



CITY OF FLORIDA CITY CITY COMMISSION MEETING AGENDA

Meeting Date: March 10, 2026
Florida City, FL 33034
Next Regular Meeting Date: March 24, 2026
Phone: (305) 247-8221 Fax: (305) 242-8133
Website: www.floridacityfl.gov
Time: 5:30 P.M.

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 February 24, 2026**
- 5) ORDER OF BUSINESS**
- 6) SPECIAL PRESENTATIONS (None)**
- 7) PUBLIC COMMENTS (3 Minutes Each)**
- 8) ORDINANCE(S) FOR FIRST READING (None)**
- 9) ORDINANCE(S) FOR SECOND READING / PUBLIC HEARING(S) (None)**
- 10) CONSENT AGENDA (None)**
- 11) RESOLUTION(S) / PUBLIC HEARING(S) (None)**
- 12) RESOLUTIONS**

- 12A) **26-12: A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF “CENTURY PARK SQUARE NORTH”, A SUBDIVISION WITH 9 BLOCKS, 106 LOTS FOR TOWNHOUSES AND 3 TRACTS, LOCATED ON THE NORTHEAST CORNER OF WEST PALM DRIVE (S.W. 344TH ST) AND TOWER ROAD (SW 192ND AVE), FLORIDA CITY, FLORIDA. (SPONSORED BY THE CITY MANAGER)**
- 12B) **26-15: A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF “CENTURY PARK VILLAS EAST”, A SUBDIVISION WITH 17 BLOCKS, 117 LOTS FOR TOWNHOUSES AND 3 TRACTS, LOCATED ON THE WEST SIDE OF FACTORY SHOP BLVD 500 FEET NORTH OF EAST PALM DR, FLORIDA CITY, FLORIDA - FLORIDA (SPONSORED BY THE CITY MANAGER)**
- 12C) **26-16: A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF “MESA VILLAS”, A SUBDIVISION WITH 6 BLOCKS, 65 LOTS FOR TOWNHOUSES AND 2 TRACTS, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF LUCY STREET AND NE 6TH AVE, FLORIDA CITY, FLORIDA (SPONSORED BY THE CITY MANAGER)**
- 12D) **26-17: A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF “PINEMESA”, A SUBDIVISION WITH 6 BLOCKS, 54 LOTS FOR TOWNHOUSES AND 1 TRACT, LOCATED ON THE EAST SIDE OF SOUTH REDLAND ROAD (S.W. 187TH AVE) 350 FEET SOUTH OF SOUTH REDLAND ROAD (SW 187TH AVE) AND SW 7TH STREET INTERSECTION, FLORIDA CITY, FLORIDA (SPONSORED BY THE CITY MANAGER)**
- 12E) **26-20: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FL, AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 2 TO THE CONTRACT BETWEEN THE CITY OF FLORIDA CITY AND CORELAND CONSTRUCTION CORP., DATED MAY 29, 2024, CONCERNING THE ARPA-FUNDED KROME AVENUE WATER SYSTEM IMPROVEMENTS, IN THE AMOUNT OF \$199,454.96; PROVIDING FOR AN EFFECTIVE DATE**
- 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 may, in its discretion, waive the registration fee upon a finding of financial hardship.

**CITY OF FLORIDA CITY
REGULAR COMMISSION MEETING MINUTES**

TUESDAY, FEBRUARY 24th, 2026

1. **ROLL CALL**

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

Also Present:

Dr. James Poag, City Manager
Jon Ward, CRA Director
Pedro Taylor, Chief of Police
Lt. James Butts, FCPD
Curtis Dewberry, Director- Parks & Rec.
Michelle Ramirez- Administrative Assistant to the Chief
Makeda McLune- Deputy City Clerk
Cindy Lyle, Personnel Director
Chad Burkhalter, Finance Director
Jennifer A. Evelyn, City Clerk

Mayor Charlotte Thompson called the meeting to order at 7:30 PM.

INVOCATION

Bishop Elijah Bemley, Jr. delivered the invocation.

2. **PLEDGE OF ALLEGIANCE**

Mayor Thompson asked everyone present stand for the Pledge of Allegiance.

3. **APPROVAL OF MINUTES**

A Motion was made by Commissioner Gold to approve the Minutes of the Commission Meeting of January 26, 2026. Seconded by Commissioner Wilborn. All voted in favor. The Motion was carried.

4. **CITY ATTORNEY'S REPORT**

City Attorney, Regine Monestime stated that the legal affairs of the City remain in good order.

5. CURRENT AGENDA

**City Manager, Dr. James Poag reiterated City business is in order. He recognized Administrative Aide to the Chief, Josephine Smith who had been selected as the Guest of Honor for the 4th Annual District 9 Senior Black History Luncheon. A remarkable achievement and a reflection of her leadership, dedication and the positive impact she continues to make in our community.

6. COMMITTEE REPORTS

**Commissioner Gold congratulated his newly sworn in colleagues and emphasized the importance of working together, united in purpose as Mayor and City Commissioners.

He also welcomed his cousin, present in the audience, who had flown in from Dallas, TX.

7. OLD BUSINESS

A.) SECOND AND FINAL READING: ORDINANCE NO: 26-01: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AMENDING CHAPTER 2 “ADMINISTRATION,” ARTICLE II “CITY COMMISSION,” DIVISION 2 “MEETINGS,” SECTION 2-42 “AGENDA REQUESTS” AND SECTION 2-43 “ORDER OF BUSINESS”; PROVIDING FOR UPDATED PROCEDURES FOR AGENDA SUBMISSIONS AND THE ORDER OF BUSINESS FOR CITY COMMISSION MEETINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

Memo dated January 26, 2026 from City Manager, Dr. James Poag is on file for the record.

Dr. James Poag read the memo into the record.

Mayor Thompson asked the City Clerk to read Ordinance No: 26-01 by caption only **ON SECOND & FINAL READING.**

The City Clerk read Ordinance No: 26-01 by caption only.

Mayor opened the public forum for discussion. With no citizen participation and no Commission member discussion, Mayor closed the public forum and entertained a Motion.

A Motion was made by Commissioner Wilborn for the passing and adoption of

Ordinance No: 26-01 **ON SECOND & FINAL READING**. Seconded by Vice Mayor Cobb. All voted in favor. The Motion was carried.

8. NEW BUSINESS

- A.) RESOLUTION NO: 26-01: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, RELATING TO ADMINISTRATIVE OPERATIONS; APPROVING A FOUR-DAY WORK WEEK FOR CITY OFFICES; CHANGING THE REGULAR MEETING TIME OF THE CITY COMMISSION TO 5:30 P.M. ON TUESDAYS; ESTABLISHING A SUMMER RECESS IN AUGUST AND A REDUCED REGULAR MEETING SCHEDULE IN NOVEMBER AND DECEMBER; AUTHORIZING THE CITY MANAGER TO IMPLEMENT THESE CHANGES WHEN OPERATIONALLY APPROPRIATE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

Memo from City Manager Dr. James Poag dated January 26, 2026 is on file for the record.

Dr. James Poag, City Manager read the memo into the record.

A Motion was made by Commissioner Gold for the City Clerk to read Resolution No: 26-01 by caption only. Seconded by Commissioner Brown. All voted in favor. The Motion was carried.

The City Clerk read Resolution No: 26-01 by caption only.

Mayor opened the public forum for discussion.

Herb Griffin – 633 SW 2nd Street, Florida City, FL- Mr. Griffin expressed that this was the first time he was hearing about the proposed change to move the Commission meetings from 7:30 pm to 5:30 pm on Tuesdays. He inquired whether there had been any feedback from the public regarding how this adjustment might impact their ability to attend. He emphasized that many residents are working or navigating traffic at that hour, and public input is extremely important at these meetings. The concern is ensuring residents have adequate time to arrive and participate meaningfully.

Mayor Charlotte Thompson explained that the motion to move the meetings to 5:30 pm was made because 7:30 pm was considered too late and meetings often ran well beyond their scheduled time. By starting earlier, the intent was to

conclude business at a more reasonable hour rather than extending to 9:30 pm or later.

Mr. Griffin acknowledged that while the earlier time may occasionally affect commissioners' schedules and keep them out later than anticipated, the primary concern should remain the residents. Specifically, he questioned whether working residents would be able to attend and fully engage.

The City Attorney interjected, noting that meetings have historically been held at 7:30 pm, and attendance from the public has generally been low. Based on that observation, she did not believe the time change would create a significant barrier. She further stated that if individuals finish work at 5:00 pm, arriving by 5:30 pm should be feasible.

Mr. Griffin responded that she may be correct, and the City may indeed be basing this decision on factual patterns. He clarified that he was not attempting to debate the matter, but rather to understand the reasoning behind the change and whether the citizens are comfortable with it. He concluded by stating that if the citizens are supportive of the adjustment, then he would be supportive as well. He is retired.

** Brandi Ramirez: Homestead, FL – on behalf of the residents present in the audience

Brandi Ramirez spoke on behalf of members in the audience. She began by congratulating the newly sworn-in Mayor and City Commissioners.

Ms. Ramirez stated that she understands and supports the City Manager's agreement to implement a four-day work week; however she wanted to address the proposed 5:30 pm start time for Commission meetings. She shared her belief that prior low attendance at 7:30 meetings may have been influenced by the previous Commission makeup. With the newly elected officials now in place, she indicated that there is renewed interest and enthusiasm within the community.

Ms. Ramirez informed the Commission that, based on what she is hearing from residents, future meetings are expected to have strong attendance and that the Chambers may be filled. She encouraged the Commission to take this into consideration when determining the meeting time, emphasizing the importance of ensuring accessibility so the community can come out, show support and work together with the new Mayor and Commission.

Ms. Ramirez further stated that many municipalities and County offices are adopting four-day work weeks and she commended the City Manager for bringing forward thinking initiatives to Florida City. She expressed optimism about the City's future and stated that while progress is important, community input is

equally vital and she believe the City will now receive that engagement due to the new leadership.

She thanked the Mayor and City Commissioners for their consideration.

Mayor Thompson thanked Ms. Ramirez for her input.

Lovey Clayton: Florida City, FL

Mr. Clayton stated that he believes the proposed 5:30 pm meeting time is a great idea as the previous 7:30 pm start time affects his ability to rest. He noted that with a 5:30 pm start, meetings could conclude before 8 or 9:30 pm which he feels is more reasonable.

He shared that he has attended meetings for over twenty years and observed that the only times the Chambers was ever filled to capacity were during special circumstances. Mr. Clayton stepped back and congratulated the newly sworn-in Mayor and Commissioners as well as the new City Manager on a job well done.

Returning to the agenda item, Mr. Clayton stated that earlier meetings are generally better. He referenced his experience serving as Chair of the Zoning Board where meeting times were changed from 7 pm to 6 pm, which proved beneficial. He emphasized that late meetings are personally challenging for him and reiterated his support for the 5:30 pm start time. Mr. Clayton added, in his opinion, many in the audience may also favor the earlier time, although he acknowledged that is not possible to please everyone.

His comments were met with some negative reactions from members of the audience.

Mayor Thompson interjected to state that the Commission had voted on the 5:30 pm start time and that the City would be moving forward accordingly.

City Manager, Dr. James Poag informed those present that the decision to move meetings to 5:30 pm was not made lightly. He explained that 5:30 pm aligns with best practices across many municipalities in the State of Florida and throughout Miami-Dade County. He noted that County Commissioners often meet during the daytime hours and emphasized that the selected time was not chosen at random. Research was conducted on practices in other municipalities and counties which contributed to the decision to adopt the 5:30 meeting time.

With no additional citizen participation and no Commission member discussion, Mayor closed the public forum and entertained a Motion.

A Motion was made by Commissioner Gold for the passing and adoption of Resolution No: 26-01. Seconded by Vice Mayor Cobb. All voted in favor. The Motion was carried.

B.) RESOLUTION NO: 26-08: A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A TENTATIVE PLAT CALLED "CINDY'S COVE" CREATING A SUBDIVISION WITH 4 BLOCKS AND 25 LOTS, AND TRACT "A" FOR COMMON AREAS AND/ OR LANDSCAPING, LOCATED ON THE SOUTH SIDE OF NW 5TH STREET BETWEEN NW 8TH AVE AND NW 7TH AVE, FLORIDA CITY, FLORIDA

Memo from City Engineer dated 01/21/26 is on file for the record.

The City Engineer read the memo into the record.

Commissioner Wilborn asked how many entries and exit points did the subdivision have.

The City Engineer responded there are three buildings with 6 units and one building with seven.

Commissioner Wilborn mentioned the area as not being gated. The City Engineer responded in the affirmative.

Mayor opened the public forum for discussion.

Lovey Clayton: Florida City, FL
wanted to know the number of units there will be at the subdivision- the City Engineer responded 25 units

With no additional citizen participation and no Commission member discussion, Mayor closed the public forum and entertained a Motion.

A Motion was made by Commissioner Gold for approval of Resolution No: 26-08. Seconded by Commissioner Brown. All voted in favor. The Motion was carried.

C.) RESOLUTION NO: 26-09: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, ESTABLISHING UNIFORM PROCEDURES AND GUIDELINES FOR CITY DONATIONS AND THE USE OF CITY-OWNED FACILITIES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR ALL OTHER PURPOSES

Memo from Dr. James Poag, City Manager dated is on file for the record.

Dr. Poag read the memo into the record.

A Motion was made by Commissioner Gold for the City Clerk to read Resolution No: 26-09 by caption only. Seconded by Commissioner Brown. All voted in favor. The Motion was carried.

The City Clerk read Resolution No: 26-09 by caption only.

Mayor opened the public forum for discussion.

Cheryl Walker: 795 SW 6th St

Ms. Walker's request related to access of the agenda on line- she was informed the agenda(s) are posted at least three days prior the regularly scheduled city commission meeting on line.

With no additional citizen participation and no Commission member discussion, Mayor closed the public forum and entertained a Motion.

A Motion was made by Commissioner Gold for the passing and adoption of Resolution No: 26-09. Seconded by Vice Mayor Cobb. All voted in favor. The Motion was carried

D.) RESOLUTION NUMBER 26-11: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA, AUTHORIZING AN OPEN END MASTER LEASE AGREEMENT WITH ENTERPRISE FLEET MANAGEMENT FOR THE LEASING AND MAINTENANCE OF CITY VEHICLES; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND SUBJECT TO THE BUDGET APPROPRIATION AND AVAILABILITY OF FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE

Memo from Director of Finance, Chad Burkhalter dated 02/18/26 with attachments are on file for the record.

Mr. Burkhalter approached the podium and briefed the Mayor and City Commissioners on the open end master lease agreement with Fleet Management.

Brandi Ramirez: 2231 SE 1st St- Homestead, FL

Asked name of other companies that submitted proposal informing the majority of those in attendance were here for the first time. She has received a significant amount of positive feedback. With the new Mayor and City Commissioners now on board, she also commended the City Manager for implementing several new changes as the City moves forward.

A Motion was made by Commissioner Gold for the City Clerk to read Resolution No: 26-11 by caption only. Seconded by Commissioner Brown. All voted in favor. The Motion was carried.

The City Clerk read Resolution No: 26-11 by caption only.

Mayor opened the public forum for discussion.

A question was asked whether the City had obtained other quotes. An affirmative response was given.

Commissioner Brown asked whether the vehicles came fully equipped with radios, computers et al- to which he received an affirmative response.

Commissioner Wilborn after reviewing the documents asked for Item 8D.) to be tabled.

There was no commission response to her request.

With no further citizen participation and no Commission member discussion, Mayor
COMMISSION MINUTES OF TUESDAY, FEBRUARY 24, 2026

closed the public forum and entertained a Motion.

A Motion was made by Commissioner Gold for the passing and adoption of Resolution No: 26-11. Seconded by Commissioner Brown. All voted in favor. The Motion was carried.

E.) RESOLUTION NO: 26-14: A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, ACCEPTING THE AMENDED INTERLOCAL AGREEMENT TO BE INCLUDED IN THE MIAMI-DADE COUNTY CURBSIDE RECYCLING PROGRAM AND PROVIDING FOR AN EFFECTIVE DATE -CURBSIDE RECYCLING INTERLOCAL AGREEMENT

Letter from Miami Dade County, Department of Solid Waste dated July 30, 2025 and First Amended Interlocal Agreement for Inclusion in the Miami-Dade County Curbside Recycling Program are on file for the record.

A Motion was made by Commissioner Gold for the City Clerk to read Resolution No: 26-14 by caption only. Seconded by Commissioner Brown. All voted in favor. The Motion was carried.

The City Clerk read Resolution No: 26-14 by caption only.

Mayor opened the public forum for discussion.

Lovey Clayton – Florida City, FL voiced his support for the recycling program.

With no additional citizen participation and no Commission member discussion, Mayor closed the public forum and entertained a Motion.

A Motion was made by Commissioner Gold for the passing and approval of Resolution No: 26-14. Seconded by Commissioner Brown. All voted in favor. The Motion was carried.

F.) ACCEPTANCE OF ELECTED OFFICIALS PENSION VALUATION

Memo from Director of Finance, Chad Burkhalter dated 02/11/26 with attachment are on file for the record.

Deferral of Item 8F.) was requested by Mayor Thompson. Seconded by Commissioner Brown. All voted in favor. The Motion was carried.

9. CITIZENS' PRIVILEGE

Herb Griffin: Florida City, FL

Asked whether the Mayor and City Commissioners had sufficient time to review all agenda items. He was informed that prior to any votes being taken, a publicly noticed agenda review meeting was held last Monday. During that meeting, the City Commission carefully reviewed the agenda items scheduled for consideration.

It was further explained that this review takes place in advance of the regularly scheduled Commission meeting to ensure transparency and preparedness.

City Manager, Dr. James Poag emphasized his commitment to transparency and confirmed that the agenda had been thoroughly discuss with the Commission members and that they were fully aware of the items being presented for action this evening.

Brandi Ramirez: Homestead, FL

Publicly thanked the residents of Florida City and shared that she feels truly blessed to have earned their trust and the opportunity to serve and work alongside them. She expressed her belief that Florida City now has the best Mayor and City Commissions in all of Miami-Dade County. She once again thanked the residents for making this possible through their support and confidence.

10. ADJOURNMENT

There being no further business before the Commission, A Motion was made by Commissioner Gold to adjourn the Commission Meeting of February 24, 2026. Seconded by Commissioner Brown. All voted in favor. The Meeting adjourned at 8:40 PM.

Jennifer
A. Evelyn

Digitally signed by: Jennifer A. Evelyn
DN: CN = Jennifer A. Evelyn email = cityclerk@floridacityfl.gov C = US O = CITY OF FLORIDA CITY Date: 2026.03.03 16:32:14 -05'00'

JENNIFER A. EVELYN, CITY CLERK


CHARLOTTE THOMPSON, MAYOR

Memorandum

To: **Cindy Lyle**
Community Development Director

From: **Pedro D. González, P.E.**
Baljet Environmental, Inc.

Re: **“CENTURY PARK SQUARE NORTH” FINAL PLAT**
Proposed Florida City Resolution 26-12

Date: **03/02/26**

Attached to this memorandum is a copy of the proposed City of Florida City Resolution 26-12, approving the Final Plat of “**Century Park Square North**” prepared by **American Services of Miami, Corp.**, Professional Land Surveyors & Mappers registered in the State of Florida for Century Park Square North, LLC, said document showing the creation of a subdivision of approximately 9 acres with nine (9) blocks, one hundred and six (106) lots and three (3) tracts: "A" for private roads, parking areas and utility easement, "B" for playground and "C" for dog park, out of one (1) parcel with folio number 16-7823-000-0213 located on the northeast corner of West Palm Drive (S.W. 344th St) and Tower Road (SW 192th Ave) in Florida City. The Final Plat document cited complies with the City's Zoning Code, and the City Planner has approved it. Baljet Environmental, Inc. has reviewed the Final Plat and found it to be in general conformance with the requirements of the city. Therefore, it is recommended that the City Commission approve the proposed Resolution 26-12.

Please include this item on the agenda for the City Commission meeting scheduled for March 10th, 2026.

RESOLUTION NO. 26-12

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF “CENTURY PARK SQUARE NORTH”, A SUBDIVISION WITH 9 BLOCKS, 106 LOTS FOR TOWNHOUSES AND 3 TRACTS, LOCATED ON THE NORTHEAST CORNER OF WEST PALM DRIVE (S.W. 344TH ST) AND TOWER ROAD (SW 192ND AVE), FLORIDA CITY, FLORIDA.

BE IT RESOLVED BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF FLORIDA CITY, FLORIDA:

Section 1

That the final Plat prepared by AMERICAN SERVICES OF MIAMI, CORP. Professional Land Surveyors & Mappers registered in the State of Florida for CENTURY PARK SQUARE NORTH, LLC., designated as “CENTURY PARK SQUARE NORTH”, with a Field Survey completed on December 23rd, 2021, showing the creation of a subdivision of approximately 9 acres with nine (9) blocks, one hundred and six (106) lots and three (3) tracts: "A" for private road, parking area and utility easement, "B" for playground and "C" for dog park out of one (1) parcel with folio number 16-7823-000-0213 located on the northeast corner of West Palm Drive (S.W. 344th St) and Tower Road (SW 192nd Ave), is hereby approved as being in general conformance with the requirements of the City and the Tentative Plat “CENTURY PARK SQUARE NORTH” approved by the City Commission pursuant to Resolution 23-09 on May 5th 2023, and that the Tentative Plat approved by the City for “CENTURY PARK SQUARE NORTH” was reviewed and recommended for approval by Miami-Dade County Plat Committee approval T-24932-5-CORR on October 2024, subject to the condition listed in the Miami-Dade County Plat Committee approval, pursuant to applicable regulations; and,

RESOLUTION NO. 26-12

Section 2

That the City Clerk is hereby directed to record this Resolution in the Public Records of Miami-Dade County, Florida.

PASSED AND ADOPTED THIS _____ day of _____, 2026.

CHARLOTTE THOMPSON, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered by: Mayor

Motion to adopt by _____ seconded by _____.

FINAL VOTE AT ADOPTION

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

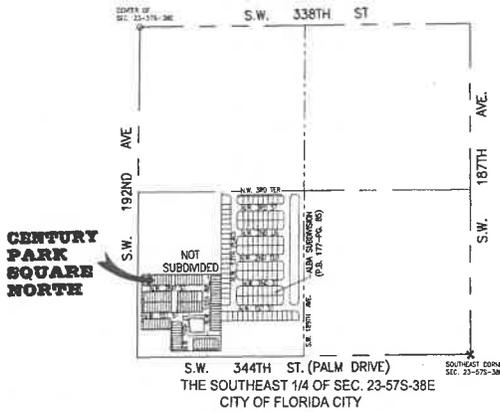
CENTURY PARK SQUARE NORTH

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN FLORIDA CITY, FLORIDA.

PREPARED BY:
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS LAND SURVEYORS
300 GRAND AVENUE
MIAMI, FLORIDA 33134
PHONE: (305) 598-9001 WEB: AMSMIAMI.COM
AEC 003

P.B. _____ PG. _____
SHEET 1 OF 2

LOCATION MAP (SCALE: 1"=300')



CENTURY PARK SQUARE NORTH

NOTES:

- THE SUBJECT PROPERTY IS AFFECTED BY:
 - RESOLUTION NO. 22-09 FILED RECORDED ON MAY 3, 2022 IN O.R. BOOK 33894 AT PAGE 2378.
 - NOTICE OF ESTABLISHMENT OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT, RECORDED ON JUNE 11, 2024, IN BOOK 34268, PAGE 1308.
 - DECLARATION OF RESTRICTIVE COVENANTS, RECORDED ON JULY 19, 2024, IN BOOK 34310, PAGE 2662.
 - MEMORANDUM OF ADDITIONAL PURCHASE PRICE DATED MARCH 27, 2025 AND RECORDED APRIL 1, 2025, IN BOOK 34887, PAGE 1922.
 - MEMORANDUM OF OPTION AGREEMENT DATED MARCH 27TH, 2025 AND RECORDED APRIL 1, 2025, IN BOOK 34887, PAGE 1118.
 - AND AS MAY BE AMENDED.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

- THAT S.W. 344TH STREET AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RELYING TO THE EXTENT OF THE DEDICATION, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHOMEVER DISCONTINUED BY LAW.
- THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED ON ANY LOT OR TRACT WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.
- THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
- THAT THE USE OF CEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT OR TRACT WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

MIAMI-DADE COUNTY APPROVAL:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE CODE. CERTIFIED THIS _____ DAY OF _____, A.D. 2025.

SIGNED BY: _____
DIRECTOR

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LINES DESCRIBED HEREBY AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND BY THE PUBLIC RECORDS OF THIS COUNTY.

CITY OF FLORIDA CITY PLAT RESTRICTIONS:

- THAT S.W. 192ND AVE AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RELYING TO THE EXTENT OF THE DEDICATION, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHOMEVER DISCONTINUED BY LAW.
- THAT TRACTS "A" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREA (PRIVATE ROADS) FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND AS A MEANS OF ACCESS-TO-RES TO THE INDIVIDUAL LOTS AND TRACTS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE RIGHT TO ACCESS AND EGRESS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES ON SAID TRACTS SHALL INCLUDE THE INSTALLATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, WATER/SEWER, APPURTENANCE EQUIPMENT, AND APPURTENANCE ABOVE-GROUND EQUIPMENT) OVER, ALONG, UNDER AND ACROSS SAID TRACTS AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS ASSOCIATION.

FLORIDA CITY APPROVAL:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BEYOND THE LEVEL OF SERVICES PROVIDED BY THE MUNICIPALITY'S COMPREHENSIVE PLAN. THEREFORE, IT WAS APPROVED AND THE FOREGOING CONDITIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COMMISSION OF FLORIDA CITY, FLORIDA.

BY: _____ CITY MAYOR ATTESTED: _____ CITY CLERK

FLORIDA CITY SURVEYOR'S CERTIFICATION:

THIS PLAT OF CENTURY PARK SQUARE NORTH HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177.06(1)(c) OF THE FLORIDA STATUTES.

_____ A.D. 2025.

OSCAR E. BAEZ-CUSIDÓ
PROFESSIONAL LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS:

THAT TPG AG INC. (LTD) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED CENTURY PARK SQUARE NORTH THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PORTION OF LAND LYING OVER AND ACROSS THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 38 EAST IN MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 38 EAST IN MIAMI-DADE COUNTY, LESS THE WEST 27.631 FEET OF THE SOUTH 27.631 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 38 EAST IN MIAMI-DADE COUNTY.

OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS SHOWN BY DASHED LINES ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THAT TPG AG INC. (LTD) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON BEHALF OF TPG AG INC. (LTD) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF TPG AG INC. (LTD) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN THE PRESENCE OF THESE TWO WITNESSES ON THIS _____ DAY OF _____, A.D. 2025.

TPG AG INC. (LTD) MULTI STATE 4, LLC,
A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____
ESSENTIAL HOLDINGS ASSET
MANAGEMENT, LLC, AN ARIZONA LIMITED
LIABILITY COMPANY, AS ITS AUTHORIZED
AGENT

WITNESSES:

ACKNOWLEDGMENT:

STATE OF ARIZONA
COUNTY OF _____
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION AN OFFICER DULY AUTHORIZED TO SIGN AND TAKE ACKNOWLEDGMENTS AS _____ AS _____ OF ESSENTIAL HOLDINGS ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF TPG AG INC. (LTD) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, [] WHO IS PERSONALLY KNOWN TO ME OR [] WHO HAS PREVIOUSLY AS NOTARIZATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESSED MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2025.

MY COMMISSION EXPIRES: _____ BY: _____
COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF _____

_____ PROMISED NAME OF ACKNOWLEDGER

INDIARY SEAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED CENTURY PARK SQUARE NORTH, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SAME DOES AS SHOWN ON THE PLAT COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 2, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

AMERICAN SERVICES OF MIAMI, CORP.
300 GRAND AVENUE
MIAMI, FLORIDA 33134
CERTIFICATE OF AUTHORIZATION #1848 8043

ED PAO, PRESIDENT
PROFESSIONAL LAND SURVEYOR AND
MAPPER #8734
STATE OF FLORIDA

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D. 2025, AT _____ IN BOOK _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLETES THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

JUAN FERNANDEZ-BARROEN
CLERK OF COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA
BY: _____ DEPUTY CLERK

Memorandum

To: **Cindy Lyle**
Community Development Director

From: **Pedro D. González, P.E.**
Baljet Environmental, Inc.

Re: **“CENTURY PARK VILLAS EAST” FINAL PLAT**
Proposed Florida City Resolution 26-15

Date: **03/02/26**

Attached to this memorandum is a copy of the proposed City of Florida City Resolution 26-15, approving the Final Plat of “**Century Park Villas East**” prepared by **Hadonne, Corp.**, Professional Land Surveyors & Mappers registered in the State of Florida for TPG AG EHC III (LEN) MULTI STATE 5, LLC., said document showing the creation of a subdivision of approximately 8.686 acres with seventeen (17) blocks, one hundred and seventeen (117) lots and three (3) tracts: "A" for private road, parking area, landscape buffer areas, and utility easement, "B" for playground & park, and "C" for linear park out of one (1) parcel with folio number 16-7919-001-0405 located on the west side of Factory Shop Blvd. 500 feet north of East Palm Dr, Florida City. The Final Plat document complies with the City's Zoning Code, and the City Planner has approved it. Baljet Environmental, Inc. has reviewed the Final Plat and found it to be in general conformance with the requirements of the city. Therefore, it is recommended that the City Commission approve the proposed Resolution 26-15.

Please include this item on the agenda for the City Commission meeting scheduled for March 10th, 2026.

RESOLUTION NO. 26-15

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF “CENTURY PARK VILLAS EAST”, A SUBDIVISION WITH 17 BLOCKS, 117 LOTS FOR TOWNHOUSES AND 3 TRACTS, LOCATED ON THE WEST SIDE OF FACTORY SHOP BLVD 500 FEET NORTH OF EAST PALM DR, FLORIDA CITY, FLORIDA.

BE IT RESOLVED BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF FLORIDA CITY, FLORIDA:

Section 1

That the final Plat prepared by HADONNE, CORP. Professional Land Surveyors & Mappers registered in the State of Florida for TPG AG EHC III (LEN) MULTI STATE 5, LLC., designated as “CENTURY PARK VILLAS EAST”, with a Field Survey completed on August 15th, 2023, showing the creation of a subdivision of approximately 8.686 acres with seventeen (17) blocks, one hundred and seventeen (117) lots and three (3) tracts: "A" for private road, parking area, landscape buffer areas, and utility easement, "B" for playground & park, and "C" for linear park out of one (1) parcel with folio number 16-7919-001-0405 located on the west side of Factory Shop Blvd. 500 feet north of East Palm Dr, is hereby approved as being in general conformance with the requirements of the City and the Tentative Plat “CENTURY PARK VILLAS EAST” approved by the City Commission pursuant to Resolution 23-62 on October 10th 2023, and that the Tentative Plat approved by the City for “CENTURY PARK VILLAS EAST” was reviewed and recommended for approval by Miami-Dade County Plat Committee approval T-25012-4-R.A. on November 2025, subject to the condition listed in the Miami-Dade County Plat Committee approval, pursuant to applicable regulations; and,

RESOLUTION NO. 26-15

Section 2

That the City Clerk is hereby directed to record this Resolution in the Public Records of Miami-Dade County, Florida.

PASSED AND ADOPTED THIS _____ day of _____, 2026.

CHARLOTTE THOMPSON, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered by: Mayor

Motion to adopt by _____ seconded by _____.

FINAL VOTE AT ADOPTION

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

Memorandum

To: **Cindy Lyle**
Community Development Director

From: **Pedro D. González, P.E.**
Baljet Environmental, Inc.

Re: **“MESA VILLAS” FINAL PLAT**
Proposed Florida City Resolution 26-16

Date: **03/02/26**

Attached to this memorandum is a copy of the proposed City of Florida City Resolution 26-16, approving the Final Plat of “Mesa Villas” prepared by **SCHWEBKE SHISKIN + ASSOCIATES, INC.**, Professional Land Surveyors & Mappers registered in the State of Florida for TPG AG EHC SD LEN MULTI C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC STATE 1 LLC., said document showing the creation of a subdivision of approximately 3.963 acres with six (6) blocks, sixty five (65) lots for townhouses and two (2) tracts: "A" for private road, common, ingress-egress & utility easement, and "B" for Mail Box Center out of one (1) parcel with folio number 16-7919-001-0205 located on the southwest corner of the intersection of Lucy Street and NE 6th Ave, Florida City. The Final Plat document complies with the City’s Zoning Code, and the City Planner has approved it. Baljet Environmental, Inc. has reviewed the Final Plat and found it to be in general conformance with the requirements of the city. Therefore, it is recommended that the City Commission approve the proposed Resolution 26-16.

Please include this item on the agenda for the City Commission meeting scheduled for March 10th, 2026.

RESOLUTION NO. 26-16

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF “MESA VILLAS”, A SUBDIVISION WITH 6 BLOCKS, 65 LOTS FOR TOWNHOUSES AND 2 TRACTS, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF LUCY STREET AND NE 6TH AVE, FLORIDA CITY, FLORIDA.

BE IT RESOLVED BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF FLORIDA CITY, FLORIDA:

Section 1

That the final Plat prepared by SCHWEBKE SHISKIN + ASSOCIATES, INC., Professional Land Surveyors & Mappers registered in the State of Florida for TPG AG EHC SD LEN MULTI C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC STATE 1 LLC., designated as “MESA VILLAS”, with a Field Survey completed on October 31st, 2024, showing the creation of a subdivision of approximately 3.963 acres with six (6) blocks, sixty five (65) lots and two (2) tracts: "A" for private road, common, ingress-egress & utility easement, and "B" for Mail Box Center out of one (1) parcel with folio number 16-7919-001-0205 located on the southwest corner of the intersection of Lucy Street and NE 6th Ave, is hereby approved as being in general conformance with the requirements of the City and the Tentative Plat “Mesa Villas” approved by the City Commission pursuant to Resolution 25-61 on November 25th 2025, and that the Tentative Plat approved by the City for “Mesa Villas” was reviewed and recommended for approval by Miami-Dade County Plat Committee approval T-25343-2-CORR on December 2025, subject to the condition listed in the Miami-Dade County Plat Committee approval, pursuant to applicable regulations; and,

RESOLUTION NO. 26-16

Section 2

That the City Clerk is hereby directed to record this Resolution in the Public Records of Miami-Dade County, Florida.

PASSED AND ADOPTED THIS _____ day of _____, 2026.

CHARLOTTE THOMPSON, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered by: Mayor

Motion to adopt by _____ seconded by _____.

FINAL VOTE AT ADOPTION

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

Memorandum

To: **Cindy Lyle**
Community Development Director

From: **Pedro D. González, P.E.**
Baljet Environmental, Inc.

Re: **“PINEMESA” FINAL PLAT**
Proposed Florida City Resolution 26-17

Date: **03/02/26**

Attached to this memorandum is a copy of the proposed City of Florida City Resolution 26-17, approving the Final Plat of “Pinemesa” prepared by **COUNTOUR LINE SURVEYORS AND MAPPERS, LLC.**, Professional Land Surveyors & Mappers registered in the State of Florida for DR HORTON, INC, said document showing the creation of a subdivision of approximately 4 acres with six (6) blocks, fifty-four (54) lots for townhomes and one (1) tract: "A" for common areas, ingress-egress, landscape area, private road, drainage easement, parking area and utility easement out of one (1) parcel with folio number 16-7825-000-0030 located on the east side of South Redland Road (SW 187th Ave) 350 feet south of South Redland Road (SW 187th Ave) and SW 7th Street intersection, Florida City, Florida. The Final Plat document complies with the City's Zoning Code, and the City Planner has approved it. Baljet Environmental, Inc. has reviewed the Final Plat and found it to be in general conformance with the requirements of the city. Therefore, it is recommended that the City Commission approve the proposed Resolution 26-17.

Please include this item on the agenda for the City Commission meeting scheduled for March 10th, 2026.

RESOLUTION NO. 26-17

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF “PINEMESA”, A SUBDIVISION WITH 6 BLOCKS, 54 LOTS FOR TOWNHOUSES AND 1 TRACT, LOCATED ON THE EAST SIDE OF SOUTH REDLAND ROAD (S.W. 187TH AVE) 350 FEET SOUTH OF SOUTH REDLAND ROAD (SW 187TH AVE) AND SW 7TH STREET INTERSECTION, FLORIDA CITY, FLORIDA.

BE IT RESOLVED BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF FLORIDA CITY, FLORIDA:

Section 1

That the final Plat prepared by COUNTOUR LINE SURVEYORS AND MAPPERS, LLC., and certified by Arturo A. Sosa, Professional Land Surveyors & Mappers registered in the State of Florida for DR HORTON, INC., designated as “PINEMESA”, with a Field Survey completed on November 8th, 2024, showing the creation of a subdivision of approximately 4 acres with six (6) blocks, fifty-four (54) lots and one (1) tract: "A" for common areas, ingress-egress, landscape area, private road, drainage easement, parking area and utility easement out of one (1) parcel with folio number 16-7825-000-0030 located on the east side of South Redland Road (SW 187th Ave) 350 feet south of South Redland Road (SW 187th Ave) and SW 7th Street intersection, Florida City, Florida, is hereby approved as being in general conformance with the requirements of the City and the Tentative Plat “PINEMESA” approved by the City Commission pursuant to Resolution 23-05 on February 11th 2025, and that the Tentative Plat approved by the City for “PINEMESA” was reviewed and recommended for approval by Miami-Dade County Plat Committee approval T-25230-2-COR on August 2025, subject to the condition listed in the Miami-Dade County Plat Committee approval, pursuant to applicable regulations; and,

RESOLUTION NO. 26-17

Section 2

That the City Clerk is hereby directed to record this Resolution in the Public Records of Miami-Dade County, Florida.

PASSED AND ADOPTED THIS _____ day of _____, 2026.

CHARLOTTE THOMPSON, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered by: Mayor

Motion to adopt by _____ seconded by _____.

FINAL VOTE AT ADOPTION

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

To: Mayor and City Commissioners

From: Jon Ward, CRA Executive Director

Re: **Resolution No. 26-20: Krome Avenue Water System Improvements**

Date: March 4, 2026

Cc: Dr. James Poag, City Manager; Chad Burkhalter, Finance Director

Resolution 26-20 concerns a “Change Order” to an existing contract. When the City enters into a construction contract with a licensed contractor, the contractor’s bid typically contains a cost estimate for the scope of work and it also contains a “contingency” amount, generally 10-15% of the estimated hard cost of the work, to be used in the event that, during the construction process, unforeseen circumstances arise requiring more work. The additional work costs are submitted as a “Change Order” and the costs are covered by the “contingency” amount, already approved by the Commission when you initially approve the contract.

Change Orders are usually relatively small amounts and can be administratively approved by staff without having to be presented to the Commission, if there are adequate funds in the contingency amount. When you approve Resolutions, there is generally an item in the “recitals” section that gives staff permission to take whatever actions are necessary to implement the actions described in the Resolution (for instance, Section 3 in Resolution 26-20, currently under discussion).. This is what gives your staff permission to administratively manage the project, including the approval of expenditures up to their approved amounts. (For instance, I am authorized to approve up to \$10,000 and the City Manager can approve up to \$50,000.)

When the amount of extra work and charges are significant or exceed the amount that staff is allowed to administratively approve or, if the contingency amount has been exceeded because of earlier Change Orders, the Change Order request comes back to the Commission as a regular agenda item.

With regard to this specific project- Krome Avenue Water System Improvements:

In 2024, the City was awarded \$5,895,548 in American Rescue Plan Act (ARPA) funding. A portion (\$409,789.25) of that award was used to fund improvements to the City water system along Krome Avenue and a contract with Coreland Construction was approved in Resolution 24-18.

By Resolution 24-78, Change Order No. 1 expanded the scope of work of the Coreland Construction contract to include installation, repair and maintenance for a number of fire hydrants in the City, also funded by ARPA (\$868,799.52).

During the water system work on Krome Avenue, which consisted of the abandonment of an old 2” water line and the construction of a new 16” main water line and reconnection of commercial businesses to the new line, it was discovered that reconnection of a number of commercial businesses along Krome was not included in the scope of work. The additional work requires the approval of Change Order 2, in the amount of \$199,454.96. (A field inspection by

the Water Department discovered a number of businesses connected to the old 2" water line that had been assumed to be connected to other water lines. The abandonment of the old 2" line cannot be done without moving the water connections for these additional businesses to the new line, thus requiring the additional work covered by Change Order 2.)

Change Order No. 2 has been reviewed by the City Engineer and is recommended for approval.

RESOLUTION NO. 26-20

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FL, AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 2 TO THE CONTRACT BETWEEN THE CITY OF FLORIDA CITY AND CORELAND CONSTRUCTION CORP., DATED MAY 29, 2024, CONCERNING THE ARPA-FUNDED KROME AVENUE WATER SYSTEM IMPROVEMENTS, IN THE AMOUNT OF \$199,454.96; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 29, 2024, the City of Florida City entered into a \$409,789.25 Contract with CORELAND CONSTRUCTION CORP. (the "CONTRACTOR") for construction work on a segment of the City water system on Krome Avenue, as authorized by City Resolution 24-18; and

WHEREAS, as the City required work in addition to the initial scope of services outlined in the May 24, 2024 Contract, the City Commission approved of Change Order No. 1 in the amount of \$868,799.52 in City Resolution No. 24-78, dated December 30, 2024, to be funded by the American Rescue Plan Act (ARPA); and

WHEREAS, the City needs to expand the scope of the current Contract to perform additional work, including the installation of valves to close and abandon in place existing 2" water mains and connect new water services to commercial properties along North Krome Avenue, between the intersection with Lucy St. (SW 328th St.) and West Davis Parkway (SW 336th St.); and

WHEREAS, the City has received a Contract proposal, identified as Change Order No. 2, from the CONTRACTOR, attached hereto as Exhibit A, in the amount of \$199,454.96; and

WHEREAS, the City Engineer has reviewed and recommends the scope of work identified in the proposal and, further confirms that the funds to cover the costs of Change Order No. 2 are available from unused ARPA funds not required by another ARPA project; and

WHEREAS, the original Contract General Conditions, Section II, Paragraph K states "Changes in the scope of work" for solicitation number 24002 allows the City to make Amendments which increase the Contract scope and price; and

WHEREAS, City staff believes that it is in the best interest of the City of Florida City to amend the original Contract to include Change Order No. 2 in the amount of \$199,454.96 and to use the surplus ARPA funding for this purpose; and

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

Section 1. The above and foregoing recitals are true and correct and incorporated herein by reference.

RESOLUTION NO. 26-20

Section 2. The City Manager is hereby authorized to amend the original Contract between the City and CORELAND CONSTRUCTION CORP. to include Change Order No. 2, in the amount of \$199,454.96 for additional construction on Krome Avenue, as described by the memorandum and cost estimate sheets attached hereto as Exhibit A.

Section 3. The City Manager and CRA Executive Director are hereby authorized to take any and all actions necessary to implement the action taken in this Resolution.

Section 4. This Resolution shall take effect immediately upon adoption by the City Commission.

PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida 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 Richard Brown, Jr _____

RESOLUTION NO. 26-20

Commissioner James Gold

Commissioner Trina Wilborn
