MEMORANDUM

Agenda Item No. 4(D)

TO: Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners

DATE: July 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance changing the boundaries of the City of Florida City, Florida, and amending the City's Municipal Charter to provide for the annexation of certain lands, pursuant to section 6.04(b) of the Home Rule Charter and chapter 20 of the Code; relating to the unincorporated area referred to as Area J, with approximate outer boundaries on the north by SW 328th Street (Southwest 7th Street), on the east by SW 192nd Avenue, on the south by SW 344th Street, and on the west by SW 199th Avenue; providing for reservation to the County of utility tax revenues; providing for County retention of residential garbage and refuse collection and disposal; requiring payment of certain outstanding debt service attributable to the annexation area; providing for County retention of jurisdiction over certain declarations of restrictive covenants and areas and facilities of Countywide significance; providing for contingent effective date

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.

for
Geri Bonzon-Keenan
County Attorney

GBK/gh

MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 4(D)

Please note any items checked.

_____	**"3-Day Rule" for committees applicable if raised**
✓	**6 weeks required between first reading and public hearing**
✓	**4 weeks notification to municipal officials required prior to public hearing**
_____	**Decreases revenues or increases expenditures without balancing budget**
_____	**Budget required**
_____	**Statement of fiscal impact required**
_____	**Statement of social equity required**
_____	**Ordinance creating a new board requires detailed County Mayor's report for public hearing**
_____	**No committee review**
_____	**Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**
_____	**Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 4(D)
7-21-26

ORDINANCE NO. _____

ORDINANCE CHANGING THE BOUNDARIES OF THE CITY OF FLORIDA CITY, FLORIDA, AND AMENDING THE CITY'S MUNICIPAL CHARTER TO PROVIDE FOR THE ANNEXATION OF CERTAIN LANDS, PURSUANT TO SECTION 6.04(B) OF THE HOME RULE CHARTER AND CHAPTER 20 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; RELATING TO THE UNINCORPORATED AREA REFERRED TO AS AREA J, WITH APPROXIMATE OUTER BOUNDARIES ON THE NORTH BY SW 328TH STREET (SOUTHWEST 7TH STREET), ON THE EAST BY SW 192ND AVENUE, ON THE SOUTH BY SW 344TH STREET, AND ON THE WEST BY SW 199TH AVENUE; PROVIDING FOR RESERVATION TO THE COUNTY OF UTILITY TAX REVENUES; PROVIDING FOR COUNTY RETENTION OF RESIDENTIAL GARBAGE AND REFUSE COLLECTION AND DISPOSAL; REQUIRING PAYMENT OF CERTAIN OUTSTANDING DEBT SERVICE ATTRIBUTABLE TO THE ANNEXATION AREA; PROVIDING FOR COUNTY RETENTION OF JURISDICTION OVER CERTAIN DECLARATIONS OF RESTRICTIVE COVENANTS AND AREAS AND FACILITIES OF COUNTYWIDE SIGNIFICANCE; PROVIDING FOR CONTINGENT EFFECTIVE DATE; PROVIDING FOR INTERDEPENDENCY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, section 6.04(B) of the Miami-Dade County Home Rule Charter and chapter 20 of the Code of Miami-Dade County ("Code") authorize the Board of County Commissioners ("Board") to approve changes to municipal boundaries; and

WHEREAS, on September 15, 2021, the City of Florida City ("City") submitted an application for the annexation of the unincorporated area referred to in the City's application as Area "J", contiguous to the City; and

WHEREAS, on July 1, 2025, the Board adopted Resolution No. R-658-25 directing the County Attorney to prepare the appropriate ordinance and interlocal agreement to effectuate the annexation request; and

WHEREAS, the City's application complies with the County's procedures, requirements, and Code provisions related to municipal boundary changes, including, but not limited to, the provisions in section 20-3.1 of the Code related to contiguity, the Urban Development Boundary, and providing information about enclaves; and

WHEREAS, the annexation of Area J by the City would not create an enclave because, among other things, the remaining unincorporated areas are all of a size that could be serviced efficiently and effectively; and

WHEREAS, this Board wishes to change the boundaries of the City pursuant to its annexation request, which provides for the reservation to the County of certain revenues, rights, and responsibilities, as set forth herein,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing recitals are incorporated into this ordinance and are approved.

Section 2. The municipal boundaries of the City of Florida City ("City") are hereby changed, extended and enlarged, and the charter of such municipality is hereby amended by the annexation to the City of the following property (the "annexation area"):

Annexation by the City of Florida City

Area "J"

LEGAL DESCRIPTION

The West 1/2 of Section 23, Township 57 South, Range 38 East, in Miami-Dade County, Florida;

TOGETHER WITH

The East 1/2 of the Southeast 1/4 of Section 22, Township 57 South, Range 38 East, in Miami-Dade County, Florida.

The annexation of this annexation area was requested by the City in Resolution No. 21-43, adopted by the City, which resolution is attached hereto as Exhibit A for informational purposes only. In the event of any inconsistency between the boundaries of the annexation area as described by the legal description set forth above in this Section 2 of this ordinance and the map or legal description included as part of the City's resolution, the boundaries of the annexation area as described by the legal description shall prevail.

Section 3. Pursuant to section 20-8.2 of the Code, this ordinance shall be effective only upon the condition and with the reservation that the County shall forever continue to collect and receive all utility tax revenues accruing within the annexation area in the same manner as though the annexation area remained a part of the unincorporated area of the County.

Section 4. Pursuant to section 20-8.4 of the Code, this ordinance shall be effective only upon the condition and with the reservation that the County shall either forever continue to collect and dispose of all residential waste within the annexation area in the same manner as though such annexation area remained part of the unincorporated area of the County, unless the authority to collect such waste is delegated by the County to the governing body of the municipality through a

20 year interlocal agreement which provides for collection services, and a 20 year interlocal agreement which provides for disposal services in substantially the form approved by Resolution No. R-1198-95.

Section 5. Pursuant to section 20-8.8 of the Code, this ordinance shall be effective only upon the condition and with the reservation that the Board shall retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or zoning application, regardless of whether such declaration provides for the modification or deletion by a successor governmental body.

Section 6. Pursuant to section 20-8.6 of the Code, this ordinance shall be effective only upon the condition and with the reservation that the County shall retain regulatory jurisdiction over Areas and Facilities of Countywide Jurisdiction as designated by the Board, including the following: (1) the entire area shown on Exhibit B which is attached hereto, which includes the Basic Wellfield Protection Area of the Florida Keys Aqueduct Authority Wellfield as stated in Resolution No. R-1532-84; (2) Rock Pit #39 Preserve (currently identified as folio 30-7823-002-0010), located on the southwest corner of SW 336th Street and SW 192nd Avenue, as show in the boundary survey in Exhibit C which is attached hereto; and (3) the entire area shown on Exhibit D which is attached hereto, which includes the designated Natural Forest Community lying between SW 197th Avenue and SW 192nd Avenue to the west and SW 332nd Street and SW 336th Street to the north and south.

Section 7. Pursuant to section 20-8.5 of the Code, this ordinance shall be effective only upon the condition and with the reservation that the City agrees to pay the County the annexation area's remaining stormwater bond debt service payments calculated at $1,709.71, a one-time

payment. The City will make this payment after execution of this agreement, and within 30 days of receiving an invoice for said debt service payment from the County.

Section 8. The City shall execute a duly authorized interlocal agreement acceptable to the County wherein it agrees, among other things, to the above-mentioned requirements referenced in sections 3, 4, 5, 6 and 7 above. The City has represented that it will enter into said interlocal agreement with the County, substantially in the form included in Resolution No. R-_____, (hereinafter, the "Interlocal Agreement"). In exercising the County's discretion to approve this annexation, the County has relied upon all of the representations in the Interlocal Agreement, including, but not limited to, those representations related to the above-mentioned requirements.

Section 9. It is the intention of the Board, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code in Appendix B – Ordinances Changing Municipal Boundaries. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 10. The provisions of this ordinance are interdependent upon one another, and the entire ordinance shall be deemed invalid if any of its provisions are declared invalid or unconstitutional. If any of the sections of this ordinance are found or adjudged to be illegal, void or of no effect, the entire ordinance shall be null and void and of no force or effect.

Section 11. This ordinance shall be effective only upon the condition and with the reservation that the City and the County execute the Interlocal Agreement, substantially in the form included in Resolution No. R-_____, and that such Interlocal Agreement remains in effect.

Section 12. This ordinance shall become effective upon the later of: (a) ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board; and (b) upon the execution of the City and the County of the Interlocal Agreement, substantially in the form included in Resolution No. R-_____. If the requirements of this section have not been met within 180 days after the date this ordinance was adopted by the Board, this ordinance shall not go into effect and shall be deemed void.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Abbie Schwaderer-Raurell
James Eddie Kirtley

Prime Sponsor: Vice Chairman Kionne L. McGhee

RESOLUTION NO. 21-43

A RESOLUTION OF THE CITY COMMISSION OF THE FLORIDA CITY, FLORIDA, APPROVING THE TRANSMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY FOR THE ANNEXATION OF AREA "J" INTO THE JURISDICTION OF FLORIDA CITY PURSUANT TO CHAPTER 20 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Florida City desires to annex Area "J" (the "Area") into the City's jurisdictional boundary; and

WHEREAS, the Area is approximately 379 acres in size and generally located northwest of the intersection of SW 192nd Avenue and SW 344th Street; and

WHEREAS, Annexation Area "J" is legally-described in Exhibit A and a map of the Area is contained in Exhibit B; and

WHEREAS, the City is preparing an annexation application for the Area to submit to Miami-Dade County for review and approval, pursuant to County Code Chapter 20; and

WHEREAS, a notice of the public hearing was sent to all Area "J" property owners and owners of property within 600 feet outside of the Area, and published in a newspaper of general circulation prior to the hearing, consistent with Chapter 20 of the County Code; and

WHEREAS, the City Commission finds that the proposed annexation is consistent with the goals, objectives and policies of the Florida City Comprehensive Development Master Plan, and will be in the best long-term interest of Florida City.

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

Section 1. All of the foregoing recitals are true and correct, and adopted as an integral part of this resolution.

Section 2. The Mayor is given full authority to submit the Area "J" annexation application to the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Chapter 20 of the Miami-Dade County Code..

Section 3. This Resolution shall become effective immediately upon its adoption.

RESOLUTION NO: 21-43

PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida this 10th day of August, 2021.

Otis T. Wallace, Mayor

ATTEST:

Jennifer Evelyn, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Regine Monestime, City Attorney

Offered by: Mayor

Motion to adopt by Comm. Gold seconded by Vice Mayor Butler

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	Y
Vice Mayor Sharon Butler	Y
Commissioner R.S. Shiver	Y
Commissioner Eugene D. Berry	ABSENT
Commissioner James Gold	Y

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

A. Evelyn
City Clerk

I _____ of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City
this 10th day of August AD 20 21.
By: _____

EXHIBIT A

ANNEXATION AREA "J"

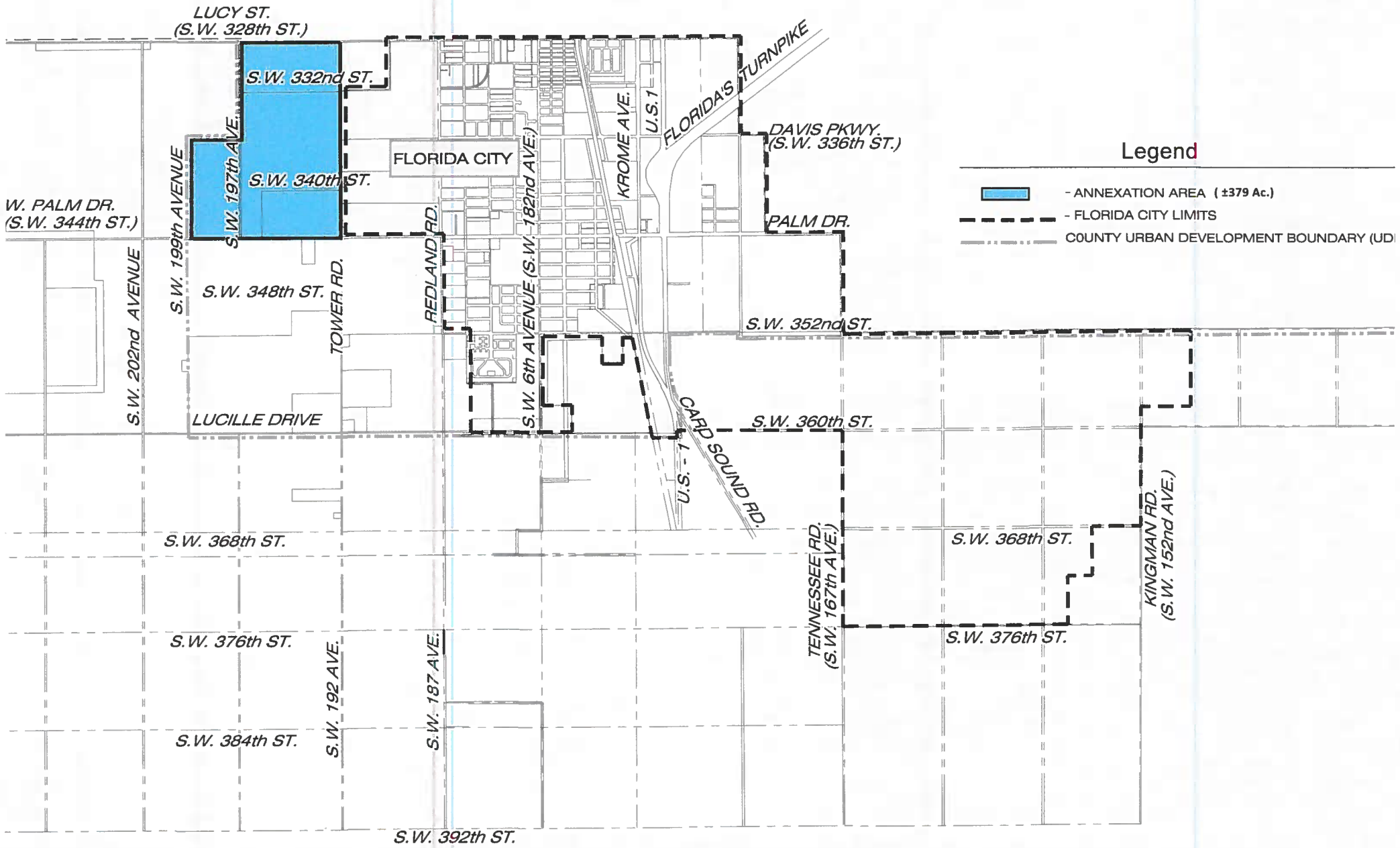
LEGAL DESCRIPTION

Begin at the intersection of the centerlines of SW 328th Street and SW 192nd Avenue; then proceed south along the centerline of SW 192nd Avenue to the intersection with the centerline of SW 344th Street; then proceed west along the centerline of SW 344th Street to the intersection with (theoretical) SW 199th Avenue; then proceed north along (theoretical) SW 199th Avenue to the intersection with (theoretical) SW 336th Street; then proceed east along (theoretical) SW 336th Street to the intersection with (theoretical) SW 197th Avenue; then proceed north along (theoretical) SW 197th Avenue to the intersection with the centerline of SW 328th Street; then proceed east along the centerline of SW 328th Street to the intersection with the centerline of SW 192th Avenue, the point-of-beginning.

EXHIBIT B

ANNEXATION AREA "J" MAP

City of Florida City: Annexation Area "J"



Y MAP
ALE: 1" = 1200'

ILER PLANNING

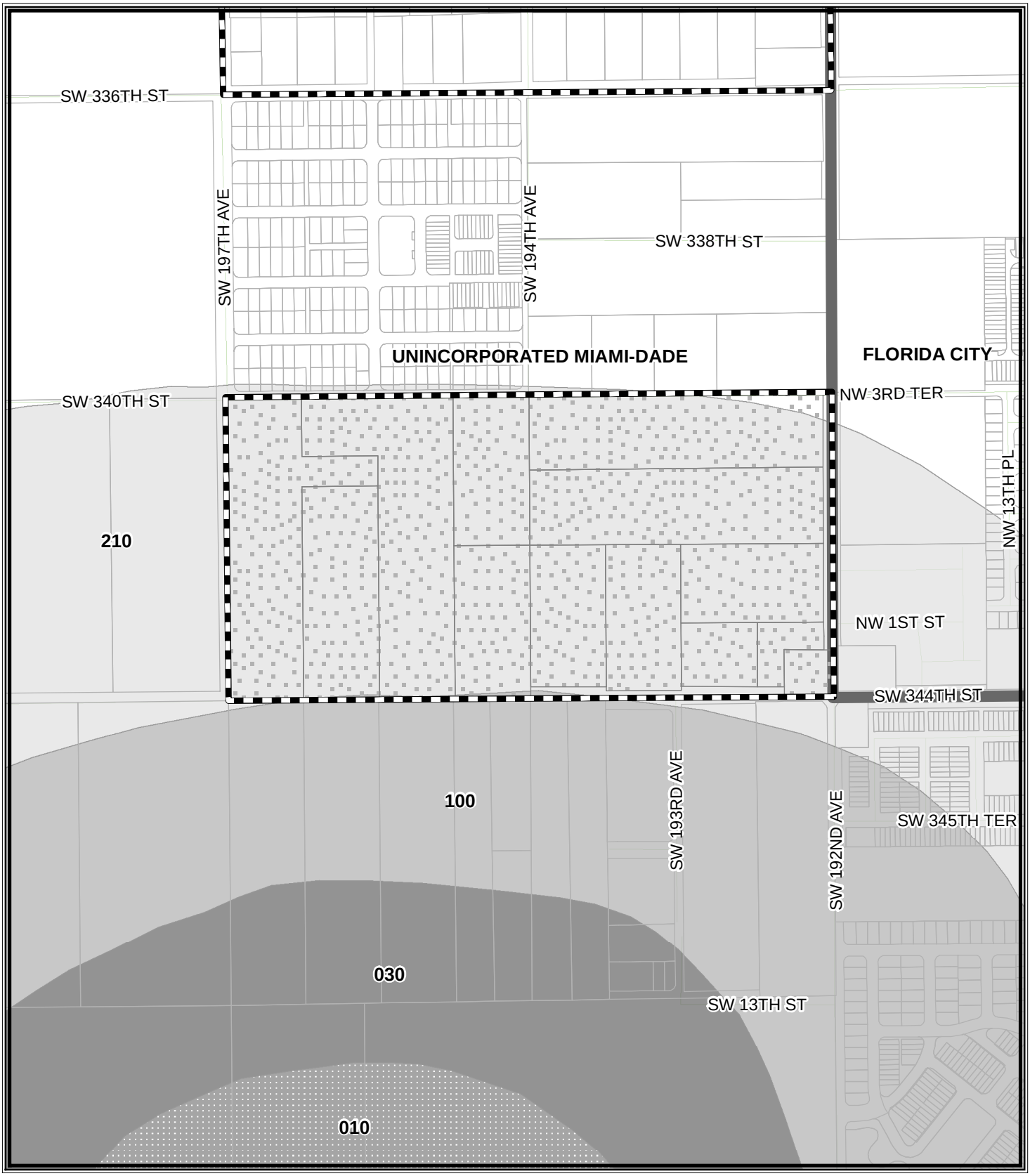
City of Florida City

Sep

MDC013

EXHIBIT B

Designated Area or Facility of Countywide Significance



PROPERTY WITHIN THE FK WELLFIELD PROTECTION AREA

EXHIBIT B BOUNDARY OF DESIGNATED AREA OR FACILITY OF COUNTYWIDE SIGNIFICANCE

FLORIDA KEYS AQUEDUCT AUTHORITY (FK)

TRAVEL TIME

- 010
- 030
- 100
- 210

MUNICIPAL BOUNDARY

Source: Department of Regulatory and Economic Resources
January 2026

N

0 Miles 0.2

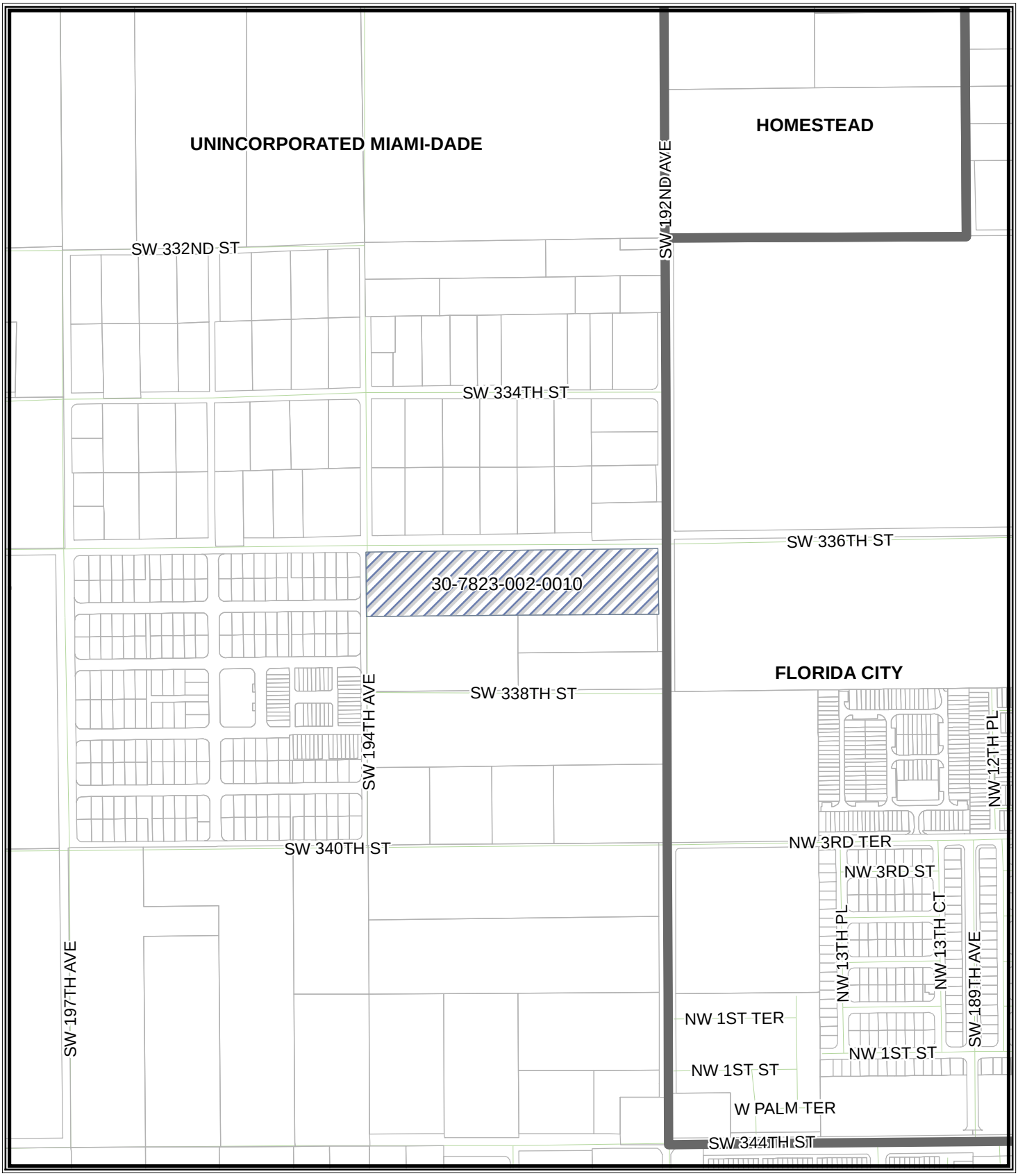
1 in = 591 ft

MDC014

EXHIBIT C

Designated Area or Facility of Countywide Significance

30-7823-002-0010 Rock Pit #39 Preserve



ROCK PIT NO. 39 PRESERVE - DESIGNATED AREA OR FACILITY OF COUNTYWIDE SIGNIFICANCE

MUNICIPAL BOUNDARY

Source: Department of Regulatory and Economic Resources
January 2026

N

0 Miles 0.15

1 in = 591 ft

MDC015

EXHIBIT D

Designated Area or Facility of Countywide Significance

NATURAL FOREST COMMUNITY (NFC) DESIGNATED PROPERTY

EXHIBIT D BOUNDARY - DESIGNATED AREA OR FACILITY OF COUNTYWIDE SIGNIFICANCE

MUNICIPAL BOUNDARY

Source: Department of Regulatory and Economic Resources
January 2026

N

0 Miles 0.2

1 in = 591 ft

MDC016