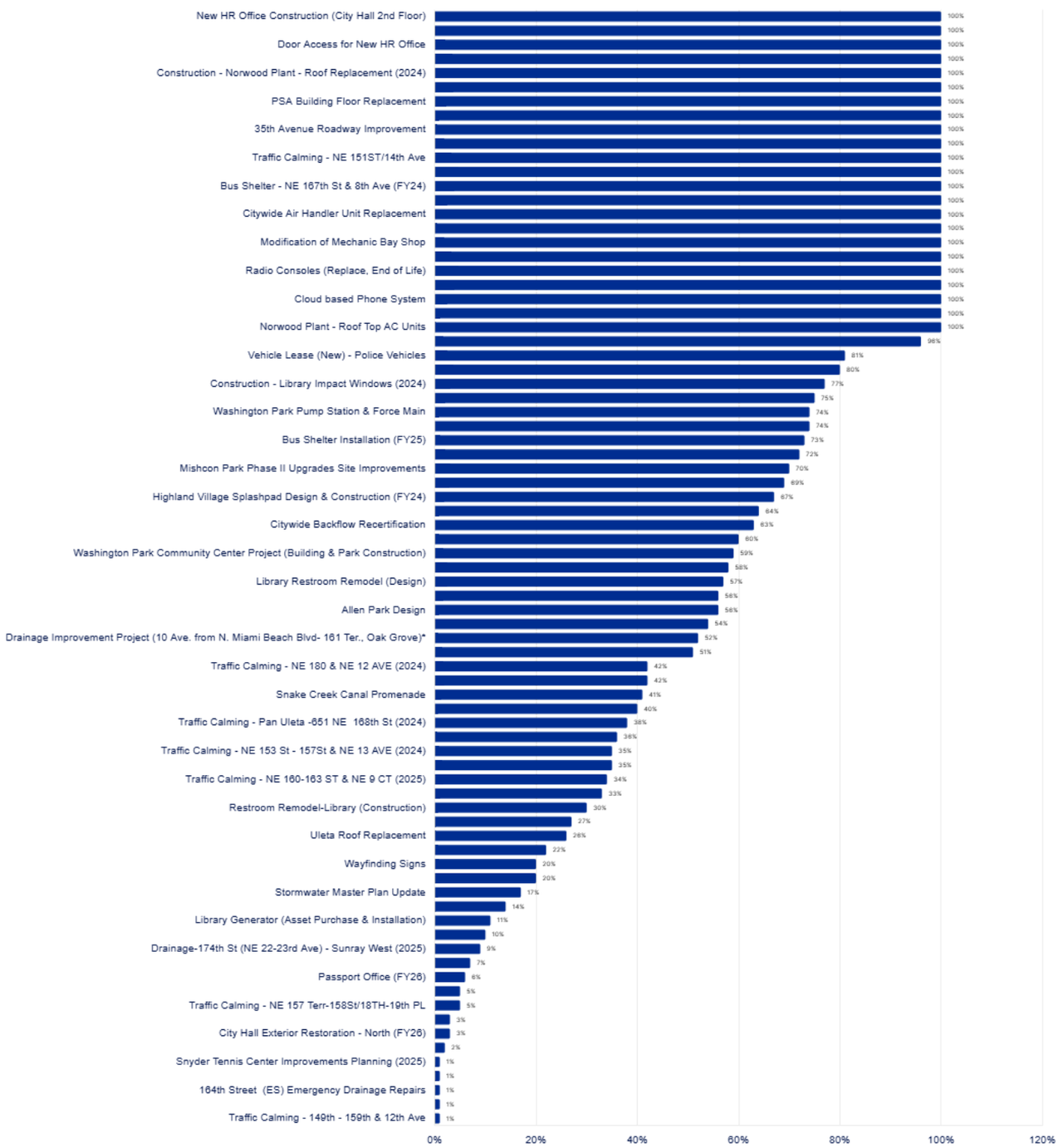


% of Projects by Performance Status



Individual Project Status

Project Percent Complete



CIP - Projects Portfolio

Project Name	Project Location	Project Description/Scope	Weekly Updates/Comments	Status	Actual Start	Actual End	% Complete	Amount (Funded)	Actual (s)	Type
Traffic Calming - NE 158 NE 10th Ct. (FY25)	Oakgrove	Speeding	Study proposal received Oct 2025, Vendor Set/Up/ P.O. and Study Phase	In Progress	08/18/25	08/18/26	14%	$30,342	$0.00	Const Projec
Snyder Tennis Center Improvements Planning (2025)	16851 West Dixie Hwy	Community charrette to get vision for Tennis Center and Park, and do design drawings.	Tennis Center has gone out for an RFQ for a Public Private Partnership (P3). The qualified bidders were invited to bid on the project. Project amount was change from	On Hold	10/01/24	06/30/27	1%	$180,000	$0.00	Const Impro

			$350K to $200K. The CRA funded scope of work will be redefined based on approved P3 proposal.							
168th & 171st (ES) Pavement Correction	Eastern Shores	Pavement of 168th St and 171th St	Pending project string to begin CCTV	On Hold	11/17/25	08/04/26	1%	$253,000	$0.00	Const Proje
Current Phase **3. Planning**				Count **16**				Sum **$2,710,944**	Sum **$0.00**	
Traffic Engineering Services		Traffic Engineering Services	Citywide projects ongoing at various locations.	In Progress	10/01/24	08/28/26	69%	$45,000	$0.00	Const Proje
Uleta Roof Replacement	Uleta - 386 NE 169th St.	Remove existing roof repair concrete and install new roofing system	Requisition submitted, awaiting Purchase Order	In Progress	08/12/25	10/27/26	26%	$640,000	$0.00	Const Impro
PSA New Workstation Cubicles (PSA Space Optimization)	17050 ne 19th Ave	PSA Building Reconfiguration	Project on hold due to funding not being approved to move forward with this project. New project funding is being explored by staff. After new funding is obtained, the project will continue.	On Hold	10/01/24	10/20/26	22%	$225,000	$0.00	Const Impro
Wayfinding Signs	throughout CRA	Create a wayfinding sign program, and install signage as needed.	Staff are reviewing proposals for this project. The plan is to work with the most efficient proposal to get this project completed during the City's centennial year.	In Progress	10/01/24	01/30/26	20%	$75,000	$0.00	Stree Enha
Stormwater Master Plan Update		Professional Services to Update the Stormwater Master Plan	Requisition submitted, commission agenda item Nov 2025. Awaiting P.O.	In Progress	11/30/25	07/30/26	17%	$115,944	$0.00	Const Proje
165th Street Tree Planting - Tree Canopy (between Singer Building and Library)	165th Street between 15th and 16th	Install trees for shade along park edge between Singer Building and Library.	Project pending land survey this should be followed by preliminary conceptual design.	In Progress	10/01/24	07/30/26	10%	$250,000	$0.00	Lands
Drainage-174th St (NE 22-23rd Ave) - Sunray West (2025)	172 St. - 176 St., NE 19 Ave. - 21 Ave.	Replace existing and new outfalls, drainage pipes and drainage structures to reduce flooding	P.O. was approved for this project on 11/6/25. Surveys are ongoing to as part of the site conditions evaluation.	In Progress	11/04/25	03/02/27	9%	$42,000	$0.00	Const Buildi
Police Department Parking Garage Study	16901 NE 19th Ave, North Miami Beach, FL 33162	This project entails the repair to concrete spalls, corroding stairs, and waterproofing as well as repairing cracks and the installation of joist hanger repair brackets.	Initiating Purchase Order	In Progress	12/01/25	06/30/26	7%	$75,000	$0.00	Const Impro
Passport Office (FY26)	1601 NE 19th Ave	Frame and glass door measure, order, installation for a glass 2 hour rated fire door that meets architectural plans.	Project string received 11/3/25, ordering	In Progress	10/01/25	10/30/26	6%	$8,000	$0.00	Const Proje
Traffic Calming - NE 157 Terr-158St/18TH-19th PL	157/158 NE 18th-19 Ave (Aquabowl)	Speeding - Aquabowl - High traffic area residential area	Study proposal received 10.25.25, hold on temporary speed humps as to not skew data. initiated purchase order request 10.25.25 for study.	In Progress	10/20/25	07/12/27	5%	$10,000	$0.00	Const Proje
Police RTCC (Real Time Crime Center) - FY26	NMB Police Dept	Construct a real time crime center NMB Police Dept	Received project string 12/5/25, initiating purchase for drones for real crime center	In Progress	12/01/25	10/01/27	3%	$500,000	$0.00	Const Impro
City Hall Exterior Restoration - North (FY26)	17011 NE 19th Avenue	Restoration of exterior, repair delaminated stucco, replace window sealants, seal any misc penetration	Received project strings 12/5/25 initiating purchase order	In Progress	12/01/25	11/06/26	3%	$125,000	$0.00	Const Impro
Horizontal Boring Median-Conductors Replacement (FY26)	17050 NE 19th Avenue	To replace the FPL conductors to provide power for irrigation and lighting and to complete a previous project of providing electricity to the remaining medians.	Received project string Initiating Purchase Order	In Progress	12/01/25	08/28/26	2%	$50,000	$0.00	Const Proje
164th Street (ES) Emergency Drainage Repairs	Eastern Shores	Repairs of 700 linear feet of collapse drainage, road paving.	Awaiting project string from Finance to begin request for purchase order	On Hold	11/17/25	06/09/26	1%	$450,000	$0.00	Const Proje
Victory Pool Park Exterior Wall Restoration (FY26)	Victory Pool - 1980 NE 171th Street	Exterior wall replacement	Initiating Purchase Order	In Progress	12/01/25	08/28/26	1%	$60,000	$0.00	Const Impro
Traffic Calming - 149th - 159th & 12th Ave	159th St - 149th St & NE 12 Ave	Request for Roundabout due to speeding	County Maintained Road, submitted request to county to coordinate study for traffic calming study	In Progress	10/01/25	12/01/26	1%	$40,000	$0.00	Const Proje
Current Phase **4. Design**				Count **16**				Sum **$4,352,354**	Sum **$887,512.75**	
Citywide Neighborhood Beautification	163rd St + Hansford Blvd	Beautification of 163rd St & major corridors (trees, landscaping, irrigation, corridor sidewalks) 163rd street wall	Currently in design, ETA to submit plans to FDOT 11/14/25	In Progress	10/01/24	12/31/26	72%	$500,000	$55,000.00	Lands
Mishcon Park Phase II Upgrades Site Improvements	Mishcon Park	Upgrade to restrooms, concession, dugouts and other amenities	Work has started. Additions have been made to the scope and so, the vender is reviewing the proposal. After the proposals have been received, the procurement process for this final stage of the work will commence.	In Progress	10/18/24	09/30/26	70%	$95,000	$0.00	Const Impro
Traffic Calming - NE 2 AVE (2024)	NE 2 Ave Traffic Calming	-Recommendation was to install speed hump at segment between NE 169th St & NE 169th Terrace (completed $5000 - no design required, need date that was done) -2nd recommendation was to raise intersection at NE 171 St/NE 2nd Ave (requires $64k design but no money) -Design Funded FY24 (FY24 $75K CITT & $200k in FY25) Yulet to send copy of study and CMA needs approval of traffic study to move forward. Then CMA will send proposal to design. FY25 estimate $100k for design only (2 raised intersections). Construction FY26	The P.O was approved the week of 6/11/25 and delivered to the design team for design commencement. Project design is in progress.	In Progress	10/02/23	11/17/26	64%	$70,000	$69,855.00	Const Proje
163rd Street Tree Planting	163rd Street between 12th Ave. and W. Dixie Highway.	plant trees on 163rd. Not resolved yet	Currently in design, ETA to submit plans to FDOT 11/14/25	In Progress	10/01/24	08/10/26	58%	$350,000	$0.00	Lands
Allen Park Design		Allen Park Design	Conceptual drawings provided to CM Office, project on hold pending design feedback and selection from CM Office	On Hold	10/01/24	03/28/29	56%	$40,000	$0.00	Const Impro
Traffic Calming - Highland Village	Highland Village	Master plan to convert streets to one way network, with bike lanes on both sides. Awaiting Drainage work to be complete prior to moving forward. Awaiting proposal for design from CMA	Staff are assessing the streets to identify locations for temporary speed humps installation to assist in traffic calming throughout the community.	In Progress	12/01/22	04/16/27	54%	$250,000	$20,768.75	Const Proje
Library Parking Lot Plaza	Amphitheater parking lot	Install public artwork in Amphitheater parking lot next to library, ADA improvement, Sprinkler/Electrical improvement	In planning stage. CRA is in the process of obtaining a new public arts designer to propose renderings and a conceptual design. They are also obtaining land surveys that are needed to complete the designsg	In Progress	10/01/24	12/28/26	51%	$200,000	$0.00	Const Impro
Traffic Calming - NE 180 & NE 12 AVE (2024)	NE 180 St & NE 12 Ave Traffic Calming	Study results will determine design cost (Recommendation: speed bumps on 180th, and signage). CMA sent proposal to design on 3/6/24. CMA awaiting P.O. to move forward. Design + Construction can be completed in FY25	The P.O was approved the week of 6/11/25 and delivered to the design team. The project design is in progress.	In Progress	11/11/22	10/09/26	42%	$112,000	$61,600.00	Const Proje
Library - AHU-2 Replacement	1601 NE 164 St	Revitalization and renovation of Laffe Allen Library	Study completed, scheduling meeting with library to review implementation options, may effect operating hours during construction. Meeting ETA 11/2025	In Progress	09/02/24	02/12/27	42%	$200,000	$0.00	Good (Furn Equip Softw
Traffic Calming - Pan Uleta -651 NE 168th St (2024)	651 NE 168th Street	Install speed bumps mini circulator and curb eliminator and guard rails	Two traffic calming speed tables with related street signs have been installed to address speeding concerns in FY24. The P.O was approved the week of 6/11/25 and delivered to the design team for design commencement. Project design is in progress.	In Progress	08/01/23	11/24/26	38%	$182,460	$97,540.00	Const Proje

Traffic Calming - NE 163-165 St & NE 26 Ave (2024)	NE 163-165St & NE 26th Ave	Location NE 26th Ave. Eastern Shores, Traffic Calming Project. This project includes the installation of 1) a high visibility high raised mid-block crosswalk near the NE 26th Ave. and NE 165th Street intersection, 2) electronic speed feedback signs (ESFS) north of NE 165th St and north of NE 163rd Streets and 3) sidewalk along the west side of the section of 26th Ave from 165th Street to 163rd Street. CMA submitted a fee proposal to design on 03/6/2024. CMA awaiting P.O. Design + construction can complete in FY25	The P.O has been approved. This project is currently in design phase.50% Plans submitted to city on 09/27/2025, 100% plans are in production	In Progress	11/11/22	10/12/26	36%	$179,675	$69,675.00	Consl Proje
Traffic Calming - NE 153 St - 157St & NE 13 AVE (2024)	NE 13 Ave Traffic Calming	Raised intersections at NE 153 St, NE 155 St & 157 St (Install 25 MPH Speed Signs), not funded so can't start design; Design Funded in FY24. Construction FY25 CMA submitted proposal for design 11/9/2022, CMA awaiting p.o. to proceed with design	Project design is in progress. 50% Plans for City Review on Schedule for 11/2025	In Progress	01/09/24	12/22/26	35%	$908,500	$158,665.00	Consl Proje
Traffic Calming - NE 160-163 ST & NE 9 CT (2025)	NE 9 Ct Traffic Calming	Study results will determine design cost. Recommendation speed hum at the segments between ne 160th terrace & ne 163rd st, also recommend a crosswalk at the intersection of NE 160th Terrce with NE 9th Court. Only adding crosswalks and speedbumps. Unfunded FY24 Study recommendation results speed humps, signage, new crosswalk. CMA is pending to submit a fee proposal for design.	50% Design Plans to be submitted for City on 12/11/25, 100% Design ETA March 2026, Permitting to begin April 2026, Bidding July-Sept 2026, Construction Start ETA October 2026	In Progress	01/31/24	03/22/27	34%	$104,040	$81,620.00	Consl Proje
Norwood Plant System Security		Norwood Plant System Security	Plans are being designed. There has been an increase in the scope that has triggered the need for an updated proposal. Reviewing new proposal.	In Progress	11/06/24	12/30/25	33%	$187,890	$0.00	Consl Impro
Eastern Shores Neighborhood Traffic Calming (FY25)	Eastern Shores	Design of raised intersection 35th ave and design of speed humps	Project design is in progress. 50% Plans for City review on schedule for 10/27/2025	In Progress	06/16/25	05/27/27	20%	$700,000	$0.00	Consl Proje
Highland Village Drainage Improvements Long-Term Solution Study & Design (Phase 2 of 3)	Highland Village	Phase II: Study & Design of a long term sustainable solution for Highland Village (Installation of pipes, Upgrading Hydraulic System, installing catch basins, Backflow Preventer)	Unfunded...Three design options were presented to the city by the Engineer of Records. After staff review, option B is being recommended. This option includes design for additional drainage pipe installation and rehabilitation of existing injection well. This project has been included in the FY27 Budget requests for design funding.	On Hold	01/30/24	02/21/29	5%	$272,789	$272,789.00	Consl Proje
Current Phase **5. Permitting**				Count **5**				Sum **$1,333,215**	Sum **$372,840.92**	
Highland Village Splashpad Design & Construction (FY24)		Increase recreational facilities for community children	Permitting with the City and the county ETA 11/14/25. Followed by Bidding	In Progress	12/02/24	06/10/26	67%	$323,215	$323,215.42	Consl Impro
Library Generator (Design)	1601 NE 164 St	Design and installation of Generator for Emergency power	Plans have been completed and reviewed by City staff. The plans are going through the permitting phase.	In Progress	10/07/24	06/16/26	60%	$160,000	$0.00	Good (Furn Equip Softw
Library Restroom Remodel (Design)	16901 NE 19TH AVE	Upgrade restroom to family/ADA restroom. Gain access through exterior of building	Project is currently going through Permitting with both the County and City of NMB. Bidding ETA 01/2026.	In Progress	02/17/25	06/12/26	57%	$100,000	$49,625.50	Consl Impro
Restroom Remodel-Library (Construction)		Upgrade restroom to family/ADA restroom. Gain access through exterior of building	Currently in permitting 12/2025	In Progress	07/01/25	02/04/27	30%	$450,000	$0.00	Consl Impro
Library Generator (Asset Purchase & Installation)	Library 160 NE 164 St	REQ-035 is Study & Design. Asset Purchase and installation of Generator for Emergency power (Library)	Approved for construction in FY26, currently in permitting	In Progress	11/07/25	10/23/26	11%	$300,000	$0.00	Good (Furn Equip Softw
Current Phase **6. Bidding**				Count **4**				Sum **$21,340,730**	Sum **$208,641.00**	
Traffic Calming - NE 168 ST & NE 20 AVE (2025)	NE 168 Street & NE 20 Avenue Roundabout	Mini Roundabout Installation intersection of NE 168th St/20 Ave	Bid Award 10/21/25 Commission Meeting, Procurement contract drafting legal review and execution phase in process	In Progress	01/01/24	07/09/26	75%	$250,000	$78,400.00	Consl Proje
Washington Park Community Center Project (Building & Park Construction)	15280 NE 15 CT.	Design and construction of community complex to include new covered basketball courts, multi purpose field, aquatic attractions and new recreation center	Solicitation ended 10/31/25. Bid Review completed 11/6/25, Awarding of the contractor 11/2025 Commission Meeting	In Progress	02/01/23	10/14/27	59%	$20,490,730		Consl Buildi
Highland Village Drainage Improvements Short Term Solution (Phase 1 of 3)	Highland Village	Phase I: Install backflow preventers and additional piping to the existing outfalls to mitigate flooding in the Highland Village Neighborhood. (Valves to allow water to flow to canal)	Final Grant documentations and application submitted to EPA. Expected fund availability 01/2026. Project on Hold until January Commission meeting (Accept award and Re-allocation of existing CIP funds to begin bidding). Expected construction Summer 2026, Duration 9 months. Engineer of records (EOR) currently updating project documents and estimated cost in preparation for Q1 2026.	In Progress	02/12/24	11/04/26	56%	$600,000	$130,241.00	Consl Proje
Drainage Improvement Project (10 Ave. from N. Miami Beach Blvd- 161 Ter., Oak Grove)*	167st to 161 terrace NE 10th to 8th ave	To reduce standing water in the oak grove Neighborhood old drainage pipes must be removed and replaced with new ones.	The design is complete. The construction of this project has been approved in FY26 Budge. The project is expected to start in FY26 and complete in FY27. Bidding of this project is about to begin.	In Progress	04/04/24	05/04/27	52%	$0	$0.00	Consl Buildi
Current Phase **7. Construction**				Count **8**				Sum **$8,334,131**	Sum **$7,383,312.50**	
Facilities Shop - Upgrade to warehouse exhaust system & carpenter shop	Operations Center	Upgrade fleet exhaust system & carpenter shop	Project end date remains on track for late December completion, based on current progress.	In Progress	04/01/25	12/18/25	80%	$20,000	$13,460.50	Consl Impro
Construction - Library Impact Windows (2024)	1601 NE 164 St	Revitalization and renovation of Laffe Allen Library	The permits for this project have been approved, and windows have been chosen and ordered. The windows have a lead time of about 6 weeks.	In Progress	10/01/24	07/24/26	77%	$330,000		Consl Impro
Washington Park Pump Station & Force Main	Washinton Park	Pump Station and force main	2 active change orders (asphalt overlaying/ resurfacing cost more + time extension change extended lead time for pump station control panels). Panels ETA 3/26.	In Progress	07/06/23	07/16/26	74%	$7,442,953	$7,118,538.00	Consl Proje
City Wide Restriping and resurfacing		Milling, resurfacing and restriping of streets that are presently in a poor state of repair/ poor condition.	Striping of 19th Avenue was completed, 15th Ave 60% Complete. Staff is assessing other locations to continue street improvement within the next two months.	In Progress	10/01/24	07/24/26	74%	$373,200	$185,000.00	Restr
Bus Shelter Installation (FY25)		Modify existing shelters to plexi glass with city logo. Remove gray backing and install remaining shelters where limited tree canopy	This project is the retrofitting of a bus shelter from having mesh walls to 1/4 inch clear lexan with etched vinyl graphics panels. The Purchase Order for this work is being processed for the work to commence. The P.O. is currently with the Procurement	In Progress	09/12/25	01/06/26	73%	$6,728	$3,364.00	Consl Buildi

			Department going through the approval process.							
McDonald Center Room Divider Replacement & Sound System Upgrade			Room dividers (phase 1) installed 11/6/25, awaiting purchase order for audio and visual (phase 2). Audio & Visual completion ETA 3/2026	In Progress	10/01/24	09/30/27	69%	$46,250	$46,250.00	Consl Impro
Citywide Backflow Recertification		Citywide Backflow Certification	Final quote received from vendor. The vendor has mobilized and expected completion 12/2025	In Progress	06/03/24	10/15/26	63%	$20,000	$9,000.00	Good (Furn Equip Softw
Citywide collapse drainage (On-Going)	Citywide	Citywide Collapse Drainage	To date repaired 2 collapse drainage repairs 164th Eastern Shores	In Progress	10/08/25	09/08/26	35%	$95,000	$7,700.00	Consl Proje
Current Phase **8. Closeout**				Count **1**				Sum **$150,000**	Sum **$150,000.00**	
Police Department 1st Floor Lobby Elevator	Police - 16901 NE 19th Avenue	Upgrade to Mechanics and Cab	Construction completed 11/7/25, project currently in closeout	In Progress	01/03/24	07/01/26	96%	$150,000	$150,000.00	Consl Impro
Current Phase **9. Completed**				Count **24**				Sum **$7,590,334**	Sum **$7,108,751.71**	
New HR Office Construction (City Hall 2nd Floor)	17011 NE 19th AVE	Faciltiy Renovation (Human Resources)	Project Complete	Complete	10/01/23	05/31/24	100%	$616,144	$616,144.23	Consl Impro
Construction - Library Exterior Waterproofing (2024)	1601 NE 164 St	Revitalization and renovation of Laffe Allen Library	Completed	Complete	02/14/24	12/19/24	100%	$114,752	$114,752.00	Consl Impro
Door Access for New HR Office	17011 NE 19th AVE	Faciltiy Renovation (Human Resources)	Completed	Complete	04/17/24	10/25/24	100%	$7,000	$7,000.00	Good (Furn Equip Softw
Mishcon Park Phase I - Artificial Turf	16601 NE 15th Ave	This phase of the project will include the removal of contaminated soil, site remediation and the installation of artificial turf. the completed field will accommodate baseball football and soccer.	Installation of Turf completed	Complete	09/05/23	06/04/24	100%	$2,608,314	$2,608,313.90	Consl Buildi
Construction - Norwood Plant - Roof Replacement (2024)	Norwood Water Plant, 19150 NW 8th Ave	Replace Roof @ Norwood Plant	Project Complete	Complete	02/22/23	06/23/23	100%	$552,265	$552,265.00	Consl Impro
Library - A/C Study (FY24)	Library Annex - 1601 NE 164th Street	A/C Distribution Study for the Library. Analysis of library and use of the library. Recommendation will include a/c system set-up needed to efficiency cool building	Completed.	Complete	03/12/25	09/01/25	100%	$25,000	$18,250.00	Consl Impro
PSA Building Floor Replacement	PSA Buidling,17011 NE 19th Ave, NMB, FL	Replacement of PSA carpet in offices & common spaces	Completed	Complete	07/01/24	09/13/24	100%	$190,000	$190,000.00	Consl Impro
Traffic Calming - 168th & 169th/ NE 6th Ct	168 &169/NE 6 Ct-8th Ave	Installation of Speed Humps (traffic calming measure)	Project Complete	Complete	01/01/24	03/29/24	100%	$17,479	$17,478.60	Consl Proje
35th Avenue Roadway Improvement	35th Ave/Eastern Shores	Roadway and Sidewalk Improvements (Road Striping/Resurfacing, Street Signs, Drainage, Sidewalk restoration and landscaping)	Project Complete	Complete	06/08/23	03/29/24	100%	$1,243,391	$1,243,390.77	Restr
NE 153rd St (Dixie Hwy to 21st Ave) Roadway Improvement	NE 153rd between Dixie Hwy & 21st Ave	Roadway and Sidewalk Improvements (Road Striping/Resurfacing, Street Signs, Drainage, Sidewalk restoration and landscaping)	Project Complete	Complete	11/01/23	06/12/24	100%	$653,904	$653,904.21	Restr
Traffic Calming - NE 151ST/14th Ave	NE 151st & 14th Ave	Installation of traffic circle (Round-About)	Project Complete	Complete	05/31/22	10/11/23	100%	$422,822	$422,822.00	Consl Proje
15th Ave Bridge Repair	NE 15th Ave(between 171st & 170 St)	Bridge repair	Project Complete	Complete	03/05/24	06/05/24	100%	$27,440	$27,440.00	Consl Buildi
ADA ramps near 4-Way Intersection Stop at 171st NE 3ct	NE 171st ST & NE 3rd CT		Project completed 9/20/24	Complete	08/01/24	09/20/24	100%	$14,950	$0.00	Consl Buildi
Bus Shelter - NE 167th St & 8th Ave (FY24)	Near 167th Street and 8th Avenue	Bus Shelter that is needed for bus users within the City of NMB	Completed	Complete	06/14/24	09/09/24	100%	$23,474	$23,474.00	Consl Buildi
Air Purifiers For City Buildings		Safety and Health, remove impurities from air. Covid initiative	Completed	Complete	10/07/24	03/31/25	100%	$102,131	$100,000.00	Consl Impro
Citywide Air Handler Unit Replacement		Replacement of outdated and out of life AHU	Project completed	Complete	10/07/24	12/27/24	100%	$15,000	$0.00	Consl Impro
City Hall 1st Floor Renovations	17011 NE 19th AVE	City Hall First Floor Renovations (Lobby Floors & Bathroom Upgrade)	Completed	Complete	10/15/24	01/30/26	100%	$273,000	$0.00	Consl Impro
Julius Littman Theater for the Performing Arts Lighting Equipment Replacement			Complete	Complete	10/18/24	09/15/25	100%	$50,000	$49,249.00	Good (Furn Equip Softw
Kevin R. Sims Aquatic Center at Victory Park Lighting Upgrade to LED			Project Complete 9/26/25	Complete	10/14/24	09/26/25	100%	$125,000	$96,000.00	Consl Buildi
Modification of Mechanic Bay Shop		Modification of Fleet Mechanic Bay Shop	Complete	Complete	10/01/24	09/30/25	100%	$15,000	$0.00	Consl Impro
Norwood Old High Speed Pump RM AC replacement	Norwood 19150 NW 8th Ave	The existing Units are over 15 years old and non repairable. The equipment that is cooled by the units are vital to the operation of the water plant	Complete	Complete	10/01/24	10/17/25	100%	$160,000	$160,000.00	Consl Impro

		production. Equipment Replacement								
Cloud based Phone System	CITY HALL	CLOUD BASED PHONE SYSTEM	Completed	Complete	10/01/24	09/30/25	100%	$125,000	$0.00	Good (Furn Equip Softw
Norwood Plant A/C Controls	Norwood Water Plant	Air Conditioning Controls Upgrade to integrate Web Controlled System	Project completed, in closeout phase	Complete	10/16/24	09/30/25	100%	$109,808	$109,808.00	Good (Furn Equip Softw
Norwood Plant - Roof Top AC Units	Norwood Water Plant	Procurement and installation of two 17.5 ton and one 4 Ton Packaged Units.	Project complete	Complete	02/14/24	05/15/24	100%	$98,460	$98,460.00	Good (Furn Equip Softw

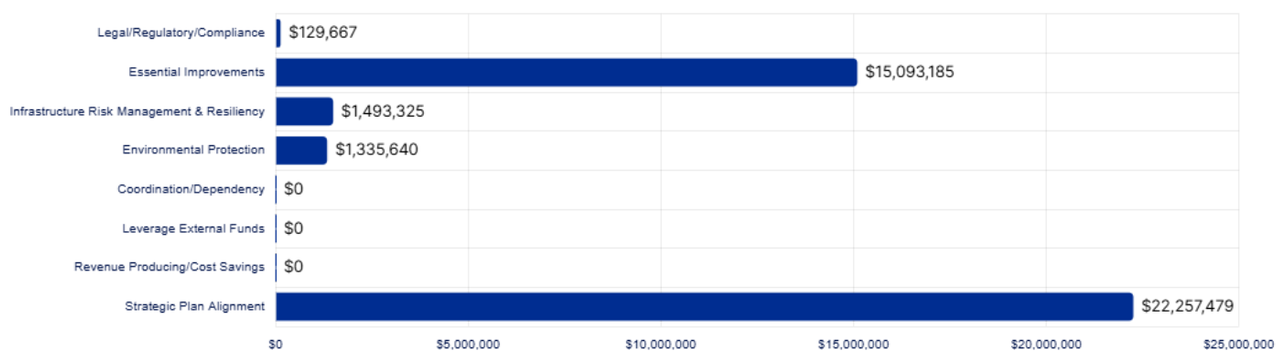
TRAFFIC CALMING PROJECTS

Traffic Calming- Active Projects Report

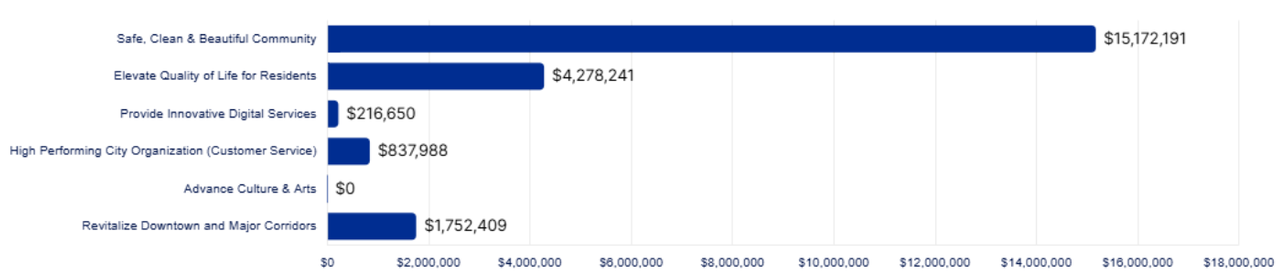
Project Name	Project Location	Project Description/Scope	Weekly Updates/Comments	Status	Actual Start	Actual End	% Complete	Amount (Funded)	Actual (s)	Construction
Total				Count **16**				Sum **$4,028,518**	Sum **$1,078,424.35**	
Current Phase **1. Not Started**				Count **1**				Sum **$700,000**	Sum **$0.00**	
Traffic Calming - Texas U-turn Study (163rd & 35th Ave)	163rd St/35 Ave	Texas U-turn that provides for westbound NE 163rd Street traffic to make a right turn into the property prior to reaching NE 35th Avenue. Eastbound traffic will continue to enter the property from a left turn onto NE 35th Avenue.	Study has been approved by City Commission for FY25. Procurement department has initiated and completed a RFQ for this project. Project scope is being reviewed by staff before the kick-off meeting is scheduled.	On Hold	04/30/25	09/18/28	40%	$700,000	$0.00	N/A
Current Phase **2. Study**				Count **1**				Sum **$36,542**	Sum **$0.00**	
Traffic Calming - NE 158 NE 10th Ct. (FY25)	Oakgrove	Speeding	Study proposal received Oct 2025, Vendor Set/Up/ P.O. and Study Phase	In Progress	08/18/25	08/10/26	14%	$36,542	$0.00	
Current Phase **3. Planning**				Count **3**				Sum **$95,000**	Sum **$0.00**	
Traffic Engineering Services		Traffic Engineering Services	Citywide projects ongoing at various locations.	In Progress	10/01/24	08/28/26	69%	$45,000	$0.00	Q1 (Oct-Dec)
Traffic Calming - NE 157 Terr-158St/18TH-19th PL	157/158 NE 18th-19 Ave (Aquabowl)	Speeding - Aquabowl - High traffic area residential area	Study proposal received 10.25.25, hold on temporary speed humps as to not skew data. initiated purchase order request 10.25.25 for study.	In Progress	10/20/25	07/12/27	5%	$10,000	$0.00	
Traffic Calming - 149th - 159th & 12th Ave	159th St - 149th St & NE 12 Ave	Request for Roundabout due to speeding	County Maintained Road, submitted request to county to coordinate study for traffic calming study	In Progress	10/01/25	12/01/26	1%	$40,000	$0.00	
Current Phase **4. Design**				Count **8**				Sum **$2,506,675**	Sum **$559,723.75**	
Traffic Calming - NE 2 AVE (2024)	NE 2 Ave Traffic Calming	-Recommendation was to install speed hump at segment between NE 169th St & NE 169th Terrace (completed $5000 - no design required, need date that was done) -2nd recommendation was to raise intersection at NE 171 St/NE 2nd Ave (requires $64k design but no money) -Design Funded FY24 (FY24 $75K CITT & $200k in FY25) Yulet to send copy of study and CMA needs approval of traffic study to move forward. Then CMA will send proposal to design. FY25 estimate $100k for design only (2 raised intersections). Construction FY26	The P.O was approved the week of 6/11/25 and delivered to the design team for design commencement. Project design is in progress.	In Progress	10/02/23	11/17/26	64%	$70,000	$69,855.00	Q3 (Apr - Jun
Traffic Calming - Highland Village	Highland Village	Master plan to convert streets to one way network, with bike lanes on both sides. Awaiting Drainage work to be complete prior to moving forward. Awaiting proposal for design from CMA	Staff are assessing the streets to identify locations for temporary speed humps installation to assist in traffic calming throughout the community.	In Progress	12/01/22	04/16/27	54%	$250,000	$20,768.75	N/A
Traffic Calming - NE 180 & NE 12 AVE (2024)	NE 180 St & NE 12 Ave Traffic Calming	Study results will determine design cost (Recommendation: speed bumps on 180th, and signage). CMA sent proposal to design on 3/6/24. CMA awaiting P.O. to move forward. Design + Construction can be completed in FY25	The P.O was approved the week of 6/11/25 and delivered to the design team. The project design is in progress.	In Progress	11/11/22	10/09/26	42%	$112,000	$61,600.00	Q4 (Jul - Sept
Traffic Calming - Pan Uleta -651 NE 168th St (2024)	651 NE 168th Street	Install speed bumps mini circulator and curb eliminator and guard rails	Two traffic calming speed tables with related street signs have been installed to address speeding concerns in FY24. The P.O was approved the week of 6/11/25 and delivered to the design team for design commencement. Project design is in progress.	In Progress	08/01/23	11/24/26	38%	$182,460	$97,540.00	Q3 (Apr - Jun
Traffic Calming - NE 163-165 St & NE 26 Ave (2024)	NE 163-165St & NE 26th Ave	Location NE 26th Ave. Eastern Shores, Traffic Calming Project. This project includes the installation of 1) a high visibility high raised mid-block crosswalk near the NE 26th Ave. and NE 165th Street intersection, 2) electronic speed feedback signs (ESFS) north of NE 165th St and north of NE 163rd Streets and 3) sidewalk along the west side of the section of 26th Ave from 165th Street to 163rd Street. CMA submitted a fee proposal to design on 03/6/2024. CMA awaiting P.O. Design + construction can complete in FY25	The P.O has been approved. This project is currently in design phase.50% Plans submitted to city on 09/27/2025, 100% plans are in production	In Progress	11/11/22	10/12/26	36%	$179,675	$69,675.00	Q4 (Jul - Sept
Traffic Calming - NE 153 St - 157St & NE 13 AVE (2024)	NE 13 Ave Traffic Calming	Raised intersections at NE 153 St, NE 155 St & 157 St (Install 25 MPH Speed Signs), not funded so can't start design; Design Funded in FY24. Construction FY25 CMA submitted proposal for design 11/9/2022, CMA awaiting p.o. to proceed with design	Project design is in progress. 50% Plans for City Review on Schedule for 11/2025	In Progress	01/09/24	12/22/26	35%	$908,500	$158,665.00	Q4 (Jul - Sept
Traffic Calming - NE 160-163 ST & NE 9 CT (2025)	NE 9 Ct Traffic Calming	Study results will determine design cost. Recommendation speed hum at the segments between ne 160th terrace & ne 163rd st, also recommend a crosswalk at the intersection of NE 160th Terrce with NE 9th Court. Only adding crosswalks and speedbumps. Unfunded FY24 Study recommendation results speed bumps, signage, new	50% Design Plans to be submitted for City on 12/11/25, 100% Design ETA March 2026, Permitting to begin April 2026, Bidding July-Sept 2026, Construction Start ETA October 2026	In Progress	01/31/24	03/22/27	34%	$104,040	$81,620.00	Q4 (Jul - Sept

		speed humps, signage, new crosswalk. CMA is pending to submit a fee proposal for design.								
Eastern Shores Neighborhood Traffic Calming (FY25)	Eastern Shores	Design of raised intersection 35th ave and design of speed humps	Project design is in progress. 50% Plans for City review on schedule for 10/27/2025	In Progress	06/16/25	05/27/27	20%	$700,000	$0.00	N/A
Current Phase **6. Bidding**				Count **1**				Sum **$250,000**	Sum **$78,400.00**	
Traffic Calming - NE 168 ST & NE 20 AVE (2025)	NE 168 Street & NE 20 Avenue Roundabout	Mini Roundabout Installation intersection of NE 168th St/20 Ave	Bid Award 10/21/25 Commission Meeting, Procurement contract drafting legal review and execution phase in process	In Progress	01/01/24	07/09/26	75%	$250,000	$78,400.00	Q4 (Jul - Sep
Current Phase **9. Completed**				Count **2**				Sum **$440,301**	Sum **$440,300.60**	
Traffic Calming - 168th & 169th/ NE 6th Ct	168 &169/NE 6 Ct-8th Ave	Installation of Speed Humps (traffic calming measure)	Project Complete	Complete	01/01/24	03/29/24	100%	$17,479	$17,478.60	
Traffic Calming - NE 151ST/14th Ave	NE 151st & 14th Ave	Installation of traffic circle (Round-About)	Project Complete	Complete	05/31/22	10/11/23	100%	$422,822	$422,822.00	

City Strategic Plan Alignment



Strategic Plan Alignment



GIS View of CIP Projects

City Manager's Report
16.3.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	
VIA:	
DATE:	December 16, 2025

RE: Washington Park Update

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- Washington Park Update

Washington Park Update

Kerlyne McHenry
Interim Public Works Director

December 16, 2025

One Vision · One Mission
One City

Washington Park

❑Project Total: $27,933,683

- ❑Pump Station & Force Main: $7,442,952.69
- ❑Building Construction (Phase II): $20,490,730.31

Phase II Estimated Cost	$ 20,490,730.31
Grants	$ 4,710,000.00
General Fund	$500,000
General Obligation Grant	$ 15,280,730.31

❑WP Fund Source FY25-27:

- Grants (Phase II): $~~4,450,000~~ $ 4,710,000
  - HUD/F.W. Grant: $3,000,000
  - ~~FRDAP Grant: $200,000~~
  - MDC Build Back Grant: $750,000
  - MDC ARPA: $500,000
  - **CDBG: $460,000 (*new)**
- General Fund FY25 Impact: $1Mil
  - ($500k Phase I + $500k Phase II)
- General Obligation Grant: $25,000,000
- Future Year Loan Payments from General Fund

Phase I – Sewer Lift Station & Force Main
Phase II – Washington Park Community Center Complex

- ❖ Permit: Q2 -Q3 (2025)
- ❖ Procurement: Q4 (2025)
- ❖ Construction Start: Q1 (2026) – Q3 (2027)

Change/Risk Management:

- *Florida Recreation Development Assistance Program (FRDAP):* FRDEP grant awarded 2022, Require construction of splashpad, fitness stations, picnic tables, playground lighting (playground) by 2024 (2-year program). Withdrew and reapplied 2024, will reapply in 09/2025 again. Awaiting decision for 2024 application.
- *Community Development Block Grant (CDBG):* Awarded 08/2025 for swimming pool construction. Accept September commission meeting.
- *HUD/F.W. Grant: Environmental Review (Must be completed prior to breaking ground for HUD grant. Environment Impacts. Requisition Submitted*

Washington Park Force Main Installation (Phase I) Update

10” Force Main Installation

The entire length of the10-inch Force Main has been completed.

Contractor has completed milling and resurfacing.

Pump Station

- Contractor continues to work on the Valve Vault, Flow Meter Vault, and Wet Well, installing brackets, piping, etc.
- Contractor is expecting a delay on the Pump and control panel due to material delivery to that is expected by March of 2026.
- Substantial completion for the overall pump station will be in May 2026.
- Two active change orders (asphalt overlaying/ resurfacing cost more + time extension change extended lead time for pump station control panels). Panels ETA 3/26.

Washington Park Building Construction (Phase II) Update

Bidding Assistance		In Progress	78%	139d	07/01/25	01/09/26		
Complete the RFQ and short list the construction firms.		Complete	100%	11d	07/01/25	07/15/25		
RFP Preparation		Complete	100%	22d	07/16/25	08/14/25	99	SG Shereece George
Schedule Bid (Issue plans and specs for bidding to the shortlisted firms)		Complete	100%	14d	08/15/25	09/03/25	100	SG Shereece George
Bid		Complete	100%	39d	09/04/25	10/28/25	101	SG Shereece George
Bid Evaluation		Complete	100%	10d	11/03/25	11/14/25	102FS +3d	SG Shereece George
Bid Award (Commission Meeting)		Complete	100%	1d	11/18/25	11/18/25	103FS +1d	SG Shereece George
Contract Review & Execution		In Progress	50%	23d	11/19/25	12/19/25	104	SG Shereece George
Site Preparation including Signage, Outreach Preparations, Remove Playground, Cutting/Removal Trees, Removal of Split AC Units		In Progress	5%	20d	12/15/25	01/09/26		GC Gregory Christian JJ Jasmine Joseph
Pre-Construction Meeting with Contractors		Not Started	0%	5d	01/05/26	01/09/26	105FS +10d	GC Gregory Christian
Outreach Pre-Construction (Phase II Ground Breaking Ceremony)	Pre-Construction Meeting with Community	Not Started	0%	5d	01/12/26	01/16/26	106	GC Gregory Christian
Construction (Building and Park Amenities)		Not Started	0%	446d	01/01/26	09/16/27		GC Gregory Christian
Abatement		Not Started	0%	15d	01/01/26	01/21/26	105FS +8d	GC Gregory Christian
Mobilization		Not Started	0%	14d	01/19/26	02/05/26	107FS +5d	GC Gregory Christian
Demolition/Construction Activities		Not Started	0%	420d	02/06/26	09/16/27	111	GC Gregory Christian
Implementation of Mass Notification Plan Development		Not Started	0%	60d	02/06/26	04/30/26	112SS	Ricardo Castillo
Certificate of Occupancy		Not Started	0%	20d	09/17/27	10/14/27	82, 109, 112	GC Gregory Christian
Closeout		Not Started	0%	20d	09/17/27	10/14/27	112	GC Gregory Christian

Washington Park (Phase 2) Procurement Phase Schedule

WASHINGTON PARK REDEVELOPMENT PROJECT

Construction Phase			
	Description	***Tentative Date***	***Details***
	Holiday Season Industry Slow Down/Closure: Dec 22 thru Jan 3		
Active Protest May Affect This Timeline	Contract Adminstration / Execution Completion	Week of Dec 29	City will continue to execute contract and lower financial risk via negotiation
	Notice of Contract Commencement / Kick Off	Week of Dec 29	City will issue NCC for Contractor to start permitting and compliance efforts (21-45 days)
	Grant Compliance & Execution Completion (HUD)	Week of Jan 5	City will work with HUD to execute grant funding documents
	Internal Pre-Site Preparation	Week of Dec 29	City will prep site for minor demolition and removal of trees and outdoor structures (staff or contracted vendor to complete)
	Asbestos Abatement Completion	Week of Jan 12	Asbestos found in building. City to obtain abatement services prior to construction
	Subcontractor Compliance / Pre-Construction Preparation	Week of Jan 12	Contractor will complete permitting under NCC and subcontractor compliance requirements with City.
	Notice to Proceed	Week of Jan 19	City will issue NTP for Contractor to complete mobilization
	Ceremonial Ground Breaking Event	**Week of Jan 19**	**City & Contractor will stage and facilitate community event (soft demolition)**
	Site Preparation, Full Mobilization & Execution of Construction Plans	Week of Jan 26	Contractor will commence site preparation and execute construction plans as outlined
	Demolition	Week Feb 2	Contractor will commence demolition of structure

City Manager's Report
16.4.

City of North Miami Beach
17011 NE 19 Avenue
North Miami Beach, Fl 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	
VIA:	
DATE:	December 16, 2025

RE: NMB Water Updates & Highlights (June 2025)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY IMPACT:

ATTACHMENTS:

Description

- NMB Water Highlights (November 2025)

NMB water
North Miami Beach, FL

Monthly Progress Report

November 2025

Operations and Maintenance



NMB Water Monthly Progress Report – November 2025

Executive Summary

This report serves approximately 175,000 customers across Miami Gardens, Aventura, Sunny Isles Beach, Golden Beach, and parts of unincorporated Miami-Dade County, delivering over 700 million gallons of water monthly.

Key Achievements

- Production and Distribution: The Norwood Water Plant produced approximately 698 million gallons of water.
- Continued to manage the Florida Commerce Grants for Capital Improvement Projects, which includes addressing additional environmental review comments.

Challenges

- Control Integration of existing water and sewer systems to the new SCADA system proves to be challenging as certain motor and electrical controls are experiencing overheating and performance issues. This would need to be isolated to not halt progress on other system processes.

Financial Performance

The FY26 financial health of NMB Water remains strong, with key metrics showing efficiency and stability.

- Operating Ratio: 28%
  - Definition: Operating expenses as a percentage of operating revenue (lower is better).
  - Performance: Indicates efficient cost management, though unusually low for utilities (typical range: 80 – 90%).
- Bond Rating: A+ (Upper Medium Grade)
  - Performance: Reflects strong creditworthiness.
- Repair and Replacement Funds for FY 2026:
  - Allocated: $3,366,100.00
  - Encumbered: $41,652.00 (1.2% encumbered)
  - Performance: Funds primarily support Water Production, Wastewater, Water Distribution, and Utility Control Systems Management.

Financial KPIs

KPI	Value	Target/Range	Status
Operating Ratio	28%	Lower is better	Efficient
Bond Rating	A+	Upper Medium Grade	Strong
Repair and Replacement Fund	$3,366,100. / $41,652.	Full utilization implied	On Track

Water Quality Control (901)

Water quality meets all regulatory standards, ensuring safe drinking water for customers.

Water Quality Parameters

Parameter	Value	Target/Range	Status
pH	9.1	8.75-9.2	Compliant
Turbidity	0.2 NTU	<1 NTU	Compliant
Chlorine Residual	2.4 mg/L	0.6-4.0 mg/L	Compliant
Total Coliform	0.76%	<5%	Below Target

Production / Distribution / Maintenance (904)

Operational capacity remains robust, with production exceeding targets and maintenance effective:

- Water Produced: 698 million gallons
  - Comparison: Below the monthly average of 700 million gallons.
- Pipe Leaks: 28 per 100 miles
  - Target: <55.90 per 100 miles
  - Performance: Below target, indicating effective maintenance.
- Pipe Breaks: 0
  - Target: <55.90 per 100 miles annually
  - Performance: Likely within target, assuming extensive network (industry avg: 11.1 breaks/100 miles/year).

Capital Improvement Projects (900)

- Wellfield Protection and Palm Land – The team is contacting additional contractors to obtain comparative estimates and finalize the full scope of work. The City of NMB continues to actively work toward the timely and successful execution of all related tasks.
- Norwood Water Treatment Plant Improvement – Phase 2 Raw Water Transmission Main pending easement and ROW permit to commence

construction.

- Eastern Shores Watermain Rehabilitation (Phase 2) – Contractor has completed items on the punchlist. As-builts are being reviewed by City of North Miami Beach. The Contractor and CIP Team are pursuing closure of the ROW Permit with City of North Miami Beach

Customer Service (916)

Customer Service (CS) provides services for meter reading, Itron and Invoice Cloud management, billing, money-collection, and call center to approximately 34,950 customer accounts.

- Customer Interactions (October):
  - Total: 1,928
  - Average Acceptance Rate: 99%
  - Average Handle Time: 6.33 minutes
  - Average Talk Time: 5.05 minutes
  - Total RNA (rings no answer): 26

Additional Metrics
Wastewater Collection (910)

- Planned Maintenance: 50% achieved

Engineering and Infrastructure (912)

- Location Tickets Received 861
- Right-of-Way Permits 15
- Utility Requests 38
- Building Plan Reviews 70

Materials Control & Equipment – Warehouse (915)

- Monthly Inventory Analysis: $78,936.80

Overall Key Achievements

- On November 13, NMB Water was proud to participate in the City of North Miami Beach State of Education event. NMB Water arranged that two of our vendors donated $5,000 each to the NMB Sponsorship fund. A special thanks to Carollo and Core & Main for their generous sponsorship!

Overall Challenges

- Current Design Projects such as Pinetree North, Pinetree South, and Norland Southeast Watermain projects are facing potential change orders (PCO) due to multiple reviews and rework done on certain task orders during the Design Phase of the above noted projects.

Upcoming Initiatives

- Bell Gardens / Master Pump Station 4 Force Main Replacement – CIP Team is waiting on easement resolution for Bell Gardens. Piping installation for both projects has been completed. Substantial completion for Master Pump Station #4 was issued on September 22, 2025. The ROW permit with the City of Miami Gardens has been closed. The Bell Gardens tie-in at Pump Station #22 is complete, and restoration of the project site has commenced.

Conclusion

- The NMB Water Monthly Progress Report provides a comprehensive yet concise dashboard, highlighting KPIs, achievements, and challenges. It ensures stakeholders find the information accessible and actionable, reducing the likelihood of being ignored.

NMB water
North Miami Beach, FL
Award Winning

Capital Improvement Program Management Support

Monthly Progress Report

October 24, 2025, through November 21, 2025

NORTH MIAMI BEACH, FLORIDA

















CIP Management Support
Monthly Progress Report

October 24, 2025, through November 21, 2025

Table of Contents

City of NMB – Water / Sewer
Page 2

Pre-Construction
Page 3 – 4

Construction
Page 5 – 6

Program Management
Page 7 – 14

CIP Project Tables
Page 15 – 16

City of NMB – Water / Sewer Projects

Water / Sewer Design Team

(Note: Due to holiday schedules – no updates were provided this reporting period)

Highlights & Milestones

- The SCADA (Supervisory Control and Data Acquisition) and Radio Telemetry Unit (RTU) System project have already commenced certain task orders particularly the RTU's of 27 Sewer System grinder Pump Stations and several Water Plant process control task orders.
- City NMB Water / Sewer Division is currently putting together a list of Capital Improvement Projects, composed of Future Water Production Wells planning / study (Biscayne and Floridan wells), Watermain replacement, Sewer System Inflow and Infiltration (I&I) Rehabilitation projects, Conventional Sewer Lift station Rehabilitation and Repairs and Water Plant Production Process Rehabilitation, Renewals and Repairs.

Challenges & Issues

- Control Integration of existing water and sewer systems to the new SCADA system prove to be challenging as certain motor and electrical controls are experiencing overheating and performance issues. This would need to be isolated to not halt progress on other system processes.
- Increasing lead times for Main Server Switches and RTU system availability.

Project & Task Updates

- **SCADA and Radio Telemetry Systems**
  - Commencement of Task Order 9 (Lime Softening Filtration System Upgrades) and Task Order 11 (Water Plant RTU's).
- **Wellfield Protection and Palm Land**
  - The team is contacting additional contractors to obtain comparative estimates and finalize the full scope of work.
  - The City of NMB continues to actively work toward the timely and successful execution of all related tasks.

Upcoming Initiatives & Deliverables

- **SCADA and Radio Telemetry Systems**
  - NMB Water staff is coordinating with the contractor to review progress with the installation of new main servers within the water plant and addressing all contractor Request for Information (RFI) pertaining to the existing Human Machine Interface (HMI) and Program Logic Controls (PLC) of existing Water Plant processes.
- **Wellfield Protection and Palm Land**
  - The City is collaborating with contractors to finalize remaining repairs, ensuring adherence to DERM regulations and wellfield protection requirements.

Pre-Construction

Aqeel Abdool-Ghany, PE – CIP Program Manager

Highlights & Milestones

- The Norwood Water Treatment Plant Improvement – Phase 2 Raw Water Transmission Main pending easement and ROW permit to commence construction.
- The Design Consultant submitted the 90% Design for Pinetree Park South projects on July 25, 2025. The 90% Stage Gate Design Review for the Pinetree Park South project was completed on August 15, 2025.
- The Design Consultant is preparing the permit applications for Pinetree Park North projects.
- The Design Consultant is preparing the permit applications for Norland Southeast Watermain projects.
- The CIP Team is actively coordinating pre-application meetings with relevant permitting agencies to clarify any additional requirements and address potential design changes early in the process.

Challenges & Issues

- The NMB Water CIP Team is currently reviewing the high construction bid costs and evaluating the future of several CIP projects accordingly.
- Delays in obtaining the easement documents and MOU from the Hard Rock Stadium team – along with multiple change requests – are directly impacting the permit process for Sewer 2007 – Bell Gardens with the City of Miami Gardens, which in turn is affecting overall construction progress. The Project initiated discussion with Miami-Dade WASD for alternate connection point to proposed 36" Transmission Force Main along Snake Creek Canal.
- The CIP Team is currently encountering challenges in securing permits from third-party agencies (DERM, WASD, and FDOH) for the Corona del Mar Collection System – Private Laterals project. Efforts are ongoing to expedite permit approvals to facilitate construction progress. Additionally, the Change order was approved at the November 17, 2025, commission meeting.
- Delays in obtaining the ROW permit for Raw Water Transmission Pipeline are delaying project mobilization date. Currently waiting for the easement documents to be signed by City of NMB. The City met on-site November 13, 2025, with the City of Miami Gardens to review the ROW permit process.
- Current Design Projects such as Pinetree North, Pinetree South, and Norland Southeast Watermain projects are facing potential change orders (PCO) due to multiple reviews and rework done on certain task orders during the Design Phase of the above noted projects.

Project & Task Updates

- **Norwood Water Treatment Plant Improvement – Phase 2 (Raw Water Transmission Main)**
  - The CIP Team is continuing to coordinate with FPL to initiate the service request for power to the well pumps. An alternative option proposed by FPL is currently under consideration, as it offers a faster and more cost-effective solution.
  - The CIP Team, along with the Engineer of Record, is working to secure an easement agreement with the City of Miami Gardens Parks and Recreation Department for a portion of the project which includes 16" Raw Water Pipeline and Power Supply for Floridian Well F-6.

- **Pinetree Park North – Watermain Replacement**
  - The CIP Team has concluded the 90% Stage Gate Design Review and submitted comments back to the (EOR). The EOR already submitted a copy of the 100% permit set to NMB Water and currently under permitting phase for all concerned local and state agencies.

- **Pinetree Park South – Watermain Replacement**
  - The EOR has finalized the 90% Design submittal for the project, which was reviewed by the Team on August 15, 2025, and comments responses were reviewed on September 12, 2025. City of NMB is still reviewing the 90% submittal with the Design Engineer.

- **Norland Southeast – Watermain Replacement**
  - The CIP Team has discussed all relevant comments with the EOR and directed them to proceed with the development of the 100% permit set and begin applying for permits.
- **I-95/Turnpike Watermain Improvements**
  - The project remains on hold until further notice.
- **Sunny Isles Watermain Replacement**
  - The project remains on hold until further notice.
- **Highland Village Watermain Replacement**
  - The project remains on hold until further notice.
- **NE 19th Avenue Sewer**
  - The project remains on hold until further notice.

Upcoming Initiatives & Deliverables

- **Pinetree Park North – Watermain Replacement**
  - Permit applications submission is in progress and EOR to address all plan review comments with assistance from City NMB team.
- **Pinetree Park South – Watermain Replacement**
  - The 90% Stage Gate Design Review process was initiated by the CIP Team on July 29, 2025. City of NMB is working with EOR to address comments submitted by City NMB Team.
- **Norland Southeast – Watermain Replacement**
  - Proceeding with the development of the 100% permit set and initiating permit applications.
- **Norwood Water Treatment Plant Improvement – Phase 2 (Raw Water Transmission Main)**
  - The assessment agreement with the City of Miami Gardens is submitted to City of North Miami Beach for signatures and initiating construction. ROW Permit is still pending and under review with City of Miami Gardens.

Construction

Sebastian Kulesza – Construction Manager

Highlights & Milestones

- **Eastern Shores Watermain System Rehabilitation – Phase 2**
  - Contractor has completed items on the punchlist.
  - As-builts are being reviewed by City of North Miami Beach.
  - The Contractor and CIP Team are pursuing closure of the ROW Permit with City of North Miami Beach.

- **Norwood Water Treatment Plant Improvements**
  - The contractor completed working on installation of the interior partitions, electrical systems, and interior doors. Painting, tiles, and flooring installation are completed.
  - NMB Team and Contractor (PCL) is in the process of re-certification of the 5MG tank, 36" and 42" pipes and to provide samples to DOH – plan to re-submit package to DOH after the Thanksgiving holiday weekend.
  - 30" FW was connected to all six new high service pumps. The final connection to the existing 30" PW line is scheduled to be completed by November 21, 2025, pending response to RFI from the Designer.
  - The Contractor completed the concrete slab for HSPS.
  - The tie-in of potable water for new warehouse is on-going. Contractor is coordinating meter and backflow preventer installation and certificate with City Engineering and Operation team.
  - The Contractor set motors at HSPS and continues with installation of electrical conduits and control panels for the motors.

- **Corona del Mar Collection System – (Private Laterals)**
  - Group 4 (32 properties): 16 homes have been connected and passed the FDOH post-connection inspection. The remaining properties have all necessary permits and are scheduled for connection. However, some FDOH permits might expire before all connections are completed, so the City will need to obtain new permits or extensions for those affected properties.
  - Tie-in of properties along NE 160th St is pending resolution of RFI due to unforeseen conflicts with existing utilities.
  - Group 5 (24 properties): The City is currently making the payments and securing permits for all properties in this group.

- **Operations Center Rehabilitation**
  - Variable Frequency Drives (VFDs) and Motor Control Centers (MCCs) have been installed.
  - The contractor performed adjustments on the VFDs, which delayed the start-up and acceptance test. A start-up plan was submitted to the team for review, and the acceptance test began on November 4, 2025, and concluded on November 13, 2025. After completion of the programming, the 30-day acceptance test commenced on November 15, 2025 as part of the Substantial completion.

- **Norwood Water Treatment Plant Production Wells Installation**
  - The project has been completed and final report submitted.

- **Bell Gardens Sewer/Master Pump Station 4 Force Main Replacement**
  - Master Pump Station #4 substantial completion was issued on September 22, 2025.
  - DERM certification – 90-day pressure monitoring data collection in progress for final certification.
  - CIP Team closed out of the ROW permit with City of Miami Gardens.
  - Bell Gardens - Contractor finished pipe installation outside the Hard Rock Stadium including directional drill under Honey Hill Drive. The City is in coordination with Miami-Dade County to discuss the extent of the restoration on 199th.
  - The final connection of force main at existing PS#22 was completed on November 13, 2025.
  - The City of North Miami Beach is coordinating with WASD and awaiting confirmation of the location for the force main tie-in on 199th.
  - The contractor began restoration along NW 24th Avenue and is coordinating street resurfacing with the subcontractor.

- **Bunche Park Watermain Rehabilitation**
  - Substantial completion was issued on September 22, 2025.
  - EOR and CIP Team closed out of the ROW permit with City of Miami Gardens.
  - Permit close-out with SFWMD and USACE is delayed due to recent government shutdown.

Challenges & Issues

- Permitting continues to be a challenge especially for Corona del Mar (Private Laterals).
- Corona del Mar – amendment of the Contract with new finish date was sent to the Contractor on September 16, 2026, with a new completion date on November 29, 2026. Tie-in of properties along NE 160th Street is pending resolution of RFI due to unforeseen conflicts with existing utilities.
- The initiated discussion with Miami-Dade WASD for alternate connection point to proposed 36" Transmission Force Main along Snake Creek Canal – agreement pending.
- The 5-Million-Gallon Water Storage Tank is undergoing a recertification process, pending results for additional samples as requested by DOH.
- Permitting for ROW and FPL easement is delaying commencement of the Raw Water Transmission Main and Wells (W002a) project.

Project & Task Updates

- **NE 153rd Street Watermain**
  - The CIP Team is waiting for the resolution of the contractor's claim prior to closing out.
- **Norwood Water Treatment Plant Improvements**
  - Work is ongoing on the new Workshop Building and the new High Service Pump Station.
- **Corona del Mar Collection System – Phase 3**
  - Proceeding with the permitting and installation for the private lateral connections.
- **Norwood Water Treatment Plant Production Wells Installation**
  - Work has been completed, and project is on close-out stage.
- **Bunche Park Watermain Rehabilitation**
  - Substantial completion was issued on September 22, 2025. ROW Permit with City of Miami Gardens has been closed.
- **Bell Gardens / Master Pump Station 4 Force Main Replacement**
  - CIP Team is waiting on easement resolution for Bell Gardens.
  - Piping installation for both projects has been completed. Substantial completion for Master Pump Station #4 was issued on September 22, 2025. The ROW permit with the City of Miami Gardens has been closed. The Bell Gardens tie-in at Pump Station #22 is complete, and restoration of the project site has commenced.

Upcoming Initiatives & Deliverables

- **Eastern Shores Watermain System Rehabilitation – Phase 2**
  - The closeout process is continuing – awaiting ROW Permit close-out with City of North Miami Beach and final as-builts.
- **Norwood Water Treatment Plant Progressive Design-Build at a Budget**
  - Completion of the workshop's potable water supply and obtaining the Certificate of Occupancy.
  - Completion of the new High Service Pump Station, VFD replacements, and SCADA.
  - Recertification of the 5-Million-Gallon Storage Tank.
- **Master Pump Station #4 Force Main Re-Routing**
  - Certification and permit close-out with DERM upcoming.

- **Bell Gardens Force Main Replacement**
  - Final resolution for stadium's portion is pending with alternate connection point to proposed 36" Transmission Force Main along Snake Creek Canal.
- **Operations Center Rehabilitation**
  - Start-up report from the Contractor pending.
  - 30-day acceptance test started on November 15.
- **Bunche Park Watermain Rehabilitation**
  - Permit close-out with SFWMD and USACE.

Program Management

Aqeel Abdool-Ghany, PE – CIP Program Manager

Schedule Update

The CIP Team conducted the monthly schedule update, where all project dates and milestones were reviewed through Friday, November 21, 2025. The commentary below denotes what changes were made and their impacts. The schedule modifications described below do not have an impact on the overall WIFIA Project Milestone dates. The WIFIA Substantial Completion Phase IIA, IIB and IIC date is now forecast to be April 19, 2027, versus last month's forecast of September 30, 2027, 55 days after the WIFIA Deadline. The WIFIA substantial completion (WIFIA Development Default Deadline) is February 23, 2027.

Project Specific Updates – WATER

- **WATR2002 – Construction of Norwood WTP Improvements Phase 2 (Raw Water Transmission Main) –** Construction began on August 13, 2025, and will run through August 12, 2026. Project completion is forecast to be November 13, 2026, as reported last month.
- **WATR2002 – Construction of Norwood WTP Improvements Phase 2 (Wells) –** The Biscayne Aquifer Well Development and Testing is finished on May 29, 2025. Final report was submitted to City of North Miami Beach.
- **WATR2002 – Construction of Norwood WTP Improvements Phase 2 (Plant Improvements) –** Substantial completion is holding as previously forecast for April 15, 2026, as reported last month. Final completion is planned for May 30, 2026, as reported last month.
- **WATR2005 – Eastern Shores Watermain System Rehabilitation Phase 1 –** Construction was completed April 30, 2023.
- **WATR2005 – Eastern Shores Watermain System Rehabilitation Phase 2 –** Substantial completion date was April 15, 2025. Final completion is forecast for December 31, 2025, versus last month's forecast of October 31, 2025. There are two items open on punchlist and ROW permit to close.
- **WATR2007 – Oleta River Crossing –** Project completion was December 31, 2024.
- **WATR2007 – 165th & W. Dixie Highway (Snake Creek) –** "Construction Procurement" is currently under the control of Miami-Dade County Public Works. The CIP Team previously reported Construction Procurement would wrap up on October 1, 2025, and have now pushed that out to December 31, 2025. This pushes project completion to February 4, 2027 versus last month's forecast of November 27, 2026.
- **WATR2007 – Sunny Isles Watermain Replacement –** This project is currently on hold until further notice.
- **WATR2007 – Highland Village Watermain Replacement –** This project is currently on hold until further notice.
- **WATR2007 – West Dixie Highway Industrial, 153rd Street Watermain –** The project is complete.
- **WATR2007 – I-95 & Turnpike Watermain Improvements –** This project is currently on hold until further notice.
- **WATR2007 – Bunche Park Watermain Improvements –** CIP Team is tracking 27th Avenue separate from the rest of the project. Construction substantial completion was September 22, 2025. Construction completion is currently forecast to be November 6, 2025, as reported last month. The Contract duration was amended on August 8, 2025.
- **WATR2007 – Pinetree Park / Pinetree North –** "Prepare & Submit Permit Applications," began on September 4, 2025, and finished October 5, 2025. Updated Bid Evaluation durations to be around March 2026. This pulled Construction up by about a month. Construction completion is forecast for March 15, 2027, versus last month's forecast of April 10. 2027.

- **WATR2007 – Pinetree Park / Pinetree South –** "90% Review Meeting & Revisions," was completed on November 17, 2025. Bid Advertisement is expected early March 2026, and dates were updated accordingly. These changes pull Construction up. Construction is currently forecast to complete April 19, 2027, versus last month's forecast of September 30, 2027.
- **WATR2007 – Norland Southeast Phase 4 –** This schedule has been updated to reflect the Designer's schedule. "Prepare Final Design Package," is forecast to finish December 31, 2025, as reported last month. "Prepare & Submit Permit Applications," completion is November 28, 2025. The CIP Team updated "Bid Advertisement and Evaluation". These changes pulled Construction up. Project completion is forecast to finish December 29, 2026, versus last month's forecast of January 17, 2027.
- **WATR2007 – Aerial Crossing Replacement –** This project is currently on hold until further notice.
- **WATR2009 – Design and Construct SCADA & Radio Telemetry System Upgrades –** Project was previously reported with completion of May 1, 2025. Project in construction with final completion to be April 15, 2026.
- **WATR2010 – Design and Construct Honey Hill Watermain System Rehabilitation –** Construction completion was November 30, 2022.
- **WATR2012 – Design and Construct Operations Center Pump Station Improvements –** Minimal Construction work was performed. VFD was installed and Contractor scheduled CC Control (Subcontractor) to finalize SCADA programming on September 23, 2025, before Substantial Completion Certificate can be issued as it requires 30-day acceptance test. Construction Substantial Completion was pushed out to December 1, 2025, and pushes Final Completion out to March 1,2026, as reported last month.

Project Specific Updates – SEWER

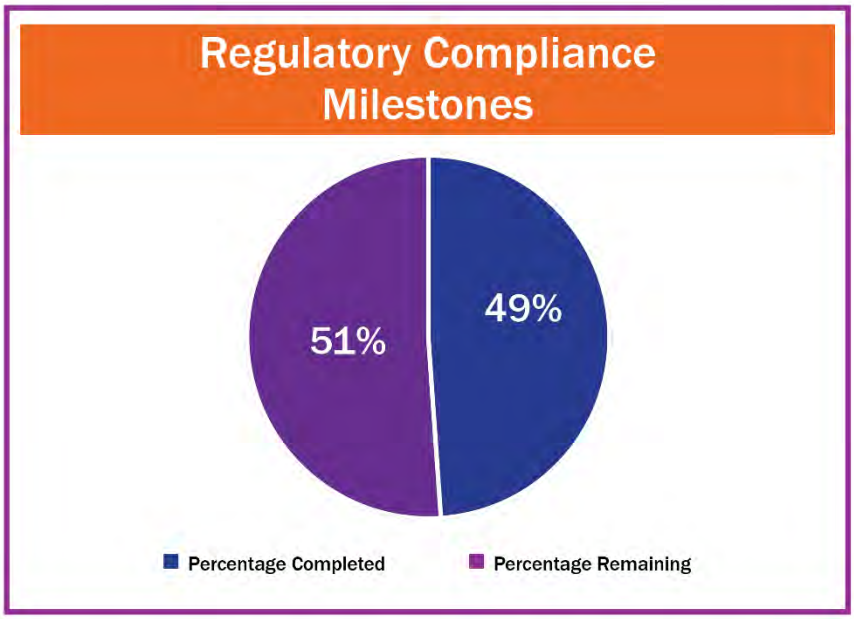
- **SEWR2001 – Wastewater Collection Repairs and Replacements Program –** The City has taken over management of this project. The CIP program is no longer tracking this project.
- **SEWR2002 – Construct Master PS #4 Force Main Re-Routing –** "Construction Administration & Permitting," is forecast to finish January 31, 2026, versus last month's forecast of November 30, 2025. Substantial completion was achieved September 22, 2025, with Final completion date on January 31, 2026. Based on the coordinating with Miami-Dade County Regulatory and Economic Resources permit close-out can be obtained after 90-day pressure monitoring at the MPS#4.
- **SEWR2003 – Implement Wastewater Collection System Plan of Compliance –** Inspection Report tasks to be completed by June 1, 2024, as reported last month.
  - Inspections – The Inspections have been split into two separate sections – Well Field, and Palm Land.
    - "Recommended Repairs Completion," finished on December 26, 2024. The CIP Team added a new task named RAI #1 from DERM that is forecast to have completion December 31, 2025, versus last month's forecast of October 24, 2025.
    - Palm Land is forecast to complete December 29, 2025, as reported last month
- **SEWR2004 – Construct Cravero Force Main Replacement –** This project finished on May 16, 2025.
- **SEWR2005 – Construct Velda Farm Force Main Replacement –** This project was managed by the City of NMB. The project Final completion was on December 20, 2024.
- **SEWR2006 – Construct Corona del Mar Phase II (Main Line Sewer) –** Construction completion was November 30, 2023.
- **SEWR2006 – Construct Corona del Mar Phase II (Private Property Laterals) –** "Construction Administration & Permitting," runs in parallel with Construction thru Substantial Completion as permits will be pulled throughout the Construction to Substantial phase. Construction thru Substantial completion started June 12, 2024, and is forecast to finish November 29,2026.

- **SEWR2007 – Construct Bell Gardens Force Main Replacement –** "Construction Administration & Permitting," is forecast to finish on November 30, 2025. Construction completion is forecast to be October 15, 2026, as reported last month. The last segment of the project within Hard Rock Stadium tying into the existing force main at existing Pump Station #24 is currently on hold due to obtaining the required easement. The Project initiated discussion with Miami-Dade WASD for alternate connection point to proposed 36" Transmission Force Main along Snake Creek Canal. The Contract duration was amended on August 8, 2025, with final completion extended to date on August 16, 2026, for Substantial completion, with Final completion date on October 15, 2026.
- **PARK1912 – Washington Park Sewer Connection –** This project was removed from the CIP project list by the City of NMB.
- **SEWR2201 – NE 19th Avenue Business District Sanitary Sewer System –** This project was removed from the CIP project list by the City of NMB.

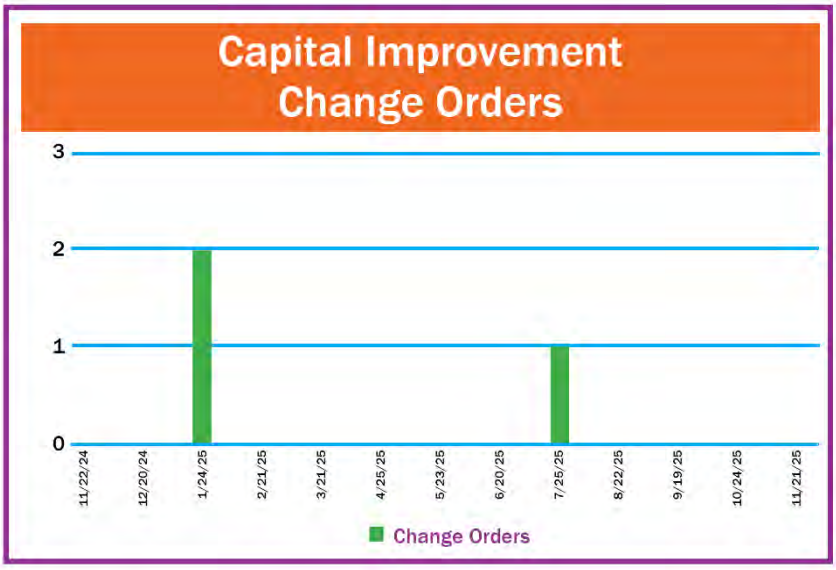
Key Performance Indicators (KPI)

The CIP Team has defined the process for tracking KPI's within the CIP Program and updated the PMP accordingly. Below you will find the information for each of the current measured metrics.

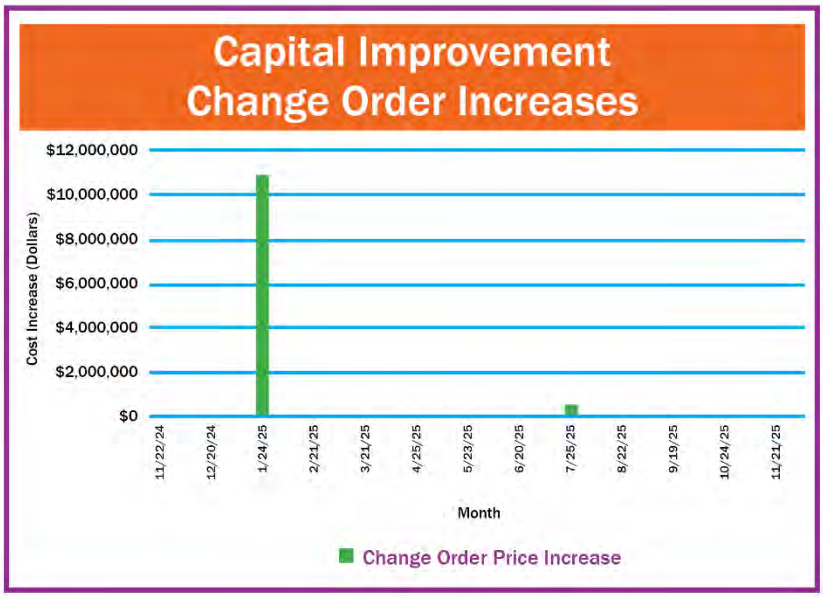
1. **Regulatory Compliance Milestones –** A total of 53 WIFIA milestones have been identified. A total of twenty-six (26) WIFIA milestones have been completed representing 49% overall completion. There were no milestones completed during this reporting period.



2. **Change Order Quantity –** Twenty-eight (28) Change Orders have been approved, representing a total program increase cost of $11,579,236.50. There were no Change Orders approved during this reporting period.

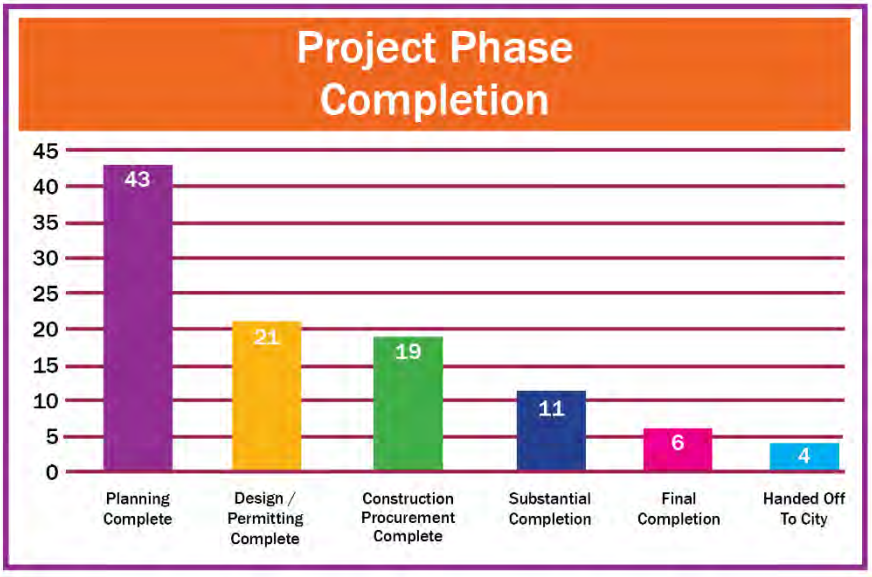


3. **Change Order % of Change –** The Change Orders approved for $11,579,236.50 represents a 12.68% overall program cost increase.

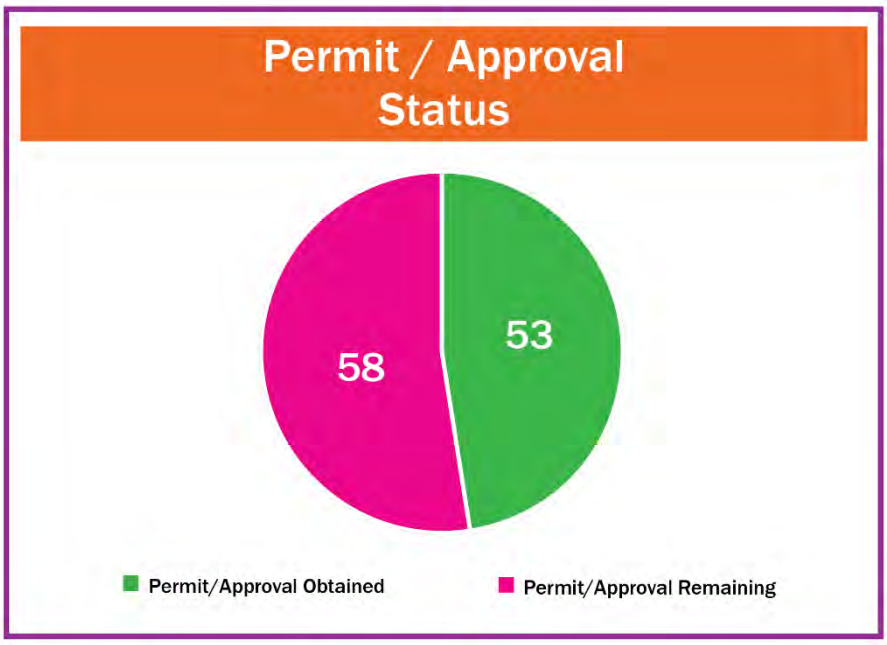


4. **Health & Safety –** There are a total of 5 safety incidents. None occurred in this reporting period.

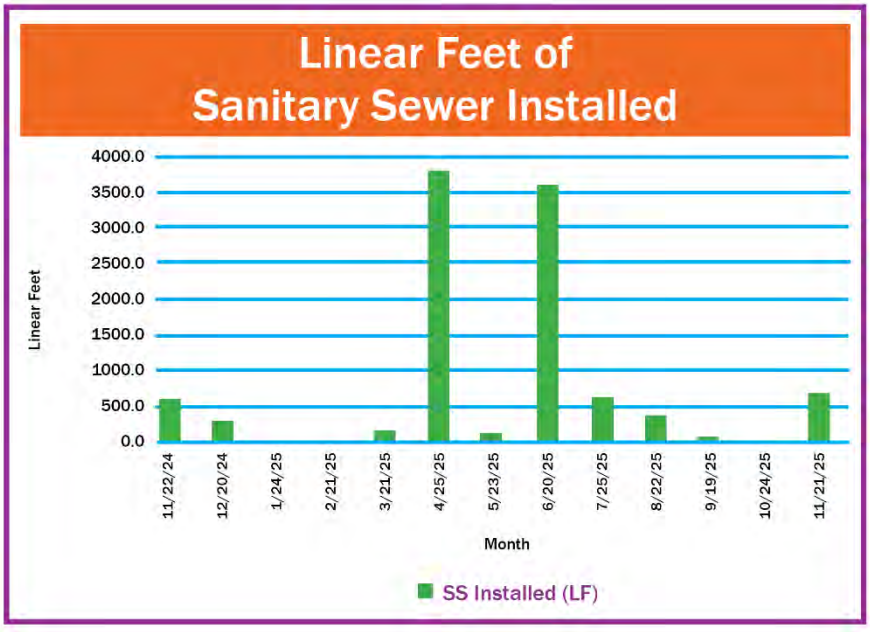
5. **Project Phase Completion –** There are 43 identified potential projects in the CIP. The graph below shows how many projects have completed each of the milestones.

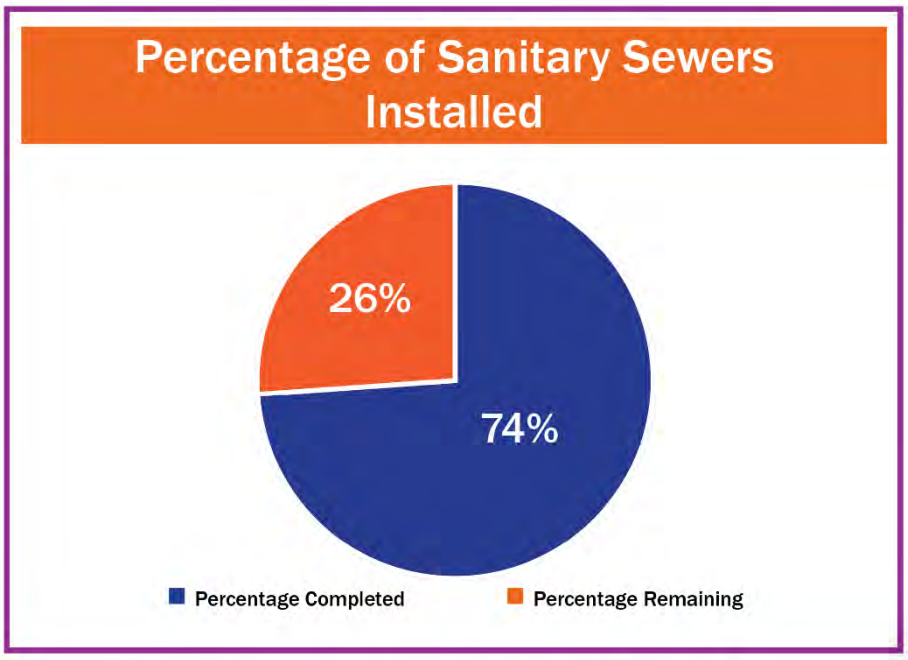


6. **Permit/Approval Status –** There are currently 58 permit / approvals identified still needed to be secured under this program from various agencies including Miami-Dade County Public Works, South Florida Water Management District, the Florida Department of Transportation. There were no permits obtained during this reporting period.

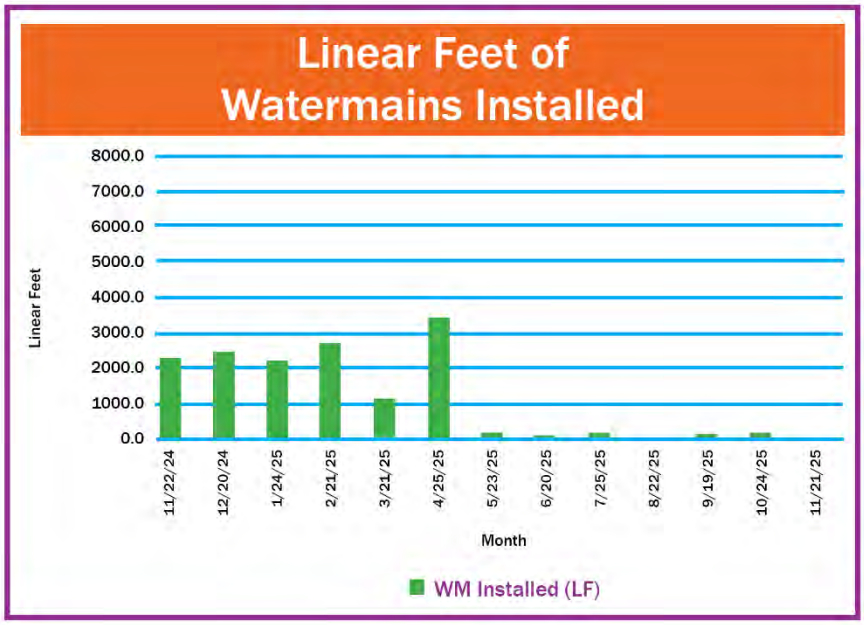


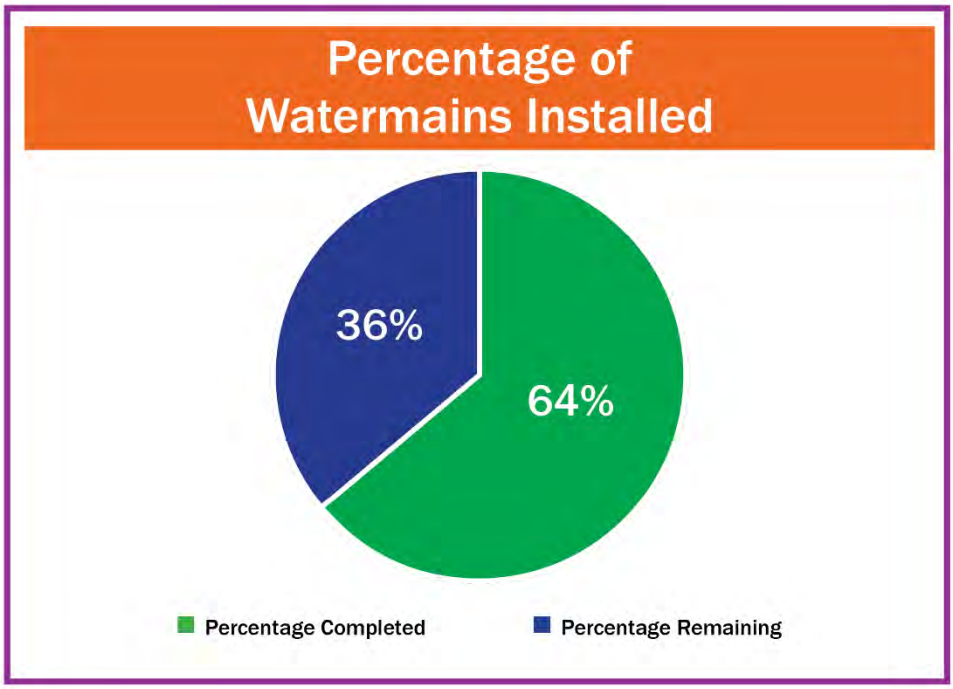
7. **Linear Feet of Sanitary Sewer Installed –** There is a total of 23,394 linear feet of sewer currently planned to be installed. To date, 17,271 linear feet have been installed. 618 linear feet were installed in this period.





8. **Linear Feet of Watermains Installed –** There is a total of 89,602 linear feet of watermains identified in the planning documents to be installed. There were no linear feet installed during this reporting period. To date 57,507 linear feet have been installed.




Percentage of
Watermains Installed
36%
64%
Percentage Completed
Percentage Remaining

CIP Water Projects

Project Title	Project Code	Current Investment	PO's Committed	Remaining
WIFIA – Construct Norwood WTP Expansion Phase 2	WATR2002	$44,715,529.79	$44,705,529.79	$10,000.00
WIFIA – Design and Construct Eastern Shores Watermain System Rehabilitation	WATR2005	$19,254,041.63	$19,254,041.63	$-
WIFIA – Design and Construct Norwood WTP Electrical System Improvements	WATR2006	$131,740.56	$119,575.93	$12,164.63
WIFIA – System-wide Watermains Replacement Program	WATR2007	$16,365,529.00	$12,113,207.81	$4,252,321.19
WIFIA – Design and Construct SCADA and Radio Telemetry System Upgrades	WATR2009	$5,259,159.02	$3,388,590.13	$1,521,352.13
WIFIA – Design and Construct Honey Hill Watermain System Rehabilitation	WATR2010	$1,835,023.00	$1,833,158.00	$1,865.00
WIFIA – Design and Construct Operations Center Pump Station Improvements	WATR2012	$2,353,977.00	$1,729,654.95	$624,322.05
		$89,915,000.00	**$83,143,758.24**	**$6,771,241.76**

CIP Sewer Projects

Project Title	Project Code	Current Investment	PO's Committed	Remaining
Wastewater Collection Repairs and Replacements Program	SEWR2001	$424,457.24	$415,775.64	$8,681.60
Construct Master PS #4 Force Main Re-routing	SEWR2002	$3,887,079.05	$3,887,079.05	$-
Implement Wastewater Collection System Plan of Compliance	SEWR2003	$456,483.99	$456,483.99	$-
Construct Cravero Force Main Replacement	SEWR2004	$484,557.84	$473,413.68	$11,144.16
Construct Velda Farms Force Main Replacement	SEWR2005	$160,929.77	$160,929.77	$-
Construct Corona del Mar Low Pressure Collection System - Phase 2	SEWR2006	$5,386,366.29	$5,386,366.29	$-
Construct Bell Gardens Force Main Replacement	SEWR2007	$3,916,361.91	$3,916,361.91	$-
Washington Park	PARK1912	$358,171.65	$358,171.65	$-
19th Avenue	SEWR2201	$30,230.82	$30,230.82	$-
		$15,104,638.56	**$15,084,812.80**	**$19,825.76**

CIP Project Schedule – Detail

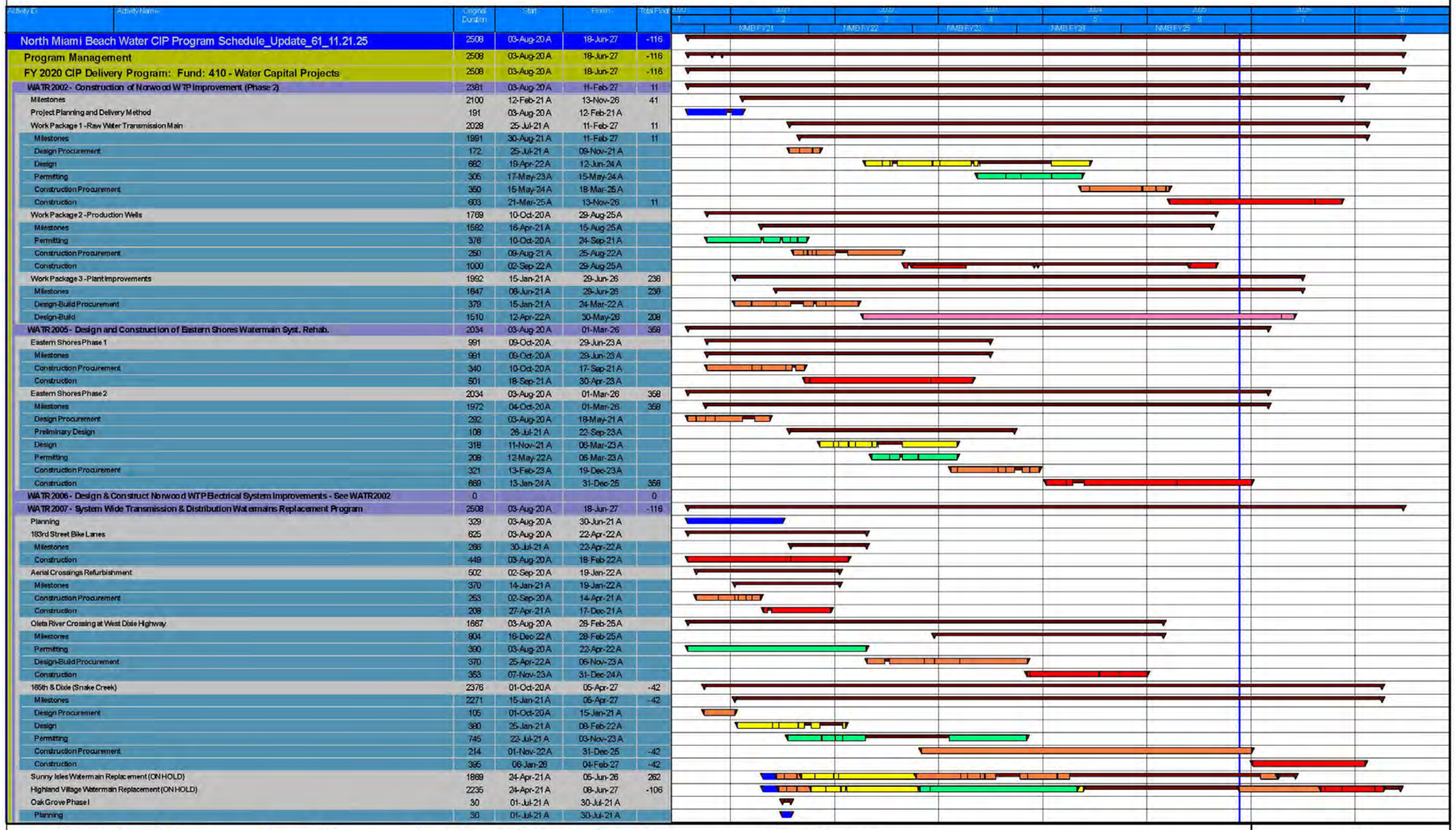
North Miami Beach Water

FY 2020 - FY 2025 CIP Program Schedule Update #61 - Level 2 - WBS Phases

Data Date - 21-Nov-25

Print Date - 21-Nov-25

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
North Miami Beach Water CIP Program Schedule_Update_61_11.21.25		2508	03-Aug-20 A	18-Jun-27	-116
Program Management		2508	03-Aug-20 A	18-Jun-27	-116
FY 2020 CIP Delivery Program: Fund: 410 - Water Capital Projects		2508	03-Aug-20 A	18-Jun-27	-116
WATR 2002 - Construction of Norwood WTP Improvement (Phase 2)		2381	03-Aug-20 A	11-Feb-27	11
Milestones		2100	12-Feb-21 A	13-Nov-26	41
Project Planning and Delivery Method		191	03-Aug-20 A	12-Feb-21 A	
Work Package 1 -Raw Water Transmission Main		2028	25-Jul-21 A	11-Feb-27	11
Milestones		1991	30-Aug-21 A	11-Feb-27	11
Design Procurement		172	25-Jul-21 A	09-Nov-21 A	
Design		882	18-Apr-22 A	12-Jun-24 A	
Permitting		305	17-May-23 A	15-May-24 A	
Construction Procurement		350	15-May-24 A	18-Mar-25 A	
Construction		603	21-Mar-25 A	13-Nov-26	11
Work Package 2 -Production Wells		1769	10-Oct-20 A	29-Aug-25 A	
Milestones		1592	16-Apr-21 A	15-Aug-25 A	
Permitting		378	10-Oct-20 A	24-Sep-21 A	
Construction Procurement		250	09-Aug-21 A	25-Aug-22 A	
Construction		1000	02-Sep-22 A	29-Aug-25 A	
Work Package 3 -Plant Improvements		1992	15-Jan-21 A	29-Jun-26	238
Milestones		1847	08-Jun-21 A	29-Jun-26	238
Design-Build Procurement		379	15-Jan-21 A	24-Mar-22 A	
Design-Build		1510	12-Apr-22 A	30-May-28	208
WATR 2005 - Design and Construction of Eastern Shores Watermain Syst. Rehab.		2034	03-Aug-20 A	01-Mar-26	368
Eastern Shores Phase 1		991	09-Oct-20 A	29-Jun-23 A	
Milestones		991	09-Oct-20 A	29-Jun-23 A	
Construction Procurement		340	10-Oct-20 A	17-Sep-21 A	
Construction		501	18-Sep-21 A	30-Apr-23 A	
Eastern Shores Phase 2		2034	03-Aug-20 A	01-Mar-26	368
Milestones		1972	04-Oct-20 A	01-Mar-26	368
Design Procurement		292	03-Aug-20 A	18-May-21 A	
Preliminary Design		108	26-Jul-21 A	22-Sep-23 A	
Design		318	11-Nov-21 A	06-Mar-23 A	
Permitting		208	12-May-22 A	06-Mar-23 A	
Construction Procurement		321	13-Feb-23 A	19-Dec-23 A	
Construction		669	13-Jan-24 A	31-Dec-25	368
WATR 2006 - Design & Construct Norwood WTP Electrical System Improvements - See WATR2002		0			0
WATR 2007 - System Wide Transmission & Distribution Watermains Replacement Program		2508	03-Aug-20 A	18-Jun-27	-116
Planning		329	03-Aug-20 A	30-Jun-21 A	
183rd Street Bike Lanes		625	03-Aug-20 A	22-Apr-22 A	
Milestones		286	30-Jul-21 A	22-Apr-22 A	
Construction		449	03-Aug-20 A	18-Feb-22 A	
Aerial Crossings Refurbishment		502	02-Sep-20 A	19-Jan-22 A	
Milestones		370	14-Jan-21 A	19-Jan-22 A	
Construction Procurement		253	02-Sep-20 A	14-Apr-21 A	
Construction		208	27-Apr-21 A	17-Dec-21 A	
Oleta River Crossing at West Dixie Highway		1667	03-Aug-20 A	28-Feb-25 A	
Milestones		804	16-Dec-22 A	28-Feb-25 A	
Permitting		390	03-Aug-20 A	22-Apr-22 A	
Design-Build Procurement		370	25-Apr-22 A	06-Nov-23 A	
Construction		353	07-Nov-23 A	31-Dec-24 A	
165th & Dixie (Snake Creek)		2378	01-Oct-20 A	05-Apr-27	-42
Milestones		2271	15-Jan-21 A	05-Apr-27	-42
Design Procurement		105	01-Oct-20 A	15-Jan-21 A	
Design		380	25-Jan-21 A	08-Feb-22 A	
Permitting		745	22-Jul-21 A	03-Nov-23 A	
Construction Procurement		214	01-Nov-22 A	31-Dec-25	-42
Construction		395	06-Jan-26	04-Feb-27	-42
Sunny Isles Watermain Replacement (ON HOLD)		1869	24-Apr-21 A	05-Jun-26	262
Highland Village Watermain Replacement (ON HOLD)		2235	24-Apr-21 A	08-Jun-27	-106
Oak Grove Phase I		30	01-Jul-21 A	30-Jul-21 A	
Planning		30	01-Jul-21 A	30-Jul-21 A	



Summary | Planning | Design | Design Build Procurement | Permits | Construction

SSES | Design Procurement | SSES Procurement | Design Build | Construction Procurement

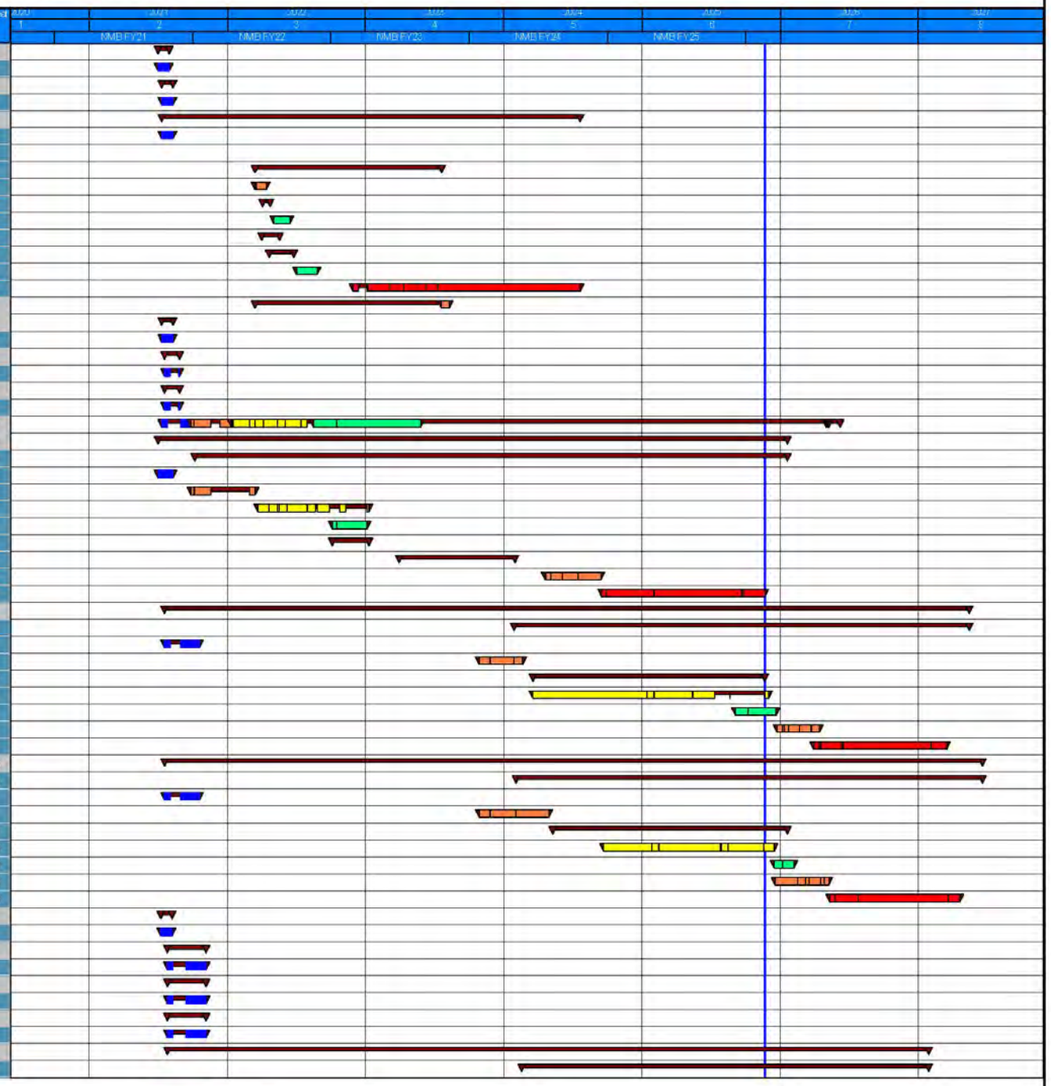
North Miami Beach Water

FY 2020 - FY 2025 CIP Program Schedule Update #61 - Level 2 - WBS Phases

Data Date - 21-Nov-25

Print Date - 21-Nov-25

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
	Oak Grove Phase II	30	01-Jul-21 A	30-Jul-21 A	
	Planning	30	01-Jul-21 A	30-Jul-21 A	
	Allen/Washington Park	30	12-Jul-21 A	10-Aug-21 A	
	Planning	30	12-Jul-21 A	10-Aug-21 A	
	West Dixie Industrial - 153rd Street	759	12-Jul-21 A	21-Jul-24 A	
	Planning	30	12-Jul-21 A	10-Aug-21 A	
	153rd Street	0			0
	Milestones	493	15-Mar-22 A	21-Jul-23 A	
	Design Procurement	15	15-Mar-22 A	13-Apr-22 A	
	Design NE 153rd Street Primary Segment	15	04-Apr-22 A	22-Apr-22 A	
	Permitting NE 153rd Street Primary Segment	45	02-May-22 A	15-Jun-22 A	
	Construction Procurement NE 153rd Street Primary Segment	49	01-Apr-22 A	19-May-22 A	
	Design NE 153rd Street & Dixie Highway Segment	65	20-Apr-22 A	24-Jun-22 A	
	Permitting NE 153rd Street & Dixie Highway Segment	40	01-Jul-22 A	26-Aug-22 A	
	Construction	241	28-Nov-22 A	21-Jul-24 A	
	West Dixie Industrial - 154th Street (ON HOLD)	523	15-Mar-22 A	08-Aug-23 A	
	Uleta	30	12-Jul-21 A	10-Aug-21 A	
	Planning	30	12-Jul-21 A	10-Aug-21 A	
	Myrtle Grove Phase I	48	19-Jul-21 A	27-Aug-21 A	
	Planning	48	19-Jul-21 A	27-Aug-21 A	
	Myrtle Grove Phase II	48	19-Jul-21 A	27-Aug-21 A	
	Planning	48	19-Jul-21 A	27-Aug-21 A	
	I-95 & Turnpike (ON HOLD)	1793	12-Jul-21 A	08-Jun-26	259
	Buncho Park	1684	01-Jul-21 A	19-Jan-26	399
	Milestones	1587	05-Oct-21 A	19-Jan-26	399
	Planning	30	01-Jul-21 A	10-Aug-21 A	
	Design Procurement	161	27-Sep-21 A	14-Mar-22 A	
	Design	305	22-Mar-22 A	10-Jan-23 A	
	Permitting	59	04-Oct-22 A	04-Jan-23 A	
	Construction Procurement-27th Ave	109	04-Oct-22 A	09-Jan-23 A	
	Construction-27th Ave	90	31-Mar-23 A	31-Jan-24 A	
	Construction Procurement	108	19-Apr-24 A	13-Sep-24 A	
	Construction	417	16-Sep-24 A	21-Nov-25	399
	Pinetree Park/Pinetree North	2126	19-Jul-21 A	14-May-27	-81
	Milestones	1203	29-Jan-24 A	14-May-27	-81
	Planning	54	19-Jul-21 A	19-Oct-21 A	
	Design Procurement	154	27-Oct-23 A	20-Feb-24 A	
	Preliminary Design	427	19-Mar-24 A	21-Nov-25	399
	Design	619	19-Mar-24 A	30-Nov-25	-39
	Permitting	122	04-Sep-25 A	20-Dec-25	-81
	Construction Procurement	112	23-Dec-25	13-Apr-26	-81
	Construction	351	30-Mar-26	15-Mar-27	-81
	Pinetree Park/Pinetree South	2161	19-Jul-21 A	18-Jun-27	-116
	Milestones	1233	02-Feb-24 A	18-Jun-27	-116
	Planning	54	19-Jul-21 A	19-Oct-21 A	
	Design Procurement	159	27-Oct-23 A	30-Apr-24 A	
	Preliminary Design	572	09-May-24 A	19-Jan-26	339
	Design	464	20-Sep-24 A	15-Dec-25	-116
	Permitting	52	16-Dec-25	05-Feb-26	-108
	Construction Procurement	142	18-Dec-25	08-May-26	-116
	Construction	344	11-May-26	19-Apr-27	-116
	Sunray	30	08-Jul-21 A	06-Aug-21 A	
	Planning	30	08-Jul-21 A	06-Aug-21 A	
	Norland Southwest	60	26-Jul-21 A	04-Nov-21 A	
	Planning	60	26-Jul-21 A	04-Nov-21 A	
	Norland Northwest	60	26-Jul-21 A	04-Nov-21 A	
	Planning	60	26-Jul-21 A	04-Nov-21 A	
	Norland Northeast	60	26-Jul-21 A	04-Nov-21 A	
	Planning	60	26-Jul-21 A	04-Nov-21 A	
	Norland Southeast	2013	26-Jul-21 A	28-Jan-27	25
	Milestones	1078	16-Feb-24 A	28-Jan-27	25



Summary | Planning | Design | Design Build Procurement | Permits | Construction
SSES | Design Procurement | SSES Procurement | Design Build | Construction Procurement

North Miami Beach Water

FY 2020 - FY 2025 CIP Program Schedule Update #61 - Level 2 - WBS Phases

Data Date - 21-Nov-25

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Activity ID / Activity Name	Original Duration	Start	Finish	Total Float
Planning	60	26-Jul-21 A	04-Nov-21 A	
Design Procurement	173	27-Oct-23 A	30-Apr-24 A	
Preliminary Design	60	09-May-24 A	21-Nov-25	399
Design	379	08-Aug-24 A	31-Dec-25	-5
Permitting	240	15-Sep-25 A	20-Dec-25	26
Construction Procurement	82	01-Jan-26	23-Mar-26	-5
Construction	281	24-Mar-26	29-Dec-26	-5
Aerial Crossing Replacement (ON HOLD)	1198	17-Oct-22 A	26-Jan-26	382
WATR2009 - Design & Construct SCADA & Radio Telemetry System Upgrades	2005	17-Dec-20 A	14-Jun-26	253
Milestones	1353	30-Sep-22 A	14-Jun-26	253
Planning	106	17-Dec-20 A	25-Mar-21 A	
Design-Build Procurement	369	12-Jan-22 A	24-Aug-23 A	
Construction	937	22-Sep-23 A	15-Apr-26	253
WATR2010 - Design & Construct Honey Hill Watermain System Rehabilitation	937	03-Aug-20 A	28-Feb-23 A	
Milestones	676	23-Apr-21 A	28-Feb-23 A	
Permitting	209	03-Aug-20 A	23-Apr-21 A	
Construction Procurement	216	05-Mar-21 A	17-Sep-21 A	
Construction	427	30-Sep-21 A	30-Nov-22 A	
WATR2012 - Design & Construct Operations Center Pump Station Improvements	1939	08-Jan-21 A	30-Apr-26	298
Milestones	1840	16-Apr-21 A	30-Apr-26	298
Planning	104	08-Jan-21 A	16-Apr-21 A	
Design Procurement	336	17-Apr-21 A	08-Apr-22 A	
Design	372	02-May-22 A	08-May-23 A	
Permitting	62	01-Dec-22 A	07-Mar-23 A	
Construction Procurement	284	08-May-23 A	20-Feb-24 A	
Construction	650	01-Apr-24 A	01-Mar-26	298
FY 2020 CIP Delivery Program: Fund: 450 - Wastewater Capital Projects	2427	03-Aug-20 A	29-Mar-27	-35
SEWR2001 - Wastewater Collection Repairs and Replacements Program (Under City Management)	1933	03-Aug-20 A	21-Nov-25	459
Wastewater Collection Repairs and Replacements Program	973	24-Mar-23 A	21-Nov-25	459
Milestones	973	24-Mar-23 A	21-Nov-25	459
Design Procurement	0			0
Design	0			0
Permitting	0			0
Construction Procurement	0			0
Construction	120	24-Mar-23 A	21-Nov-25	459
Well Field Protection Sewer Lining	136	03-Aug-20 A	18-Dec-20 A	
Milestones	28	19-Nov-20 A	18-Dec-20 A	
Construction	136	03-Aug-20 A	18-Dec-20 A	
SEWR2002 - Construct Master PS #4 Force Main Re-Routing	2005	03-Aug-20 A	31-Jan-26	387
Milestones	1687	09-Jul-21 A	31-Jan-26	387
Permitting	205	03-Aug-20 A	09-Jul-21 A	
Construction Procurement	1272	27-Feb-21 A	28-Oct-24 A	
Construction	458	29-Oct-24 A	31-Jan-26	387
SEWR2003 - Implement Wastewater Collection System Plan of Compliance FY19	1562	01-Sep-21 A	31-Dec-25	418
Milestones	1193	19-Sep-21 A	26-Dec-24 A	
Planning	1490	01-Sep-21 A	31-Dec-25	418
SEWR2004 - Construct Cravero Force Main Replacement (Under City Management)	1744	03-Aug-20 A	16-May-25 A	
Milestones	1417	28-Jun-21 A	16-May-25 A	
Permitting	240	03-Aug-20 A	28-Jun-21 A	
Construction Procurement	1032	08-Apr-21 A	29-Sep-24 A	
Construction	189	30-Sep-24 A	16-May-25 A	
SEWR2005 - Construct Velda Farm Force Main Replacement (Under City Management)	1624	03-Aug-20 A	20-Dec-24 A	
Milestones	926	08-Jun-22 A	20-Dec-24 A	
Permitting	271	03-Aug-20 A	18-Jun-22 A	
Construction Procurement	700	20-May-22 A	28-Feb-24 A	
Re-lining	328	01-Mar-24 A	20-Dec-24 A	
SEWR2006 - Construct Corona del Mar Low Pressure Collection System	2337	03-Aug-20 A	29-Dec-26	55
Milestones	2204	15-Dec-20 A	29-Dec-26	55
Permitting	133	03-Aug-20 A	15-Dec-20 A	
Construction Procurement	828	03-Dec-20 A	16-Jul-23 A	
Construction	1992	17-Jul-21 A	29-Dec-26	55



Summary | Planning | Design | Design Build Procurement | Permits | Construction

SSES | Design Procurement | SSES Procurement | Design Build | Construction Procurement

North Miami Beach Water

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Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
SEWR2007	Construct Bell Gardens Force Main Replacement	2262	03-Aug-20 A	15-Oct-26	130
	Milestones	1343	10-Feb-23 A	15-Oct-26	130
	Permitting	642	03-Aug-20 A	10-Feb-23 A	
	Construction Procurement	573	25-Jan-23 A	28-Oct-24 A	
	Construction	717	29-Oct-24 A	15-Oct-26	130
PARK1912	Washington Park Community Complex Sewer Connection (Removed from CIP by City)	1781	01-Jan-22 A	16-Nov-26	98
SEWR2201	NE 19th Ave Business District Sanitary Sewer System (Removed from CIP by City)	1803	15-Mar-22 A	29-Mar-27	-36



Summary | Planning | Design | Design Build Procurement | Permits | Construction

SSES | Design Procurement | SSES Procurement | Design Build | Construction Procurement

Page 4 of 4