



CITY OF FLORIDA CITY CITY COMMISSION MEETING AGENDA

Meeting Date: July 14TH, 2026 -6:30 PM
Florida City, FL 33034
Next Regular Meeting Date:
July 28th, 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 23th, 2026**
- 5. ORDER OF BUSINESS**
- 6. SPECIAL PRESENTATION (S)**
 - 6.1. SPECIAL PRESENTATION FLORIDA CITY GOVERNMENT STRUCTURE (SPONSORED BY CITY MANAGER)**
 - 6.2. SPECIAL PRESENTATION EDC PRESENTATION (SPONSORED BY CITY MANAGER)**
 - 6.3. SPECIAL PRESENTATION BUDGET PRESENTATION (SPONSORED BY CITY MANAGER)**
- 7. PUBLIC COMMENT (2 MINUTES EACH)**
- 8. ORDINANCE(S) FOR FIRST READING**

8.1 26-07: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE I, IN GENERAL, OF THE CODE OF ORDINANCES OF THE CITY OF FLORIDA CITY BY CREATING SECTION 2-5, HOLIDAYS, TO ESTABLISH OFFICIAL CITY HOLIDAYS AND TO DESIGNATE EACH STATE PRIMARY ELECTION DAY AND GENERAL ELECTION DAY AS AN OFFICIAL CITY HOLIDAY FOR ALL NONESSENTIAL AND NON-PUBLIC SAFETY EMPLOYEES; PROVIDING FOR THE ADOPTION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

9. ORDINANCE(S) FOR SECOND READING / PUBLIC HEARING(S)

9.1 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.

9.2 26-05: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, ESTABLISHING A TEMPORARY SIX (6) MONTH MORATORIUM IN 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.

10. CONSENT AGENDA

10.1 A DISCUSSION OF THE CITY COMMISSION OF THE CITY OF FLORIDA, CITY, FLORIDA, FOR VETERANS DAY EVENT (SPONSORED BY CITY MANAGER)

11. RESOLUTION(S) / PUBLIC HEARING(S) (None)

12. RESOLUTIONS

12A) 26- 53: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, ESTABLISHING A SECOND CHANCE EMPLOYMENT POLICY

FOR APPLICANTS WITH CERTAIN CRIMINAL HISTORIES; AFFIRMING THE CITY'S COMMITMENT TO PROVIDING EMPLOYMENT OPPORTUNITIES TO QUALIFIED INDIVIDUALS WHO HAVE DEMONSTRATED REHABILITATION; AUTHORIZING THE CITY MANAGER TO CONSIDER APPLICANTS WITH NON-VIOLENT CRIMINAL CONVICTIONS ON A CASE-BY-CASE BASIS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY COMMISSION JAMES GOLD/CO-SPONSORED BY COMMISSIONER RICHARD BROWN JR.)

- 12B) 26-55: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, URGING MIAMI-DADE COUNTY TO DIRECT AND INVEST MULTIMODAL MOBILITY IMPACT FEE REVENUES GENERATED WITHIN THE CITY OF FLORIDA CITY INTO PROJECTS LOCATED WITHIN THE CITY OF FLORIDA CITY; REQUESTING AN EQUITABLE DISTRIBUTION OF FUNDS CONSISTENT WITH THE PURPOSES AND INTENT OF MIAMI-DADE COUNTY ORDINANCE NO. 23-68, THE MULTIMODAL MOBILITY IMPACT FEE ORDINANCE; IDENTIFYING A LIST OF PRIORITY PROJECTS TO BE USED BY SUCH FUNDS; REQUESTING THE REEVALUATION OF MOBILITY FEE BENEFIT DISTRICTS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SUBMISSION; AND PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY CITY MANAGER)**
- 12C) 26-56: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, EXPRESSING SUPPORT FOR THE ECONOMIC DEVELOPMENT COUNCIL OF SOUTH MIAMI-DADE AND ITS 2026 SOUTH MIAMI-DADE COMPETITIVE ASSESSMENT; AFFIRMING THE CITY'S COMMITMENT TO REGIONAL ECONOMIC DEVELOPMENT, JOB CREATION, INFRASTRUCTURE INVESTMENT, AND WORKFORCE DEVELOPMENT; AUTHORIZING THE CITY MANAGER TO COMMUNICATE THIS SUPPORT TO REGIONAL PARTNERS; AND PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY CITY MANAGER)**
- 12D) 26-57: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, CREATING A PEER SUPPORT TEAM WITHIN THE CITY OF FLORIDA CITY POLICE DEPARTMENT IN ACCORDANCE WITH SECTION 111.09, FLORIDA STATUTES, COLLECTIVE BARGAINING AGREEMENTS, AND CITY POLICIES; AUTHORIZING THE CITY MANAGER AND CHIEF OF POLICE TO IMPLEMENT THE PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY MAYOR THOMPSON)**
- 12E) 26- 58: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, RATIFYING AND APPROVING THE EMERGENCY PROCUREMENT OF VALVE REPLACEMENT AND REPAIR SERVICES FROM JASON BUILDERS LLC IN THE TOTAL AMOUNT OF FIFTY-NINE THOUSAND NINE HUNDRED AND NINETY SEVEN DOLLARS AND EIGHTY CENTS (\$59,997.80) FOR EMERGENCY REPAIRS TO THE CITY'S WATER TOWER; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY 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

ORDINANCE NO. 26-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE I, IN GENERAL, OF THE CODE OF ORDINANCES OF THE CITY OF FLORIDA CITY BY CREATING SECTION 2-5, HOLIDAYS, TO ESTABLISH OFFICIAL CITY HOLIDAYS AND TO DESIGNATE EACH STATE PRIMARY ELECTION DAY AND GENERAL ELECTION DAY AS AN OFFICIAL CITY HOLIDAY FOR ALL NONESSENTIAL AND NON-PUBLIC SAFETY EMPLOYEES; PROVIDING FOR THE ADOPTION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Florida City, Florida (the “City”), is a duly constituted Florida municipal corporation with the authority to establish official holidays and to set the days on which City offices are officially closed; and

WHEREAS, the City Code does not address City holidays and days during which the offices are officially closed; and

WHEREAS, the City wishes to codify its holidays, which includes designating Election Day as the Tuesday after the first Monday in November; and

WHEREAS, the City Commission finds that the adoption of this Ordinance is in the best interest of, and promotes the health, safety, and welfare of, the City and its residents and employees.

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

Section 1. Adoption of Recitals. The foregoing “WHEREAS” recitals are hereby ratified and confirmed as being true and correct and are incorporated herein and made a specific part of this Ordinance.

Section 2. Amendment. Chapter 2, Administration, Article I, In General, of the Code of Ordinances of the City of Florida City, Florida, is hereby amended by creating a new Section 2-5, Holidays, to read as follows:

**Added language is underlined. Deleted language is stricken through.*

Sec. 2-5. Holidays.

(a) Intent. The City Commission deems it appropriate to establish official City holidays and to designate the days on which City Hall and other nonessential City offices will be officially closed.

(b) Establishment. The following days are hereby established as official City holidays, on which City Hall and other nonessential City offices shall be officially closed and for which all nonessential and non-public safety employees shall be granted the holiday in accordance with the City’s personnel policies:

<u>New Year's Day</u>	<u>January 1</u>
<u>Dr. Martin Luther King, Jr.'s Birthday</u>	<u>Third Monday in January</u>
<u>Presidents' Day</u>	<u>Third Monday in February</u>
<u>Good Friday</u>	<u>Friday immediately preceding Easter Sunday</u>
<u>Memorial Day</u>	<u>Last Monday in May</u>
<u>Juneteenth</u>	<u>June 19</u>
<u>Independence Day</u>	<u>July 4</u>
<u>Labor Day</u>	<u>First Monday in September</u>
<u>Columbus Day</u>	<u>Second Monday in October</u>
<u>Veterans Day</u>	<u>November 11</u>
<u>Thanksgiving Day</u>	<u>Fourth Thursday in November</u>
<u>Day after Thanksgiving</u>	<u>Fourth Friday in November</u>
<u>Christmas Day</u>	<u>December 25</u>
<u>State Primary Election Day</u>	<u>Third Tuesday of March (Presidential)</u> <u>Ten (10) weeks before the General Election</u> <u>(Non-Presidential)</u>
<u>General Election Day</u>	<u>Tuesday following the first Monday in November</u>

: A recognized state public holiday

(c) Observance of Christmas Day. When Christmas Day falls on a Sunday, Monday, or Tuesday, the holiday shall be observed on the Monday and Tuesday. When Christmas Day falls on a Thursday, Friday, or Saturday, the holiday shall be observed on the Thursday and Friday. When Christmas Day falls on a Wednesday, the holiday shall be observed on the Monday, Tuesday, and Wednesday.

(d) Essential and public-safety personnel. Nothing in this section shall be construed to require the closure of essential City services or to relieve public-safety or other essential employees of their duties on a day designated as a City holiday. Employees required to work on a designated holiday shall be compensated, or shall receive compensatory time, in accordance with the City's personnel policies, applicable collective bargaining agreements, and applicable law.

(e) Implementation. The City Manager, or designee, is authorized and directed to administer the observance of the holidays established in this section and to maintain a current official holiday calendar consistent with this section and applicable law.

Section 3. Amendment of Reserved Designation. The reserved section designation appearing in Chapter 2, Administration, Article I, In General, of the Code of Ordinances is hereby amended to reflect the creation of Section 2-5 above, to read as follows:

Secs. ~~2-5~~ 2-6—2-25. — Reserved.

Section 4. Conflict. All ordinances or Code provisions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance 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 Ordinance.

Section 6. Inclusion in Code. It is the intention of the City Commission of the City of Florida City that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Florida City, and that the sections of this Ordinance may be renumbered or relettered and the word “Ordinance” may be changed to “Chapter,” “Section,” “Article,” or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed.

Section 7. 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	_____



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	_____



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



Community Development Department

June 15, 2026

To: Mayor and City Commissioners

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

Thank you

RESOLUTION NO. 26-53

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, ESTABLISHING A SECOND CHANCE EMPLOYMENT POLICY FOR APPLICANTS WITH CERTAIN CRIMINAL HISTORIES; AFFIRMING THE CITY'S COMMITMENT TO PROVIDING EMPLOYMENT OPPORTUNITIES TO QUALIFIED INDIVIDUALS WHO HAVE DEMONSTRATED REHABILITATION; AUTHORIZING THE CITY MANAGER TO CONSIDER APPLICANTS WITH NON-VIOLENT CRIMINAL CONVICTIONS ON A CASE-BY-CASE BASIS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission recognizes that gainful employment is an important factor in reducing recidivism and promoting successful reintegration into society; and

WHEREAS, the City Commission finds that individuals who have previously been convicted of non-violent criminal offenses may possess valuable skills, experience, and qualifications that can benefit the City and its residents; and

WHEREAS, the City Commission desires to provide qualified applicants with a fair opportunity to be considered for employment while maintaining the City's responsibility to protect public safety, public trust, and the efficient operation of municipal government; and

WHEREAS, the City Commission recognizes that each applicant's circumstances are unique and should be evaluated individually based upon the nature of the offense, the time elapsed since the offense, evidence of rehabilitation, the duties of the position sought, and other relevant factors.

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

Section 1. Recitals.

The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Second Chance Employment Policy.

The City of Florida City encourages the consideration of qualified applicants who have prior non-violent criminal convictions or similar criminal justice involvement and who have demonstrated rehabilitation and a commitment to lawful and productive conduct.

Section 3. Eligibility for Consideration.

A prior non-violent criminal conviction, arrest history not resulting in conviction, or other similar criminal justice history shall not automatically disqualify an applicant from consideration for employment with the City unless otherwise required by federal law, state law, regulatory requirements, grant conditions, licensing requirements, or applicable City policies.

Section 4. City Manager Discretion.

The City Manager, or designee, shall have sole discretion to determine whether an applicant with a criminal history is suitable for employment with the City. In exercising such discretion, the City Manager may consider:

- (a) The nature and severity of the offense;
- (b) Whether the offense involved violence, threats of violence, abuse of public trust, fraud, theft, dishonesty, or misconduct related to the position sought;
- (c) The amount of time that has elapsed since the offense or completion of sentence;
- (d) Evidence of rehabilitation, education, employment history, community involvement, and character references;
- (e) The duties and responsibilities of the position sought; and
- (f) Any other factor deemed relevant to the City's interests and the protection of public health, safety, and welfare.

Section 5. No Right to Employment.

Nothing in this Resolution shall be construed to create any right to employment, continued employment, preference in hiring, property interest, contractual right, or cause of action against the City. Employment decisions shall remain within the sole discretion of the City Manager and subject to all applicable laws, regulations, and City policies.

Section 6. Positions Subject to Additional Requirements.

Nothing in this Resolution shall limit the City's ability to disqualify applicants from positions that require background screening, security clearances, fiduciary responsibilities, law enforcement certification, childcare responsibilities, handling of controlled substances, or any position subject to legal restrictions or heightened standards of trust.

Section 7. Implementation.

The City Manager is authorized to develop administrative procedures and guidelines necessary to implement this Resolution.

Section 8. Effective Date.

This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Mayor and the City Commission of the City of Florida City, Florida, this _____ day of June, 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	_____

RESOLUTION NO. 26-55

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, URGING MIAMI-DADE COUNTY TO DIRECT AND INVEST MULTIMODAL MOBILITY IMPACT FEE REVENUES GENERATED WITHIN THE CITY OF FLORIDA CITY INTO PROJECTS LOCATED WITHIN THE CITY OF FLORIDA CITY; REQUESTING AN EQUITABLE DISTRIBUTION OF FUNDS CONSISTENT WITH THE PURPOSES AND INTENT OF MIAMI-DADE COUNTY ORDINANCE NO. 23-68, THE MULTIMODAL MOBILITY IMPACT FEE ORDINANCE; IDENTIFYING A LIST OF PRIORITY PROJECTS TO BE USED BY SUCH FUNDS; REQUESTING THE REEVALUATION OF MOBILITY FEE BENEFIT DISTRICTS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SUBMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Miami-Dade County Board of County Commissioners adopted Ordinance No. 23-68 (the “Mobility Fee Ordinance” or “Ordinance”) on September 6, 2023, amending Chapter 33E of the County Code to replace the Road Impact Fee with the Multimodal Mobility Impact Fee, thereby expanding the allowable use of impact fees across roadway, transit, bicycle, and pedestrian improvements; and

WHEREAS, the Ordinance expressly declares that robust multimodal transportation systems are key to the County’s economic vitality, and that new development must pay its proportionate share of capital costs to ensure adequate levels of service across all travel modes; and

WHEREAS, both the Mobility Fee Ordinance and the Florida Impact Fee Act, §163.31801, Florida Statutes, require that expenditures satisfy a “rational nexus” between the developments generating the fee and the transportation improvements funded, ensuring that those who bear the cost receive a direct mobility benefit; and

WHEREAS, development within the City of Florida City (the “City”) generates significant multimodal mobility impact fee revenues that flow into the County’s mobility fee program, yet the City has historically received disproportionately fewer mobility investments in return, creating inequities in roadway, transit, and bicycle/pedestrian infrastructure despite the City’s rapid growth and increased traffic demand; and

WHEREAS, the City of Florida City is the southernmost incorporated municipality in Miami-Dade County, serving as the regional gateway to the Florida Keys, Everglades National Park, and Biscayne National Park, and as such carries substantial regional and pass-through traffic along U.S. Highway 1 (State Road 5), Krome Avenue (State Road 997), and the southern terminus of Florida's Turnpike, imposing transportation burdens on City infrastructure that far exceed those generated by the City's resident population alone; and

WHEREAS, consistent with the rational nexus principle codified in Ordinance No. 23-68, the City maintains that mobility fee revenues generated from development within Florida City must be reinvested in transportation projects located in and directly serving Florida City, so that those paying into the system benefit from the improvements; and

WHEREAS, pursuant to Section 33E-11.1, the City is situated within Mobility Fee Benefit District E ("District E"), a district that extends from the County's southern boundary northward as far as SW 22nd Street and eastward to Biscayne Bay, encompassing a vast geographic area many times larger than the City of Florida City itself; and

WHEREAS, because District E aggregates mobility fee collections across nearly the entire southern portion of Miami-Dade County, fees paid by new development in Florida City—located at the southernmost edge of the district—may be absorbed into projects located many miles to the north, diluting the City's ability to reinvest those revenues into critical infrastructure needs within Florida City; and

WHEREAS, the City Commission finds it necessary and appropriate to urge Miami-Dade County to reevaluate the structure and boundaries of Benefit District E, particularly as it pertains to South Miami-Dade County, where rapid development and exponential population growth demand proportional transportation investments to maintain levels of service; and

WHEREAS, the Mobility Fee Ordinance itself recognizes flexibility in expenditures to meet unique local transportation needs, making it consistent with County policy to ensure that the City's growth is matched by equitable transportation investments; and

WHEREAS, Section 33E-10 of the Miami-Dade County Code, as adopted by Ordinance No. 23-68, authorizes developers, in lieu of paying all or part of the multimodal mobility impact

fee, to construct eligible roadway or transit capital improvements approved by the County, with such contributions credited against the mobility fee otherwise due; and

WHEREAS, the City has identified numerous infrastructure projects, including roadway expansions, intersection and signalization improvements, and pedestrian and transit enhancements, in order to address the demands generated by sustained and accelerating residential and commercial development, and such projects underscore both the scale of growth pressures in South Miami-Dade County and the necessity of ensuring that mobility fee revenues collected from this growth are proportionally reinvested to maintain safe and efficient levels of service;

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

Section 1. Recitals Adopted. The foregoing recitals are confirmed and incorporated herein.

Section 2. Request for Equitable Allocation of Mobility Fees. The City Commission hereby urges Miami-Dade County to direct multimodal mobility impact fee revenues generated within the City of Florida City, or otherwise attributable to development impacts in Florida City, into projects located within and directly benefiting the City of Florida City. Any payment of mobility fees from development within Florida City should remain allocated for projects in Florida City, consistent with the purposes and intent of Ordinance No. 23-68 and the rational nexus requirements expressly established under §163.31801, Florida Statutes. In addition, pursuant to Section 33E-10 of the Miami-Dade County Code, developers may be permitted, subject to County approval, to construct eligible improvements in lieu of paying all or part of the multimodal mobility impact fee. The City Commission further urges that, when such improvements are undertaken for developments within Florida City, they be directed toward projects located in and serving the City, so that the resulting credits yield mobility benefits proportionate to the impacts of growth in Florida City.

Section 3. Priority Projects. The City of Florida City hereby identifies the following transportation infrastructure projects as priority projects for investment through multimodal mobility impact fee revenues, or through developer-constructed improvements authorized

pursuant to Section 33E-10 of the Miami-Dade County Code, and they are hereby incorporated into this Resolution as representative of the City's critical mobility needs and are intended to guide the equitable allocation of funds consistent with Miami-Dade County Ordinance No. 23-68 and §163.31801, Florida Statutes. The identified priority projects include, but are not limited to:

(a) Davis Parkway (SW 336th Street) Corridor Design Plan

(b) Davis Parkway Busway Station

(c) NW/SW 6th Avenue (SW 182nd Avenue)– Bike lanes from SW 328th Street to SW 352nd Street

(d) West Lucy Street (SW 328th Street) – Bike lanes from Redland Road (SW 187th Avenue) to South Dade Busway Station

Section 4. Request for Reevaluation of Benefit Districts. The City Commission hereby urges Miami-Dade County to reevaluate and, if necessary, amend the boundaries of Mobility Fee Benefit District E to ensure that mobility fee revenues generated in South Miami-Dade County, and particularly within the City of Florida City, are not diluted across a disproportionately large geographic area. The City further urges the County to consider establishing smaller or sub-districts within South Miami-Dade County so that revenues collected in Florida City are appropriately invested in transportation projects serving the residents, businesses, and visitors of Florida City.

Section 5. Implementation. The City Manager is hereby authorized to take any and all action necessary to effectuate the intent of this Resolution.

Section 6. Submission. The City Clerk is hereby authorized to submit copies of this Resolution to Miami-Dade County Mayor Daniella Levine Cava, the members of the Miami-Dade County Board of County Commissioners, the Chair and Vice Chair of the Board, the Chair and Vice Chair of the Board's Transportation Committee, the Commissioner(s) representing the City of Florida City, the Executive Director of the Miami-Dade Transportation Planning Organization, the Director of the Miami-Dade County Department of Transportation and Public Works, and the Director of the Miami-Dade County Department of Regulatory and Economic Resources. [Confirm and insert current names and titles of each recipient as of the date of submission.]

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Mayor and the City Commission of the City of Florida City, Florida, this _____ day of July 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	_____

RESOLUTION NO. 26-56

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, EXPRESSING SUPPORT FOR THE ECONOMIC DEVELOPMENT COUNCIL OF SOUTH MIAMI-DADE AND ITS 2026 SOUTH MIAMI-DADE COMPETITIVE ASSESSMENT; AFFIRMING THE CITY'S COMMITMENT TO REGIONAL ECONOMIC DEVELOPMENT, JOB CREATION, INFRASTRUCTURE INVESTMENT, AND WORKFORCE DEVELOPMENT; AUTHORIZING THE CITY MANAGER TO COMMUNICATE THIS SUPPORT TO REGIONAL PARTNERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Florida City is a municipal corporation of the State of Florida committed to promoting economic opportunity, enhancing quality of life, expanding employment opportunities, and fostering sustainable growth for its residents and businesses; and

WHEREAS, the Economic Development Council of South Miami-Dade ("EDC") serves as a regional organization dedicated to advancing economic development, business attraction, workforce development, infrastructure investment, and strategic planning throughout South Miami-Dade County; and

WHEREAS, the City recognizes that economic development, transportation, housing affordability, workforce readiness, infrastructure investment, and business recruitment are regional issues that transcend municipal boundaries and require coordinated action among local governments and stakeholders; and

WHEREAS, the EDC, in partnership with Florida International University's Jorge M. Pérez Metropolitan Center, has prepared the 2026 South Miami-Dade Competitive Assessment (the "Assessment"), providing a comprehensive and data-driven evaluation of the region's economic conditions, opportunities, and challenges; and

WHEREAS, the Assessment identifies significant opportunities for economic growth in South Miami-Dade, including aerospace, aviation, logistics, advanced manufacturing, transportation, warehousing, defense-support industries, technology, and related sectors; and

WHEREAS, the City of Florida City is uniquely positioned to benefit from regional economic growth initiatives due to its strategic location within South Miami-Dade County, proximity to major transportation corridors, available development opportunities, and access to regional workforce assets; and

WHEREAS, the City recognizes the importance of creating additional high-quality employment opportunities within South Miami-Dade in order to reduce commuting burdens, improve mobility, enhance economic prosperity, and strengthen the overall quality of life for residents; and

WHEREAS, the Assessment identifies strategic priorities that include strengthening regional economic collaboration, expanding workforce development initiatives, investing in infrastructure and site readiness, supporting small business growth, attracting targeted industries, and promoting data-driven economic development practices; and

WHEREAS, the City Commission finds that supporting regional economic development initiatives and collaborating with neighboring municipalities, educational institutions, workforce organizations, Miami-Dade County, and private-sector partners serves a valid public purpose and is in the best interests of the residents and businesses of Florida City; and

WHEREAS, the City Commission desires to express its support for the EDC and the continued implementation of strategies designed to strengthen South Miami-Dade's economic competitiveness.

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

Section 1. Recitals.

The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Support for the Economic Development Council and Competitive Assessment.

The City Commission hereby expresses its support for the Economic Development Council of South Miami-Dade and recognizes the 2026 South Miami-Dade Competitive Assessment as a valuable resource for understanding regional economic conditions and informing future economic development efforts throughout South Miami-Dade County.

Section 3. Commitment to Regional Collaboration.

The City Commission affirms its commitment to continued collaboration with the EDC, Miami-Dade County, neighboring municipalities, educational institutions, workforce development organizations, business leaders, and other stakeholders to promote sustainable economic growth, job creation, infrastructure investment, and workforce development opportunities throughout the region.

Section 4. Authorization.

The City Manager is hereby authorized and directed to transmit a certified copy of this Resolution to the Economic Development Council of South Miami-Dade and such other governmental, educational, and economic development partners as deemed appropriate.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Mayor and the City Commission of the City of Florida City, Florida, this _____ day of June 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 _____

RESOLUTION NO. 26-57

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, CREATING A PEER SUPPORT TEAM WITHIN THE CITY OF FLORIDA CITY POLICE DEPARTMENT IN ACCORDANCE WITH SECTION 111.09, FLORIDA STATUTES, COLLECTIVE BARGAINING AGREEMENTS, AND CITY POLICIES; AUTHORIZING THE CITY MANAGER AND CHIEF OF POLICE TO IMPLEMENT THE PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Honorable Charlotte Thompson, Mayor of the City of Florida City (the "City"), is a dedicated retired law enforcement officer who, informed by her own career of service in law enforcement, remains deeply committed to the safety, mental health, and overall wellbeing of police officers and first responders, and has championed the establishment of a peer support team for the Florida City Police Department, along with other programs and policies that support and strengthen those who serve and protect the City and its residents; and

WHEREAS, the cumulative and acute stress inherent in public safety work can contribute to post-traumatic stress, depression, anxiety, substance use, and an elevated risk of suicide among first responders, and may adversely affect officer wellness, performance, retention, and public safety and

WHEREAS, the City finds that a properly structured peer-support program can provide voluntary, timely, and appropriate support to Police Department personnel while promoting wellness, resiliency, and the continued delivery of effective public-safety services; and

WHEREAS, section 111.09, Florida Statutes, authorizes peer support for first responders and provides protections relating to qualifying peer-support communications made with a mutual expectation of confidentiality; and

WHEREAS, the City Commission desires to establish a Peer Support Team within the Florida City Police Department as an internal employee-support resource, subject to applicable law, City policies, collective bargaining obligations, and available appropriations.

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

Section 1. Recitals.

The foregoing recitals are true and correct and are incorporated into this Resolution.

Section 2. Creation of Peer Support Team.

There is hereby established a Peer Support Team (the "Peer Support Team" or "Team") as an internal, voluntary employee-support program for eligible Police Department personnel, within the Florida City Police Department (the "Department"). The Peer Support Team is created for the

purpose of providing peer support, as defined herein and in Section 111.09, Florida Statutes, to first responders employed by the Department and, as authorized by the Chief of Police, to other first responders and support personnel of the City.

Section 3. Purpose.

The purpose of the Team is to provide voluntary peer support to Police Department personnel experiencing work-related or personal stressors, critical incidents, trauma, or other circumstances affecting employee wellness.

The Team may provide peer support, resource information, wellness education, critical-incident outreach, and referrals to available professional services, including the City's Employee Assistance Program, licensed mental-health providers, and other appropriate resources.

Section 4. Administration and Implementation.

The City Manager is authorized to direct the Chief of Police, in consultation with the Human Resources Director and City Attorney, to develop and implement a written Peer Support Team Policy, consistent with section 111.09, Florida Statutes, and all other applicable law.

The Policy shall, at a minimum:

1. Establish eligibility requirements, selection procedures, training requirements, and removal procedures for Team members;
2. Require that each Team member receive training appropriate to the role of a first-responder peer under section 111.09, Florida Statutes;
3. Provide for voluntary participation by employees seeking peer support;
4. Establish procedures for referrals to professional, clinical, emergency, and crisis-intervention resources when appropriate;
5. Clearly identify the circumstances in which a Team member may be required or permitted to disclose information under applicable law, including circumstances involving suspected criminal conduct or an articulable threat to the safety of the employee, another person, or society;
6. Prohibit Team members from conducting internal-affairs investigations, criminal investigations, disciplinary inquiries, fitness-for-duty evaluations, or supervisory performance evaluations through the Peer Support Team;
7. Provide that peer support is not a substitute for professional medical, psychological, psychiatric, legal, labor-relations, or emergency services;
8. Require that operational records be maintained only to the extent necessary for administration of the program and handled in accordance with Chapter 119, Florida Statutes, applicable records-retention requirements, and all other applicable law;
9. Maintain confidentiality and Privilege of Peer Support Communications consistent with Section 111.09, Florida Statutes; and
10. Require compliance with applicable collective bargaining agreements, personnel rules, and City policies.

Section 5. Authorization.

The City Manager is authorized to take all actions necessary and appropriate to implement this Resolution and the Peer Support Team Policy.

Section 6. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason 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 of this Resolution.

Section 7. Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Mayor and the City Commission of the City of Florida City, Florida, this _____ day of July 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 _____

SPONSORED BY: MAYOR CHARLOTTE THOMPSON

FINAL VOTE AT ADOPTION

Mayor Charlotte Thompson _____

Vice Mayor Ronda Cobb _____

Commissioner James Gold _____

Commissioner Richard Brown, Jr. _____

Commissioner Trina Wilborn _____

RESOLUTION NO. 26-58

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, RATIFYING AND APPROVING THE EMERGENCY PROCUREMENT OF VALVE REPLACEMENT AND REPAIR SERVICES FROM JASON BUILDERS LLC IN THE TOTAL AMOUNT OF FIFTY-NINE THOUSAND NINE HUNDRED AND NINETY SEVEN DOLLARS AND EIGHTY CENTS (\$59,997.80) FOR EMERGENCY REPAIRS TO THE CITY'S WATER TOWER; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, approximately two (2) weeks prior to the date of this Resolution, City of Florida City staff discovered that the City's water tower was leaking water profusely and the water tower had previously been isolated for an extended period of time to allow for repairs to the tower to be completed; and

WHEREAS, one of the two (2) valves that isolate the water tower has a valve stem that is no longer functioning and is stuck in the closed position, preventing the water tower from being properly isolated; and

WHEREAS, in order to prevent further corrosion and damage to the water tower, City staff were required to open a nearby fire hydrant to relieve pressure and prevent water from leaking into the interior of the water tower pending permanent repair; and

WHEREAS, the City determined that the immediate replacement of the two (2) valves that isolate the water tower was necessary to prevent further corrosion and damage to the water tower, to avoid the need for additional and more extensive repair work, and to protect the public health, safety, and welfare and the City's water infrastructure; and

WHEREAS, in light of the emergency nature of the conditions, the City Manager authorized Jason Builders LLC to perform the emergency 16" valve replacement work necessary to address the water tower leak, as reflected in City of Florida City Purchase Order No. 2026-00000294, a copy of which is attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the total cost of the emergency valve replacement work is Fifty-Nine Thousand Nine Hundred and Ninety Seven Dollars and Eighty Cents (\$59,997.80); and

WHEREAS, pursuant to Section 2-126(c) of the City Code, budgeted purchases of goods or services of \$50,000.00 or more are ordinarily required to be competitively bid in accordance with Sections 2-127 through 2-129 of the City Code and to be approved by a majority of the City Commission, except where otherwise allowed; and

WHEREAS, Section 2-128(b) of the City Code provides that emergency purchases for the health, welfare, and safety of the City or its citizens, where delay may cause adverse actions to the public interest, may be exempt from the competitive bid requirements with the approval of the chief executive officer or a majority of the City Commission, as applicable, provided that all such emergency procurements are documented with a written memorandum outlining in detail the justification for proceeding as an emergency procurement; and

WHEREAS, Section 2-128(f) of the City Code provides that where a purchase requires City Commission approval but, due to exigent circumstances, prior approval is not possible, the purchase must be ratified by a majority of the City Commission as soon as practicable; and

WHEREAS, the City Manager recommends that the City Commission ratify and approve the emergency procurement and authorize payment to the vendor for the work performed; and

WHEREAS, the City Commission finds that the ratification and approval of the emergency procurement set forth herein is necessary and in the best interest of the City of Florida City, its residents, and its water infrastructure.

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.

Section 2. Findings; Emergency Determination. The City Commission hereby finds, determines, confirms, and ratifies that the leaking water tower and the non-functioning isolation valve described herein constituted an emergency that posed an immediate and serious threat to the City's water infrastructure and to the public health, safety, and welfare, and that the immediate procurement of valve replacement and repair services without competitive bidding was necessary and appropriate to address that emergency, within the meaning of Section 2-128(b) of the City Code.

Section 3. Ratification and Approval of Emergency Procurement. The City Commission hereby ratifies, approves, and confirms the emergency procurement of valve replacement and repair services from Jason Builders LLC, and the actions of the City Manager in authorizing and procuring such services, in the total amount of is Fifty-Nine Thousand Nine Hundred and Ninety Seven Dollars and Eighty Cents (\$59,997.80), as set forth in Purchase Order No. 2026-00000294 attached hereto as Exhibit "A."

Section 4. Authorization. The City Manager is hereby authorized and directed to take all actions and to execute all documents reasonably necessary to carry out and effectuate the intent and purposes of this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Mayor and the City Commission of the City of Florida City, Florida, this _____ day of July 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 _____

SPONSORED BY: THE CITY MANAGER

FINAL VOTE AT ADOPTION

Mayor Charlotte Thompson _____

Vice Mayor Ronda Cobb _____

Commissioner James Gold _____

Commissioner Richard Brown, Jr. _____

Commissioner Trina Wilborn _____

EXHIBIT “A”

[City of Florida City Purchase Order No. 2026-00000294 – Jason Builders LLC]

EXHIBIT “B”

[Written memorandum documenting justification for emergency procurement, per Section 2-128(b) of the City Code – to be inserted]