



**CITY OF FLORIDA CITY  
AGENDA  
REGULAR COMMISSION MEETING**

**NOVEMBER 12<sup>th</sup>, 2024- 7:30 PM**

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**  
Commission Meeting of October 22<sup>nd</sup>, 2024
- 4. CITY ATTORNEY'S REPORT**
- 5. CURRENT AGENDA**
- 6. COMMITTEE REPORTS**
- 7. OLD BUSINESS**  
  
**NONE**
- 8. NEW BUSINESS**  
  
**A.) RESOLUTION NO: 24-56: A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF "ALPHAVILLE TOWNHOMES", A RE-PLAT OF LOTS 15 AND 16 OF "GREEN PARK", CREATING A SUBDIVISION WITH ONE (1) TRACT "A", 2 BLOCKS AND 10 LOTS, LOCATED 115' WEST OF THE INTERSECTION OF N.W. 9<sup>TH</sup> AVE AND N.W. 10<sup>TH</sup> STREET, IN FLORIDA CITY, FLORIDA.**

**Recommended Action: Motion to Discuss/Approve**

**Exhibit 8A.)**

- 1. Memo from City Engineer dd 11/12/24**
- 2. Verbal Presentation by City Engineer**
- 3. Copy of Proposed Reso # 24-56**

**B.) RESOLUTION NO. 24-57: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE EXECUTION OF A FEE PROPOSAL WITH BALJET ENVIRONMENTAL FOR \$89,204.00 FOR ENGINEERING DESIGN AND TECHNICAL ENGINEERING SERVICES DURING CONSTRUCTION REGARDING WATER SYSTEM IMPROVEMENTS FOR INTERCONNECTION OF THE DISCHARGE LINE FROM THE ELEVATED WATER TANK TO THE CITY SYSTEM AND ABANDONMENT OF OLD 6<sup>TH</sup> AVENUE WATER MAIN, TO BE FUNDED BY THE AMERICAN RESCUE PLAN ACT GRANT; PROVIDING AN EFFECTIVE DATE.**

**Recommended Action: Motion to Discuss/Approve**

**Exhibit 8B.)**

- 1. Verbal Presentation by CRA Director**
- 2. Copy of Proposed Reso # 24-57**
- 3. Attachments**

**C.) RESOLUTION NO: 24-58: A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE TENTATIVE PLAT OF “ALPHAVILLE VILLAS”, A RE-PLAT OF A PORTION OF TRACT “A”, OF “JUANA SUBDIVISION”, CREATING A SUBDIVISION WITH ONE (1) TRACT “A”, 2 BLOCKS AND 16 LOTS, LOCATED ON THE CORNER OF NW 8<sup>TH</sup> AVE AND NW 12<sup>TH</sup> ST, FLORIDA CITY, FLORIDA.**

**Recommended Action: Motion to Discuss/Approve**

**Exhibit 8C.)**

- 1. Memo from City Engineer dd 11/04/24**
- 2. Verbal Presentation by City Engineer**
- 3. Copy of Proposed Reso # 24-58**

**D.) RESOLUTION NO: 24-59: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, AUTHORIZING THE MAYOR TO EXECUTE CHANGE ORDER # 1 TO THE CONTRACT BETWEEN THE CITY OF FLORIDA CITY AND JORMAK EQUIPMENT & CONSULTING, INC. DATED SEPTEMBER 11, 2024, CONCERNING THE FLORIDA CITY PROJECT REPAIR OF THE GRAVITY SEWER LINES WITHIN THE CONE OF INFLUENCE (COI) IN ACCORDANCE WITH MIAMI DADE COUNTY CODE SECTION 24-42 (4)(b)(v); PROVIDING FOR AUTHORIZATION**

**Recommended Action: Motion to Discuss/Approve**

**Exhibit 8D.)**

- 1. Memo from City Engineer dd 11/05/24**
- 2. Verbal Presentation by City Engineer**
- 3. Copy of Proposed Reso # 24-59**
- 4. Attachments**

**E.) RESOLUTION NO: 24-60- ARESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A SPECIAL USE PERMIT REQUEST BY 631 SW 12 AVENUE LLC TO PERMIT RESIDENTIAL USE IN THE C-2 GENERAL COMMERCIAL DISTRICT ON ELEVEN (11) PARCELS ON THE 1.4-ACRE SITE LOCATED AT THE NORTHWEST CORNER OF NW 14<sup>TH</sup> STREET AND NW 6<sup>TH</sup> AVENUE; PROVIDING FOR EXPIRATION-APPLICATION # 24-10**

**Recommended Action: Motion to Discuss/Approve**

**Exhibit 8E.)**

- 1. Memo from Comm. Dev. Dir dd 11/6/24**
- 2. Verbal Presentation by City Planner**
- 3. Copy of Proposed Reso # 24-60**
- 4. Staff report with attachments**

**F.) RESOLUTION NO: 24-61: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A SPECIAL USE PERMIT REQUEST BY DANIEL PUDER TO ALLOW THE EXPANSION OF AN EDUCATION AND LEARNING CENTER AND THE USE OF A CLASSROOM TRAILER ON THE 0.58-ACRE SITE LOCATED AT 335 SOUTH KROME AVENUE; PROVIDING FOR EXPIRATION – APPLICATION # 24-14**

**Recommended Action: Motion to Discuss/Approve**

**Exhibit 8F.)**

- 1. Memo from Comm. Dev. Dir dd 11/6/24**
- 2. Verbal Presentation by City Planner**
- 3. Copy of Proposed Reso # 24-61**
- 4. Staff report with attachments**

**G.) RESOLUTION NO: 24-62: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A SPECIAL USE PERMIT REQUEST BY M. ATHALIE RANGE CHAPEL OF PEACEFUL REST TO ALLOW FUNERAL AND RELATED CHAPEL SERVICES ON THE 0.14-ACRE SITE LOCATED AT 1214 NW 9<sup>TH</sup> AVENUE; PROVIDING FOR EXPIRATION**

**Recommended Action: Motion to Discuss/Approve**

**Exhibit 8G.)**

- 1. Memo from Comm. Dev. Dir dd 11/6/24**
- 2. Verbal Presentation by City Planner**
- 3. Copy of Proposed Reso # 24-62**
- 4. Staff report with attachments**

**H.) APPLICATION NO: 24-16- REQUEST FOR APPROVAL OF 1.) LAND USE AMENDMENT TO THE MEDIUM DENSITY RESIDENTIAL CATEGORY; AND 2.) ZONING DISTRICT BOUNDARY CHANGE TO THE PUD (PLANNED UNIT DEVELOPMENT**

**Recommended Action: Motion to Defer**

- Exhibit 8H.)**
- 1. Memo from Comm. Dec. Dir dd 11/6/24**
  - 2. Verbal Presentation by City Planner**

**I.) RESOLUTION NO. 24-64: A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF "CENTRO SUBDIVISION" A SUBDIVISION WITH 15 BLOCKS, 144 LOTS, AND TWENTY-ONE TRACTS LOCATED 700 FT. EAST OF THE INTERSECTION OF TOWER ROAD (SW 192<sup>ND</sup> AVE.) AND NW 3<sup>RD</sup> TERRACE (SW 340<sup>TH</sup> ST.), FLORIDA CITY, FLORIDA.**

**Recommended Action: Motion to Discuss/Approve**

- Exhibit 8I.)**
- 1. Memo from City Engineer dd 11/05/24**
  - 2. Verbal Presentation by City Engineer**
  - 3. Copy of Proposed Reso # 24-64**

**J.) RESOLUTION NO. 24-65: A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FINAL PLAT OF "ST. GERMAIN ASSEMBLAGE " A SUBDIVISION WITH 49 BLOCKS, 521 LOTS, AND FIFTY-SIX TRACTS LOCATED AT THE INTERSECTION OF TENNESSEE ROAD (SW 167<sup>TH</sup> AVE.) AND E PALM DR (SW 344<sup>TH</sup> ST.), FLORIDA CITY, FLORIDA.**

**Recommended Action: Motion to Discuss/Approve**

- Exhibit 8J.)**
- 1. Memo from City Engineer dd 11/12/24**
  - 2. Verbal Presentation by City Engineer**
  - 3. Copy of Proposed Reso # 24-65**

**K.) RESOLUTION NO. 24-66: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE EXECUTION OF CHANGE ORDER 1 TO PROJECT 23.019.04 WITH BALJET ENVIRONMENTAL FOR \$63,840.00 FOR ADDITIONAL ENGINEERING DESIGN AND TECHNICAL ENGINEERING SERVICES DURING CONSTRUCTION REGARDING INSTALLATION OF ADDITIONAL SANITARY SEWER LATERALS AND ABANDONMENT OF SEPTIC TANKS FOR 14 PROPERTIES IN FLORIDA CITY, TO BE FUNDED BY THE AMERICAN RESCUE PLAN ACT GRANT; PROVIDING AN EFFECTIVE DATE.**

**Recommended Action: Motion to Discuss/Approve**

**Exhibit 8K.)**

- 1. Copy of Proposed Reso # 24-66**
- 2. Verbal Presentation by CRA Director**
- 3. Attachment**

**L.) FIRST READING: ORDINANCE NO: 24-10: AN ORDINANCE OF THE CITY COMMISSION OF THE CI TY OF FLORIDA CITY, FLORIDA, APPROVING A ZONING DISTRICT BOUNDARY CHANGE FROM THE RD-1 RESIDENTIAL DUPLEX DISTRICT TO THE RM-15 RESIDENTIAL MULTIFAMILY DISTRICT FOR THE 0.72-ACRE PROPERTY LOCATED AT 708 NW 14<sup>TH</sup> STREET; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE APPLICATION NO: 24-11**

**Recommended Action: Motion to Discuss/Approve**

**Exhibit 8L.)**

- 1. Memo from Comm. Dev. Dir dd 11/6/24**
- 2. Verbal Presentation by City Planner**
- 3. Copy of Proposed Ord # 24-10**
- 4. Staff report with attachments**

**M.) FIRST READING: ORDINANCE NO: 24-11:AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A COMPREHENSIVE DEVELOPMENT MASTER PLAN SMALL-SCALE LAND USE AMENDMENT FROM THE COMMERCIAL CATEGORY TO THE MEDIUM-HIGH DENSITY RESIDENTIAL CATEGORY AND A ZONING DISTRICT BOUNDARY CHANGE FROM THE C-2 GENERAL COMMERCIAL DISTRICT TO THE RM-20 RESIDENTIAL MULTIFAMILY DISTRICT FOR THE 4-ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST LUCY STREET AND NE 6<sup>TH</sup> AVENUE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE – APPLICATION NO: 24-15**

**Recommended Action: Motion to Discuss/Approve**

**Exhibit 8M.)**

- 1. Memo from Comm. Dev. Dir dd 11/6/24**
- 2. Verbal Presentation by City Planner**
- 3. Copy of Proposed Ord # 24-11**
- 4. Staff report with attachments**

**9. CITIZENS' PRIVILEGE**

**10. ADJOURNMENT**