

NOTE: A request form is available from the Deputy Town Clerk or on the Town's website; please fill it in and return it no later than the "Public Comment" section of the meeting if you would like to address the Town Council. When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please mute or turn off your cell phone or electronic devices at the start of the meeting. Thank you.

**TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

**REGULAR COUNCIL MEETING
AGENDA**

September 10, 2026
7:00 PM or immediately following the Local Planning Agency Meeting

STATEMENT OF DECORUM

All comments must be addressed to the Council as a body and not to individuals. Any person making a racial or slanderous remark or who becomes boisterous while addressing the Town Council, staff, etc. shall be barred from the audience by the presiding officer. No profanity, shouting, heckling, verbal outbursts, or disruptive behavior in support of or opposition to a speaker or his/her remarks is permitted. Please mute or turn off your cell phone or other electronic devices at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chambers shall do so quietly.

SPECIAL NOTICE

A Regular Meeting of the Town Council of the Town of Bay Harbor Islands will take place in-person and virtually through the Zoom platform, on Thursday, September 10, 2026, at 7:00 p.m. or immediately following the Local Planning Agency Meeting.

"In an effort to provide greater public access and comment on pending matters, the Town of Bay Harbor Islands is providing a Zoom link to enable members of the public to comment on pending items on the Town Council agenda. Zoom access is provided under the same terms and conditions as in-person access, including length of time and decorum. Anyone desiring to be heard may utilize the Zoom link. However, members of the public must understand that the provision of Zoom access for comments is a courtesy, not a vested right, and that access is provided subject to the availability and functionality of the Town's equipment. There is no guarantee that internet service will be reliable or that the Town's equipment will function as intended. In the event that the Zoom access is unavailable or interrupted for any reason, the Town Council meeting will still proceed forward, and will not be stopped or rescheduled in any regard. Those wishing to be absolutely certain that their comments are heard by the Town Council should present themselves in person at the Council meeting and seek recognition, or alternatively, should submit their comments in advance of the meeting in writing to the Town Clerk, and ask that they be read into the record, subject to the above terms and conditions, such as length and decorum. The validity of any actions taken by the Town Council will in no way be affected by the use or functionality of Zoom access for comments."

Zoom Meeting <https://us06web.zoom.us/j/89100884633?pwd=nvTFH27Vgaw1zbJGqLDbFpLou3Cd9.1>

Meeting ID: 891 0088 4633
Passcode: 356653

Phone one-tap:
+13052241968,,89100884633# US
+13126266799,,89100884633# US (Chicago)

Join via audio:

+1 305 224 1968 US
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 719 359 4580 US
+1 720 707 2699 US (Denver)
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 689 278 1000 US

Webinar ID: 891 0088 4633

International numbers available: <https://us06web.zoom.us/j/kd9ZEIgfR0>

To request to speak during Public Comment, please utilize the “raise your hand” Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free numbers below:

US Toll Free Numbers: 877 853 5247 or 888 788 0099

For higher quality, dial a number based on your current location):

US: 1 305 224 1968 or 1 646 558 8656 or 1 301 715 8592

Meeting ID: 891 0088 4633

Passcode:356653

Participant ID: Press the # key.

To request to speak: Dial *9 on your telephone device to activate the “Raise your Hand” feature on the Zoom platform.

Members of the Public can also submit their request to speak and/or comments via email to the Office of the Town Clerk at cherbello@bayharborislands-fl.gov prior to 4:00 p.m. on September 9, 2026.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

SPECIAL PRESENTATION:

1. Employees of the Month: May 2026, June 2026, and July 2026.
2. The Childrens' Trust "Battle of the Books" 2026 Champions Awards presentation.
3. Special Presentation by Florida State Senator Ana Maria Rodriguez.

REQUESTS FOR WITHDRAWALS, DEFERMENTS AND FUTURE AGENDA ITEMS:

TOWN MANAGER'S REPORT:

COUNCIL REPORTS:

PUBLIC COMMENT

Speakers are allowed three (3) minutes and up to no more than five (5) minutes at the discretion of the presiding officer to speak on any items on the agenda only during the Public Comment portion of the meeting. Speakers may apportion their time during Public Comment to various agenda items however they wish. Any person who wishes to speak during a public hearing may be heard for no more than two (2) minutes during each public hearing or ordinance on second reading. Your cooperation is appreciated in observing the three (3) minute rule. If you have a matter you would like to discuss which requires more than five (5) minutes, please arrange a meeting with the Town Manager or appropriate administrative official. A request form is available from staff or on the Town's website; please fill it in and return it to the Deputy Town Clerk no later than the conclusion of "Public Comment" section of the meeting, if you would like to address the Town Council. Please come forward to the podium, give your name and address, and the name and address of the organization you are representing if any.

COMMITTEE REPORTS:

CONSENT AGENDA: *(Consent agenda items are those which are routine, do not require discussion or explanation prior to Town Council action, or have already been discussed and/or explained and do not require further discussion or explanation. Items can be removed from the consent agenda by the request of an individual Council member for independent consideration provided such request is made prior to the vote on the consent agenda.)*

4. July 29, 2026 Special Town Council Meeting - Budget Workshop Meeting Minutes
July 29, 2026 Special Town Council Meeting Minutes
August 3, 2026 Special Town Council - Budget Meeting Minutes
5. Consideration and Approval of a Resolution ratifying the appointment of TerryAnn S. Howell, Esquire of the Conrad & Scherer, L.L.P, as Special Magistrate to conduct administrative hearings on code violations for the Town of Bay Harbor Islands. Town Manager

PUBLIC HEARING:

6. Consideration and approval of a private TDR transaction of the transfer of one (1) dwelling units from 9290 West Bay Harbor Drive to 1150 93 Street. Enclosed is a copy of the application, contract, plans, and other supporting documents. Town Manager

ORDINANCES ON SECOND READING:

7. Consideration and approval of an ordinance on second reading creating additional enforcement authority related to Business Tax Receipts and authorized uses. Town Manager
8. Consideration and approval of an ordinance on second reading prohibiting businesses and vacation rental properties from renting micromobility vehicles to patrons. Town Manager
9. Consideration and approval of an ordinance on second reading amending Section 20-9 of the Town Code adopting Miami-Dade County's sewer service pass-through increase effective October 1, 2026. Town Manager

10. Consideration and approval of an ordinance on second reading amending sections 20-5 and 20-6 of the Town Code adopting Miami-Dade County's water service pass-through increase effective October 1, 2026. Town Manager
11. Consideration and approval of an ordinance on second reading amending section 18-5 of the Town Code requiring developers to provide inspection and restoration of roadway work within 30 days as determined by the Town. Town Manager.

ORDINANCES ON FIRST READING:

12. Approval or denial of the proposed ordinance establishing the Governmental Property (GP) Zoning District and incorporating the associated permitted uses and development regulations into the Town Code. Town Manager
13. Consideration and approval of an ordinance on first reading amending the Town's Zoning Code to establish a new Governmental Property (GP) Zoning District and to provide regulations governing the permitted uses and development standards applicable to properties designated within the GP District. Town Manager
14. Consideration and approval of an ordinance on first reading amending Section 23-12 (General Provisions) of the Town Code regarding swimming pools, hot tubs, jacuzzis and spas. Town Manager

DEFERRED ITEMS:

15. Discussion and possible action regarding the naming of the "Kayak Park". Town Manager

TOWN MANAGER ITEMS: *(Town business items requiring Council approval)*

16. Consideration and Approval of a Resolution for the selection of a Town Attorney and authorizing the Town Manager to negotiate an agreement with the Town Attorney. Town Manager
17. Consideration and approval of a resolution approving the Final Rankings of the Firms that responded to RFQ No. 5-1030-PW-0-2025/FVR and approve negotiations with the top ranked Bridge Design consultant, and lower ranked firms as required, to develop a design fee for the design of the replacement bridge for the Sheppard Broad Causeway ICWW Bridge. Town Manager
18. Discussion and possible action to reduce the Bay Pass Plan rates for Bay Harbor Island residents from \$350.00 a year to \$200.00 a year. Town Manager.

DISCUSSION ITEMS:

ADJOURNMENT: Approximately 10:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Town Council with respect to any matter to be considered at this meeting or hearing, he or she will need a

record of the proceedings, and that, for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.