



City of North Miami Beach, Florida
Community Redevelopment Agency (CRA)



CRA Board Meeting Agenda

January 20, 2026
4:00pm

CRA Board Members:

Board Chair Michael Joseph
Board Vice Chair Fortuna Smukler
Board Member Daniela Jean
Board Member Phyllis Smith
Board Member Jay Chernoff
Board Member McKenzie Fleurimond
Board Member Lynn Su

Staff:

Executive Director: Adam Old
Executive Director: Jason Walker
CRA Attorney: Steven Zelkowitz

- 1. Call to Order/Roll Call**
- 2. Public Comment**
- 3. Approve Minutes**

Approval of November 17, 2025, CRA Board Meeting Minutes

- 4. Action Item: CRA-2026-01 Approve Wastewater Grant for 1990 BHL, LLC**

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WASTEWATER CONNECTION ASSISTANCE GRANT APPLICATION OF 1990 BH, LLC AND A GRANT IN AN AMOUNT NOT TO EXCEED \$22,000 FOR PROPERTY LOCATED AT 1990 N.E. 163RD STREET, NORTH MIAMI BEACH, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR AND NMB CRA ATTORNEY TO NEGOTIATE AND FINALIZE A GRANT AGREEMENT WITH 1990 BH, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

- 5. Action Item: CRA-2026- 02 Approve Corona Del Mar Funds Payment**

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY

AUTHORIZING THE EXECUTIVE DIRECTOR TO ISSUE A PAYMENT IN THE AMOUNT OF \$164,266.39 TO THE VENDOR OF THE CORONA DEL MAR PHASE II SEPTIC TO SEWER PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR, AT HIS DISCRETION, TO DISBURSE THE PAYMENTS TO THE CITY OR DIRECTLY TO VENDORS AFTER THE CITY HAS AUTHORIZED PAYMENT AND UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS AND AGREEMENTS WITH THE CITY IN A FORM ACCEPTABLE TO THE NMB CRA ATTORNEY, FOR SUCH PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

6. **Discussion Item:** CRA Executive Director's Updates
7. **Announcement:** Next CRA Meeting Date
8. **Adjournment**



City of North Miami Beach, Florida
Community Redevelopment Agency (CRA)



COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING MINUTES
MINUTES DATE: NOVEMBER 17, 2025

BOARD MEMBERS PRESENT:

Board Chair Michael Joseph, Board Member Fortuna Smukler, Board Member Phyllis Smith, Board Member Jay Chernoff, Board Member Lynn Su, and Board Member McKenzie Fleurimond were present. Board Vice Chair Daniela Jean was absent.

STAFF PRESENT:

Executive Director Adam Old and CRA Attorney Steven Zelkowitz were present.

ABSENT:

AGENDA ITEM 1 – CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:11 PM.

AGENDA ITEM 2 – PUBLIC COMMENTS

The meeting was opened for Public Comment.
There were no speakers.
The meeting was closed for Public Comment.

AGENDA ITEM 3 – Approval of September 29, 2025, CRA Board Meeting Minutes.

A motion to approve September 29, 2025, CRA Board Meeting Minutes was motioned by Board Member Jay Chernoff, who moved to approve and seconded by Board Member Fleurimond. All those in favor of the motion passed unanimously 5-0.

- Board Chair Michael Joseph- YES**
- Board Vice- Chair Daniela Jean— ABSENT**
- Board Member Phyllis Smith -- YES**
- Board Member Fortuna Smukler – HAS NOT ARRIVED YET**
- Board Member Markenzie Fleurimond–YES**
- Board Member Lynn Su – YES**
- Board Member Jay Chernoff – YES**

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City of North Miami Beach, Florida
Community Redevelopment Agency (CRA)



AGENDA ITEM 4--: CRA-R-2025-19 Approve Calico Investments SIP Grant

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE STRATEGIC INVESTMENT PROGRAM (SIP) APPLICATION OF CALICO INVESTMENTS, LLC AND A GRANT IN AN AMOUNT NOT TO EXCEED \$250,000 FOR PROPERTY LOCATED AT 1850 N.E. 164TH STREET, NORTH MIAMI BEACH, FLORIDA 33160; AUTHORIZING THE EXECUTIVE DIRECTOR AND NNBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A GRANT AGREEMENT WITH CALICO INVESTMENTS, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Executive Director Adam Old presented the resolution approving the Calico Investments, LLC SIP grant and explained that it authorizes funding and execution of a grant agreement to support redevelopment of the subject property.

Board Member Fleurimond moved to approve the item, seconded by Board Member Chernoff. The motion passed 5-0

Board Chair Michael Joseph-- YES
Board Vice Chair Daniela Jean-- Absent
Board Member Phyllis Smith -- YES
Board Member Fortuna Smukler – HAVE NOT ARRIVED YET
Board Member McKenzie Fleurimond –YES
Board Member Lynn Su-- YES
Board Member Jay Chernoff –YES

AGENDA ITEM 5: CRA-2025-20 Approve Centennial Gateway Funds Allocation

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND AUTHORIZING THE EXPENDITURE OF AN AMOUNT NOT TO EXCEED SIX HUNDRED EIGHTEEN THOUSAND DOLLARS (\$618,000.00) FOR THE PLANNING, DEVELOPMENT, DESIGN, ENGINEERING, AND CONSTRUCTION OF THE CENTENNIAL GATEWAY PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROJECT CONSISTENT WITH THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

The Executive Director presented the resolution approving and authorizing the expenditure of up to \$618,000 for the planning, development, design, engineering, and construction of the Centennial Gateway Project. He explained that the project will support the enhancement of a key entryway into the CRA district and, if approved, the resolution authorizes the Executive Director to



City of North Miami Beach, Florida
Community Redevelopment Agency (CRA)



take all necessary steps to implement the project in accordance with its terms.
Board Member Jay Chernoff moved to approve the item, seconded by Board member Smukler.
The motion passed 5–1.

Board Chair Michael Joseph-- YES
Board Vice Chair Daniela Jean-- ABSENT
Board Member Phyllis Smith -- YES
Board Member Fortuna Smukler -- YES
Board Member McKenzie Fleurimond – YES
Board Member Lynn Su-- NO
Board Member Jay Chernoff –YES

8. **Discussion Items:** Executive Director Adam Old did not get a chance to discuss ongoing projects.
9. **Announcement:** Next CRA Meeting Date 01/20/2026 at 4:00 PM
10. **Adjournment:** The meeting was adjourned at 4:41

MINUTES

RESOLUTION NO. 2026 - 01

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WASTEWATER CONNECTION ASSISTANCE GRANT APPLICATION OF 1990 BH, LLC AND A GRANT IN AN AMOUNT NOT TO EXCEED \$22,000 FOR PROPERTY LOCATED AT 1990 N.E. 163RD STREET, NORTH MIAMI BEACH, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR AND NMBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A GRANT AGREEMENT WITH 1990 BH, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the North Miami Beach Community Redevelopment Agency (the “NMBCRA”) is to promote and enhance the quality of life by eliminating and preventing slum and blighted conditions in the Community Redevelopment Area (“CRA”) through redevelopment activities and projects pursuant to Part III of Chapter 163, Florida Statutes, known as the Community Redevelopment Act of 1969, and one of the missions of the NMBCRA and the CRA Redevelopment Plan is to revitalize businesses within the CRA; and

WHEREAS, in July 2020, the NMBCRA Board formally adopted the Strategic Finance Action Plan for the CRA which identified implementation priorities as an important component of the redevelopment strategy, said priorities included creating incentive programs to address investment obstacles within the CRA; and

WHEREAS, the NMBCRA has developed the Wastewater Connection Assistance Grant Program (the “Wastewater Connection Program”) with the intent that improves older properties in the CRA by providing financial assistance to connect to the sewer system, while also reducing the incidence of slum and/or blighted conditions in the CRA, as well as improving property values; improving public health by eliminating old septic systems; augmenting business expansion and attraction opportunities; reducing the time for tenants to attain business licenses; and helping applicants expand sales revenue, improve competitiveness, or enter new markets; and

WHEREAS, the Wastewater Connection Program was updated in December 2023 and will fund \$10,000 for single-family and duplex residential properties, up to \$22,000 for commercial or multi-family residential properties, and up to \$40,000 for properties with restaurants and other establishments providing food and beverage services of the Wastewater Impact Fees, Connection Fees and any related construction required by City of North Miami Beach, Miami-Dade County, and State of Florida government agencies for properties to tie into a wastewater system, to obtain Certificate of Use, and for abandonment of septic as required by Miami-Dade County, all to be paid on a reimbursement basis; and

WHEREAS, 1990 BH, LLC is the owner of the property located at 1990 N.E. 163rd Street, North Miami Beach, Florida and submitted an application for a Wastewater Connection Program grant in the amount of \$22,000 for a project including sewer connection and septic tank abandonment at a cost of \$47,592.50; and

WHEREAS, NMBCRA staff and its consultants have reviewed the application and find that it meets all of the conditions of the Wastewater Connection Program and recommends approval of the application; and

WHEREAS, the Chair and Board Members of the NMBCRA desire to (a) approve the Wastewater Connection Program application of 1990 BH, LLC and a grant in an amount not to exceed \$22,000 (b) authorize the Executive Director and NMBCRA attorney to negotiate, finalize and execute a Grant Agreement with 1990 BH, LLC, such Grant Agreement shall be in a form and substance as negotiated by the Executive Director and approved as to legal form and sufficiency by the NMBCRA Attorney.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval of Application and Funding. The Wastewater Connection Program application of 1990 BH, LLC for the property located at 1990 N.E. 163rd Street, North Miami Beach, Florida and funding of a grant in an amount not to exceed \$22,000.

Section 3. Negotiation and Finalization of Grant Agreement. The Executive Director and NMBCRA Attorney are hereby authorized to negotiate and finalize a Grant Agreement with 1990 BH, LLC for a Wastewater Connection Program grant in an amount not to exceed \$22,000.

Section 4. Execution of Grant Agreement. The Executive Director is hereby authorized to execute the Grant Agreement with BH 1990, LLC for a Wastewater Connection Program grant in an amount not to exceed \$22,000.

Section 5. Implementation of the Grant Agreement. The Executive Director is hereby authorized to take all action necessary to implement the terms of the Grant Agreement and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a _____ vote of the Board of the North Miami Beach Community Redevelopment Agency, this 20th day of January, 2026.

ATTEST:

NORTH MIAMI BEACH COMMUNITY
REDEVELOPMENT AGENCY

ANDRISE BERNARD, MMC
CITY CLERK

MICHAEL JOSEPH
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

TAYLOR DUMA LLP
NMB CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Michael Joseph	_____ (Yes) _____ (No)
Vice Chair Fortuna Smukler	_____ (Yes) _____ (No)
Board Member Jay R. Chernoff	_____ (Yes) _____ (No)
Board Member McKenzie Fleurimond	_____ (Yes) _____ (No)
Board Member Daniella Jean	_____ (Yes) _____ (No)
Board Member Phyllis Smith	_____ (Yes) _____ (No)
Board Member Lynn Su	_____ (Yes) _____ (No)



North Miami Beach CRA

Community Redevelopment Agency

Date: Jan 17, 2026

To: Tzaji Gone, Owner, 1990 BH LLC

CC: Mayor and CRA Board Members

From: Adam Old, CRA Executive Director

Subject: 1990 NE 163rd Street Wastewater Connection

Purpose

The CRA has an existing Wastewater Connection Assistance Program Grant in the amount of not more than \$22,000, or 60% of the costs of abandoning septic systems and connecting to the sanitary sewer, to businesses within the Redevelopment Area. The property at 1990 NE 163rd Street is being required by the Miami-Dade County Department of Environmental and Regulatory Management to connect to sanitary sewer in order to continue to receive Certificates of Use for businesses within the building, and has applied for a CRA Wastewater Grant.

Background

The Scope of the grant is to reimburse the up to 60% (or \$22,000, whichever is less) of the costs for:

Impact & Permit Fees

In order to Abandon Septic tanks and Connect to sanitary sewer main, and to comply with Notice of Sewer Availability DERM File: NORC-5415 to connect to the operative public sanitary sewer main.

Civil Engineering

Regulatory Processing and Coordination in relation to Miami Dade County FDOH Septic Tank Abandonment permit, City of North Miami Beach Septic Tank Abandonment and New Sewer Line Connection Permits, Miami Dade County Regulatory Processing and Permitting.

Abandoning Septic Tanks

Construction, demolition, and associated activities related to pumping, power washing and abandoning grease traps and septic tanks according to proper abandonment protocols required by Miami-Dade County.



North Miami Beach CRA

Community Redevelopment Agency

Connecting to Sanitary Sewer

Construction and associated activities related to permit signing, insurances, licenses, installation of grease trap, and connection of sewer line to new sewer lateral, installation of sewer connection.

All Work shall be performed by selected vendors, based on bids attached to this scope, with required permits.

Funding

The CRA Wastewater Incentive Grant is fully funded in the following line item in the CRA FY2026 Budget:

104220-552821 GRANTS & AID TO PRIVATE ORGANIZATIONS: \$22,000.00

Recommendation

It is recommended that the Mayor and City Commission review this memorandum and approve the accompanying resolution approving the applicant's Wastewater Connection Grant.

Quotes Comparison

Job	G. Concrete Inc	ConstructionX LLC
Sewer Connection	\$ 38,000.00	\$ 47,592.50
Septic tank Abandonment	\$ 16,500.00	
	\$ 54,500.00	\$ 47,592.50

Contribution

Job	Total	CRA	Owner
	\$ 47,592.50	\$ 22,000.00	\$ 25,592.50
Excavation, Plumbing Work, new line and connection. Septic tank demolition			
	\$ 47,592.50	\$ 22,000.00	\$ 25,592.50

RESOLUTION NO. 2026 - 02

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO ISSUE A PAYMENT IN THE AMOUNT OF \$164,266.39 TO THE VENDOR OF THE CORONA DEL MAR PHASE II SEPTIC TO SEWER PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR, AT HIS DISCRETION, TO DISBURSE THE PAYMENTS TO THE CITY OR DIRECTLY TO VENDORS AFTER THE CITY HAS AUTHORIZED PAYMENT AND UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS AND AGREEMENTS WITH THE CITY IN A FORM ACCEPTABLE TO THE NMBCRA ATTORNEY, FOR SUCH PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the North Miami Beach Community Redevelopment Agency (the “NMBCRA”) is to promote and enhance the quality of life by eliminating and preventing slum and blighted conditions in the Community Redevelopment Area (“CRA”) through redevelopment activities and projects pursuant to Part III of Chapter 163, Florida Statutes, known as the Community Redevelopment Act of 1969,; and

WHEREAS, the Corona del Mar SEWR2006 Project is a multi-phase initiative aimed at improving sanitary sewer infrastructure and connecting residential properties to the City of North Miami Beach’s (“City”) gravity sewer system (the “Project”); and

WHEREAS, Phase II of the Project was divided into two distinct components:

- Part 1: Construction of a pump station, force main, and gravity sewer line (completed).
- Part 2: Connection of individual properties to the gravity system (currently under construction), awarded to Plumber Mike under ITB-22-051-MC; and

WHEREAS, the NMBCRA previously committed funds and dispersed a total of \$375,000 to this part of the Project; and

WHEREAS, the contract with Plumber Mike was fully executed on June 9, 2023, with an original duration of one year; however, the Project timeline has been significantly impacted by an unexpectedly complex permitting process and additional restrictions imposed by regulatory agencies; as a result, the Project schedule has been revised, and the Project is expected to be completed to be completed in the early spring of 2026; and

WHEREAS, following a thorough due diligence review, City Staff recommended adding additional funds to Purchase Order-241401 for Construction of CORONA DEL MAR PHASE 2 LATERALS in the amount of \$164,266.39 and the City approved this Change of Contract on November 17, 2025; and

WHEREAS, the Chair and Board Members of the NMBCRA desire to (a) authorize the Executive Director to issue a payment in the amount of \$164,266.39 to the vendor of the Corona Del Mar Phase II Septic to Sewer Project, (b) authorize the Executive Director, at his discretion, to disburse the payments to the City or directly to vendors after the City has authorized payment and upon presentation of invoices and satisfactory documentation, and (c) authorize the Executive Director to execute all necessary documents and agreements with the City in a form acceptable to the NMBCRA Attorney, for such purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval of Funding. The funding by the NMBCRA in the amount of \$164,266.39 for the Corona Del Mar Phase II Septic to Sewer Project Wastewater Connection and the authorization the Executive Director to issue a payment in the amount of \$164,266.39 to the vendor of the Corona Del Mar Phase II Septic to Sewer Project Wastewater Connection are hereby approved.

Section 3. Authorization of Executive Director to Disburse Payments. The Executive Director, at his discretion, is authorized to disburse the payments to the City or directly to vendors after the City has authorized payment and upon presentation of invoices and satisfactory documentation and NMBCRA Attorney.

Section 4. Execution of Documents with the City. The Executive Director is hereby authorized to execute all necessary documents and agreements with the City in a form acceptable to the NMBCRA Attorney, for such purpose

Section 5. Implementation. The Executive Director is hereby authorized to take all action necessary to implement the terms of this Resolution including cancellation, termination and amendment provisions in any such agreements with the City.

Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a _____ vote of the Board of the North Miami Beach Community Redevelopment Agency, this 20th day of January, 2026.

ATTEST:

NORTH MIAMI BEACH COMMUNITY
REDEVELOPMENT AGENCY

ANDRISE BERNARD, MMC
CITY CLERK

MICHAEL JOSEPH
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

TAYLOR DUMA LLP
NMB CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Michael Joseph	_____ (Yes)	_____ (No)
Vice Chair Fortuna Smukler	_____ (Yes)	_____ (No)
Board Member Jay R. Chernoff	_____ (Yes)	_____ (No)
Board Member McKenzie Fleurimond	_____ (Yes)	_____ (No)
Board Member Daniella Jean	_____ (Yes)	_____ (No)
Board Member Phyllis Smith	_____ (Yes)	_____ (No)
Board Member Lynn Su	_____ (Yes)	_____ (No)



North Miami Beach CRA

Community Redevelopment Agency

Date: Jan 17, 2026

To: Hamid Nikvan, Director, NMB Water

CC: Chairman and CRA Board Members

From: Adam Old, CRA Executive Director

Subject: Corona del Mar Phase II Change Order

Background

The Corona del Mar SEWR2006 Project is a multi-phase initiative aimed at improving sanitary sewer infrastructure and connecting residential properties to the City's gravity sewer system.

Phase II of the project was divided into two distinct components:

- Part 1: Construction of a pump station, force main, and gravity sewer line (completed).
- Part 2: Connection of individual properties to the gravity system (currently under construction), awarded to Plumber Mike under ITB-22-051-MC. The CRA committed funds and dispersed a total of \$375k to this part of the project.

The contract with Plumber Mike was fully executed on June 9, 2023, with an original duration of one year. However, the project timeline has been significantly impacted by an unexpectedly complex permitting process and additional restrictions imposed by regulatory agencies. As a result, the project schedule has been revised, and the project is expected to be completed to be completed in the early spring of 2026.

The City approved this Change of Contract on the November 17th, 2025 agenda. This resolution authorizes the CRA to fund this change order.

Funding

Following a thorough due diligence review, City Staff recommend adding additional funds to Purchase Order-241401 for Construction of CORONA DEL MAR PHASE 2 LATERALS in the amount of \$164,266.39

Funds are allocated from the following account in the CRA 2026 Budget:

- **104220-552821 GRANTS & AID TO PRIVATE ORGANIZATIONS: \$164,266.39**

Recommendation

It is recommended that the Mayor and City Commission review this memorandum and approve the accompanying resolution authorizing funding from the CRA, to proceed with the final lateral connections within the Corona Del Mar Phase II Project.



CITY COMMISSION STAFF REPORT

DEPARTMENT: NMB Water

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A CHANGE ORDER TO THE CONSTRUCTION CONTRACT BETWEEN THE CITY OF NORTH MIAMI BEACH AND PLUMBER MIKE FOR THE CORONA DEL MAR SEWR2006 PROJECT IN THE AMOUNT OF \$164,266.39; ATTACHED HERETO AS EXHIBIT "A"; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE THE CHANGE ORDER AND TO ISSUE NOTICE TO PROCEED; PROVIDING THE CITY MANAGER AND CITY ATTORNEY WITH THE AUTHORITY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND OF ITEM:

The Corona del Mar SEWR2006 Project is a multi-phase initiative aimed at improving sanitary sewer infrastructure and connecting residential properties to the City's gravity sewer system. Phase II of the project was divided into two distinct components:

- Part 1: Construction of a pump station, force main, and gravity sewer line (completed).
- Part 2: Connection of individual properties to the gravity system (currently under construction), awarded to Plumber Mike under ITB-22-051-MC.

The contract with Plumber Mike was fully executed on June 9, 2023, with an original duration of one year. However, the project timeline has been significantly impacted by an unexpectedly complex permitting process and additional restrictions imposed by regulatory agencies. As a result, the project schedule has been revised, and the project is expected to be completed to be completed in the early spring of 2026.

CHANGE ORDER OVERVIEW:

In September of 2025, Plumber Mike submitted a Change Order request for \$164,266.39, The claim is based on:

- Field-measured overruns in quantities and installation effort.
- Changes in means and methods due to permitting delays and agency-imposed restrictions has affected the construction sequencing and efficiency, particularly for mobilization and demobilization cycles.

ANALYSIS:

The proposed Change Order is necessary to address unforeseen cost impacts resulting from extended permitting timelines and regulatory constraints that have affected construction sequencing and efficiency. These conditions have led to increased mobilization costs and field adjustments that were not anticipated in the original contract.

The Change Order ensures the contractor can continue work without interruption and maintain compliance with environmental and infrastructure standards.

Funding for this adjustment is available and has been reviewed by the NMB Water Director, and Chief Procurement Officer. Approval of this Change Order will allow the project to proceed as planned and avoid further delays or cost escalations.

RECOMMENDATION:

City staff recommends approval of Change Order No. 02 to Plumber Mike for the Corona del Mar SEWR2006 Project.

This change order addresses necessary scope adjustments resulting from permitting delays, field-measured overruns, and changes in construction methods. The City staff has conducted a thorough review of the contractor's claim, including verification of field quantities, site conditions, and the basis for cost adjustments. This due diligence confirms that the requested change is grounded in actual project needs, and it aligned with actual field conditions and professional estimates.

Plumber Mike has been responsive to City requests, flexible in adapting to evolving project conditions, and proactive in maintaining open communication. Their willingness to work collaboratively with staff and accommodate scope revisions reflects a shared goal of delivering a successful and community-focused outcome.

Approval of this change order will allow the project to proceed without delay, maintain compliance with environmental and permitting requirements, and support the revised completion timeline.

FISCAL IMPACT:

Following a thorough due diligence review, City Staff recommend adding additional funds to Purchase Order-241401 for Construction of CORONA DEL MAR PHASE 2 LATERALS in the amount of \$164,266.39

Funds have been appropriated in the following accounts:

- **104220-552821 GRANTS & AID TO PRIVATE ORGANIZATIONS: \$164,266.39**

ALTERNATIVES:

Commissioners may consider the following alternatives:

1. **Reject the Change Order**
This This option would halt progress on the property connection phase and may place the City in non-compliance with environmental and permitting requirements under the Clean Waterways Act and HB 1379. It could also jeopardize state and federal funding (e.g., FDEP, ARPA), lead to contractual disputes, and increase costs due to remobilization or procurement delays.
2. **Rebid the Remaining Scope**
Reissuing the work to a new contractor would significantly delay the project and increase costs due to mobilization, procurement, and onboarding. It would also disrupt continuity

RESOLUTION NO. R2023-19

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE AWARD OF INVITATION TO BID ITB-22-051-MC - CORONA DEL MAR PHASE II - LATERAL CONNECTIONS (SEWR2006); AUTHORIZING THE CITY MANAGER OR DESIGNEE TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH PLUMBER MIKES, INC. AND EXPEND A BUDGETED AMOUNT NOT TO EXCEED \$927,731; PROVIDING THE CITY MANAGER AND CITY ATTORNEY WITH THE AUTHORITY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in line with the City of North Miami Beach's ("City") Strategic Plan of providing excellent municipal services and a high performing City organization providing exceptional water quality, Public Utilities Department ("NMB Water") provides water service within the City of North Miami Beach, Aventura, Miami Gardens, Sunny Isles Beach and parts of unincorporated Miami-Dade County; and

WHEREAS, Corona Del Mar is a 35-acre multi-family area with 400 residences connected to 150 septic tank systems. Census data estimates that on average there are 4.2 persons per household in the project area, therefore this project supports approximately 1,680 individuals; and

WHEREAS, NMB Water requires a contractor to convert 130 multi-family residential septic tanks to a newly installed sewer system, eliminating discharge of pollutants from aged septic tanks to environmentally sensitive water resources such as the Biscayne Aquifer and Biscayne Bay. New four (4) inch diameter gravity laterals will connect the properties to the main sewer line, and the associated septic tanks will be abandoned; and

WHEREAS, the City issued Invitation to Bid No. ITB-22-051-MC - Corona del Mar Phase II - Lateral Connections (SEWR2006); and

WHEREAS, ITB notices were electronically mailed to over 7,000 potential, local and national suppliers as well as advertised on the City's website; and

WHEREAS, on December 9, 2022, the City received and opened three (3) bids in response to the ITB; and

WHEREAS, the Procurement Management Department conducted an administrative review of the submissions to determine responsiveness; and

WHEREAS, NMB Water completed their technical review and determined that Plumber Mikes, Inc. is responsible and capable of carrying out the scope of work as outlined in the solicitation, and recommends the award of ITB-22-051-MC in an amount not to exceed \$927,731; and

WHEREAS, Section 3-3.14 of the City's Code of Ordinances provides that contracts in excess of Fifty Thousand Dollars (\$50,000.00) shall be awarded by the City Commission based on recommendation of the City Manager; and

WHEREAS, the City Manager conducted his own due diligence and concurs with the recommendation to award of the ITB to the lowest responsive and responsible bidder, Plumber Mikes, Inc., in an amount not to exceed \$927,731; and

WHEREAS, the Mayor and City Commission find it to be in the best interests of the City to award the ITB to Plumber Mikes, Inc. and authorize the City Manager or designee to negotiate and execute an agreement, in an amount not to exceed \$927,731; 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 an agreement with Plumber Mikes, Inc. in an amount not to exceed \$927,731.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Commission of the City of North Miami Beach, Florida:

Section 1. The aforementioned recitals are true and correct.

Section 2. The Mayor and City Commission hereby authorize the City Manager or designee to negotiate and execute an agreement with Plumber Mikes, Inc. in an amount not to exceed \$927,731.

Section 3. The Mayor and City Commission hereby provide the City Manager and City Attorney with the authority to do all things necessary to effectuate this resolution.

Section 4. This Resolution shall take effect immediately upon approval.

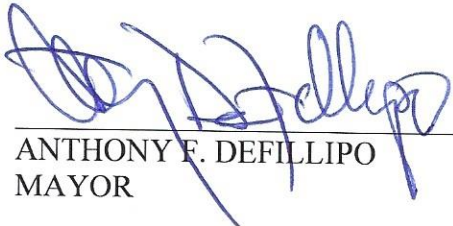
[SIGNATURE PAGE TO FOLLOW]

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **18th day of April, 2023**.

ATTEST:



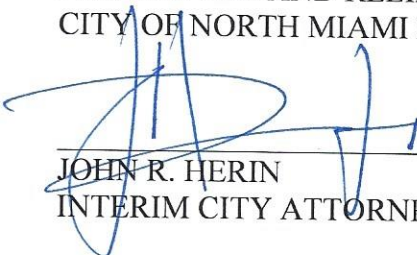
ANDRISE BERNARD, MMC
CITY CLERK



ANTHONY F. DEFILLIPO
MAYOR

(CITY SEAL)

APPROVED AS TO FORM, LANGUAGE
FOR THE USE AND RELIANCE OF THE
CITY OF NORTH MIAMI BEACH ONLY



JOHN R. HERIN
INTERIM CITY ATTORNEY

Sponsored By: Mayor and Commission

and require re-coordination with property owners and regulatory agencies.

ATTACHMENTS:

1. Change Order Form
2. Resolution R2023-019

EXHIBIT A



CHANGE ORDER FORM

PROCUREMENT MANAGEMENT DIVISION
(Revised 5.1.23)

Title: ITB-22-051-MC CORONA DEL MAR PHASE II – LATERAL CONNECTIONS (SEWR2006)	Contract No.: <u>ITB22051MC</u> Purchase Order No.: <u>241401</u>
Vendor: Plumber Mike	Change Order No.: 2
Contract Award Date: June 9, 2023	Completion Date: 11/29/26
Revised Completion Date (prior to this change): 11/29/26	Extension(s) of Time Previously Approved: 844 days
Revised Completion Date (including this change): 11/29/26	

Summary of Amount	
<i>Original Amount</i>	\$ 927,731.00
Change Orders Previously Approved	\$ 0.00
Adjusted Value Prior to this Change Order	\$ 927,731.00
Cost of Changes in this Change Order	\$ 164,266.39
<i>Adjusted Amount Including this Change</i>	\$ 1,091,997.39
Percentage Increase this Change Order	% 17.7
Total Percent Increase to Date	% 17.7
Extension of Time Allowed by this Change -	0 days

In September 2025, Plumber Mike's submitted a Change Order request based on field-measured overruns in both quantities and installation effort, which exceeded the original scope of work. Additionally, the contractor experienced delays and constraints related to permitting, which were imposed by regulatory agencies. These conditions disrupted the planned construction sequencing and reduced overall efficiency, particularly affecting mobilization and demobilization cycles.

The proposed Change Order is necessary to account for these unforeseen cost impacts. The extended permitting timeline and regulatory restrictions introduced challenges that were not anticipated during initial planning. As a result, the contractor incurred additional costs to adapt to evolving site conditions and maintain progress under revised constraints. This adjustment ensures the contract reflects the actual effort and resources required to complete the work.

Current status:

Approval Name

Account number: 104220-552821 GRANTS & AID TO PRIVATE ORGANIZATIONS

Code of Ordinances - Chapter III Purchasing, 3-320 Change Orders

The amount of a change order shall not exceed the total amount of all change orders for any one contract unless there are sufficient funds available for such increase in contract price shall be approved by the City Manager or the City Commission, whichever is less. The scope of any change order shall be approved by the City Manager or the City Commission, whichever is less.

This change order shall be approved by the City Manager or the City Commission, whichever is less.

RECOMMENDED:

Digitally signed by Julian Sanchez-Pinto Barrera
 DN: C=US,
 E=julian.sanchezpinto@gmail.com,
 CN=Julian Sanchez-Pinto Barrera
 Date: 2025.10.29 13:53:24-0400'

(Project Manager / Preparer)

By: 

(Division Approval)

(Signature) (Date)

By: (Department Head) (Date)

APPROVED:

By: (Finance Department) (Date)

By: (Procurement Department) (Date)

By: (City Manager) (Date)



City of North Miami Beach, Florida
Community Redevelopment Agency (CRA)



2026 CRA Board Meeting Dates
Tuesday, January 20, 2026 at 4:00 pm
Tuesday, March 17, 2026 at 4:00 pm
Tuesday, May 19, 2026 at 4:00 pm
Tuesday, July 21, 2026 at 4:00 pm
Tuesday, September 15, 2026 at 4:00 pm
Tuesday, November 17, 2026 at 4:00 pm