

Manager's Report

FINANCE

December

- The expenditures in December 2024 were \$ 1,563,015, 7.03% of the total budget, compared to budgeted expenditures of \$1,852,763, a surplus of 1.30% for the month. Please note that this analysis is based on a straight-line allocation of the budget for the year, which is \$1,852,763 or 8.33% per month. This does not consider the timing of expenditures such as Police, which is billed quarterly, annual bond payment or seasonal events such as Summer Camp or Village events.
- YTD the Village has spent \$ 2,734,381 or 12.30% compared to budgeted expenditures of \$ 5,558,289 or 25.00%. The first quarter Police invoice is \$2,512,016 which is under budget of \$220,000.

Manager's Reportable Checks:

Check Transfer Date	Check Transfer #	Vendor Name	Description	Total Amount
12/6/2024	45843	BEEFREE, LLC.	FREE BE RIDE 11/1-11/30	\$19,882.50
12/6/2024	45845	DGPE, INC	PAYMENT FOR PROFESSIONAL SERVICES FOR PLAN REVIEW	\$14,187.50
12/6/2024	45848	FLORIDA MUNICIPAL INSURANCE	FMIT 1028 2ND INSTALLMENT FY 24/25	\$248,408.50
12/6/2024	45849	HARTEC GROUP, INC.	PAVING & DRAINAGE IMPROVEMENTS - SUB BASIN 57/96	\$364,932.30
12/6/2024	45851	NXT GEN TECHNOLOGIES, INC.	UNITRENDS 12 MONTHS OF PLATINUM SUPPORT	\$19,558.19
12/6/2024	45861	WAYPOINT CONTRACTING, INC.	CRP RECREATIONAL FACILITY	\$280,695.67
12/6/2024	45861	WAYPOINT CONTRACTING, INC.	SCULPTURE RELOCATION AT CRP	\$24,382.87
12/6/2024	45869	CERO'S FENCE CONTRACTORS CORP	WEST SIDE PLAYGROUND FENCING PROJECT AT PALMETTO BAY PARK	\$17,902.50
12/6/2024	45880	DYNASERV, LLC	RENOVATION OF FOUR SOFTBALL DIAMONDS AT PALMETTO BAY PARK	\$14,490.40

12/6/2024	45904	PCS EVENT PRODUCTIONS	CATERING SERVICES FOR LEAGUE OF CITIES AT THALATTA ON 12-12-24	\$13,063.83
12/6/2024	45905	PCS EVENT PRODUCTIONS	CATERING SERVICES FOR STATE OF THE VILLAGE AT THALATTA ON 12-11-24	\$12,778.14
12/6/2024	45907	PIMENTEL CONSTRUCTION GROUP	SW 148 STREET COMPLETE STREETS	\$18,045.78
12/13/2024	45951	GOLDEN FENCE CO., INC	FURNISH AND INSTALL RAIL WOOD FENCE AT PALMETTO BAY PARK	\$21,950.00
12/13/2024	45971	THE STREET PLANS COLLABORATIVE	SAFE STREETS AND ROADS FOR ALL (SS4A)	\$59,466.25
12/13/2024	45978	WSP USA ENVIRONMENT & INFRASTR	PROFESSIONAL SERVICES FROM 5/30/24 TO 08/02/24	\$31,195.13
12/13/2024	45978	WSP USA ENVIRONMENT & INFRASTR	PROFESSIONAL SERVICES FROM 8/3/24 TO 09/27/24	\$25,506.43
12/13/2024	45978	WSP USA ENVIRONMENT & INFRASTR	PROFESSIONAL SERVICES PROVIDED FROM 09/28/24 TO 11/01/24	\$19,913.48
12/20/2024	45981	CALVIN GIORDANO & ASSOCIATES	INSPECTIONS, PERMIT TECH, AND PLANNING - NOVEMBER 2024	\$18,848.60
12/20/2024	46000	STAR PAVING CORP.	PAVING AND DRAINAGE IMPROVEMENTS PROJECT (LOCALIZED DRAINAGE)	\$79,320.73

IT DEPARTMENT

December

1. Help Desk statistics:
 - a. 467 work orders received
 - I. 276 (59%) generated by system and website outages and alert notifications.
 - II. 190 (41%) created by staff.
 - b. 453 work orders closed
 - I. 97% close-out rate.
2. Project kick-off: Cybersecurity Review with expert Charles Grau.
3. Project completed: Network infrastructure reorganization at 900 PCH.
4. Project kick-off: Network infrastructure reorganization at Thalatta Main House.

Upcoming Goals

1. Complete demonstrations of new parks management systems for the Parks team.
2. Complete demonstrations of new HRIS systems to the HR team.
3. Project kick-off: Public Services and Facility Management system search.

- 4. Project kick-off: Potential replacements for Laserfiche for the Clerk's Office.

HUMAN RESOURCES

December

- 0 Recruitment Ads
- 0 Applications Reviewed
- 3 Interviews scheduled
 - Park Service Aide (Parks & Recreation)
- 2 Pre-Employment Meetings
- 2 New Hires
- 0 Training Sessions
- 1 Separation of Employment
- 0 Transfers/Updates/Evaluations
- 9 Vacancies (as of 12/31/2024)

9 Full-time positions:		
Department	Position	Status
Public Services	Office Coordinator (1)	Pending approval of Director recommendation submitted on 1/10/2025.
	Administrative Aide (1)	Advertisement scheduled to begin in January 2025.
	Tree Trimmer (1)	Vacant
Parks & Recreation	Maintenance Worker I and II (3)	Pending updated job description
3 Part-time positions		
Parks & Recreation	Recreation Attendant (1)	Pre-employment meeting held on 12/5/2024.
	Park Service Aide (2)	Advertised 1/8-22/2025

- 7 Positions on Hold (as of 12/31/2024)

7 Full-time positions:		
Department	Position	Status
Village Clerk	Admin. Assistant (1)	Hold by Dept. Director
Planning & Zoning	Zoning & Licensing Specialist (1)	Hold per VM
Public Services	Maintenance Worker II (1)	Hold per VM
	Maintenance Worker I – Facilities (2)	Hold per VM
Parks & Recreation	Parks & Recreation Supervisor (2)	Hold by Dept. Director

COMMUNICATIONS

December

- 96 FB/Twitter Postings (including event and meeting postings)
- 9,693 FB Followers
 - 51 New FB followers
- 6,715 Instagram Followers
 - 159 New IG Followers
- 5,138 Email Subscribers
- 24 Videos Produced
 - Bubby Bench Promo Reel
 - Community Newspaper Collab Reel
 - State of The Village Promo Recap Video
 - State of the Village 2024 Video
 - 6 State of the Village Awardee Reels
 - Light Up Holidays Light Up Holidays
 - Light Up Your Holidays Recap Video
 - PB Artisan Holidays Recap Video
 - Mayor Clocks In
 - Inside Palmetto Bay Reels
 - Mayor New Year Message
- 2 Village Vibes Bi-Weekly E-Newsletters
 - 12/07 Village Vibes
 - 12/21 Village Vibes
- 13 Promotional/Informational Campaigns – **58 Posts**
 - Buddy Bench – 3 Posts

- Light Up Promo – 12 Posts
- Resiliency Action Plan – 2 Post
- Traffic Alert – 3 Posts
- Swearing In - 2 Posts
- State of the Village - 15 Posts
- Artisan & Farmers Market - 6 Posts
- Chanukah Celebration – 5 Posts
- Art South – 2 Posts
- League of Cities – 2 Posts
- Holiday Closures – 6 Posts
- Meetings Broadcast: **3**
 - 12/6 Council Meeting
 - 12/13 Hybrid Council Meeting
 - 12/16 Attorney Zoning & Hearing
- Events Attended/Promoted: **7**
 - 12/7 Buddy Bench
 - 12/7 Light Up Your Holidays
 - 12/9 Swear-in Ceremony
 - 12/11 State of the Village
 - 12/18 Miami-Dade Legislative Delegation
 - 12/19 Nova Exhibition
 - 12/29 Chanukah Celebration
- Baybot User Interactions – **161**

GRANTS

December

- New Grant Applications (0)
- Closed Grants (1)
 - Tree Inventory, Phase 1 (Urban & Community Forestry Program) – received final reimbursement, pending closeout documents
- Grants Approved (0)
- 13 Active grants list with updates:
 - Sub-Basin 11 & 41(Hazard Mitigation Grant Program)
 - Sub-Basin 43 (Hazard Mitigation Grant Program)
 - Sub-Basin 43 (State Appropriation)
 - Sub-basin 44 (State Appropriation)
 - Sub-Basin 57/96 (State Appropriation) - Agreement #LPA0359
 - Sub-Basin 61 (State Appropriation) - Agreement # LPA0202 – in closeout process
 - Coral Reef Park Trail Renovations - Recreational Trails Program (RTP)

- Palmetto Bay Park Improvements, Phase 1- Florida Recreation Development Assistance Program (FRDAP)
- Safe Street 4 All (SS4A) – VOPB Street Safety Action Plan Development
- Assessment and Planning for a Resilient Palmetto Bay (comprehensive vulnerability assessment)
- FDOT grant funding for on - demand/local transit project
- JAG (Justice Assistance Grant) - Community – in closeout process
- Florida Recovery Obligation Calculation (F-ROC) – developing Abatement Activities plan.

PARKS & RECREATION

December

Palmetto Bay Park

- Ballet At the Park: Mondays - Thursday 4pm - 8pm
- Ballet At the Park: Friday Adult and Private Lessons 12pm – 6pm
- I9 Sports: on Saturdays and Sundays 8am-2pm
- MJ Hoops: Tuesdays, Wednesdays, and Thursdays 5:45pm & 8:30pm
- Juventus Soccer Club: Mondays & Wednesdays 4pm-6pm. Saturdays 2pm - 6pm
- Bay Lions Soccer Club: Tuesday & Thursdays 4pm-6pm
- Travel Softball: Stingrays. Rock Gold, Contenders, Lady Canes: Monday/Friday 4pm, 6pm & 8pm
- Howard-Palmetto Baseball Softball Association Rec Ball - Monday through Sunday
- Pickleball Reservations: 0
- Baptist Health Senior Stretch Exercise Class: Mondays 10:30am & 11:30am
- Howard – Palmetto Baseball
- Buddy Bench Unveiling – December 7, 11am

Coral Reef Park

- Palmetto Bay Soccer games on Fridays and Saturdays: 136
- Bay Lions Soccer Club games on Saturdays and Sundays: 78
- Junior Team Tennis- Saturdays 8am-2pm
- Phoenix Volleyball: Tuesday and Thursday, 4:30pm to 6pm
- Howard Palmetto Baseball (T-Ball) - Saturdays 8:30am to 10am: 72
- Miami Palmetto Baseball – 60
- Orange Ball and Green Ball Tennis, Tuesdays and Thursday 4pm–6:30p: 51
- Pickleball Reservations – 24
- Baurball Soccer Training, Weekdays 4-6pm
- Dottie Barton Harvest Festival, Sunday, November 3rd 12-4pm
- Miggy's Gift Melanoma Walk, Sunday, November 17th 8am-12pm

Perrine Community

- 2 Rental
- 1 Filming

Ludovici Park

- 3 Programs
- 3 Rentals

Thalatta Estate

- 2 Programs
- 4 Rentals
- 11 Photoshoot
- 1 Rehearsals
- 2 Events

Fee Waivers- Requested and Granted in December 2024

Group Name	Date	Time	Location	Type of Event	Total Value Granted	Date of Request
CIAM Casa Italia a Miami Corp	Saturday, January – May 2025	9am-11am	EAF Community Room	Italian Classes for Children	\$268.00	12/12/24
Palmetto Bay Garden Club	4 th Tuesday of the Month 2025	6pm-9pm	EAF Community Room	Meeting & Lecture	\$230.00	12/17/24
Cutler Bay Community Theater	Every Monday Starting 01/13/2025	7pm-9pm	EAF Community Room	Meetings	\$268.00	12/18/24
Palmetto Bay Business Association	First Thursday Of the Month 2025	10am-1pm	EAF Community Room	Business Network Luncheon	\$172.00	12/18/24
Palmetto Bay Branch Library	Every Wednesday Of the Month 2025	4pm-5:30pm	EAF Community Room	Teen Library Advisory Committee Meeting	\$176.00	12/18/24
Palmetto Bay Branch Library	Saturday, January 18, 2025	11am-12pm	EAF Community Room	Lava Lamp Craft	\$134.00	12/18/24

2025 Upcoming Events/Programs/Projects

Palmetto Bay Park

- Ballet At the Park: Monday – Thursdays – Youth
- Ballet At the Park: Fridays – Adult and Private Lessons

- I9 Sports: Saturdays & Sundays 8am-2pm
- MJ Hoops: Tuesdays, Wednesdays, Thursdays 5:45pm-8:30pm
- Juventus Soccer Club: Mondays & Wednesdays 4pm-6pm; Sundays 10am-5pm
- Bay Lions Soccer Club: Mondays & Wednesdays 4pm-6pm
- High School Softball games and practices: Palmetto HS, Westminster Christian School, Lourdes and LaSalle
- Howard Palmetto Baseball Softball Association games and practices (13 teams)
- Travel Softball: Stingrays, Rock Gold, Contenders Lady Canes: Monday-Friday 6pm & 8pm
- Baptist Health Senior Stretch Exercise Class: Mondays 10:30am & 11:30am

Coral Reef Park

- Palmetto Bay Soccer – Friday and Saturday
- Bay Lions Soccer Club games on some – Saturday and Sunday
- Junior Team Tennis – Saturday 8am-2pm
- Phoenix Volleyball: Tuesday and Thursday 4:30pm-6pm
- Miami Palmetto Baseball Season begins January 13th, 2025
- Orange Ball and Green Ball Tennis, Tuesdays and Thursday; 4pm-6:30pm
- Baurball Soccer Training Weekdays 4pm-6pm
- Farmers Market – Sundays 10am-4pm
- Camping in the Park, February 1 at 10am – February 2 at 10am

Perrine Community House

- Art Exhibit – Saturday, January 11 at 6:30pm
- Senior Fun Day – February 13 at 11:30 AM
- AARP Driver Safety Course – Tuesday, February 18 at 9 AM
- Senior Arts and Craft – Tuesday, February 25 at 11 AM

Thalatta Estate

- Rental – 12
- Rehearsal - 2
- Photoshoot – 2
- Programs – 2

Ludovici Park

- Italian Classes for Kids – every Saturday at 9 AM
- Yoga by the Bay – every Sunday at 9:30am
- MDC Commission for Woman – 2/2/25 at 11:30 AM
- Cutler Bay Community Theater – every Monday at 7pm
- Core and Stretch Class – every Wednesday at 10:30am
- VPB Library Teen Advisory – every Wednesday at 4pm
- PBBA – Luncheon Meeting – Thursday, February 6 at 12am
- 90th Birthday at Ludovivi
- Holiday of Trees Celebration – 2/9/25 at 10 AM
- Birthday Party - 2/15/25 at 6 PM
- VPB Library Book Club – every third Thursday at 6pm
- Culinary Crawl – 2/20/25 at 6:30
- Wedding Reception 2/21/25

- VPB Public Village Meeting – 2/26/25 at 8 PM

Park Projects

- **Palmetto Bay Park Irrigation Redesign** – Calvin Giordano
 - 12/13/2024 submittal package for Building Department review
2/2025 Release RFP
 - 4/2025 Bid evaluation and recommendation
 - 5/2025 Village Council for approval
 - 6-7/2025 Installation
- **Palmetto Bay Park Playground Refurbishing**
 - Execution of Design-Build Contract with Waypoint Construction January 2024
 - Currently under construction
- **Coral Reef Park – Design-Build Recreation Center**
 - Execution of Design-Build Contract with WayPoint Construction January 2024.
 - Currently under construction
- **Coral Reef Park Pineland and The Woods**
 - **Institute for Regional Conservation - Completed Scope of Work for Restoration and Management Plan- RFP**
 - Approved by Village Council September 11, 2023
 - Entering second year of contract with IRC; quarterly maintenance planned
 - Prescribed burn: will begin consultation with Miami Dade’s Division of Natural Areas Management regarding readiness and timeline for prescribed burn
- **The Woods**
 - **IRC – Working on plan as approved.**
 - IRC presented a plan to Tree Board; approved Phase/Year 1 for issuance of Invitation to Bid
 - Working on possible grant opportunity
 - Currently developing RFP

2024-2025 Capital Projects:

- 100% Plans Received
- Working on RFP for Construction of Phase 1
- Received Proposal from the GSFMM Committee and the Woody Williams Foundation for the Gold Star Family Memorial
- Proposal to Council for Approval February 2025

Palmetto Bay Park Scoreboards

- Meetings with Scoreboards Company reps to develop specifications / selection November 2023
- Approved by Village Council January 2025– i2 Visual, Inc
- Issuance of Purchase Order 1/2025
- 8–9-week window for delivery/installation.

Palmetto Bay Park – New Mower

- Purchase order issued April 2024 anticipated manufacturing – delivery: approximately 18 months
- November 2024 requested expedited manufacturing/delivery
- To date, projected delivery November 2025

Pickleball Center

- Approved by Village Council September 9, 2024.
- Design considerations/revisions October 2024
- Village currently evaluating possible indoor facility

Parks Tractor

- October-December 2024 – received quotes for various units and determination of trade-in value by John Deere
- Awaiting John Deere rep proposal for best option given the \$7500 trade in value and budgeted amount of \$25,000 (follow up 12/16/24)
- Purchase Proposal to Council for approval January 13, 2025

Turf Tank

- 12/16/2024 approved by Village Council
- 1/25 anticipated delivery of turf tank unit

Coral Reef Park Playground Improvements

- November

Skate Park – Palmetto Bay Park

- 12/9/24 approved by Village Council
- 1/25 processing contract and purchase order
- Awaiting manufacturing/delivery/installation dates

Thalatta Enclosed Pavilion Design

- 2/25 Procure a professional consultant for design of enclosed pavilion.

PUBLIC SERVICES

December

- **Freebee Ridership:**
1602 Completed Rides (C.R.)
1912 Total Passengers

Ridership has increased by 78 C.R since October and increased by 53 C.R. since November

- **IBus Ridership:**

704 A.M. Route
585 P.M. Route

Total: 1,289 Riders

Ridership has decreased by -265 since October and decreased by -7 since November

- **Facilities Maintenance Division**

70 Open Work Orders – -55 less than October 13 less than November
79 Closed Work Orders – -16 less than October 2 more than November

- **Public Works**

5 - Signs Repaired/Installed	0 same as October	-1 less than November
0 - Graffiti Removal	0 same as October	-1 less than November
5 - Pothole/Shoulder Repairs	-1 less than October	0 same as November
25.05 - Tons of Debris/Trash Removal	3.58 more than October	9.74 more than November
55 - Drain Cleaning/Repairs (inlet tops)	-23 less than October	4 more than November
0 - Linear feet of sidewalks installed	0 same as October	0 same as November
0.00 - Paving Linear ft	0 same as October	0.00 same as November
30 - Sidewalks inspected	23 more than October	20 more than November
20 - Drainage Inspection	10 less than October	10 less than November
35 - Catch Basin	-40 less than October	-10 less than November
0 - Outfalls	0 same as October	0 same as November
0 - Linear Feet Pipe	-645 less than October	-100 less than November
0 - Canal Cleaning/ Clearing	0 same as October	0 same as November
0 - Flooding Investigations & Resolutions	0 same as October	0 same as November
1 - Complaints Reported to MDC	1 more than October	1 more than November
175 - Trees/Shrub Trimming/Removal	30 more than October	-2 less than November
225 - Tree & Landscaping Inspections	97 more than October	2 more than November

Capital Projects

- SW 174TH Street Complete Streets started Mobilization.
- SW 174TH Street Complete Streets ongoing. Clearing & Grubbing, Sidewalk removal, sidewalk and valley gutter/curbs being constructed.
- N Cartee Rd Water Main, Contract documents and bonds received. Village & County PW Permits are being processed. Shop drawings received and under review.
- The council approved the recommendation of a Contract Award for SW 92ND Avenue Complete Streets Project. We are in the process of applying for State Appropriations.
- The installation of Radar Speed signs for SW 174TH Street Eastbound and along SW 148TH Drive Northbound is still pending. Getting updated utility locates and plan on completing installation this month.
- Have formalized the Sidewalk Replacement List for FY24-25. Plan to start work in February
- Drainage Sub Basin 57/96 completed installation along SW 156TH Terrace between SW 89TH Avenue and SW 88TH Avenue. Working on SW 88TH Avenue between SW 159TH Street and SW 155TH Terrace.
- Sending final list of locations for FY24-25 Traffic Calming to Marlin Engineering for proposal
- SS4A and Multi-modal Transportation Master Plan projects ON-GOING
- Localized Drainage Projects for FY23-24 Complete.

- Pending SW 184TH Street Sidewalk Gaps design approval from Miami Dade County
- Continuing Grant Pursuits for Drainage Sub Basin 's 43, 41, & 11.
- Design approval from Miami Dade for Sub Basin 12. Sub Basin 39 & 42 still pending.
- Continuing with the installation of Temporary Speed Tables, namely SW 92ND Avenue and SW 173RD Streets.

Upcoming Projects - February

- ETA for delivery of Skid Steer (CTL), Landscape Dump Truck, and Trailer – Looking like March/April 2025. Continue to monitor/coordinate.
- Issued NTP for Drainage Sub-Basin 44. Construction to Start February 2025. Have requested contractor secure Village Permit and submit Shop Drawings for review and approval.

POLICE

December

- Citizen's Crime Watch of Miami-Dade County Meeting
- Southeast Florida Crime Prevention Association Meeting
- DARE classes and graduation at Perrine Elementary Schools
- Officer Friendly classes at Howard Drive, Coral Reef and Perrine Elementary Schools
- Youth Crime Watch at Howard Drive and Coral Reef Elementary Schools
- Light Up Your Holidays Celebration and Tree Lighting at Village Hall.
- Crimes/Calls for Service:
 - 2 Auto Thefts
 - 1 Commercial Burglaries
 - 0 Residential Burglaries
 - 7 Vehicle Burglaries
 - 0 Robbery
 - 17 Domestic Dispute/Disturbance
 - 11 Baker Acts
 - 48 Crashes

January Upcoming Events

- Southeast Florida Crime Prevention Association Meeting
- Citizen's Crime Watch of Miami-Dade County Meeting
- DARE class Graduation at Christ Fellowship
- Officer Friendly classes at Howard Drive, coral reef, and Perrine Elementary Schools
- Youth Crime Watch at Howard Drive and Coral Reef Elementary Schools.
- Camping in the Park.

PLANNING & ZONING

December

FY2024 Budgeted Projects

- Business Improvement Grants
 - Staff continue to promote this program through social media posts and Code Compliance information flyers.
 - 0 applications process in December

- CRS.
 - Insurance discounts will be effective April 2025
 - WSP Bid as Village contractor for Council approval on January 13, 2025

- Resilience Action Plan
 - Final Public Meeting scheduled for December 11th, 2024
 - Final Vulnerability Assessment to be completed and presented to Council for approval on February 3, 2025, Regular Council Meeting

- Village Hall Butterfly Garden
 - Phase #1 nearly complete
 - Roots underneath the tank has been cleared. Working towards completing this phase with Freddy.
 - phase#2 (entire Village Hall irrigation system repair and replacement) takes place FY25

- AIPP
 - SW 152 Street & Old Cutler Road Call to Artist
 - AIPP Board reviewing over 160 applications will pick the top 10 artists before the next meeting.
 - AIPP Board will invite 4 artists to come and present final maquette designs March 2025.
 - Next AIPP Meeting: January 16, 2025

- Recycling Drive
 - Confirming with Parks for April 26, 2025, as the Spring date

- Building Division Software
 - Building Permit and Inspection software building is underway. Expected to launch 2025.

Reviews, Applications, and Public Meetings

- Administrative Review Applications received:
 - None
- Administrative Variance Review Applications Received:
 - None

- Zoning Hearing Applications Received:
 - None

- January 27, 2025 – Zoning Hering
 - Comprehensive Plan
 - Sign Code

- Business Tax:
 - Business Tax Receipt software was launched October 30, 2023.
 - Certificate of Use software to launch January 2025
 - Renewals: 63
 - New: 5

- Building Division
 - Received 205 permits applications.
 - 231 residents and contractors visited the Division.
 - Inspections completed:
 - Building: 578
 - Mechanical: 24
 - Electrical: 110
 - Plumbing: 81
 - Zoning: 107

Total: 900

- Code Compliance Division
 - Common violations: property maintenance, residential and commercial
 - New cases: 11
 - Close Cases: 27
 - Citations Issued: 3
 - Special Master cases: 0

Upcoming Events

- January 13, 2025, Hybrid Regular Council Meeting
- January 14, 2025, Virtual Committee of the Whole Workshop
- January 16, 2025, Art-in-Public Places Advisory Board Meeting
- January 21, 2025, Special Master Hearing
- January 27, 2025, Zoning Hearing