

**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  
REVISED AGENDA**

February 11, 2026  
7:00 PM

**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 Wednesday, February 11, 2026 at 7:00 p.m.

"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 Link: <https://us06web.zoom.us/j/85109776127>  
Meeting ID : 851 0977 6127

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:

Phone one-tap:  
+13052241968,,85109776127# US  
+16465588656,,85109776127# US (New York)

Join via audio:  
+1 305 224 1968 US  
+1 646 558 8656 US (New York)  
+1 646 931 3860 US  
+1 301 715 8592 US (Washington DC)  
+1 309 205 3325 US  
+1 312 626 6799 US (Chicago)  
+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: 851 0977 6127

International numbers available: <https://us06web.zoom.us/j/85109776127>

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 : 851 0977 6127  
Participant ID: Press the # key. 287455

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 [eherbello@bayharborislands-fl.gov](mailto:eherbello@bayharborislands-fl.gov) prior to 4:00 p.m. on February 10, 2026.

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**SPECIAL PRESENTATION:**

1. 1. Town of Bay Harbor Islands Police Department - New Hire Introductions.
  - \* Certified Police Officers: Braxton McClams and Richard Jones.
  - \* Public Service Aides: Gabriel Monteagudo and Gabriela Bargas (transfer from Dispatch to PSA).
  - \* K9: Ginger
2. Town Employees of the Month Recognition for the months of September, 2025, October 2025, November 2025 and December 2025.
3. Town Employee of the Year 2025.
4. [Introduction of Judge Kevin Hellman](#)

## **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:**

#### **MINUTES:**

2. January 4, 2024 Regular Town Council Meeting Minutes  
February 21, 2024 Regular Town Council Meeting Minutes  
April 10, 2024 Organizational Town Council Meeting Minutes  
April 10, 2024 Regular Town Council Meeting Minutes  
January 14, 2026 Local Planning Agency Meeting Minutes  
January 14, 2026 Regular Town Council Meeting Minutes

**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.)*

3. Consideration and approval of a resolution to enter into a three year agreement with GOVWELL for permitting and case management platform.
4. Discussion and approval of a resolution authorizing the Town Manager to direct KCI to perform Stormwater Impact Fee Analysis as outlined in the attached Task Order.
5. Consideration and approval of a resolution to update the Building Permit Fees and Zoning Fees - Vice Mayor Stephanie Bruder.
6. Consideration and Approval FY 2025-2026 Budget Amendment.
7. Consideration and approval to purchase mobile barriers (Meridian Rapid Defense Group) to prevent vehicle intrusion during public events.
8. Discussion to approve a five-year agreement with Transcore for maintenance of the BHI Sunpass equipment.

## **ORDINANCES ON SECOND READING:**

9. Consideration and approval of an Ordinance on Second reading Comprehensive Plan Text Amendment – Creation of a Property Rights Element and Update to Infrastructure Element. - Town Manager.
10. Consideration and Approval of an ordinance on Second Reading amending Chapter 17 of the Sign Code, Section 17-20 to remove the max height requirement. Enclosed are the Staff Memo and the proposed ordinance - Council Member Robert Yaffe.
11. Consideration and approval of an Ordinance on Second reading regarding Sec. 5-5 Construction Site Operations to Require On-Site Changing Facilities, Daily Cleanup, and No-Loitering Policy - Council Member Eric Rappaport.

## **ORDINANCES ON FIRST READING:**

12. Discussion and possible action approving an ordinance on first reading relating to unsafe structures and authorizing emergency assistance when a structure is declared unsafe - Vice Mayor Stephanie Bruder.
13. Consideration and approval of an ordinance on first reading amending Chapter 10, Article IV titled "Transportation Impact Fee" - Vice Mayor Stephanie Bruder.
14. Consideration and approval of an ordinance on first reading amending Chapter 26, titled "Police Services Impact Fee" - Vice Mayor Stephanie Bruder.
15. Consideration and approval of an ordinance on first reading amending Chapter 26, titled "Park Impact Fee" - Vice Mayor Stephanie Bruder.
16. Consideration and approval of an ordinance on first reading to codify previously approved uses and amend procedures for the B-1 District - Council Member Joshua Fuller.
17. Consideration and approval of an ordinance on first reading amending the Town's Code of Ordinances related to the land uses permitted or prohibited in the B-1 Business District - Council Member Joshua Fuller

## **DEFERRED ITEMS:**

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

18. Discussion and Possible Action to approve a design for the Tot Lot Park and authorize the Town Manager to expend up to \$240,000 and to make modification to the design as needed.- Town Manager.
19. Discussion and possible action approving a resolution waiving competitive bidding for solid waste collection services - Town Manager.

20. Discussion and possible action to enter into an agreement with KC Property or the use of property and parking in Block 11- Town Manager.
21. Discussion on an update from the Town Attorney on the bridge grant and how it would affect a possible long-term lease with Sunshine Gasoline Distributors for the motor fuel service station and convenience store located at 1501 Broad Causeway, Bay Harbor Islands, Florida - Council Member Joshua Fuller.

### **DISCUSSION ITEMS:**

22. Discussion and Possible Action to Direct the Town Manager to Issue a Request for Proposals (RFP) for Town Attorney Services and to Return to the Town Council with recommendations - Vice Mayor Stephanie Bruder.
23. Discussion and possible action to advertise for interested members to apply to be part of the Charter Review Committee- Council Member Teri D'Amico.
24. Discussion and possible action to allow the public to use the Police Gym located at the Community Center - Council Member Teri D'Amico.
25. Consideration and approval to authorize the Town Manager to procure outside counsel for the pending litigation of 1310 Land Holdings, LLC v. the Town of Bay Harbor Islands - Vice Mayor Stephanie Bruder.
26. [Consideration and approval of a resolution affirming support for the preservation of the Miami Dade Urban Development Boundary \("UDB"\) and urging the Miami Dade County Board of County Commissioners to uphold County Mayor Daniela Levine Cava's Veto of the proposed development outside the UDB - Joshua Fuller.](#)

**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.*