



CITY OF FLORIDA CITY CITY COMMISSION MEETING AGENDA

Meeting Date: May 26th, 2026 -6:30 PM
Florida City, FL 33034
Next Regular Meeting Date:
June 9th, 2026 – 6:30 PM
Phone: (305) 247-8221 Fax: (305) 242-8133
Website: www.floridacityfl.gov

*Mayor Charlotte Thompson
Vice Mayor Ronda Ferguson Cobb
Commissioner James Gold
Commissioner Richard Brown, Jr.
Commissioner Trina Wilborn
City Manager, Dr. James Poag
City Attorney, Regine Monestime, Esq.,
City Clerk, Jennifer A. Evelyn
Deputy City Clerk, Makeda McLane*

- 1) CALL TO ORDER/ROLL CALL
- 2) INVOCATION
- 3) PLEDGE OF ALLEGIANCE
- 4) APPROVAL OF MINUTES – Commission Minutes of April 28th, 2026
- 5) ORDER OF BUSINESS
- 6) SPECIAL PRESENTATIONS (None)
- 7) PUBLIC COMMENTS (2 Minutes Each)
- 8) ORDINANCE(S) FOR FIRST READING (None)
- 9) ORDINANCE(S) FOR SECOND READING / PUBLIC HEARING(S) (None)
- 10) CONSENT AGENDA (None)
- 11) RESOLUTION(S) / PUBLIC HEARING(S) (None)
- 12) RESOLUTIONS

- 12A) **26-38: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF A VOLUNTARY COOPERATION AND OPERATIONAL ASSISTANCE MUTUAL AID AGREEMENT BETWEEN THE CITY OF FLORIDA CITY POLICE DEPARTMENT AND THE FLORIDA HIGHWAY PATROL, PROVIDING FOR AN EFFECTIVE DATE (SPONSORED BY THE CITY MANAGER)**
- 12B) **FIRST READING: ORDINANCE NO: 26-04: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A SMALL SCALE LAND USE AMENDMENT FROM THE MEDIUM-HIGH MULTI-FAMILY RESIDENTIAL LAND USE CATEGORY TO THE COMMERCIAL CATEGORY, A ZONING DISTRICT BOUNDARY CHANGE FROM THE PLANNED UNIT DEVELOPMENT DISTRICT TO THE C-2 GENERAL COMMERCIAL DISTRICT AND THREE (3) ZONING VARIANCES FOR THE 12.7-ACRE PROPERTY LOCATED SOUTHWEST OF THE INTERSECTION SOUTH KROME AVENUE AND U.S. HIGHWAY NO. 1; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE (SPONSORED BY THE CITY MANAGER)**
- 12C) **26-42: A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AUTHORIZING THE EXPENDITURE OF THE STOP GRANT, CONTRACT NUMBER LN340 FROM THE DEPARTMENT OF CHILDREN AND FAMILY IN THE AMOUNT OF \$224,410.54; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT (SPONSORED BY THE CITY MANAGER)**
- 12D) **26-43: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, RECOGNIZING THE APPLICABILITY OF THE MIAMI-DADE COUNTY JUVENILE CURFEW ORDINANCE WITHIN THE CITY OF FLORIDA CITY; SUPPORTING ENFORCEMENT BY THE FLORIDA CITY POLICE DEPARTMENT; ESTABLISHING A SIX-MONTH IMPLEMENTATION AND PUBLIC EDUCATION CAMPAIGN; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO DEVELOP AND IMPLEMENT A CURFEW ENFORCEMENT PLAN; AND PROVIDING FOR AN EFFECTIVE DATE (SPONSORED BY MAYOR CHARLOTTE THOMPSON)**
- 12E) **PUBLIC HEARING: FAIR HOUSING WORKSHOP (SPONSORED BY CRA DIRECTOR)**

- 12F) **26-45:A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A CONTRACT WITH ENVIROWASTE SERVICES GROUP, INC. FOR CITYWIDE STORM DRAIN CLEANING AND STORMWATER SYSTEM MAINTENANCE IN AN AMOUNT NOT TO EXCEED TWO HUNDRED SEVEN THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$207,600.00); BASED ON A PIGGYBACK ON THE AGREEMENT FROM THE CITY OF AVENTURA, FLORIDA AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE (SPONSORED BY THE CITY MANAGER)**
- 13) **QUASI-JUDICIAL ZONING MATTERS (None)**
- 14) **REPORTS OF MAYOR AND COMMISSION MEMBERS**
- 15) **REPORTS OF CITY MANAGER/CITY ATTORNEY/CITY CLERK**
- 16) **ADJOURNMENT**

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT JENNIFER A. EVELYN, CITY CLERK (305) 247-8221, NO LATER THAN 48 HOURS PRIOR TO SUCH PROCEEDINGS. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM MAY CONTACT JENNIFER A. EVELYN, CITY CLERK (305) 247-8221 OR VIA EMAIL: cityclerk@floridacityfl.gov - THE ENTIRE AGENDA PACKET CAN ALSO BE FOUND ON THE CITY'S WEBSITE AT www.floridacityfl.gov

ANYONE DESIRING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTERS CONSIDERED AT SUCH MEETINGS OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Sec 2-233 of the City's Code entitled, "Registration" requires that all lobbyists before engaging in any lobbying activities to register with the City Clerk and pay a one-time annual fee of \$250.00. All lobbyists shall register with the city clerk within five business days of being retained as a lobbyist or before engaging in any lobbying activities, whichever shall come first. Every person required to register shall: Register on forms prepared by the clerk; State under oath his or her name, business address and the name and business address of each person or entity which has employed said registrant to lobby. If the lobbyist represents a corporation, the corporation shall also be identified each person who withdraws as a lobbyist for a particular client shall file an appropriate notice of withdrawal Every registrant shall be required to state the extent of any business or professional relationship with any current mayor or commissioner. There shall be no fee required for filing a notice of withdrawal and the city commission.

RESOLUTION NO: 26-38

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF A VOLUNTARY COOPERATION AND OPERATIONAL ASSISTANCE MUTUAL AID AGREEMENT BETWEEN THE CITY OF FLORIDA CITY POLICE DEPARTMENT AND THE FLORIDA HIGHWAY PATROL, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Florida City Police Department ("FCPD") is a duly constituted municipal law enforcement agency charged with protecting the public safety and welfare of the residents and citizens of the City of Florida City, Florida; and

WHEREAS, the Florida Highway Patrol, Troop E ("FHP"), a division of the Department of Highway Safety and Motor Vehicles, is a state law enforcement agency operating within and adjacent to the jurisdictional boundaries of the City of Florida City; and

WHEREAS, the Florida Mutual Aid Act, Chapter 23, Part I, Florida Statutes, authorizes law enforcement agencies in Florida to enter into voluntary cooperation and operational assistance mutual aid agreements to permit cross-jurisdictional law enforcement assistance of a routine or emergency nature; and

WHEREAS, the FCPD and FHP are so situated in relation to each other that it is in the best interest and advantage of each agency to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to multi-jurisdictional criminal activity, natural or manmade disasters, and other intensive law enforcement situations; and

WHEREAS, the Voluntary Cooperation and Operational Assistance Mutual Aid Agreement ("Agreement") attached hereto as Exhibit "A" sets forth the terms and conditions governing extended jurisdictional authority, voluntary cooperation, operational assistance, command structure, powers, privileges, immunities, liability, and related matters between the FCPD and FHP; and

WHEREAS, the City Commission finds that entering into the Agreement is in the best interest of the City of Florida City and the health, safety, and welfare of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. Recitals Incorporated. The foregoing recitals are true and correct and are hereby incorporated into and made a part of this Resolution as if fully set forth herein.

Section 2. Approval of Agreement. The City Commission of the City of Florida City hereby approves the Voluntary Cooperation and Operational Assistance Mutual Aid Agreement between the City of Florida City Police Department and the Florida Highway Patrol, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 3. Authorization to Execute. The City Manager is hereby authorized and directed to execute the Agreement on behalf of the City of Florida City.

RESOLUTION NO: 26-38

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

Section 5. Severability. If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall in no way affect the validity of the remaining portions of this Resolution.

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

PASSED AND ADOPTED by the City Commission of the City of Florida City, Florida, at a duly noticed regular meeting thereof held on the

CHARLOTTE THOMPSON, MAYOR

ATTEST:



JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:



REGINE MONESTIME, CITY ATTORNEY

SPONSORED: COMMISSIONER TRINA WILBORN

Offered By:

Motion to adopt by _____ seconded by _____

FINAL VOTE AT ADOPTION

Mayor Charlotte Thompson	_____
Vice Mayor Ronda Cobb	_____
Commissioner James Gold	_____
Commissioner Richard Brown, Jr.	_____
Commissioner Trina Wilborn	_____

**VOLUNTARY COOPERATION AND OPERATIONAL ASSISTANCE
MUTUAL AID AGREEMENT
BETWEEN THE CITY OF FLORIDA CITY POLICE DEPARTMENT
AND FLORIDA HIGHWAY PATROL**

This Voluntary Cooperation and Operational Assistance Mutual Aid Agreement ("Agreement") is made by and between the Signatory Law Enforcement Agencies. The parties to this Agreement are the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, Troop E (hereafter "FHP"), and the City of Florida City Police Department, a municipal police agency (hereafter "FCPD") (individually, a "Party"; collectively, the "Parties" or "Signatory Law Enforcement Agencies"). This Agreement is entered into pursuant to the FCPD's request for FHP assistance under the authority of Ch. 23, Part I, Florida Statutes and s. 321.05, Florida Statutes. The parties agree as follows:

WHEREAS, it is the responsibility of the City of Florida City and the FCPD to ensure the public safety and welfare of their citizens by providing adequate levels of public safety and police services to address any foreseeable routine / emergency situation; and

WHEREAS, there exists a continuing possibility of the occurrence of situations, issues, and other natural or manmade conditions that require law enforcement response which are, or are likely to be, beyond the control of the capabilities, services, personnel, equipment or facilities of one or more of the FCPD or the FHP; and

WHEREAS, the Parties must ensure their preparations and operations will be adequate to address any and all of these conditions, to protect the public peace, safety and security, and to preserve the lives and property of the residents and citizens of the City of Florida City and the citizens and residents residing within the extended jurisdictional boundaries that the FHP covers; and

WHEREAS, the FCPD and the FHP are so located in relation to each other that it is in the best interest and advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to:

- (1) Continuing, multi-jurisdictional criminal activity, so as to protect the public peace and safety, and preserve the lives and property of the people; and
- (2) Intensive situations including, but not limited to, natural or manmade disasters or emergencies as defined under Section 252.34, Florida Statutes; and
- (3) Joint provision of law enforcement services specified herein and allowed pursuant to Section 166.0495, Florida Statutes; and

WHEREAS, the Signatory Law Enforcement Agencies have the authority under the Florida Mutual Aid Act, Chapter 23, Part I, Florida Statutes, to enter into a Mutual Aid Agreement for law enforcement services, which both:

- (1) Permits voluntary cooperation and operational assistance of a routine law enforcement nature across jurisdictional lines; and
- (2) Provides for rendering of assistance in a law enforcement emergency.

NOW, THEREFORE, BE IT KNOWN, that the Parties, through their undersigned representatives, in consideration of mutual promises to render valuable aid in daily operations and in times of necessity, do hereby agree to fully and faithfully abide by and be bound by the following terms and conditions:

1. The Extended Jurisdictional Authority for the FCPD is detailed as follows:

- A. U.S. Highway 1 / South Dixie Highway extending from the Miami-Dade / Monroe County Line northbound to SW 336th Street (Florida City limits), encompassing all roadway and adjacent rights-of-way within this range.
- B. Florida's Turnpike (SR 91) extending from the Florida City interchange (Exit 2) northbound to the Homestead/Florida City municipal boundary, including all lanes and adjacent rights-of-way.
- C. State Road 9336 (Palm Drive) and State Road 997 (Krome Avenue) within the corporate limits of the City of Florida City, including all lanes and adjacent rights-of-way.
- D. Real Estate and Right-of-Way Considerations:
 1. The extension of jurisdiction encompasses all public roadways, medians, shoulders, and associated rights-of-way within the specified boundaries.
 2. This Agreement does not alter property ownership or maintenance responsibilities but solely extends enforcement jurisdiction.
 3. Coordination with local, state, and county agencies will be maintained to address any issues related to jurisdictional overlaps or operational boundaries.
 4. Enforcement activities within these areas shall be conducted in coordination with the FHP and other relevant agencies to ensure public safety and compliance with state and local laws.

2. Provisions for Voluntary Cooperation:

The Parties hereby approve and enter into this Agreement whereby each of these agencies may provide voluntary cooperation and assistance of a routine or emergency law enforcement nature across jurisdictional lines. The nature of the law enforcement assistance to be rendered shall include but is not limited to:

- A. Concurrent law enforcement jurisdiction in and throughout the jurisdictional limits of the Parties for arrests, made pursuant to the laws of arrest, for felonies and misdemeanors. This includes arrestable traffic offenses, which spontaneously take place in the presence of the arresting officer. These arrests shall be made at such times as the arresting officer is traveling from place to place on official business outside of their jurisdiction (e.g., to / from

court, vehicle maintenance run, any authorized use / operation, per agency policy, of their law enforcement vehicle).

- B. Concurrent law enforcement jurisdiction in and throughout the jurisdictional limits of the Parties for arrests, made pursuant to the laws of arrest, of persons identified because of investigations of any offense constituting a felony, violent misdemeanor or any act of Domestic Violence as defined in Section 741.28, Florida Statutes, when such offense occurred within the jurisdiction of the agency employing the arresting officer.
- C. Concurrent law enforcement jurisdiction in and upon the jurisdictional waters of the Parties, for arrests, made pursuant to the laws of arrest, for felonies and misdemeanors and for boating infractions.
- D. Concurrent law enforcement jurisdiction for certain exigent situations, without the need for a formal request, including, but not limited to, area searches for wanted subjects, perimeters, crimes in progress, escaped prisoners, requests for assistance when no available local units are nearby, calls indicating a crime or incident has occurred in which a citizen may likely be injured, and the assisting municipality is closer to the area than the officer receiving the call.
- E. Concurrent law enforcement jurisdiction in and throughout the jurisdictional limits of the Parties, for investigations of, but not limited to, homicides, sex offenses, robberies, assaults, batteries, burglaries, larcenies, frauds, gambling, motor vehicle thefts, drug violations pursuant to Chapter 893, Florida Statutes, Internal Affairs, and multi-agency task forces / joint investigations.
- F. Flagrant violations of Traffic Laws, that left unchecked could reasonably lead to the injury of people on / around the roadway upon which the violation is occurring (e.g. speeding through a school zone or weaving through heavy traffic).

Prior to any officer taking enforcement action pursuant to paragraphs (A) through (F) above, the officer shall notify the jurisdiction in which the action will be taken, unless exigent circumstances prevent such prior notification, in which case notification shall be made as soon after the action as practicable. If the agency having normal jurisdiction responds to the scene, they will have the absolute authority to decide whether to take over the situation. If the agency of normal jurisdiction decides to take over, then the assisting agency's officer(s) shall offer and are required to provide any assistance requested. The assisting agency's officer(s) shall, at a minimum, author a follow-up written report documenting the event and the actions taken.

These provisions are not intended to grant general law enforcement operational authority, or to respond without request to emergencies already being addressed by the agency of normal jurisdiction, but is intended to address critical, life-threatening, or public safety situations, prevent bodily injury to citizens, or secure apprehension of criminals whom the law enforcement officer may encounter.

3. Provisions for Operational Assistance:

The Parties approve and enter into this Agreement whereby each of these agencies may request / render law enforcement assistance to the other to include, but not necessarily limited to, the following:

- A. Joint multi-jurisdictional criminal investigations.
- B. Civil affray or disobedience, disturbances, riots, large protest demonstrations, controversial trials, political conventions, labor disputes, and strikes.
- C. Any natural, technological, or manmade disaster.
- D. Incidents which may require rescue operations / crowd / traffic control measures, including, but not limited to, large-scale evacuations, aircraft and shipping disasters, fires, explosions, gas line leaks, radiological incidents, train wrecks and derailments, chemical or hazardous waste spills, and electrical power failures.
- E. Terroristic activities including, but not limited to, acts of sabotage.
- F. Escapes from or disturbances within detention facilities.
- G. Hostage and barricaded subject situations, and aircraft piracy.
- H. Control of major crime scenes, area searches, perimeter control, backups to emergency and in-progress calls, pursuits, and missing persons calls.
- I. Enemy attack / Active Shooter / Active Assailant.
- J. Transportation of evidence requiring security.
- K. Major events (e.g., sporting events, concerts, parades, fairs, festivals, and conventions).
- L. Security and escort duties for dignitaries.
- M. Situations in which one agency cannot perform its functional objective.
- N. Incidents requiring utilization of specialized units (e.g. underwater recovery, aircraft, canine, motorcycle, bicycle, mounted, SWAT, bomb, crime scene, marine patrol enforcement or investigation, intelligence, police / public information, DUI / BUI Investigators [BTO, SFST, DRE]).
- O. Joint training in areas of mutual interest.
- P. Exigent situations without a formal request which occur / arise from spontaneous occurrences (i.e. area searches for wanted subjects, perimeters, crimes in progress, escaped prisoners, traffic stops near municipal boundaries, request for assistance and no local unit is available or nearby, calls or transmissions indicating an officer is injured, calls indicating a crime or incident has occurred in which a citizen may likely be injured and the assisting agency is closer to the area than the officer receiving the call, active shooter / assailant situations).
- Q. Mutual enforcement of all existing applicable laws and ordinances and exercise of arrest powers within the area comprising the jurisdictional waters of the Parties.
- R. DUI checkpoints, Traffic Safety Checkpoints / Operation.
- S. Impaired Driving Investigations, including all aspects of DUI, BUI, and DRE.
- T. Extra-Duty Details / Special Events.

4. Procedure for Requesting Operational Assistance:

- A. If a Party needs assistance, the Chief Executive, or designee, of the law enforcement agency requiring assistance shall notify the agency from which such assistance is requested. The Chief Executive, or designee, whose assistance is sought shall evaluate the situation and

available resources and will respond in a manner deemed appropriate. This authority may be granted either verbally or in writing as the situation dictates.

- B. The Parties agree to furnish necessary manpower, equipment, facilities, and other resources and to render services to the requesting party(ies) as required to assist in addressing the situation which caused the request; provided, however, that no Parties shall be required to unreasonably deplete its own manpower, equipment, facilities, and other resources and services in rendering such assistance.
- C. Specific reporting instructions for personnel rendering mutual aid will be included in the request for mutual aid. In the absence of such reporting instructions, assisting personnel will report to the ranking supervisor on the scene.
- D. Communications instructions should be included in each request for mutual aid and each responding agency's communications centers will endeavor to maintain radio / telephone / other as appropriate contact with each other until the mutual aid situation has ended.
- E. Incidents requiring mass processing of arrestees, transporting prisoners, and operating temporary detention facilities will be handled per established procedures of the requesting agency or the direction of the Incident Commander.
- F. Agency Heads of the Parties, or their designees, shall establish procedures for transferring control of the mission and for transferring tactical control of any assigned task, and supervisory control over personnel or equipment provided pursuant to this Agreement.

5. Command and Supervisory Responsibility:

- A. Command:** The personnel and equipment that are assigned by the Assisting Agency shall be under the immediate command of a supervising officer designated by the Assisting Agency. Such supervising officer shall be under the direct supervision and command of the Chief Executive or designee of the agency requesting assistance.
- B. Conflicts:** Whenever an officer is rendering assistance pursuant to this Agreement, the officer shall abide by and be subject to the rules and regulations, personnel policies, general orders, and standard operating procedures of their employer. If any such rule, regulation, personnel policy, general order or standing operating procedure is contradicted, contravened or otherwise in conflict with a direct order of a superior officer of the requesting agency, then the rule, regulation, policy, general order or procedure of the assisting officer's agency shall control and will supersede the direct order.
- C. Handling Complaints:** For any complaints that are generated because of a cooperative effort under this Agreement, the Chief Executive, or designee, of the agency employing the subject officer shall be responsible for the investigation of the complaint. The Chief Executive, or designee, of the requesting agency (receiving the complaint) should, at a minimum, determine:
 - 1. The identity of the complainant.
 - 2. Contact information for the complainant.
 - 3. The specific allegation.
 - 4. The identity of the accused employee(s) without regard as to agency affiliation.

If, during the investigation, it is determined that the subject officer is an employee of the Assisting Agency, all information and pertinent documentation gathered during the receipt and processing of the complaint, shall be forwarded, without delay, to the subject officer's employing agency for administrative review. The Requesting Agency may conduct a review of the complaint to determine if any factual basis for the complaint exists and / or whether any of the employees of the Requesting Agency violated any of their respective policies / procedures.

6. Powers, Privileges, Immunities, and Costs:

- A. All certified law enforcement employees, as defined in Chapter 943, Florida Statutes, of the Parties, during such time that said employees are actually providing aid outside of the jurisdictional limits of the employing agency pursuant to the terms of this Agreement, shall pursuant to the provisions of Chapter 23, Florida Statutes, have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the political subdivision in which they are regularly employed.
- B. The political subdivision having financial responsibility for the law enforcement agency providing the services, personnel, equipment, or facilities pursuant to the provisions of this Agreement shall bear any loss or damage to same and shall pay any and all expenses incurred in the maintenance and operation of same.
- C. The political subdivision having financial responsibility for the law enforcement agency providing aid pursuant to this Agreement shall compensate its employees providing services pursuant to this Agreement, during the time of rendering of such services, and shall defray the actual travel and maintenance expenses of such employees while they are rendering such aid. Such compensation shall include any amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid. Such compensation shall also include all benefits normally due such employees.
- D. All privileges and immunities from liability, exemptions from laws, ordinances and rules, and all pension, insurance, relief, disability, works compensation, salary, death, and other benefits which apply to the activity of such officers, agents, or employees of any such agency, when performing their respective functions within the jurisdictional limits of the employing agency, shall apply to the same degree, manner, and extent while engaged in the performance of their functions and duties extraterritorially under the provisions of this Agreement. The provisions of this Agreement shall apply with equal effect to paid, volunteer, reserve, and auxiliary employees.
- E. Nothing herein shall prevent the requesting agency from seeking supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting agency for any actual costs or expenses incurred by the assisting agency performing hereunder.

- 7. Liability:** Each Party engaging in any cooperation and assistance pursuant to this Agreement, agrees to assume responsibility for the acts, omissions or conduct of their own employees while engaged in rendering services pursuant to this Mutual Aid Agreement, subject to the provisions of Section 768.28, Florida Statutes, where applicable. Nothing in this Agreement shall be

deemed or treated as a waiver of any immunity to which any party is entitled by law, including but not limited to the sovereign immunity protections as set forth in Section 768.28, Florida Statutes.

- 8. Insurance:** Each Party shall provide, upon request, satisfactory proof of liability insurance by one or more of the means specified in Section 768.28, Florida Statutes.
- 9. Forfeitures:** While operating under the auspices of this Agreement, property subject to forfeiture under Sections 932.701 - 932.707, Florida Statutes, known as the "Florida Contraband Forfeiture Act," may be seized. The Party initiating / pursuing the forfeiture action shall have the exclusive right to control, and the responsibility to maintain the property in accordance with Chapter 932, Florida Statutes, including, but not be limited to, the complete discretion to bring the action or dismiss the action. The proceeds from seized property that is successfully forfeited shall be distributed equitably among the participating agencies in proportion to the amount of investigation and participation performed by each agency, pursuant to the provisions of the Florida Contraband Forfeiture Act, less the costs and attorney's fees associated with the forfeiture action. The political subdivision / agency controlling the forfeiture may allow another Party to prosecute the forfeiture, subject to the written authorization of the Chief Executive and the legal counsel for each of the participating Parties.
- 10. Conflicts:** Any conflict between this Agreement and the Florida Mutual Aid Act will be controlled by the provisions of the latter, whenever conditions exist that are within the definitions stated in Chapter 23, Florida Statutes.
- 11. Effective Date and Duration:** This Agreement shall be in effect upon the date of last signature by the Signatory Law Enforcement Agencies and shall continue in full force and effect until **January 1, 2035**. Under no circumstances may this Agreement be renewed, amended or extended except in writing.
- 12. Supersedure:** Upon execution and approval by the hereinafter named officials of the Signatory Law Enforcement Agencies, this Agreement will supersede any and all such agreement(s) of this nature and type, becoming the controlling document in consideration of mutual promises to render valuable aid in daily operations and in times of emergency, setting the terms and conditions by which the Signatory Law Enforcement Agencies will be bound.
- 13. Nonexclusive Privilege:** Nothing herein shall preclude any Party from formulating additional specialty MOU / MAA with other Law Enforcement Agencies for the benefit of their collective operations. In instances where the terms / conditions of such specialty MOU / MAA overlap with the terms and conditions of this Agreement, the terms and conditions of this Agreement will take priority and bind the Signatory Law Enforcement Agencies.
- 14. Cancellation:** Participation in this Agreement may be terminated by any Party upon ninety (90) days written notice to the other Party.

IN WITNESS WHEREOF, the Signatory Law Enforcement Agencies have caused this Agreement to be executed, as of the dates shown below, by their undersigned officials as duly authorized.

CITY OF FLORIDA CITY

SIGNATURE

NAME

TITLE

DATE

**STATE OF FLORIDA,
DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES**

SIGNATURE

NAME

TITLE

DATE

FLORIDA HIGHWAY PATROL

SIGNATURE

NAME

TITLE

DATE



TO: Charlotte Thompson, Mayor
Vice Mayor Ronda Ferguson Cobb
Commissioner Richard Brown
Commissioner James Gold
Commissioner Trina Wilborn

FROM: Cindy Lyle
Administrative Services Director

SUBJECT: **Public Hearing No. 25-13:** Request for Approval of 1) Land Use Amendment to the Commercial Category; 2) Zoning District Boundary Change to the C-2 General Commercial District; 3) Use Variance to Permit Boat and RV Storage on the Property; 4) Use Variance to Permit an Automobile Service Station on the Property; 5) Non-Use Variance to Permit an Automobile Service Station Within 300 Feet of Another Such Station.

DATE: May 6, 2026

The applicant, Card Sound Key Investors, LLC, is requesting the following changes to construct a proposed project to be located at the SW corner of US Highway No. 1 and South Krome Avenue:

- 1.) Land use amendment to the Commercial category.
- 2.) Zoning district boundary change to the C-2 General Commercial District.
- 3.) Use variance to permit boat and RV storage on the property.
- 4.) Use variance to permit an automobile service station on the property.
- 5.) Non-use variance to permit an automobile service station within 300 feet of another such station.

The proposed project will consist of an automotive parts store, boat and RV storage, and convenience store. The proposed uses will be consistent with the US1 corridor and existing Last Chance Saloon located on the boundary line of this parcel.

The Planning and Zoning Board, at its May 4, 2026 meeting, voted unanimously to approve Application No. 25-13. Based on this information, staff recommends Mayor and Commission approval with the staff condition that in reference to the boat/RV storage area, *no* maintenance and *no* repairs of boats, recreational vehicles, trucks or automotive vehicles is permitted on the property.

ORDINANCE NO. 26-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A SMALL SCALE LAND USE AMENDMENT FROM THE MEDIUM-HIGH MULTI-FAMILY RESIDENTIAL LAND USE CATEGORY TO THE COMMERCIAL CATEGORY, A ZONING DISTRICT BOUNDARY CHANGE FROM THE PLANNED UNIT DEVELOPMENT DISTRICT TO THE C-2 GENERAL COMMERCIAL DISTRICT AND THREE (3) ZONING VARIANCES FOR THE 12.7-ACRE PROPERTY LOCATED SOUTHWEST OF THE INTERSECTION SOUTH KROME AVENUE AND U.S. HIGHWAY NO. 1; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission is charged, under State Statutes, the Miami-Dade County Charter and the Florida City Charter, with the maintenance in good order of the adopted Florida City Comprehensive Development Master Plan (CDMP), and protection of the City's health, safety and general welfare; and

WHEREAS, the Applicant, Card Sound Key Investors LLC, has filed for a land use amendment to the Commercial land use category and a zoning district boundary change to the C-2 General Commercial District for the 12.7-acre property ("the Property") legally described in Exhibit A; and

WHEREAS, the Applicant has also submitted applications for three (3) zoning variances and a Conceptual Site Plan for future development of the Property attached in Exhibit B; and

WHEREAS, City staff has reviewed the application and issued a report recommending approval of the requested land use amendment, zoning district boundary change and zoning variances; and

WHEREAS, the City's Local Planning Agency (LPA) and Planning and Zoning Board (PZB) held a duly advertised public hearing on May 4, 2026, and after considering public comment and the staff report, issued its recommendation to the City Commission; and

WHEREAS, the City Commission held a duly advertised public hearing, and after considering the staff report, public comment and the PZB recommendation, voted to approve the subject requests.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA THAT:

Section 1. The "whereas" clauses are hereby incorporated as true and correct, and as the findings of fact and conclusions of law of the City Commission.

Section 2. The land use amendment for the Property to the Commercial land use category is hereby approved.

Section 3. The zoning district boundary change for the Property to the C-2 General Commercial District is hereby approved.

Section 4. The zoning variances listed below are hereby approved for the Property subject to the condition that the repair or maintenance of boats, recreational vehicles or automotive vehicles is not allowed on the Property:

- 1.) Use variance to permit boat and recreational vehicle storage.
- 2.) Use variance to allow an automobile service station.
- 3.) Non-use variance to permit an automobile service station within 300 feet of another such station.

ORDINANCE NO. 26-04

Section 5. The Conceptual Site Plan submitted by the Applicant is hereby approved subject to the condition that, prior to applying for a building permit, the Applicant will file an application with the City for administrative site plan review along with a set of detailed plans in compliance with Sections 62-91 through 62-96, 62-172 and 62-277 of the Florida City Code.

Section 6. The Community Development Director is directed to modify the City's Official Future Land Use Map and Zoning Map to reflect these approvals.

Section 7. This ordinance will become effective 31 days following the second and final reading.

PASSED by the Mayor and City Commission of the City of Florida City, Florida on first reading the _____ day of _____, 2026.

PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida on second and final reading this ____ day of _____, 2026.

Charlotte Thompson, Mayor

Attest:

Jennifer A. Evelyn, City Clerk

Approved as to form and legal sufficiency:

Regine Monestime, City Attorney

Offered by: Mayor

Motion to adopt by _____, seconded by _____

FINAL VOTE AT ADOPTION

Mayor Charlotte Thompson	_____
Vice Mayor Rhonda Cobb	_____
Commissioner James Gold	_____
Commissioner Richard Brown, Jr.	_____
Commissioner Trina Wilborn	_____

ORDINANCE NO. 26-04

EXHIBIT A

LEGAL DESCRIPTION

Card Sound Key Investors Site

Miami Land & Development Company, Plat Book 5, Page 10, Tract 7, less road and railway right-of-way, in the Public Records of Miami-Dade County, Florida. Property folio #: 16-7930-003-0010

ORDINANCE NO. 26-04

EXHIBIT B

Conceptual Site Plan



Community Development Department

STAFF REPORT

APPLICATION #: 25-13

DATE: April 27, 2026

TO: Mayor and City Commissioners

FROM: Henry Iler, AICP, City Planner

APPLICANT: Card Sound Key Investors, LLC

REQUESTS:

- 1.) Comprehensive Plan land use map amendment to the Commercial land use category; and
- 2.) Zoning district boundary change to the C-2 General Commercial District.
- 3.) Use variance to permit boat and RV storage.
- 4.) Use variance to permit an automobile service station.
- 5.) Non-variance to allow an automobile service station within 300 feet of another such station.

SITE LOCATION: Southwest corner of the intersection of U. S. Highway No. 1 and South Krome Avenue

PARCEL SIZE: 12.7 acres

CURRENT LAND USE CATEGORY: Medium-High Density Residential Use

EXISTING ZONING: Planned Unit Development (PUD) District

Background

The applicant is requesting a land use amendment to the City's adopted Future Land Use Map and a zoning district boundary change. The subject property is located southwest of the intersection of U.S. Highway No. 1 and South Krome Avenue. The land use amendment is from the Medium-High Density Residential category which permits up to 20 dwelling units per acre to the Commercial category. The rezoning would change the zoning from the Planned Unit Development District (PUD) to the C-2 General Commercial District. The site is owned by Card Sound Key Investors and legally described in Exhibit A. Property location maps and other relevant information are provided in Exhibit B.

The applicant has submitted a Conceptual Site Plan (see Exhibit C) which shows the proposed uses on the property, listed below, if the land use and zoning are changed.

- * Boat and recreational vehicle (RV) storage
- * Service station and convenience store
- * Retail/automotive building.

Section 62-68 of the City's Zoning Code requires City Commission approval of a site plan in conjunction with consideration of the non-use variances being requested.

Development in the Area

Existing development around the parcel consists of a mobile home park to the west, RaceTrac gas and convenience store on the north, and vacant land to the south and east. The "Last Chance Saloon" is located adjacent to the east side of the proposed commercial project. Land use designations (categories) near the site consist of commercial use to the north, and agriculture and open land use to the east and south. The zoning pattern around the property shows a C-2 commercially-zoned parcel to the north and large areas of agricultural and open land zoning east and south of this site.

Previous Development Plan

This parcel was rezoned to the Planned Unit Development (PUD) District in 2022. The master plan at that time showed 342 rental apartment units, clubhouse and recreation/park areas. The developer was proposing to reserve 20% of the apartment units to be affordable for families making 100% or less of the average median annual income in Miami-Dade County. The landowner has indicated this prior development plan is no longer feasible for development.

Use and Non-Use Variances

The application requests to have a boat/RV storage facility and a service station on this site are use variances and come under City Code Section 62-68. This section defines a use variance is "a variance which permits a use of land other than that which is prescribed by the zoning regulations." It further states the City Commission has the authority to grant applications for use variances which will not be contrary to the public interest and where, because of special conditions, a literal enforcement of the regulations would result in unnecessary hardship on the property owner. The section also requires the use variance be the minimum necessary to permit reasonable use of the property. Approval of the non-use variance to have a new service station within 300 feet of an existing station is also subject to the "hardship" standard defined above.

Staff Analysis

1.) Land Use Amendment to the Commercial Category. The subject property is located on U. S. Highway No. 1, one of the most heavily traveled arterial roadways in Miami-Dade County. This gives the Card Sound Key property a very large volume of daily "passerby traffic" which is crucial to successful commercial development. In addition, a large commercially-zoned parcel already exists within 300 feet of this parcel on the north, and commercial zoning covers each side of U.S. 1 from this property up to East Palm Drive and beyond. The lands to the east and south of this site are environmentally sensitive wetlands and much of it is owned by the County's environmental trust fund; it will be a very long time before it might be developed, if ever. Due to this fact this commercial land use amendment will not provide any valid legal basis for other landowners in the area to seek similar commercial land use. In staff's opinion, this property is a very good location for commercial development. It should also be noted the proposed commercial will create significantly less new trips on U. S. 1 compared to the prior apartment development. For these reasons, staff recommends approval of the land use amendment to Commercial use.

2.) Zoning District Boundary Change to the C-2 District. For the reasons given above for the land use amendment including high traffic location, consistency with the commercial development trend along U.S. Highway No. 1, and significantly reduced new trips on U. S. 1, staff is also recommending approval of the zoning district boundary change to the C-2 General Commercial District.

3.) Use Variance to Permit Boat and RV Storage. Storage uses such a warehouses and outdoor storage are only permitted in the City's Light Industrial District. Since the applicant is asking for commercial zoning and would like to have boat and RV storage on the property, it creates the need for this use variance. As discussed earlier in this report, use variances are regulated by Section 62-68 of the City Code and allows the Commission to grant a use variance if it finds the denial of the use would create an unnecessary hardship on the applicant, and use approval would be in the public interest.

This commercial use is very common along U.S. Highway from the Florida Keys north past this site and up through Miami-Dade County. It is a low impact business which will increase the City's tax base and provide a short-term revenue-producing use that can be readily converted to more substantial commercial development in the future. It is in the public interest to have commercial property developed in a quality manner and provide for increased property values. There should be no negative impacts on area properties or citywide from approval of the variance. Staff is recommending approval of this use variance with the condition that no boat/RV maintenance or repair can be conducted on the property.

4.) Use Variance to Permit an Automobile Service Station. The C-2 District does not permit service stations on U.S. Highway No. 1 except those in operation prior to September 2021. This requirement was put in place in recent years to reduce the number of proposed stand-alone service stations and convenience stores on U. S. 1 which were already very plentiful north of the subject site, and to allow a more diverse and higher value commercial pattern along this major corridor. The Code standards for approval of a use variance discussed previously apply here also. The Commission must find that the use would be in the public interest and an unnecessary hardship would be created for the landowner if the application is denied.

In this case, the service station will be part of a larger commercial development and thus bring a multi-tenant project with larger tax base potential. In addition, since the land around the Card Sound Key site is largely undevelopable, approval of the variance should not provide any valid legal avenue for nearby landowners to seek the same use. As noted previously, it is in the public interest to have commercial property developed in a quality manner and provide for increased property values. There should be no negative impacts on area properties or citywide from approval of the variance. Staff is recommending approval of this use variance with the condition that no vehicle maintenance or repair can be conducted on the property.

5.) Non-Use Variance to Permit a Service Station within 300 feet of Another Station. This property is within 300 feet of the existing RaceTrac station and convenience store to the north. For similar reasons as presented previously including the fact this station will be part of a larger commercial development and, given its isolated location, should not provide any legal zoning incentive for any other service station requests around it. Staff finds the approval of the variance is in the public interest and is recommending approval of this non-use variance.

RECOMMENDATION

Staff recommends approval of the land use amendment to the Commercial land use category and rezoning to the C-2 General Commercial District for the 12.7-acre property located at the southwest corner of the intersection of U. S. Highway No. 1 and South Krome Avenue, and legally described in Exhibit A. In addition, staff recommends approval of the use variance for the boat/RV storage use and service station use, and the non-use variance to permit a service station within 300 feet of another station subject to the following condition:

- 1.) No maintenance or repair of boats, recreational vehicles, trucks or automotive vehicles is permitted on the property.

EXHIBIT A

LEGAL DESCRIPTION

Card Sound Key Investors Site

Miami Land & Development Company, Plat Book 5, Page 10, Tract 7, less road and railway right-of-way, in the Public Records of Miami-Dade County, Florida. Property folio #: 16-7930-003-0010

EXHIBIT B

Property Map and Information

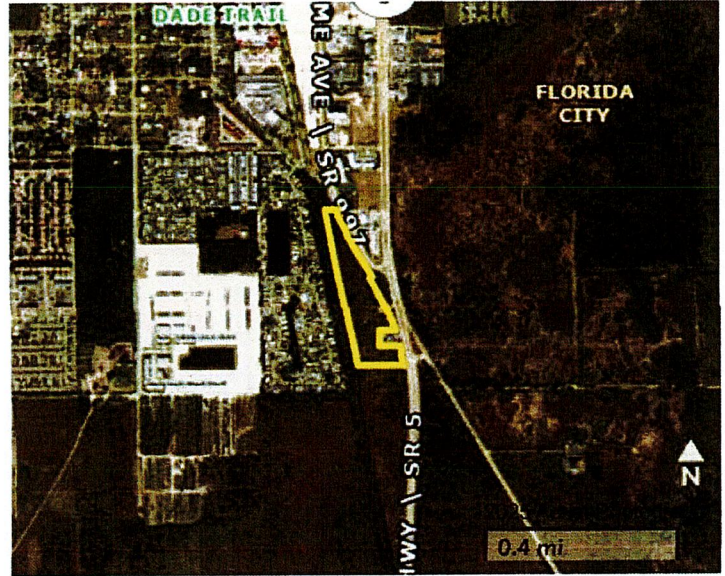


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 04/27/2026

PROPERTY INFORMATION	
Folio	16-7930-003-0010
Property Address	0 , FL
Owner	CARD SOUND KEY INVESTORS LLC
Mailing Address	2800 PONCE DE LEON BLVD STE 1160 CORAL GABLES, FL 33134
Primary Zone	6000 COMMERCIAL - GENERAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	555,982 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,501,370	\$1,501,370	\$1,501,370	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$1,501,370	\$1,501,370	\$1,501,370	
Assessed Value	\$1,501,370	\$1,501,370	\$1,501,370	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
GATEWAY POINT SUBDIVISION	
PB 175-094 T-17583	
TRA	
LOT SIZE 555982 SQ FT M/L	
FAU 16-7930-001-0440	

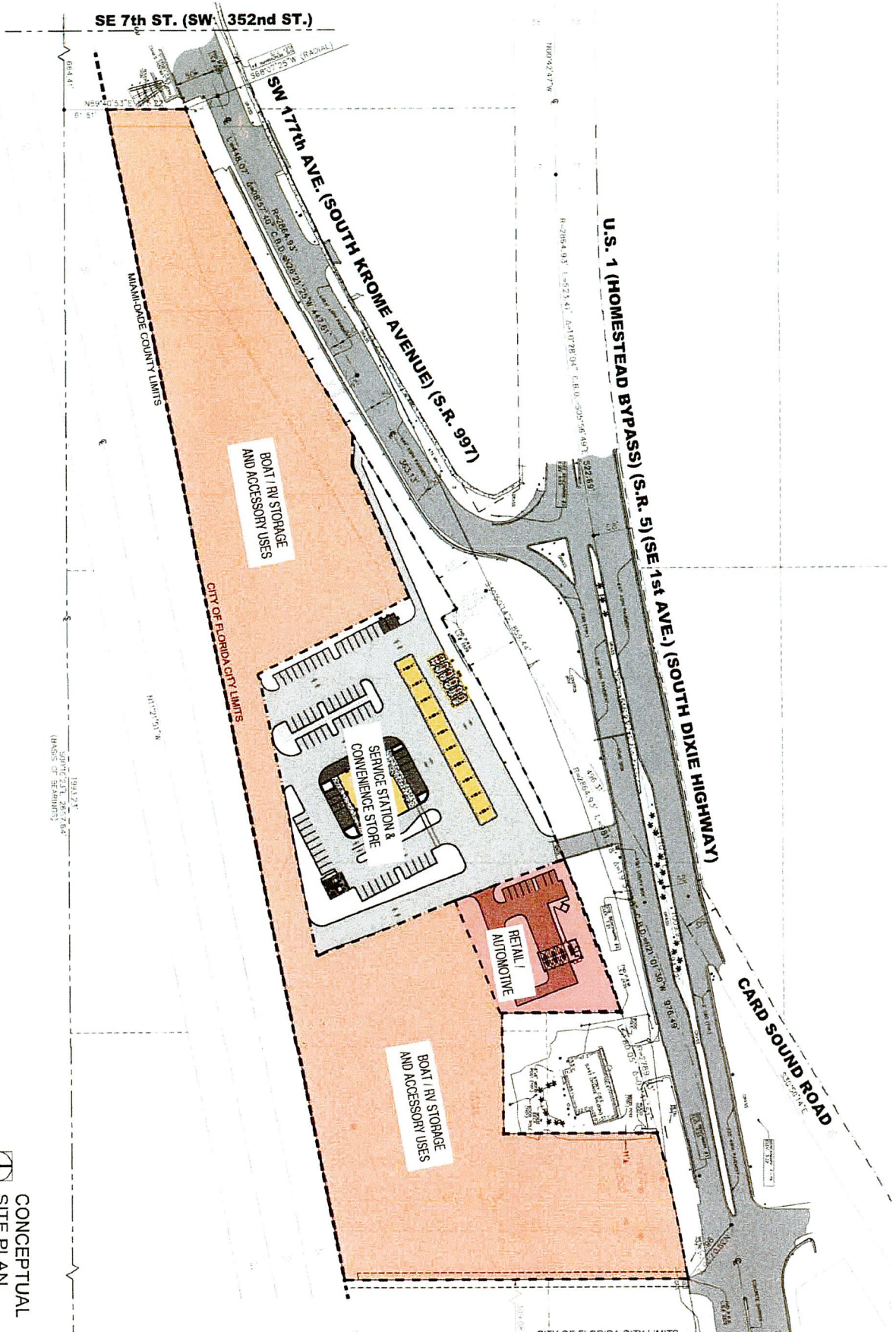
TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,501,370	\$1,501,370	\$1,501,370	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,501,370	\$1,501,370	\$1,501,370	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,501,370	\$1,501,370	\$1,501,370	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,501,370	\$1,501,370	\$1,501,370	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/29/2022	\$100	33112-3050	Corrective, tax or QCD; min consideration

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

EXHIBIT C

Conceptual Master Plan



CARD SOUND RD
 BY CORAL ROCK DEVELOPMENT
 FLORIDA CITY, FLORIDA

CONCEPTUAL
 SITE PLAN
 SCALE 1"=80'

SP-1

DATE: 08/14/23
 DRAWN: [unintelligible]
 CHECKED: [unintelligible]
 TITLE: [unintelligible]

PREPARED BY: [unintelligible]
 CHECKED BY: [unintelligible]
 DATE: 08/14/23



MEMORANDUM

To: Mayor Charlotte Thompson
Vice Mayor Rhonda Cobb
Commissioner James Gold
Commissioner Richard Brown, Jr.
Commissioner Trina Wilborn

Date: May 01, 2026

From: Chief Pedro Taylor, Jr.,
City of Florida City Police Department

Subject: AUTHORIZATION TO EXPEND GRANT FUNDS-STOP PROJECT,
CONTRACT NO. LN340 FROM THE DEPARTMENT OF CHILDREN AND
FAMILY IN THE AMOUNT OF \$224,410.54

I respectfully request authorization to expend \$224,410.54 from the State of Florida Department of Children and Families, the Grant Awarded to us via Contract No. LN340 For the period beginning May 1, 2026 through July 30, 2028. The award funding will Strengthen the department's capacity to enhance coordinated responses, expand access to critical support services, and deepen collaborative efforts with local service providers.

Program Description:

The scope of service is to increase trauma informed law enforcement investigations to respond to Violence Against Women Act ("VAWA") related crimes, including Domestic Violence, Dating Violence, Stalking Violence and Sexual Assault. Florida City Police Department must staff a full-time detective that will be assigned to Domestic Violence incidents; a STOP Grant Program Coordinator and Supervisor will be assigned in a part-time basis.

The program staff members assigned to the grant will provide the following:

- 1) Monitor domestic violence incidents within the jurisdiction of the City of Florida City to permit programmatic and fiscal evaluation by authorized department personnel. Provide resources to and training to domestic violence victims and FCPD Staff members.
- 2) The detective assigned to the grant will only be dedicated solely assigned to cases involving Domestic Violence, Dating Violence, Sexual Assault and or Stalking on those aged 11 and older. The detective will develop a tracking system to record monthly statistics that shall be reporting accordingly.

- 3) Staff members specified in C.2.1 will receive a minimum of six (6) hours of approved trainings annually related to Domestic Violence, Dating Violence, Sexual Assault and Stalking.
- 4) Complete Activity Reports; this will allow to monitor the percentage of time allocated to the grant and is approved by the supervisor.
- 5) Develop or enhance agency-wide protocols to support Trauma-informed interviewing and documentation of VAWA crimes within six month of contract execution.
- 6) The staff Detective assigned will participate in a minimum of three (3) local coordinated community response Team (CCR) or Task Force meetings annually to assess current gaps and strengths of the local criminal justice system response to VAWA crimes. We will work collaboratively with the local certified Domestic Violence Center and the State Attorney's Office within our jurisdiction.

Goals & Objectives:

The Florida City Police Departments objective is to ultimately be able to assist Victims of Violence against women. We intend to provide services, render aid and a create a much needed connection for victims of domestic violence with services that will assist them.

Project History:

This marks our inaugural grant award for the STOP Project. We are honored to be receiving these funding and are thrilled to begin our partnership as a new recipient of these funds.

RESOLUTION No. 26-42

A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AUTHORIZING THE EXPENDITURE OF THE STOP GRANT, CONTRACT NUMBER LN340 FROM THE DEPARTMENT OF CHILDREN AND FAMILY IN THE AMOUNT OF \$224,410.54; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.

WHEREAS, the City of Florida City Police Department has requested the approval from the City Manager, Mayor and Commissioners to address the purpose and procedures to be utilized for the appropriation and expenditures of the STOP Grant, Contract LN340 in the amount of \$224,410.54; and

WHEREAS, the Chief of Police of the City of Florida City has determined that the need for the appropriation and expenditures exists and the appropriation and expenditure of the grant funds are in compliance with the State of Florida Department of Children and Family (“DCF”); and

WHEREAS, the City of Florida City Police Department (“Police Department”), submits for approval to the City of Florida City Commission, the Stop Grant, contract LN340 in the amount of \$224,410.54 at the City of Florida City Commission hearing; and

WHEREAS, the City administration has recommended that the City Commission approve the receipt of expenditure of such funds and authorize the City Manager to execute same; and

WHEREAS, the Mayor and City Council find that approval of the STOP Grant, Contract LN340 for period May 01, 2026 through July 30, 2028 is in the best interest of the City.

RESOLUTION No. 26-42

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

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

Section 2. Ratification. The STOP Grant, Contract LN 340 with the DCF, attached hereto as Exhibit "B & C", is hereby approved.

Section 3. Authorization. The City Manager is hereby authorized to execute Contract No. LN340 on behalf of the City.

Section 4. Implementation. The City Manager and the City Attorney are hereby authorized to take such action as may be necessary to implement the provisions of this resolution.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida this 28th day of April, 2026.

Charlotte Thompson, Mayor

Attest:

Jennifer Evelyn, City Clerk

Approved as to form and legal sufficiency

Regine Monestime, City Attorney

RESOLUTION NO: 26-42

Offered by: Mayor

Motion to adopt by: _____ seconded by: _____

FINAL VOTE AT ADOPTION

Mayor Charlotte Thompson _____

Vice Mayor Rhonda Cobb _____

Commissioner Richard Brown, Jr _____

Commissioner James Gold _____

Commissioner Trina Wilborn _____

I, Pedro Taylor, Jr., Chief of Police of the City of Florida City, do hereby certify that the aforementioned proposed request for expenditures from the Department of Children and Families, STOP Grant Contract No. LN340 for expenditures as indicated in Exhibit "A, B and C".

Pedro Taylor, Jr.,
Chief of Police
City of Florida City Police Department

Date: _____

STOP Project, Contract No. LN 340, ALN # 16.588

Fiscal Year(s) 2025-2026 & 2026-2027

Exhibit "A"

2025-2026 \$ 44,882.11

2 months of law enforcement services at \$29,921.40
1 month of law enforcement services at \$14,960.71
(1) Full-Time Detective (2) Part-time Staff Members

2026-2027 \$ 179,528.43

11 months of law enforcement services at \$14,960.71 /
\$164,567.81
1 month of law enforcement services at \$14,960.70
(1) Full-Time Detective (2) Part-time Staff Members

Total Grant Funds \$ **224,410.54**

Match Funds / Other In-Kind Services \$ 54,533.44

2025-2026 9,649.76
2026-2027 44,883.68

RESOLUTION NO: 26-43

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, RECOGNIZING THE APPLICABILITY OF THE MIAMI-DADE COUNTY JUVENILE CURFEW ORDINANCE WITHIN THE CITY OF FLORIDA CITY; SUPPORTING ENFORCEMENT BY THE FLORIDA CITY POLICE DEPARTMENT; ESTABLISHING A SIX-MONTH IMPLEMENTATION AND PUBLIC EDUCATION CAMPAIGN; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO DEVELOP AND IMPLEMENT A CURFEW ENFORCEMENT PLAN; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Miami-Dade County has adopted the Miami-Dade County Juvenile Curfew Ordinance, codified in Chapter 21, Article XIII of the Miami-Dade County Code of Ordinances; and

WHEREAS, the Miami-Dade County Juvenile Curfew Ordinance is intended to protect the health, safety, and welfare of juveniles and the public by regulating the presence of juveniles in public and semi-public places during certain late-night and early-morning hours; and

WHEREAS, the Miami-Dade County Juvenile Curfew Ordinance provides for countywide application and enforcement, subject to the exceptions, defenses, procedures, and limitations set forth therein; and

WHEREAS, the City of Florida City recognizes the importance of protecting juveniles from circumstances that may endanger their health, safety, and welfare, including unsupervised late-night activity in public and semi-public places; and

WHEREAS, the Mayor and City Commission find that supporting and implementing enforcement of the Miami-Dade County Juvenile Curfew Ordinance within the City of Florida City will promote public safety, assist parents and guardians, deter juvenile-related nighttime disturbances, and protect the general welfare of the community; and

WHEREAS, the City Commission desires to establish a six-month implementation plan for enforcement of the Miami-Dade County Juvenile Curfew Ordinance within Florida City; and

WHEREAS, the Mayor and City Commission desire to authorize the Florida City Police Department to enforce the Miami-Dade County Juvenile Curfew Ordinance within the municipal limits of the City, in accordance with applicable law and the provisions of the Miami-Dade County Code; and

WHEREAS, the Mayor and City Commission find that this Resolution is in the best interest of the City and its residents.

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

RESOLUTION NO: 26-43

Section 1. Recitals.

The foregoing recitals are true and correct and are hereby incorporated as if fully set forth herein.

Section 2. Recognition of Countywide Juvenile Curfew Ordinance.

The Mayor and City Commission hereby recognize the applicability of the Miami-Dade County Juvenile Curfew Ordinance, codified in Chapter 21, Article XIII of the Miami-Dade County Code of Ordinances, within the municipal limits of the City of Florida City.

Section 3. Support and Authorization for Enforcement.

The Mayor and City Commission hereby support and authorize the Florida City Police Department to enforce the Miami-Dade County Juvenile Curfew Ordinance within the municipal limits of the City of Florida City, consistent with the terms, exceptions, defenses, procedures, and limitations contained in the Miami-Dade County Code of Ordinances and applicable federal, state, and local law.

Section 4. Implementation.

The City Manager and Chief of Police are hereby authorized to take all actions necessary and appropriate to implement this Resolution, including, but not limited to, coordinating enforcement procedures, preparing public information materials, training law enforcement personnel, coordinating with Miami-Dade County and other agencies as necessary, and taking such other lawful actions as may be required to effectuate the intent of this Resolution.

Section 5. Effective Date.

This Resolution shall take effect immediately upon its adoption.

RESOLUTION NO: 26-43

PASSED AND ADOPTED THIS _____ day of _____, 2026

CHARLOTTE THOMPSON, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

SPONSORED: MAYOR CHARLOTTE THOMPSON

Offered By: Mayor

Motion to adopt by _____ seconded by _____

FINAL VOTE AT ADOPTION

Mayor Charlotte Thompson	_____
Vice Mayor Ronda Cobb	_____
Commissioner James Gold	_____
Commissioner Richard Brown, Jr.	_____
Commissioner Trina Wilborn	_____



**CITY OF FLORIDA CITY
FAIR HOUSING WORKSHOP**

The City of Florida City will conduct a Fair Housing Workshop for the general public, property owners, housing professionals, and local elected officials to provide information regarding the Fair Housing Act and citizen's rights pertaining to it. The Workshop will be held during the Regular City Commission Meeting on May 26, 2026 which begins at 6:30 PM in the Otis T. Wallace City Complex, City Commission Chambers located at 404 W. Palm Drive, Florida City, FL 33034. For information concerning the Workshop, or if you require special assistance of any kind, contact the City Clerk at (305) 247-8221 at least one (1) business day before the Workshop. The City will provide assistance for non-English speaking persons if needed and requested.

**EQUAL OPPORTUNITY EMPLOYER / HANDICAPPED ACCESS /
FAIR HOUSING / DRUG FREE JURISDICTION**



CDBG First Public Hearing Notice City of Florida City, FL

The City of Florida City is considering applying to the Florida Department of Commerce (FloridaCommerce) for a FFY 2023 and 2024 Small Cities Community Development Block Grant (CDBG) Program. The City is eligible to apply in the Neighborhood Revitalization, Commercial Revitalization, and Housing Rehabilitation categories and in the Economic Development category. Construction activities funded through the CDBG Program must meet one of the following National Objectives:

1. Provide benefit to low- and moderate-income persons;
2. Prevent or eliminate slum or blight conditions; or
3. Meet a need of recent origin having a particular urgency.

The types of activities that CDBG funds may be used for include constructing stormwater ponds, paving roads and sidewalks, installing sewer and water lines, building a community center or park, making improvements to a sewage treatment plant, and rehabilitating low-income homes. Additional information regarding the range of activities that could be funded will be provided at the public hearing.

In developing a CDBG application, the City of Florida City must plan to minimize displacement of persons as a result of the activities. In addition, the City of Florida City is required to develop a plan to assist displaced persons.

A public hearing to obtain citizen comment concerning the City's economic and community development needs will be held at the Otis T. Wallace Municipal Complex City Commission Chambers, 404 W. Palm Drive, Florida City, FL 33034 at 6:30PM on May 26, 2026. For information concerning the public hearing, contact the City Clerk, Jennifer Evelyn at (305) 247-8221 or by email at cityclerk@floridacityfl.gov.

The Public Hearing is being conducted in a handicapped accessible location. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the City at least five days before the hearing by contacting Jennifer Evelyn at (305) 247-8221. If you are hearing or speech impaired, please contact the City using the Florida Relay Service, 1 (800) 955-8771 (TDD) or 1 (800) 955-8770 (Voice).

Any non-English speaking person wishing to attend the Public Hearing should contact Jennifer Evelyn at (305) 247-8221 at least five days prior to the hearing and an interpreter will be provided.

Handicapped/Drug Free/Equal Employment



MEMORANDUM

TO: Charlotte Thompson, Mayor
Dr. James Poag, City Manager

FROM: Edel Villar, Superintendent of Water & Sewer

DATE: May 12, 2026

SUBJECT: Citywide Storm Drain Cleaning

The purpose of this memorandum is to justify the expense for citywide storm drain cleaning and stormwater system maintenance. This work is necessary to maintain the City's stormwater infrastructure, including catch basins, inlets, pipes, and related drainage structures. Routine cleaning helps prevent debris buildup, blockages, poor drainage, localized flooding, and the need for emergency maintenance.

The City does not currently have the proper specialized equipment needed to complete this level of storm drain cleaning in-house. This work requires equipment such as vacuum/jetting trucks and related tools to properly clean the catch basins, inlets, and pipes. Therefore, it is necessary to use an outside contractor with the required equipment and experience to complete the work safely and effectively.

The timing of this work is important due to the upcoming rainy and hurricane season. Completing the cleaning in advance will help ensure the stormwater system is functioning properly before heavier rainfall occurs. EnviroWaste Services Group submitted a proposal for **\$207,600.00** for cleaning approximately 920 stormwater catch basins/inlets and related pipe cleaning. This was the lowest proposal received, compared to **\$422,750.00** from Rock Power Paving, Inc. and **\$400,500.00** from Trans Florida Development Corp.

If the City does not proceed with this expense, the stormwater system may remain at risk for clogged structures, drainage failures, standing water, localized flooding, and higher emergency repair costs. Approval of this expense is recommended as a proactive and cost-effective measure to protect City infrastructure, public safety, and overall stormwater operations.

This expenditure will be funded through the Water and Sewer budget, Account No. 22-54607.

RESOLUTION NO: 26-45

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A CONTRACT WITH ENVIROWASTE SERVICES GROUP, INC. FOR CITYWIDE STORM DRAIN CLEANING AND STORMWATER SYSTEM MAINTENANCE IN AN AMOUNT NOT TO EXCEED TWO HUNDRED SEVEN THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$207,600.00); BASED ON A PIGGYBACK ON THE AGREEMENT FROM THE CITY OF AVENTURA, FLORIDA AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Florida City (the “City”) owns, operates, and maintains a stormwater management infrastructure system that includes catch basins, inlets, pipes, manholes, outfalls, and related drainage structures essential to the protection of public health, safety, and welfare; and

WHEREAS, routine cleaning and maintenance of the City’s stormwater system is necessary to prevent debris buildup, blockages, poor drainage, localized flooding, and the need for costly emergency maintenance; and

WHEREAS, the City does not currently possess the specialized equipment, including vacuum/jetting trucks and related tools, required to perform citywide storm drain cleaning in-house, and therefore must engage a qualified outside contractor with the necessary equipment, experience, and trained personnel to perform the work safely and effectively; and

WHEREAS, the timing of this work is critical due to the impending rainy and hurricane season, and completing the cleaning in advance will help ensure the stormwater system is functioning properly before heavier rainfall occurs; and

WHEREAS, Section 2-127 of the City’s Code of Ordinances provides that contracts for goods or services of \$50,000.00 or more shall be competitively awarded, except where otherwise allowed; and

RESOLUTION NO: 26-45

WHEREAS, the City of Aventura previously issued a competitive solicitation and awarded a contract to EnviroWaste Services Group by Resolution (See Exhibit “A”) for the stormwater system maintenance services that are substantially similar to the services required by the City of Florida City; and

WHEREAS, EnviroWaste Services Group, Inc. has agreed to extend to the City of Florida City the same pricing, terms, and conditions set forth in the Aventura Agreement, and to perform the citywide storm drain cleaning and stormwater system maintenance services described herein for an amount not to exceed \$207,600.00; and

WHEREAS, Section 2-126 of the City of Florida City Code of Ordinances and applicable Florida law authorize the City to procure goods and services through cooperative purchasing arrangements, including by “piggybacking” upon contracts competitively awarded by other governmental entities, where such procurement is in the best interest of the City and serves the public interest; and

WHEREAS, sufficient funds are available, or shall be made available, in the Water and Sewer budget, Account No. 22-54607, to cover the cost of the services authorized by this Resolution.

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

Section 1. Recitals Adopted. The foregoing recitals are true and correct and are hereby ratified, confirmed, and incorporated into this Resolution by this reference as if fully set forth herein.

Section 2. Approval of Agreement and Award. The Mayor and City Commission hereby approve and authorize the award of an agreement to EnviroWaste Services Group, Inc., for citywide storm

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drain cleaning and stormwater system maintenance, including the cleaning of approximately 920 stormwater catch basins, inlets, and related pipe cleaning, in an amount not to exceed Two Hundred Seven Thousand Six Hundred and 00/100 Dollars (\$207,600.00), at the unit prices established in the Aventura Agreement.

Section 3. Authorization to Execute. The City Manager is hereby authorized and directed to execute, on behalf of the City of Florida City, a Piggyback Agreement with EnviroWaste Services Group, Inc., and to do all things necessary to effectuate the intent of this Resolution.

Section 4. Funding. The expenditure authorized by this Resolution shall be funded through the Water and Sewer budget, Account No. 22-54607.

PASSED AND ADOPTED by the City Commission of the City of Florida City, Florida at a regular meeting duly held on the _____ day of _____, 2026.

CHARLOTTE THOMPSON, Mayor

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered By: Mayor

Motion to adopt by _____ seconded by _____

FINAL VOTE AT ADOPTION

Mayor Charlotte Thompson	_____
Vice Mayor Ronda Cobb	_____
Commissioner James Gold	_____
Commissioner Richard Brown, Jr.	_____
Commissioner Trina Wilborn	_____