



CITY OF FLORIDA CITY CITY COMMISSION MEETING AGENDA

Meeting Date: June 23rd, 2026 -6:30 PM
Florida City, FL 33034
Next Regular Meeting Date:
July 14th, 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 McLune

- 1. CALL TO ORDER/ROLL CALL**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES – Commission Minutes of June 9th, 2026**
- 5. ORDER OF BUSINESS**
- 6. SPECIAL PRESENTATION (S)**
 - 6.1 5 Year Strategic Visioning Plan**
- 7. PUBLIC COMMENT (2 MINUTES EACH)**

8. ORDINANCE(S) FOR FIRST READING

- 8.1 26-03: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AMENDING CHAPTER 50, "SUBDIVISIONS," TO REVISE PLAT AND REPLAT REVIEW AND APPROVAL PROCEDURES; DESIGNATING THE BUILDING AND ZONING DIVISION AS THE ADMINISTRATIVE AUTHORITY AND THE CITY MANAGER OR DESIGNEE AS THE ADMINISTRATIVE OFFICIAL IN COMPLIANCE SECTION 177.071, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE (SPONSORED BY THE CITY MANAGER)**
- 8.2 26-05: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, ESTABLISHING A TEMPORARY SIX (6) MONTH MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF SITE PLAN REVIEW APPLICATIONS PROPOSING INDUSTRIAL DEVELOPMENT ON INDUSTRIALLY-ZONED PROPERTY WITHIN THE DAVIS PARKWAY INDUSTRIAL STUDY AREA, PROVIDING FINDINGS, EXCEPTIONS; DURATION, TERMINATION, AND AUTOMATIC EXPIRATION; AND PROVIDING AN EFFECTIVE DATE (SPONSORED BY THE CITY MANAGER)**

**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- 51: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, ADOPTING AND INCORPORATING THE MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY (LMS) AS THE CITY'S HAZARD MITIGATION PLAN; REAFFIRMING THE CITY'S PARTICIPATION IN THE LMS WORKING GROUP; AUTHORIZING THE CITY MANAGER TO SUBMIT AND UPDATE LOCAL MITIGATION PROJECTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE (SPONSORED BY THE CITY MANAGER)**

12B) 26- 52: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AUTHORIZING THE ALLOCATION OF SIXTY-NINE THOUSAND SEVEN HUNDRED SEVENTY-SIX DOLLARS AND EIGHTY-NINE CENTS (\$69,776.89) IN SUPPORT OF THE CITY OF FLORIDA CITY POLICE ATHLETIC LEAGUE (PAL); PROVIDING FOR AN EFFECTIVE DATE (SPONSORED BY THE CITY MANAGER)

12C) 26- 54: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AMENDING THE PERMIT FEE SCHEDULE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, PURSUANT TO SECTION 14-31 OF THE CODE OF ORDINANCES, TO UPDATE THE CURRENT FENCE BUILDING PERMIT FEES; PROVIDING FOR ADOPTION OF A NEW PERMIT FEE SCHEDULE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; 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



CITY OF FLORIDA CITY
OFFICE OF THE CITY MANAGER
MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Dr. James A. Poag, City Manager

DATE: June 17, 2026

SUBJECT: Florida City Five-Year Strategic Plan

Florida City's five-year plan outlines 71 initiatives across eight priority areas to guide the City's growth. By modernizing operations, improving infrastructure, enhancing public safety, and expanding community engagement, the city is building a more efficient and resilient future.

1. Operational Excellence & Accountability

Advancing internal efficiency, reliable service, and transparent governance.

Total initiatives: 11

2. Community Vibrancy & Appearance

Elevating local aesthetics, preserving neighborhoods, and fostering community pride.

Total initiatives: 11

3. Sustainable Housing & Development

Expanding housing opportunities and supporting sustainable development.

Total initiatives: 6

4. Economic Development & Innovation

Expanding infrastructure, fostering strategic partnerships, and accelerating job creation.

Total initiatives: 8

5. Infrastructure & Connectivity

Advancing long-term mobility, maximizing commuter safety, and reinforcing network resilience.

Total initiatives: 9

6. Public Safety & Emergency Readiness

Advancing public safety and emergency preparedness through strategic public safety operations, resilient infrastructure, and coordinated crisis response.

Total initiatives: 11

7. Parks & Youth Engagement

Advancing community wellbeing through recreation, mentorship, and youth engagement.

Total initiatives: 9

8. Senior Independence & Vitality

Promoting autonomy, and social connections that support aging in place.

Total initiatives: 6



City of Florida City Strategic Plan

2026–2031

A Five-Year Vision for Moving Florida City Forward

(Presented by Dr. James A. Poag, City Manager)

I. Executive Vision

Florida City stands at a defining moment. With renewed leadership, a clear mandate from the City Commission, and the voices of residents shaping our priorities, this Strategic Plan charts our path for the next five years.

This plan is built on a simple promise: City government must be responsive, accountable, and close to the people it serves. Every project, program, and partnership described in this plan is intended to move Florida City toward a safer, cleaner, more connected, and more opportunity-filled future.

Technology will be an important part of this progress. New talent across administration and key departments is bringing fresh expertise and elevated responsiveness. The digitization of City records, planned IT upgrades, and enhanced Wi-Fi at City Hall will make government faster, clearer, and more accessible.

Public safety and neighborhood appearance remain central to the City’s mission. The City will continue to support the Police Department, improve emergency preparedness, address illegal dumping, strengthen code enforcement, enhance lighting, and invest in public spaces that promote pride and safety. It means investing in the everyday experience of our residents. Public safety remains central—through stronger Public Works coordination, improved response to illegal dumping, and the Police Department’s new Gun Lock Campaign promoting responsible firearm storage.

Florida City is also deepening its relationship with residents. The City’s first Community Visioning Meeting created a new platform for listening, learning, and planning together. Through Parks and

Recreation, senior services, youth programs, public workshops, and neighborhood engagement, the City will continue to bring people into the work of building the future. It is both a roadmap and a promise.

II. Strategic Priority Areas & Deliverables

The following eight priority areas reflect direction from the City Commission and input gathered directly from residents. Each represents a focused commitment, with measurable deliverables and clear timelines.

1. City Services & Accountability

Strong cities begin with strong systems. Florida City is modernizing operations, deepening accountability, improving service, ensuring transparency and making it easier for residents to access the services they need.

Key Deliverables

- Complete annexation in partnership with Miami-Dade County — *In Progress (Q2, 2027)*.
- Implemented 4-day/10-hour work schedule to increase productivity and extend public service hours — *Complete (Q3, 2026)*.
- Revise the Employee Handbook to reflect modern best practices — *In Progress (Q4, 2026)*.
- Digitize City records to improve efficiency and transparency — *In Progress (Q4, 2029)*.
- Upgrade City Hall IT systems, including enhanced Wi-Fi and technology modernization — *In Progress (Q2, 2027)*.
- Develop a long-range Capital Improvement Plan (CIP) identifying major projects and funding sources — *In Progress (Q1, 2027)*.
- Evaluate current staffing levels, recruit and retain qualified staff — *In Progress (Q1, 2029)*.
- Install Miami-Dade County Permitting Kiosk in City Hall — *In Progress (Q4, 2026)*.
- Collaborate with Miami-Dade County Tax Collector to provide on-site services to FL City residents once a month at the Youth Activity Center — *In Progress (Q3, 2026)*.
- Promote TrackIt as the automated public facing platform to report and address resident concerns — *In Progress (Q3, 2026)*.
- Publish a Citywide Map and Information Guide detailing services and staff contacts — *In Progress (Q4, 2026)*.

2. Community Appearance

A clean, well-kept city reflects pride and invites investment. Florida City is investing in the everyday experience of walking down our streets and through our neighborhoods.

Key Deliverables

- Conduct a citywide sidewalk audit to identify missing, broken, or cracked sidewalks for CIP inclusion — *In Progress (Q4, 2027)*.
- Conduct citywide tree audit and develop a tree maintenance plan to keep trees pruned and manicured — *In Progress (Q4, 2026)*.
- Improve illegal dumping response through enhanced Code Enforcement and Public Works coordination — *In Progress (Q4, 2030)*.
- Completed an inventory of inoperable streetlights and coordinate repairs with FPL — *Complete (Q3, 2026)*.
- Commission a citywide lighting study to evaluate illumination levels and develop an upgrade strategy with FPL — *In Progress (Q4, 2026)*.
- Partner with Waste Management to improve residential pick-up and bulk waste services — *Complete (Q2, 2026)*.
- Completed a comprehensive Code Enforcement assessment to strengthen compliance measures and restructure the Special Magistrate system to be accessible, transparent, and easy to navigate for residents — *Complete (Q2, 2026)*.
- Increasing code enforcement activities in areas identified as “hot spots” for dumping — *Complete (Q3, 2026)*.
- Implementing successful strategies and coordinating with Florida City PD for enhanced penalties up to and including arrest for illegal dumping — *In Progress (Q4, 2029)*.
- Launching a community-wide anti-littering campaign — *In Progress (Q4, 2029)*.
- Hosting quarterly community clean-up with Keep Florida City Beautiful and Adopt-a-Highway participants — *In Progress (Q4, 2026)*.

3. Housing

Every resident deserves a safe place to call home. Florida City is working with our partners to support homeownership and create sustainable and affordable development opportunities.

Key Deliverables

- Support the ONYX development transfer to ensure successful advancement of the Redland Road major park and surrounding development — *In Progress (Q4, 2027)*.
- Integrate annexation planning to evaluate future housing opportunities — *In Progress (Q4, 2027)*.
- Partner with Miami-Dade County Housing, MDEAT and other community partners to identify affordable housing programs and opportunities for residents — *In Progress (Q4, 2030)*.
- Host a Homeownership Workshop to provide access to programs, education and funding to residents seeking to purchase homes — *In Progress (Q1, 2027)*.
- Work with the CRA to identify possible strategies to increase homeownership opportunities with the CRA boundaries — *In Progress (Q4, 2029)*.
- Continue collaboration to work with Rebuilding America to rehabilitate existing housing stock with Florida City — *In Progress (Q4, 2028)*.

4. Jobs & Economy

A thriving local economy means real opportunity for our residents. Florida City is investing in the infrastructure, partnerships, and small businesses that turn potential into prosperity.

Key Deliverables

- Advance the Palm Drive Canal Project, a \$16.9 million infrastructure investment funded by the Florida Department of Commerce CDBG Program — *In Progress (Q4, 2027)*.
- Strengthen economic development partnerships to support business growth and workforce opportunities — *Not Started (Q4, 2026)*.
- Modernize administrative operations to improve permitting, licensing, and business services — *In Progress (Q4, 2027)*.
- Host a small business expo to provide technical assistance to local businesses in areas such as marketing, budgeting, and access to capital — *Not Started (Q2, 2027)*.
- Partner with the Economic Development Council to identify possible business and industries seeking to relocate their operations to Florida City — *In Progress (Q4, 2027)*.
- Convene a Florida City Small Business Roundtable with Chamber South, EDC, the Beacon Council, and other partners to identify and support the needs of the small business community — *In Progress (Q4, 2026)*.

- Host Florida City Job Fair to engage and connect residents with real job and career opportunities — *In Progress (Q4, 2026)*.
- Create and promote a buy local program for the purchase of City goods and services — *In Progress (Q4, 2026)*.

5. Transportation & Infrastructure

Florida City is building the roads, sidewalks, water systems, and transit connections that carry us safely into the future.

Key Deliverables

- Develop a 10-year Transportation Plan addressing roads, transit, bicycle, and pedestrian facilities — *In Progress (Q4, 2027)*.
- Implement the long-range CIP to guide major infrastructure investments — *In Progress (Q4, 2027)*.
- Enhance sidewalk and lighting infrastructure to improve walkability and safety — *Not Started (Q1, 2027)*.
- Advance the Palm Drive Canal Project to improve drainage and storm resilience — *In Progress (Q4, 2027)*.
- Develop a water and sewer operation master plan that identifies upgrades and improvements to the public utility to be include in the CIP plan — *In Progress (Q1, 2027)*.
- Coordinate with Florida Department of Transportation for the realignment of the roadway at US 1 and SE 3rd to include the installation of a traffic light — *In Progress (Q1, 2027)*.
- Complete nine (9) water and sewer projects funded by CDBG NR FFY 2023-2024 — *In Progress (Q4, 2031)*.
- Complete remaining water system improvement projects funded under the American Rescue Plan Act — *In Progress (Q1, 2028)*.
- Conduct a Florida City Hub Mobility Study — *Not Started (Q1, 2028)*.

6. Public Safety

Safety is the foundation of every other goal in this plan. Florida City is investing in the people, training, and equipment that keep our neighborhoods secure and our city ready for any challenge.

Key Deliverables

- Conduct a staffing allocation study to determine appropriate staffing level for the Florida City Police Department — *In Progress (Q3, 2026)*.
- Re-organize the current command staffing structure — *In Progress (Q4, 2026)*.
- Increase the number of patrol officers to provide broader police presence, decrease crime and enhance public safety — *Not Started (Q4, 2026)*.
- Identify and pursue grant opportunities to provide additional funding to support law enforcement activities including the acquisition of needed equipment — *Not Started (Q4, 2026)*.
- Establish a take home vehicle program to increase law enforcement visibility — *In Progress (Q4, 2026)*.
- Establish Neighborhood Crime Watch groups with residents — *In Progress (Q4, 2026)*.
- Implement the Florida Law Enforcement Liaison Program to enhance traffic safety— *Complete (Q2, 2026)*.
- Continue the Gun Lock Campaign to promote responsible firearm storage — *In Progress (Q4, 2027)*.
- Trained staff in ICS 100, 200, and 300 for emergency preparedness — *Complete (Q3, 2026)*.
- Update the Emergency Operations Plan (EOP) — *In Progress (Q4, 2026)*.
- Identify funding for a new Public Safety Complex including Police, Public Works, and EOC operations — *In Progress (Q4, 2031)*.

7. Parks & Youth Engagement

Our children and families thrive when they have space to play, learn, and grow together. Florida City is expanding parks, programs, and pathways to opportunity for the next generation.

Key Deliverables

- Complete construction of Loren Roberts Park — *In Progress (Q4, 2026)*.
- Advance the ONYX Park development on Redland Road — *In Progress (Q4, 2027)*.
- Hire additional Parks staff — *In Progress (Q4, 2026)*.
- Re-established the Florida City PAL program — *Complete (Q3, 2026)*.

- Identify and pursue grant opportunities for park expansion and rehabilitation — *In Progress (Q3, 2027)*.
- Continue community visioning initiatives to engage youth and families in shaping the city’s future — *In Progress (Q2, 2027)*.
- Expand youth programming through Parks & Recreation — *In Progress (Q1, 2027)*.
- Launch a year-round STEM Program — *In Progress (Q4, 2026)*.
- Provide tutoring opportunities for children participating in Florida City youth activities — *In Progress (Q4, 2026)*.

8. Senior Services

Florida City honors the residents who built this community. We’re creating programs, partnerships, and connections that help our seniors live with dignity, vitality, and joy.

Key Deliverables

- Launched a daily Senior Feeding Program offering nutritious meals and activities — *Complete (Q3, 2026)*.
- Expand senior recreation and wellness services through Parks & Recreation — *In Progress (Q4, 2030)*.
- Conduct a senior survey to identify the needs of the community — *In Progress (Q4, 2026)*.
- Identify and promote programs and opportunities available for seniors through Miami Dade County Elder Affairs — *In Progress (Q4, 2026)*.
- Establish a Senior Link Program connecting seniors to available services throughout Dade County — *In Progress (Q4, 2026)*.
- Launch workshop series with AARP to discuss issues relevant to the senior community — *In Progress (Q4, 2026)*.

III. Conclusion

Florida City is entering a defining new chapter. The work outlined in this plan reflects the priorities the Commission has set, the concerns and dreams residents have shared, and the operational excellence our staff provides daily.

Over the next five years, we will deliver on these priorities, provide high quality services, built on a solid and resilient foundation; and ultimately improve the quality of life for all residents, one neighborhood at a time.



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

FROM: Cindy Lyle
Administrative Services Director

SUBJECT: Ordinance 26-03: Designating the City Manager as Administrative Authority for Plat and Replat Approval Pursuant to Senate Bill 784

DATE: June 2, 2026

During the 2025 Legislative Session, the Florida Legislature adopted Senate Bill 784, which amended Section 177.071, Florida Statutes, relating to the approval of subdivision plats and replats. Effective July 1, 2025, the legislation requires municipalities to establish an administrative approval process for plats and replats that comply with applicable statutory requirements.

Under the revised statute, compliant plats and replats *must be administratively approved*, and no further action by the governing body is required. The law further requires municipalities to designate, by ordinance or resolution, an administrative authority responsible for receiving, reviewing, processing, approving, approving with conditions, or denying plat and replat applications.

The proposed ordinance designates the City Manager as the City's Administrative Authority for purposes of complying with this new amendment to the Florida Statutes. The ordinance does not modify the City's subdivision regulations, engineering standards, development review requirements, or land development regulations. Applicants will continue to adhere to development standards. The City Attorney has reviewed the proposed ordinance and determined it is consistent with the requirements of Senate Bill 784 and Chapter 177, Florida Statutes.

Approval of the proposed ordinance will bring the City's subdivision approval procedures into compliance with state law and establish the City Manager as the designated Administrative Authority responsible for plat and replat approvals. Information regarding approved plats and replats will be provided through the City Manager's reports to the Mayor and Commission to ensure their continued awareness of development trends and projects affecting the community while maintaining compliance with state law.

Pursuant to Section 177.071 Florida Statutes, as amended by Senate Bill 784, staff recommends Mayor and Commission approval of Ordinance No. 26-03 designating the City Manager as the Administrative Authority for plat and replats.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AMENDING CHAPTER 50, "SUBDIVISIONS," TO REVISE PLAT AND REPLAT REVIEW AND APPROVAL PROCEDURES; DESIGNATING THE BUILDING AND ZONING DIVISION AS THE ADMINISTRATIVE AUTHORITY AND THE CITY MANAGER OR DESIGNEE AS THE ADMINISTRATIVE OFFICIAL IN COMPLIANCE SECTION 177.071, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 50, Article III of the Code of Ordinances of the City of Florida City presently provides for review of tentative plats and final plats, with final plat approval by the City Commission; and

WHEREAS, Section 177.071, Florida Statutes, now requires that plat or replat submittals be administratively approved with no further action required by the governing body of a municipality, if the plat or replat complies with the requirements of Section 177.091, Florida Statutes; and

WHEREAS, Section 177.071, Florida Statutes, as amended, requires the governing body of each municipality to designate an administrative authority to receive, review, and process plat and replat submittals, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.; and

WHEREAS, for purposes of Section 177.071, Florida Statutes, the term "administrative authority" means a department, division, or other agency of the county or municipality; and for purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body, including but not limited to a city manager, deputy city manager, assistant city manager, or other high-ranking city department or division director with direct or indirect oversight responsibility for the city's land development, housing, utilities, or public works program; and

WHEREAS, within seven (7) business days after receipt of a plat or replat submittal, the administrative authority must send written notice acknowledging receipt and identifying any missing documents or information needed to process the submittal for compliance with section 177.091, Florida Statutes; and also must give information about the approval process, including completeness requirements and the applicable review timeframes; and

WHEREAS, Section 177.071, Florida Statutes, further requires that if the administrative authority does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal, identifying all areas of noncompliance with specific citations

to each applicable requirement, and prohibits the administrative authority from requesting or requiring the applicant to seek an extension of time; and

WHEREAS, before a plat or replat is offered for recording, it must be administratively approved in accordance with Section 177.071, Florida Statutes, and evidence of such approval must be placed on the plat or replat; and

WHEREAS, when a plat or replat is located entirely within the boundaries of the City of Florida City, the City has exclusive jurisdiction to approve or deny the plat or replat, subject to any controlling charter-county provision and other applicable Miami-Dade County requirements; and

***WHEREAS**, when a plat or replat is located within the boundaries of more than one county, municipality, or both, two plats or replats must be prepared and each County or municipality has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality agrees that one plat is mutually acceptable; and*

WHEREAS, the specific purpose and intent of this Ordinance is to comply with Section 177.071, Florida Statutes, as amended, and to conform Chapter 50 of the Code of Ordinances to the requirements of Chapter 177, Florida Statutes.

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

SECTION 1. Ratification.

The foregoing recitals are hereby ratified and confirmed as true and correct and are incorporated herein by this reference.

SECTION 2. Code Amendments.

Chapter 50, "Subdivisions," of the Code of Ordinances of the City of Florida City is hereby amended as follows. Text shown as ~~stricken~~ is deleted; text shown as underlined is added.

CHAPTER 50 — SUBDIVISIONS

ARTICLE III. — PLATS

DIVISION 1. — GENERALLY

Sec. 50-51. Waiver of plat — Subdivision by.

Whenever land is subdivided, a plat must be recorded, except that the recording of a plat will not be required if:

(1) The subdivision involved consists only of the dedication of a road, highway, street, alley or easement, and due to unusual conditions and circumstances, the ~~director of building and zoning~~ City Manager or designee finds that it is not necessary that a plat be recorded. In lieu of the recording of a plat, the dedication may be required by deed and may be subject to compliance with such conditions as may be deemed appropriate under the particular circumstances, such as improvements of sidewalks, streets, or drainage facilities and the acceptance of the dedication by the city. Posting of bond may be required.

(2) The land to be subdivided is to be divided into no more than six parcels and because of unusual conditions created by ownership or development of adjacent lands, the isolation or remoteness of the land concerned in relation to other platted or improved lands, or improvements and dedications existing on the land substantially in accordance with the requirements of this chapter, it is determined by the ~~director of building and zoning~~ City Manager or designee that waiving of the requirement for platting would not conflict with the purpose and intent of this chapter. In lieu of platting, the ~~director of building and zoning~~ City Manager or designee may require any dedications, reservations, or improvements required in connection with platting under this chapter, including the posting of a performance and maintenance bond, as may be necessary to carry out the intent and purpose of this chapter.

(3) The resubdivision of land heretofore platted is of such unusual size or shape, or is surrounded by such development or unusual conditions as may be determined by the ~~director of building and zoning~~ City Manager or designee to justify the waiving of the requirement for recording a plat. In lieu of the recording of a plat, such conditions may be imposed as may be deemed necessary and appropriate to preserve the public interest.

Sec. 50-52. Same — Procedure.

(a) To determine if the waiving of the requirement for platting would not conflict with the purpose and intent of this chapter and if the exceptions contained in section 50-51 are applicable, a waiver of plat survey shall be submitted by the property owner.

(b) A waiver of plat application shall be submitted, signed by the owner and notarized on a form prescribed by the ~~director of building and zoning~~ City Manager or designee.

(c) The waiver of plat survey shall be prepared by a land surveyor registered in the state and shall bear the embossed seal of the land surveyor.

(d) The waiver of plat survey shall include the following items, unless specifically waived by the ~~director of building and zoning~~ City Manager or designee.

- (1) Legal description of the parent tract.
- (2) Legal description of each parcel to be created.
- (3) Location of property lines, existing easements, buildings, waterways and other essential features.
- (4) The location of any existing sewers and water mains, or any underground or overhead utilities, culverts and drainage systems on the property to be subdivided.

- (5) Locations, names and present widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other open public spaces and similar facts regarding immediately adjacent property.
 - (6) Date of field survey, north point and graphic scale.
 - (7) The width and location of all streets or other public ways proposed by the developer.
 - (8) The proposed lot lines with dimensions.
 - (9) Existing ground elevations of the property and extending not less than 25 feet beyond the boundaries of the property.
 - (10) Existing easements or restrictions shown on any underlying plat shall be indicated.
 - (11) The location of all buildings, slabs, fences and other permanent structures on the adjacent properties that would be nonconforming with the creation of the requested division of land.
- (e) The property owner shall pay such fees as may be prescribed by resolution of the city commission and are on file in the city clerk's office for checking the waiver of plat and investigating such matters concerning it as may be required.

Sec. 50-53. Same — Approval; denial.

(a) Upon receipt of an application for a waiver of plat, the ~~director of building and zoning~~ City Manager or designee will determine whether or not the application meets any of the conditions of section 50-51, and whether or not the application is complete and in conformance with the requirements of section 50-52.

(b) All applications for waiver of plat which are denied by the ~~director of building and zoning~~ City Manager or designee for not being in conformance with sections 50-51 and 50-52 will be returned to the applicant with a list of reasons for the denial a written statement identifying all areas of noncompliance and specific citations to each applicable requirement not satisfied.

(c) All applications for waiver of plat which are accepted by the ~~director of building and zoning~~ City Manager or designee as being in conformance with sections 50-51 and 50-52 ~~will be scheduled for consideration during the next available agenda of the city commission. If the city commission approves the waiver of plat application, this action will be confirmed by resolution. In the alternative, should the city commission deny the application for waiver of plat, the application will be returned to the applicant with a list of the reasons for the denial. shall be administratively approved by the City Manager or designee. The City Manager or designee shall provide written notice of the decision to the applicant. Notice of the application disposition shall be provided to the Mayor and City Commission.~~

Sec. 50-54. Fees for plats.

The ~~director of building and zoning~~ City Manager or designee shall charge and collect fees for the processing of applications for subdivision approval at rates established by resolution of the City Commission and kept on file in the City Clerk's Office.

Sec. 50-55. Bonds.

(a) Any bond required by this chapter which is written by an approved domestic or foreign surety company shall comply with the appropriate section of the state statutes.

(b) A Surety or Cash Bond shall be filed with the City in an amount set by the City Engineer Office equal to the cost of all the improvements to be completed within the proposed or existing rights-of-ways of the proposed subdivision or adjacent to it.

(c) Provisions shall be made for extension of such bonds, such extension to be commensurate with the progress of development.

(d) Provisions shall be made administratively for reduction of such bonds, such reduction to be commensurate with the percentage of improvements constructed in the subdivision concerned.

(e) The bond shall also include a maintenance provision for one year after the acceptance by the City of the subdivision improvements.

Sec. 50-56. Building permits; issuance.

No building permits shall be issued for any structure on a lot in a subdivision on which a plat ~~has not been approved and recorded~~ or replat ~~has not been administratively approved and recorded~~, unless the recording of a plat is not required or is excepted by this chapter; provided, however, that residential building permits may be issued before final plat recordation to the extent authorized by section 177.073, Florida Statutes, and any other applicable law.

Secs. 50-57—50-65. Reserved.

DIVISION 2. — TENTATIVE

Sec. 50-66. Preliminary conference.

The subdivider or his engineer, or land surveyor, prior to the preparation of the tentative plat, may informally seek the advice of the ~~director of building and zoning~~ administrative authority to become familiar with the subdivision requirements and with the provisions of the master plan affecting the territory in which the proposed subdivision is located.

Sec. 50-67. Determination of public interest.

The tentative plat shall show on a map all of the facts and data required by the ~~director of building and zoning~~ administrative authority to determine whether the proposed layout of the land in the subdivision is satisfactory from the standpoint of public interest.

Sec. 50-68. Required information.

The following information shall be part of the tentative plat unless waived by the ~~director of building and zoning~~ administrative authority:

- (1) Proposed subdivision name, identifying title and the section, township and range, in which the proposed subdivision is located.
- (2) Map of Boundary and Topographic Survey of the land to be subdivided.
- (3) Location of property lines, existing easements, buildings, waterways, elevations, permits and other essential features.
- (4) The names of all subdivisions immediately adjacent.
- (5) The location of any existing sewers and water mains, or any underground or overhead utilities, culverts and drainage systems on the property to be subdivided.
- (6) Location, names and present widths of existing and proposed streets, highways, alleys, parks and other open public spaces and similar facts regarding immediately adjacent property.
- (7) The width and location of any street or other public ways or places shown upon the official map or the master plan, within the area to be subdivided, and the width and location of all streets or other public ways proposed by the developer.
- (8) Date of field survey, north point and graphic scale.
- (9) Legal description and plan of proposed layout made and certified by a state-licensed land surveyor.
- (10) The proposed lot lines with approximate dimensions and, in the case of odd or irregularly shaped lots, suggested location of building setback lines.
- (11) Where the tentative plat submitted covers only a part of the subdivider's entire holding, a master tentative plat of the prospective future street system of the unsubdivided part will be required, and the street system of the unsubmitted part will be considered in the light of adjustments and connection with the street system of the plat submitted.
- (12) A tentative plat application signed by the owner and notarized on a form prescribed by the director of building and zoning administrative authority.
- (13) The numbering of all lots, blocks and the lettering of all tracts shall be shown on the tentative plat. All lots or tracts shall be numbered or lettered progressively. All blocks shall be progressively numbered except that blocks in numbered additions bearing the same name shall be numbered consecutively throughout the several additions.
- (14) A location map, at the scale of one inch equals 300 feet, show existing and proposed rights-of-way.

Sec. 50-69. Additional information to be submitted upon request. Administrative authority; review coordination; completeness review; additional information; and timeframes.

~~The following information shall be submitted in addition to the tentative plat if requested by the director of building and zoning.~~

- ~~(1) The names of owners of record of immediately adjacent property.~~

~~(2) Any changes in the permitted use, height, area, and density or other regulations under chapter 62 applicable to the area to be subdivided, and any boundaries of zoning districts affecting the tracts, as well as all parcels of land proposed to be dedicated to public use and the conditions of such dedications.~~

~~(3) Typical cross section of the proposed grading and roadways or sidewalks and topographic conditions.~~

~~(4) Location of closest available public water supply system.~~

~~(5) Location of closest available public sewage disposal system.~~

~~(6) Provisions for collecting and discharging surface drainage.~~

~~(7) Preliminary designs of any bridges or culverts which may be required.~~

~~(8) A boundary survey.~~

~~(9) If required by this chapter or if proposed by the subdivider, the proposed location of any type of sidewalks, street lighting standards and species of street trees; the location of curbs, gutters, water mains, sanitary sewers and storm drains and the sizes and types thereof; the character, width and depth of pavement and subbase; and the location of manholes and basins and underground conduits.~~

~~(10) The boundaries of proposed permanent utility easements over or under private property. Such easements shall provide satisfactory access to an existing public highway or other public open space shown upon the layout. Permanent drainage easements shall also be shown.~~

~~(11) All dimensions affecting public rights-of-way, and proposed dedication of the public rights-of-way shall be established by a registered surveyor and shown on the grading and drainage plan accompanying approved and valid tentative plats when such plan is submitted for approval, with the same degree of accuracy as, and identical to, the corresponding dimensions shown on the final plat.~~

~~(12) A copy of the owner's deed or a current opinion of title from an attorney authorized to practice law in the state.~~

(a) The Building and Zoning Division is hereby designated as the administrative authority for purposes of section 177.071, Florida Statutes, responsible for receiving and reviewing plat and replat submittals and coordinating interdepartmental and consultant review. Pursuant to section 177.071, Florida Statutes, the City Manager or designee is hereby designated as the administrative official authorized to approve, approve with conditions, or deny plat and replat submittals under this chapter and Chapter 177, Florida Statutes. Nothing herein prevents the City Manager from designating the Director of Building and Zoning, or another qualified City official or employee, as designee for any duty authorized by section 177.071, Florida Statutes.

(b) The Building and Zoning Division shall receive plat and replat submittals, coordinate interdepartmental and consultant review, prepare a technical review recommendation for the City Manager or designee, and perform such other ministerial and administrative duties as directed by the City Manager.

(c) Within seven (7) business days after receipt of a plat or replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with section 177.091, Florida Statutes, this chapter, and other applicable law.

(d) The written notice required by subsection (c) shall also provide information regarding the plat or replat review process, including requirements regarding completeness and applicable timeframes for reviewing, approving, approving with conditions, or denying the plat or replat submittal.

(e) Unless the applicant requests an extension of time, the City Manager or designee shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided under subsection (d).

(f) If the City Manager or designee denies the plat or replat submittal, the City shall notify the applicant in writing of the reasons for denial. The written denial shall identify all areas of noncompliance and shall include specific citations to each applicable requirement the plat or replat submittal fails to meet. No official, employee, agent, or designee of the City may request or require the applicant to file a written extension of time.

(g) In addition to the information required by section 50-68, the following information shall be submitted in addition to the tentative plat if requested by the administrative authority:

(1) The names of owners of record of immediately adjacent property.

(2) Any changes in the permitted use, height, area, and density or other regulations under chapter 62 applicable to the area to be subdivided, and any boundaries of zoning districts affecting the tracts, as well as all parcels of land proposed to be dedicated to public use and the conditions of such dedications.

(3) Typical cross section of the proposed grading and roadways or sidewalks and topographic conditions.

(4) Location of closest available public water supply system.

(5) Location of closest available public sewage disposal system.

(6) Provisions for collecting and discharging surface drainage.

(7) Preliminary designs of any bridges or culverts which may be required.

(8) A boundary survey.

(9) If required by this chapter or if proposed by the subdivider, the proposed location of any type of sidewalks, street lighting standards and species of street trees; the location of curbs, gutters, water mains, sanitary sewers and storm drains and the sizes and types thereof; the character, width and depth of pavement and subbase; and the location of manholes and basins and underground conduits.

(10) The boundaries of proposed permanent utility easements over or under private property. Such easements shall provide satisfactory access to an existing public highway or other public open space shown upon the layout. Permanent drainage easements shall also be shown.

(11) All dimensions affecting public rights-of-way, and proposed dedication of the public rights-of-way shall be established by a registered surveyor and shown on the grading and drainage plan accompanying approved and valid tentative plats when such plan is submitted for approval, with the same degree of accuracy as, and identical to, the corresponding dimensions shown on the final plat.

(12) A copy of the owner's deed or a current opinion of title from an attorney authorized to practice law in the state.

(h) Administrative approval by the City under this article constitutes City approval only. Nothing in this article shall be construed to waive, negate, or abridge any review, approval, or other requirement imposed by Miami-Dade County under Chapter 28 of the Miami-Dade County Code or other applicable county requirements. The subdivider shall also comply with all applicable Miami-Dade County platting and review requirements.

Sec. 50-70. Checking and investigating fees.

The subdivider shall pay such fees as may be set by resolution of the city commission and which are on file in the city clerk's office for checking the *waiver of plat*, tentative plat, final plat, plat, or replat, and investigating such matters concerning it as may be required by law and this chapter.

Sec. 50-71. Tentative plat review; effect.

Section heading amended from: "Approval and appeals."

(a) Tentative plat approval shall confer upon the subdivider the right for a 120-day period from the date of approval that the terms and conditions under which the tentative approval was granted will not be changed if the final plat is in accordance with the tentative approval.

~~(b) Decisions of the director of building and zoning as to an application for tentative plat may be appealed to the city commission. Such appeal shall be scheduled as an item on the next available city commission meeting.~~ Tentative plat review under this division is advisory and administrative in nature and is intended to facilitate review of subdivision layout, dedications, access, drainage, and required improvements before final plat or replat submittal. Tentative plat action shall not constitute recordable final approval under this article.

Secs. 50-72—50-80. Reserved.

DIVISION 3. — FINAL

Sec. 50-81. Conformity to tentative plat.

The final plat shall have incorporated all changes or modifications as required to make the tentative plat conform to the requirements of this chapter. Otherwise, it shall conform to the tentative plat, and it may constitute only that portion of the approved tentative plat which the subdivider proposed to record and develop at the time, provided that such portion conforms with all requirements of this chapter and meets with the approval of the ~~director of building and zoning~~ administrative authority.

Sec. 50-82. Preparation.

The final plat shall be prepared by a land surveyor registered in the state of Florida. The final plat shall be clearly and legibly drawn, to a sheet size of ~~18 inches by 28 inches~~ or 30 inches by 36 inches and to a scale of sufficient size to be legible. The final plat, insofar as preparation is concerned, shall comply with all applicable regulations and state laws dealing with the preparation of plats.

Sec. 50-83. Contents.

The contents of the final plat shall be as follows:

- (1) Name of the subdivision. The plat shall have a title or name.
- (2) Deed description. Description written on map or plat. There shall be written or printed upon the plat a full and detailed description of the land embraced in the map or plat showing the township and range in which such lands are situated, the section and part of sections platted, and a location sketch showing the plat's location in reference to the closest centers of each section embraced within the plat. The description must be so complete that from it, without reference to the plat, the starting point can be determined and the outlines run. If a subdivision of a part of a previously recorded plat is made, the previous lots and blocks to be resubdivided shall be given. If the plat is a resubdivision of the whole of a previously recorded plat, the fact shall be so stated. Vacation of previously platted lands must be accomplished in the manner provided by law.
- (3) Names of adjacent subdivisions.
- (4) Names or numbers and width of streets immediately adjoining plat.
- (5) All plat boundaries.
- (6) Bearings and distances to the nearest established street lines, section corners or other recognized permanent monuments which shall be accurately described on the plat.
- (7) Municipal, township, county or section lines accurately tied to the lines of the subdivision by distance and bearing.
- (8) Accurate location of all monuments.
- (9) Lengths of all arcs, radii, internal angles, points of curvature and tangent bearings.
- (10) When lots are located on a curve or when side lot lines are at angles less than 87 degrees or more than 93 degrees, the width of the lot at the front building setback line shall be shown.
- (11) The name or numbering and right-of-way width of each street or other right-of-way shown on plat.
- (12) The numbering of all lots and blocks shown on the plat. All lots shall be numbered either by progressive numbers, or in blocks progressively numbered, except that blocks in numbered

additions, bearing the same name shall be numbered consecutively throughout the several additions. Excepted parcels must be marked "not part of this plat."

(13) Plat restrictions to restrict type and use of water supply, type and use of sanitary facilities, use and benefits of water areas and other open spaces and odd-shaped and substandard parcels, resubdivision of parcels as platted, and restrictions of a similar nature.

(14) All areas reserved or dedicated for public purposes. No strip or parcel of land shall be reserved by the owner, unless the same is sufficient in size and area to be of some practical use or service.

(15) The dimensions of all lots and angles or bearings.

(16) Minimum building setback lines where required by ordinance.

(17) Location, dimension and purpose of any easements.

(18) Certification by a registered surveyor to the effect that the plat represents a survey made by him, and that all monuments shown thereon actually exist, and that their location is correctly shown.

(19) An acknowledgment by the owner of his adoption of the plat, and of the dedication of streets and other public areas and the consent of any mortgage holders to such adoption and dedication. If existing right-of-way is to be closed, the purpose of closing must be stated on the plat.

~~(20) A specific location for the necessary signatures and seal of the city. Signatures shall appear for the mayor or vice mayor and the city clerk.~~ (20) A specific location for the dedications and approvals required by sections 177.071 and 177.081, Florida Statutes, together with the standard certificates, signatures, attestations, and seal required by Chapter 177, Florida Statutes, and the City's approved plat form, including the certificate of administrative approval to be executed by the administrative official.

Sec. 50-84. Other required data.

Additional requirements are as follows:

(1) Restrictive covenants desired by the developer so long as they do not violate existing ordinances. Restrictive covenants shall be required covering the same restrictions included in section 50-84(13), restrictions controlling building lines, establishment and maintenance of buffer strips and walls, and restrictions of similar nature.

(2) Current opinion of title from an attorney authorized to practice law in this state.

(3) Certification from the city and county that all taxes and assessments have been paid on the land within the proposed subdivision.

Sec. 50-85. Final approval.

~~After approval of the final plat by the director of building and zoning, it shall be scheduled as an agenda item on the next available city commission agenda. If the city commission approves the final plat, this action will be confirmed by resolution. Such resolution will also authorize the plat to be signed by the mayor or vice mayor and city clerk.~~

(a) After receipt of a complete final plat or replat submittal, the City Manager or designee shall review, or cause to be reviewed, the final plat or replat for compliance with this chapter, section 177.091, Florida Statutes, and all other applicable provisions of law, including the certification requirements of Chapter 177, Florida Statutes. The City Manager or designee shall confirm that the final plat or replat has been prepared and certified by a professional surveyor and mapper registered in the State of Florida in conformance with Chapter 177, Florida Statutes, prior to issuance of administrative approval.

(b) Following review, the City Manager or designee shall approve, approve with conditions, or deny the proposed final plat or replat. The decision shall be issued within the timeframe established in the written notice provided under section 50-69(d).

(c) No City Commission approval, public hearing, or confirming resolution shall be required for plat or replat approval under this article.

(d) Before a plat or replat is offered for recording, it must be administratively approved as required by this article, and evidence of such approval must be placed on the face of the plat or replat.

Sec. 50-86. Informing subdivider of approval or rejection.

After approval has been given, as provided in this division, the ~~director of building and zoning~~ administrative authority shall inform the subdivider, or his or her engineer or surveyor, that the plat ~~has been given final approval or replat has been approved or approved with conditions~~. If the plat ~~has or replat has been rejected~~, the ~~director of building and zoning will so notify~~ administrative authority shall notify the subdivider, or his or her engineer or surveyor, in writing, with all reasons for such rejection, identifying all areas of noncompliance and including specific citations to the applicable requirements not satisfied.

Sec. 50-87. Recording prior to approval; recording fees.

No plat of any subdivision within the city shall be entitled to record in the office of the clerk of the circuit court until it shall have been approved in the manner prescribed in this division. If any such unapproved plat is recorded, it shall be stricken from the record upon proper application by the city. Any and all fees for recording shall be paid for by the applicant. ~~No plat or replat of any subdivision within the city shall be entitled to record in the office of the clerk of the circuit court until it has been administratively approved in the manner prescribed in this division. Before a plat or replat is offered for recording, evidence of administrative approval must be placed on the plat or replat. If any such unapproved plat or replat is recorded, it shall be stricken from the record upon proper application by the city. Any and all fees for recording shall be paid by the applicant.~~

Sec. 50-88. Revising plat after approval.

No changes, erasures, modifications or revisions shall be made in any plat of a subdivision, after approval has been given, unless the plat is resubmitted for new approval. ~~No changes, erasures,~~

modifications, or revisions shall be made in any plat or replat of a subdivision after administrative approval has been given unless the plat or replat is resubmitted for approval in accordance with this article; provided, however, that the administrative authority may authorize nonmaterial clerical corrections that do not alter the approved lot layout, dedications, easements, rights-of-way, access, or drainage.

Sec. 50-89. Unity of title; covenant in lieu thereof.

In the multifamily, commercial and industrial districts, all applications for building permits where multiple buildings are proposed for a single previously platted site shall be accompanied by one of the following documents:

(1) A unity of title, approved for legal form and sufficiency by the city attorney, which shall run with the land and be binding upon the heirs, successors, personal representatives and assigns, and upon all mortgagees or lessees and others presently or in the future having any interest in the property; or

(2) A declaration of restrictive covenants in lieu of unity of title, approved for legal form and sufficiency by the city attorney, which shall run with the land and be binding upon the heirs, successors, personal representatives and assigns, and upon all mortgagees and lessees and others presently or in the future having any interest in the property. The declaration shall contain the following necessary elements:

a. That the subject site will be developed in substantial accordance with the approved site plan. That no modification shall be effectuated without the written consent of the then owners(s) of the phase or portion of the property for which modification is sought, and the director of the planning and zoning department, provided that the director finds that the modification would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provide excessive overcrowding of people, or tend to provoke a nuisance, or be incompatible with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned. Should the director withhold such approval, the then owner(s) of the phase or portion of the property for which modification is sought shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the city commission of the City of Florida City, Florida.

b. That if the subject property will be developed in phases, that each phase will be developed in substantial accordance with the site plan.

c. That in the event of multiple ownerships subsequent to site plan approval, that each of the subsequent owners shall be bound by the terms, provisions and conditions of the declaration of restrictive covenants. The owner shall further agree that he or she will not convey portions of the subject property to such other parties unless and until the owner and such other party (parties) shall have executed and mutually delivered, in recordable form, an instrument to be known as an "easement and operating" which shall contain, among other things:

1. Easements in the common area of each parcel for ingress to and egress from the other parcels;

2. Easements in the common area of each parcel for the passage and parking of vehicles;
3. Easements in the common area of each parcel for the passage and accommodation of pedestrians;
4. Easements for access roads across the common area of each parcel to public and private roadways;
5. Easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each parcel;
6. Easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;
7. Easements upon each such parcel in favor of each adjoining parcel for the installation, uses, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations;
8. Easements on each parcel for attachment of buildings;
9. Easements on each parcel for building overhangs and other overhangs and projections encroaching upon such parcel from adjoining parcel such as, by way of example, marquees, canopies, lights, lighting devices, awnings, wing walls and the like;
10. Appropriate reservation of rights to grant easements to utility companies;
11. Appropriate reservation of rights to road rights-of-way and curb cuts;
12. Easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private right roads and access roads; and
13. Appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways, parking facilities, common areas and common facilities and the like.

These provisions or portions thereof may be waived by the director if they are not applicable to the subject property. These provisions of the easement and operating agreement shall not be amended without prior written approval of the office of the city attorney. In addition, such easement and operating agreement shall contain such other provisions with respect to the operation, maintenance and development of the property as to which the parties thereto may agree, all to the end that although the property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.

Nonuse variances created solely by separate ownerships, pursuant to subsection (2)(c) shall be waived by the director.

d. The declaration of restrictive covenants shall be in effect for a period of 30 years from the date the documents are recorded in the public records of Miami-Dade County, Florida, after which time they shall be extended automatically for successive periods of ten years unless released in writing by the owners and the director, acting for and on behalf of City of Florida City, Florida, upon the demonstration and affirmative finding that the same is no longer necessary to preserve and protect the property for the purposes herein intended.

e. Enforcement of the declaration of restrictive covenants shall be by action at law or in equity with costs and reasonable attorney's fees to the prevailing party.

(3) The unity of title, the declaration of restrictive covenants in lieu of unity of title and/or the easement and operating agreement shall be accompanied by an opinion of title prepared by a Florida licensed attorney together with any joinders or mortgagees/lienors required under the opinion of title.

Secs. 50-90—50-110. Reserved.

SECTION 3. Conflicts.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Severability.

If any clause, section, or provision of this Ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby and shall remain in full force and effect.

SECTION 5. Codification.

The provisions of this Ordinance shall become and be made a part of the City of Florida City Code of Ordinances; and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention.

SECTION 6. Effective Date.

This Ordinance shall become effective immediately upon adoption on second reading.

PASSED on first reading this ___ day of _____, 2026.

PASSED AND ADOPTED on second 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:

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	_____

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An act relating to platting; amending s. 177.071, F.S.; requiring that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances; requiring the governing body of such county or municipality to designate an administrative authority to receive, review, and process plat or replat submittals; providing requirements for such designation; defining the term "administrative authority"; requiring the administrative authority to submit a certain notice to an applicant; providing requirements for such notice; requiring the administrative authority to approve, approve with conditions, or deny a plat or replat submittal in accordance with the timeframe in the initial written notice to the applicant; requiring the administrative authority to notify the applicant in writing if it declines to approve a plat or replat submittal; requiring that the written notification contain the reasons for denial and other information; prohibiting the administrative authority or other official, employee, agent, or designee from requesting or requiring that the applicant request an extension of time; amending s. 177.111, F.S.; conforming provisions to changes made by the act; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

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Section 1. Section 177.071, Florida Statutes, is amended to read:

177.071 Administrative approval of plats ~~plat~~ by designated county or municipal official ~~governing bodies~~.

(1) (a) A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

(b) As used in this section, the term "administrative authority" means a department, division, or other agency of the county or municipality. For purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager, or other high-ranking county or city department or division director with direct or indirect oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs.

(2) Within 7 business days after receipt of a plat or

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59 replat submittal, the administrative authority shall provide
60 written notice to the applicant acknowledging receipt of the
61 plat or replat submittal and identifying any missing documents
62 or information necessary to process the plat or replat submittal
63 for compliance with s. 177.091. The written notice must also
64 provide information regarding the plat or replat approval
65 process, including requirements regarding the completeness of
66 the process and applicable timeframes for reviewing, approving,
67 and otherwise processing the plat or replat submittal.

68 (3) Unless the applicant requests an extension of time, the
69 administrative authority shall approve, approve with conditions,
70 or deny the plat or replat submittal within the timeframe
71 identified in the written notice provided to the applicant under
72 subsection (2). If the administrative authority does not approve
73 the plat or replat, it must notify the applicant in writing of
74 the reasons for declining to approve the submittal. The written
75 notice must identify all areas of noncompliance and include
76 specific citations to each requirement the plat or replat
77 submittal fails to meet. The administrative authority, or an
78 official, an employee, an agent, or a designee of the governing
79 body, may not request or require the applicant to file a written
80 extension of time.

81 (4)~~(1)~~ Before a plat or replat is offered for recording, it
82 must be administratively approved as required by this section by
83 the appropriate governing body, and evidence of such approval
84 must be placed on the plat or replat. If not approved, the
85 governing body must return the plat or replat to the
86 professional surveyor and mapper or the legal entity offering
87 the plat or replat for recordation. For the purposes of this

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88 part:

89 (a) When the plat or replat to be submitted for approval is
90 located wholly within the boundaries of a municipality, the
91 ~~governing body of the~~ municipality has exclusive jurisdiction to
92 approve the plat or replat.

93 (b) When a plat or replat lies wholly within the
94 unincorporated areas of a county, the ~~governing body of the~~
95 county has exclusive jurisdiction to approve the plat or replat.

96 (c) When a plat or replat lies within the boundaries of
97 more than one county, municipality, or both ~~governing body~~, two
98 plats or replats must be prepared and each county or
99 municipality ~~governing body~~ has exclusive jurisdiction to
100 approve the plat or replat within its boundaries, unless each
101 county or municipality with jurisdiction over the plat or replat
102 agrees ~~the governing bodies having said jurisdiction agree~~ that
103 one plat is mutually acceptable.

104 ~~(5)(2)~~ Any provision in a county charter, or in an
105 ordinance of any charter county or consolidated government
106 chartered under s. 6(e), Art. VIII of the State Constitution,
107 which provision is inconsistent with anything contained in this
108 section shall prevail in such charter county or consolidated
109 government to the extent of any such inconsistency.

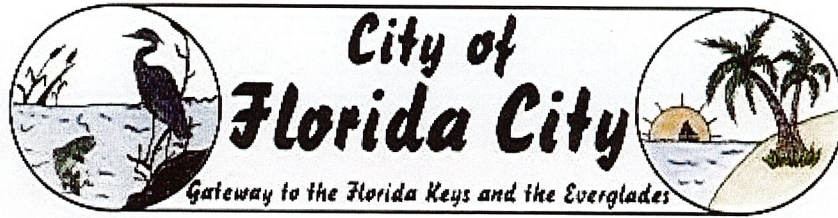
110 Section 2. Section 177.111, Florida Statutes, is amended to
111 read:

112 177.111 Instructions for filing plats ~~plat~~.—After the
113 approval by the appropriate administrative authority ~~governing~~
114 ~~body~~ required by s. 177.071, the plat or replat must ~~shall~~ be
115 recorded by the circuit court clerk or other recording officer
116 upon submission thereto of such approved plat or replat. The

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117 circuit court clerk or other recording officer shall maintain in
118 his or her office a book of the proper size for such papers so
119 that they will ~~shall~~ not be folded, to be kept in the vault. A
120 print or photographic copy must be filed in a similar book and
121 kept in his or her office for the use of the public. The clerk
122 shall make available to the public a full size copy of the
123 record plat or replat at a reasonable fee.

124 Section 3. This act shall take effect July 1, 2025.



Community Development Department

June 15, 2026

To: Mayor and City Commissioners

From: Henry Iler, AICP
City Planner

Re: Temporary Moratorium on Acceptance of Industrial Site Plan Review Applications

Recently staff has undertaken a program to identify parcels which have land use designations and zoning districts contrary to the City's land use goals and policies. The initial areas to be examined include parcels around the current and future Busway stations in Florida City. The City's Comprehensive Plan contains policies encouraging high density residential and commercial mixed use around the Busway station sites to promote transit ridership and build the community population base around downtown.

The first area to be addressed is the future Davis Parkway Busway station site and parcels around it. This area contains significant properties with industrial zoning which, if developed, would not support transit and other community development goals.

To help address this situation, staff has drafted an ordinance establishing a 6-month moratorium on the acceptance and processing of site plan review applications for properties with industrial land use and zoning. The moratorium would apply to all parcels fronting on Davis Parkway between NW 5th Avenue and North Krome Avenue. A map of the study area is attached. During the 6-month period, staff would evaluate the industrially-zoned parcels in the study area and may propose possible land use amendments and rezonings for City Commission consideration to better support and facilitate community goals.

Staff recommends approval of the accompanying ordinance establishing the industrial site plan application moratorium.

Thank you

ORDINANCE NO. 26-05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, ESTABLISHING A TEMPORARY SIX (6) MONTH MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF SITE PLAN REVIEW APPLICATIONS PROPOSING INDUSTRIAL DEVELOPMENT ON INDUSTRIALLY-ZONED PROPERTY WITHIN THE DAVIS PARKWAY INDUSTRIAL STUDY AREA, PROVIDING FINDINGS, EXCEPTIONS; DURATION, TERMINATION, AND AUTOMATIC EXPIRATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Florida City (the "City") is charged, under State law, the Miami-Dade County Charter, and the Florida City Charter, with the proper regulation of development and the protection of the public health, safety, and general welfare; and

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, Florida Statutes, confer upon the City broad home rule powers, including the police power to enact regulations to protect the public health, safety, and welfare, and the City is further authorized under Part II of Chapter 163, Florida Statutes, and Section 166.041, Florida Statutes, to adopt and amend its Comprehensive Plan, land development regulations, and zoning; and

WHEREAS, the City's Zoning Map shows industrially-zoned parcels in areas where development trends and community land use goals over the past twenty to thirty (20–30) years have significantly changed the character of those areas, including in the Transit-Oriented Development (TOD) areas around existing and future South Miami-Dade Busway stations; and

WHEREAS, these conditions are present along the Arthur Vining Davis Parkway corridor, and specifically with respect to the industrially-zoned parcels fronting on A. V. Davis Parkway between the NW 5th Avenue and North Krome Avenue, including the parcels identified by folio numbers ending in 0010 (approximately 6.08 acres) and 0030 (approximately 1.26 acres); and

WHEREAS, the City is in the process of analyzing these changing industrial areas to determine whether the rezoning of certain industrial parcels would be more in keeping with the City's Comprehensive Development Master Plan and Future Land Use Map; and

WHEREAS, the City Commission finds that it would be detrimental to the City's Comprehensive Development Master Plan and to the City's future development goals and objectives if industrial parcels that may be inappropriately zoned are permitted to obtain site plan approvals for, and to proceed with, industrial development before the City completes its analysis and any resulting land use and zoning amendments; and

WHEREAS, Florida law recognizes that local governments may impose temporary moratoria on planning and zoning decisions to promote reasoned and efficient community planning and land

Ordinance 26-05

use, provided that such a moratorium is adopted by ordinance with the same formality of notice and public hearing required for the adoption of a rezoning; and

WHEREAS, this Ordinance has been considered and adopted following the notice and public hearing(s) required by Section 166.041(3)(c), Florida Statutes; and

WHEREAS, the City Commission intends that this Ordinance be construed and applied consistently with Section 166.04151, Florida Statutes, and that it not prohibit, delay, or deny any development that qualifies for approval under that section except to the extent, and for the limited period, expressly permitted thereunder; and

WHEREAS, the City Commission finds that a temporary moratorium limited to the Study Area defined herein is a reasonable and narrowly tailored means of preserving the status quo, protecting the public interest, and avoiding inconsistent development approvals while the City completes its planning analysis, and that this Ordinance does not deprive any owner of all economically beneficial use of property and is temporary and limited in duration; and

WHEREAS, the City Commission finds that the enactment of this temporary moratorium is appropriate to protect the health, safety, and general welfare of the City's citizens.

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

Section 1. **Recitals Adopted.** The foregoing "WHEREAS" clauses are true and correct and are incorporated herein as the findings of the City Commission.

Section 2. **Study Area Defined.** As used in this Ordinance, the "Study Area" means the industrially-zoned property fronting on A. V. Davis Parkway, between NW 5th Avenue and North Krome Avenue, in Florida City, Miami-Dade County, Florida, generally bounded as set forth and depicted in Exhibit "A," attached hereto and incorporated herein.

Section 3. **Temporary Moratorium Established.** A temporary moratorium is hereby established on the acceptance and processing by the City of any site plan review application proposing an industrial development plan on industrially-zoned property located within the Study Area (a "Covered Site Plan Application"). The moratorium shall be in effect for a period of six (6) months from the effective date of this Ordinance, subject to the duration, termination, and expiration provisions of Section 8.

Section 4. **Application; Prospective Effect.** This moratorium applies only to Covered Site Plan Applications for which a complete application is submitted to the City on or after the effective date of this Ordinance, with completeness determined under the City's applicable land development regulations. Any Covered Site Plan Application for which a complete application was accepted by the City before the effective date shall continue to be processed in accordance

Ordinance 26-05

with applicable law, subject to any vested-rights, equitable-estoppel, or other lawful determinations.

Section 5. **Exceptions.** This moratorium shall not apply to, and nothing herein shall prohibit, delay, or impair:

- (a) any City-initiated land use or zoning amendment, or any action of the City in furtherance thereof;
- (b) any site plan application that has vested under applicable law, or any development for which a valid development order, development permit, building permit, or development agreement is in effect, as of the effective date of this Ordinance;
- (c) emergency work, life-safety work, or work necessary to abate an immediate threat to public health or safety;
- (d) ordinary repair, maintenance, or interior improvements that do not expand an industrial use or increase the intensity of development;
- (e) work required to correct a code violation or to comply with an order of a code enforcement special magistrate, board, or court; and
- (f) any development that qualifies for approval under Section 166.04151, Florida Statutes (the "Live Local" law), except to the extent a moratorium is expressly permitted by, and applied in conformity with, that section.

Section 6. **Private Property Rights; Vested-Rights Determination.** Nothing in this Ordinance shall be construed or applied so as to impair rights established by a valid development order, development permit, building permit, development agreement, vested-rights determination, or applicable principles of equitable estoppel, or so as to inordinately burden an existing use of real property or a vested right to a specific use of real property.

Section 7. **Duration; Termination; Automatic Expiration; Extension.** This moratorium shall automatically expire and be of no further force or effect six (6) months after its effective date, unless it is earlier repealed or terminated as provided herein or unless land use and zoning amendments for the Study Area become effective sooner, in which event this moratorium shall terminate upon the effective date of those amendments. The City Commission may repeal or terminate this moratorium, in whole or in part, at any time by resolution or ordinance. This moratorium may be extended only by a subsequent ordinance, adopted with the same notice and public hearing required by Section 166.041(3)(c), Florida Statutes, and supported by findings justifying the extension.

Section 8. **Conflicts.** All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict and for the duration of this moratorium, suspended as applied within the Study Area.

Ordinance 26-05

Section 9. **Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 10. **Effective Date.** This Ordinance shall become effective immediately upon adoption following the public hearing(s) required by law.

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 Evelyn, City Clerk

Approved as to form and legal sufficiency:

Regine Monestime, City Attorney

Offered by: _____

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 26-05

Exhibit "A"

Industrial Study Area Map

RESOLUTION NO. 26-51

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, ADOPTING AND INCORPORATING THE MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY (LMS) AS THE CITY'S HAZARD MITIGATION PLAN; REAFFIRMING THE CITY'S PARTICIPATION IN THE LMS WORKING GROUP; AUTHORIZING THE CITY MANAGER TO SUBMIT AND UPDATE LOCAL MITIGATION PROJECTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section 2(b) of the Florida Constitution and Chapter 166, Florida Statutes, the City of Florida City is authorized to exercise its home rule powers for the protection of the public health, safety, and welfare of its residents; and

WHEREAS, the Federal Disaster Mitigation Act of 2000, as implemented by 44 C.F.R. Part 201, requires local governments to adopt a hazard mitigation strategy as a condition of receiving certain types of FEMA disaster assistance; and

WHEREAS, Miami-Dade County has developed a multi-jurisdictional Local Mitigation Strategy (LMS), which has been reviewed and approved by the Florida Division of Emergency Management and the Federal Emergency Management Agency (FEMA); and

WHEREAS, the City of Florida City is an active municipal participant in the Miami-Dade County LMS Working Group and is included in Appendix I – Municipal Integration of the LMS; and

WHEREAS, the LMS identifies hazards, assesses community vulnerability, and prioritizes mitigation projects that reduce long-term risks to life, property, infrastructure, and the environment; and

WHEREAS, adoption of the LMS ensures the City's continued eligibility for FEMA Hazard Mitigation Assistance programs, including the Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), and Flood Mitigation Assistance (FMA); and

WHEREAS, the City Commission finds that adopting and reaffirming the LMS is in the best interest of the health, safety, and welfare of the residents of Florida City.

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

Section 1. Recitals Incorporated.

The foregoing recitals are true and correct and are hereby ratified, confirmed, and incorporated herein by reference.

Section 2. **Adoption and Incorporation of LMS.**

The City Commission hereby adopts and incorporates by reference the Miami-Dade County Local Mitigation Strategy (LMS) as the official hazard mitigation plan for the City of Florida City.

Section 3. **Reaffirmation of Participation.**

The City Commission reaffirms the City’s participation in the LMS Working Group and supports continued coordination with Miami-Dade County, neighboring municipalities, and regional partners.

Section 4. **Authorization of the City Manager.**

The City Manager is authorized to submit, update, and prioritize Florida City’s mitigation projects within the LMS; execute documents necessary for LMS compliance; pursue federal, state, and regional mitigation funding consistent with the LMS.

Section 5. **Effective Date.**

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Commission of the City of Florida City, Florida, at its regular meeting held on the ____ day of _____, 20 ____.

CHARLOTTE THOMPSON, MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

REGINE MONESTIME, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY MANAGER

VOTE:

Mayor Charlotte Thompson

____ (Yes) ____ (No)

Vice Mayor Ronda Cobb

____ (Yes) ____ (No)

Commissioner Gold

____ (Yes) ____ (No)

Commissioner Brown, Jr.

____ (Yes) ____ (No)

Commissioner Wilborn

____ (Yes) ____ (No)

RESOLUTION NO. 26-52

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA, FLORIDA, AUTHORIZING THE ALLOCATION OF SIXTY-NINE THOUSAND SEVEN HUNDRED SEVENTY-SIX DOLLARS AND EIGHTY-NINE CENTS (\$69,776.89) IN SUPPORT OF THE CITY OF FLORIDA CITY POLICE ATHLETIC LEAGUE (PAL); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on **June 12, 2019**, the City Commission of the City of Florida City approved Resolution No. 2019-137-3266 authorizing the establishment of the City of Florida City Police Athletic League (PAL) program, and

WHEREAS, Florida City PAL seeks to strengthen the community through positive relationships between local law enforcement and the youth population of the city, and

WHEREAS, the Florida City PAL will help develop tomorrow's leaders through education, athletics, teen leadership programs, and community outreach in an effort to build a stronger community, and

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

Section 1: ADOPTION: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2: AUTHORIZATION: The City Manager is authorized to allocate eight hundred sixty dollars and eighty-nine cents (\$69,776.89) in support of the City of Florida City Police Athletic League (PAL), and to do all things necessary to implement this Resolution.

Section 3: EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

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

CHARLOTTE THOMPSON, MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

REGINE MONESTIME, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY MANAGER

VOTE:

Mayor Charlotte Thompson	_____ (Yes)	_____ (No)
Vice Mayor Ronda Cobb	_____ (Yes)	_____ (No)
Commissioner Gold	_____ (Yes)	_____ (No)
Commissioner Brown, Jr.	_____ (Yes)	_____ (No)
Commissioner Wilborn	_____ (Yes)	_____ (No)



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

FROM: Cindy Lyle
Community Development Director

SUBJECT: Resolution No. 26-54: Request to Approve New Fence Type (Durafence) in Permit Fee Schedule

DATE: June 16, 2026

A new fencing material, Durafence, has become increasingly popular and should be added to the current permit fee schedule. The attached schedule has been updated to include this material for consideration and approval. Accordingly, staff recommends approval of Resolution No. 26-54 to incorporate Durafence into the permit fee schedule.

RESOLUTION NO. 26-54

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AMENDING THE PERMIT FEE SCHEDULE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, PURSUANT TO SECTION 14-31 OF THE CODE OF ORDINANCES, TO UPDATE THE CURRENT FENCE BUILDING PERMIT FEES; PROVIDING FOR ADOPTION OF A NEW PERMIT FEE SCHEDULE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Florida City, Florida (the “City”), is a duly constituted municipal corporation organized and existing under the laws of the State of Florida; and

WHEREAS, Section 14-31 of the City’s Code of Ordinances authorizes the City to impose fees for the issuance of building permits, the provision of inspections, the issuance of certificates of completion or occupancy, and related services of the Community Development Department; and

WHEREAS, Section 14-31 further provides that such fees shall be set, and may be amended from time to time, by resolution of the City Commission following a public hearing; and

WHEREAS, the City’s current Fence Permit Application Fee schedule has not been updated since 2019.

WHEREAS, the City Commission finds it necessary and appropriate to establish a separate and distinct building permit fee line item for PVC fence installations in order to promote clarity, transparency, and consistency in the administration of the Community Development Department’s permit fee schedule; and

WHEREAS, the City Commission has determined that the adoption of this Resolution and the amended Fence Permit Application Fee schedule attached hereto as Exhibit “A” serves the public interest and the health, safety, and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE 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 herein by this reference as though fully set forth in this Section.

Section 2. Establishment of PVC Fence Permit Fee. Pursuant to Section 14-31 of the Code of Ordinances, the Fence Permit Application Fee schedule of the Community Development Department is hereby amended to establish a separate building permit fee for PVC fence installations in the amount of One Dollar and Five Cents (\$1.05) per linear foot for both residential and commercial installations, and to list such fee as a distinct line item separate from the masonry

fence permit fee, all as set forth in the amended Fence Permit Application Fee schedule attached hereto and incorporated herein as Exhibit "A."

Section 3. Adoption of Amended Fee Schedule. The amended Fence Permit Application Fee schedule attached hereto as Exhibit "A" is hereby adopted and approved. All applicable base fees, code compliance fees, and other charges set forth therein shall remain in full force and effect and shall apply to PVC fence permits in the same manner as to other fence permits. To the extent any other component of the Community Development Department permit fee schedule is not addressed herein, such component shall remain unchanged and in full force and effect.

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, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Florida City, Florida, 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:

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

EXHIBIT "A"

Fence Permit Application Fees

Description	Residential	Commercial
Residential Wood Fence (L.F.)	\$0.65	\$0.65
Residential Chain Link (L.F.)	\$0.40	\$0.40
PVC / Masonry Fence (L.F.)	\$1.05	\$1.05
Dura / Iron / Ornamental Fence (L.F.)	\$1.05	\$1.05
Gates (L.F.)	\$1.05	\$1.05
Temp for Construction (L.F.)	\$0.50	\$0.50

Base fee for Residential = \$70.00

Base fee for Commercial = \$85.00

Code Compliance Fee (If Primary Permit) =

\$.60 per \$1000.00 of Job Cost

All other permits which cannot be calculated: 0.12 per Job Cost

Updated on 6/10/26

Updated on 3/3/25