REGULAR COMMISSION MEETING

AGENDA

MEETING DATE: MONDAY, NOVEMBER 2, 2026, AT 6:00 P.M. COMMISSION CHAMBERS, 500 SW 109 AVE.

1. ROLL CALL.
2. INVOCATION.
3. PLEDGE OF ALLEGIANCE.
4. SPECIAL PRESENTATION.
5. PRESENTATION OF EMPLOYEE OF THE MONTH AWARD.
6. PRESENTATION OF OFFICER OF THE MONTH AWARD.
7. REPORTS OF OFFICERS, BOARDS AND COMMITEES.
8. ADDITIONS AND DELETIONS TO THE AGENDA.
9. PETITIONS - COMMUNICATIONS - REMONSTRANCES.
10. CONSENT AGENDA.
11. STAFF ITEMS.

    A. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, APPROVING A MASTER DEVELOPMENT AGREEMENT ("MDA") WITH CREI DEVELOPMENT COMPANY LLC, FOR A MIXED-USE DEVELOPMENT PROJECT, INCLUSIVE OF RESIDENTIAL, COMMERCIAL, AND INSTITUTIONAL USES, KNOWN AS "FLAGLER CENTER," IN THE FLAGLER CENTER LAND USE CATEGORY AND ZONING DISTRICT, FOR THE PROPERTY BOUNDED ON THE NORTH BY NW 7 STREET, ON THE SOUTH BY WEST FLAGLER STREET, ON THE EAST BY THE THEORETICAL ALIGNMENT/EXTENSION OF NW 110 AVENUE, AND ON THE WEST BY NW 114 AVENUE, CONSISTING OF APPROXIMATELY 104 GROSS ACRES, WITH AN ESTIMATED POPULATION DENSITY OF 155 PERSONS PER GROSS ACRE, A MAXIMUM BUILDING HEIGHT OF 335 FEET, AND NONRESIDENTIAL USES AND INTENSITIES CONSISTING OF AN ESTIMATED 250-KEY HOTEL WITH CONVENTION SPACE; AN ESTIMATED 400-BED HOSPITAL; AN ESTIMATED 150-BED ASSISTED LIVING

FACILITY; AN ESTIMATED 1,800-STUDENT SCHOOL; AN ESTIMATED 276,574 SQUARE FEET OF GENERAL COMMERCIAL/RETAIL USES; AN ESTIMATED 136,218 SQUARE FEET OF SELF-STORAGE USES; AN ESTIMATED 200,000 SQUARE FEET OF MEDICAL OFFICE USES; AN ESTIMATED 250,000 SQUARE FEET OF OFFICE USES; AND AN ESTIMATED 129,758 SQUARE FEET OF INSTITUTIONAL USES, ALL SUBJECT TO CONVERSION AMONG PERMITTED USES IN ACCORDANCE WITH THE USE AND DENSITY EQUIVALENCY MATRIX CONTAINED IN THE MDA AND THE PARAMETERS ESTABLISHED THEREIN; PROVIDING THAT A COPY OF THE PROPOSED MDA MAY BE OBTAINED FROM THE CITY OF SWEETWATER CITY CLERK'S OFFICE; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING) (MAYOR DIAZ)

B. AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA AMENDING CHAPTER 42 ARTICLE IV – MOBILE FOOD TRUCK OF THE CITY CODE SECTION 42-63 MOBILE FOOD TRUCK/TRAILER REQUIREMENTS; SECTION 42-65 LOCATIONS; SECTION 42-66 PROHIBITIONS; SECTION 42-68 FOOD TRUCK GENERAL REGULATIONS; SECTION 42-69 OPERATING REQUIREMENTS; AND 42-74 PENALTIES AND ENFORCEMENT PROVIDING FOR CERTIFICATION, PROVIDING FOR RECORD RETENTION; PROVIDING FOR ENFORCEMENT; PROVIDING FOR RELATIONSHIP TO EXISTING COVENANTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (FIRST READING) (MAYOR DIAZ)

C. AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA CHAPTER 6 OF THE CITY CODE AMENDING SECTION 6-1 DEFINITIONS; SECTION 6-2 HOURS DURING WHICH SALES ALLOWED AND SECTION 6-3 DISTANCES RELATIVE TO SALES PROVIDING FOR CERTIFICATION, PROVIDING FOR RECORD RETENTION; PROVIDING FOR ENFORCEMENT; PROVIDING FOR RELATIONSHIP TO EXISTING COVENANTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (FIRST READING) (MAYOR DIAZ)

D. AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA CHAPTER 34 ARTICLE III – NOISE - DIVISION 1 OF THE CITY CODE CREATING SECTIONS 34-50 PURPOSE AND INTENT; SECTION 34-51 DEFINITIONS; SECTION 34-52 NOISES PROHIBITED DURING CERTAIN HOURS; SECTION 34-53 EXEMPTIONS; SECTION 34-54 PENALTIES AND ENFORCEMENT PROVIDING FOR CERTIFICATION, PROVIDING FOR RECORD RETENTION; PROVIDING FOR ENFORCEMENT; PROVIDING FOR RELATIONSHIP TO EXISTING COVENANTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (FIRST READING) (MAYOR DIAZ)

E. AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA, AMENDING PART III – LAND DEVELOPMENT CODE, ARTICLE IV – DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS – SECTION 4.03.00 OFF-STREET PARKING AND LOADING; PROVIDING FOR ENFORCEMENT; PROVIDING FOR FINES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING) (MAYOR DIAZ)

F. AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA AMENDING ARTICLE II OF THE LAND DEVELOPMENT CODE WITH THE ADDITION OF SECTION 2.05.28 "STUDENT AND WORKFORCE HOUSING CENSUS" TO REQUIRE QUARTERLY OCCUPANCY CENSUS REPORTS FOR UNIVERSITY STUDENT HOUSING UNITS AND WORKFORCE HOUSING UNITS; PROHIBITING THE SUBMISSION OF PERSONALLY IDENTIFIABLE INFORMATION; PROVIDING FOR CERTIFICATION, PROVIDING FOR RECORD RETENTION; PROVIDING FOR ENFORCEMENT; PROVIDING FOR RELATIONSHIP TO EXISTING COVENANTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (FIRST READING) (COMMISSIONER MARTI / MAYOR DIAZ)

G. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER AUTHORIZING THE MAYOR OR HIS DESIGNEE TO PURSUE AND EXECUTE A LEASE FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION TO THE CITY OF SWEETWATER AT NO CONSIDERATION FOR CERTAIN PARCELS OF REAL PROPERTY FRONTING 107TH AVENUE BETWEEN THE TAMIAMI CANAL AND SW FOURTH STREET AS HIGHLIGHTED ON THE ATTACHED RIGHT OF WAY MAP; DEFINING AND IDENTIFYING THE PUBLIC PURPOSE FOR LEASE OF THE PARCELS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO COORDINATE WITH FDOT REGARDING PROPERTY LIMITS AND BOUNDARIES OF THE PARCELS, ADOPTING AND APPROVING CERTAIN ATTACHED DOCUMENTS LEGAL DESCRIPTIONS; PROVIDING FURTHER AUTHORITY; AND PROVIDING FOR EFFECTIVE DATE. (MAYOR DIAZ)

H. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER AUTHORIZING ACQUISITION OF FLORIDA DEPARTMENT OF TRANSPORTATION SURPLUS PARCEL 7652 ALONG SW 107TH AVENUE (SR 985), ADJACENT TO THE TAMIAMI CANAL, FOR CITY ENTRANCE MONUMENT SIGNAGE; APPROVAL OF TRANSFER AND ACQUISITION DOCUMENTS AND CONDITIONS; APPROVAL OF GRANT OF EASEMENT OVER PARCEL 891 FOR MAINTENANCE PURPOSE AND TO PROTECT EXISTING DRAINAGE FACILITIES; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR EFFECTIVE DATE. (MAYOR DIAZ)

I. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER AUTHORIZING THE DONATION OF A PERPETUAL DRAINAGE EASEMENT TO THE FLORIDA DEPARTMENT OF TRANSPORTATION OVER PARCEL 806, APPROXIMATELY 988 SQUARE FEET OF CITY PROPERTY AT SW 7TH TERRACE NEAR SW 107TH AVENUE, IDENTIFIED AS 700 SW 107TH AVENUE, FOLIO 25-4006-001-0199, FOR PROJECT 412479-3 FOR PURPOSES OF CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF DRAINAGE STRUCTURES, CULVERTS AND OUTFALLS FOR THE CONVEYANCE, DETENTION AND RETENTION OF STORMWATER RUNOFF; FINDING PUBLIC PURPOSE; PROVIDING FOR AUTHORITY; PROVIDING FOR WAIVER OF APPRAISAL; PROVIDING FOR DONATION FORM, INCLUDING THE WAIVER OF APPRAISAL AND COMPENSATION RIGHTS DESCRIBED THEREIN; PROVIDING FOR RETENTION OF OWNERSHIP BY THE CITY; PROVIDING FOR FURTHER AUTHORITY; AND PROVIDING FOR EFFECTIVE DATE. (MAYOR DIAZ)

J. A RESOLUTION OF THE CITY SWEETWATER GRANTING A FINAL PLAT APPROVAL FOR CIRCLE TRACT INDUSTRIAL, A REPLAT OF LOTS 1, 2 AND 3 OF BLOCK 4 AND LOTS 9 TO 13 OF BLOCK 3 OF HAMPTON PARK, PLAT BOOK 48, PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF NW 108TH

AVE LYING IN SECTION 31, AUTHORIZING THE MAYOR, CITY CLERK, CITY ATTORNEY TO TAKE ALL ACTIONS REASONABLY NECESSARY FOR IMPLEMENTATION, PROVIDING FOR AUTHORITY AND PROVIDING FOR EFFECTIVE. DATE. (MAYOR DIAZ)

K. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER AUTHORIZING ACCEPTANCE OF GRANT IN THE AMOUNT OF FOUR HUNDRED SEVENTY-SIX THOUSAND ($476,000) DOLLARS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE SWEETWATER STORMWATER INFRASTRUCTURE AND IMPROVEMENT FOR PROJECT, AGREEMENT NO. L0552, PROVIDING FOR AUTHORITY; AND PROVIDING FOR EFFECTIVE DATE. (MAYOR DIAZ)

L. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER ACCEPTING GRANT FROM THE U.S DEPARTMENT OF JUSTICE COMMUNITY ORIENTED POLICING SERVICES OFFICE IN THE AMOUNT OF ONE MILLION FIFTY THOUSAND ($1,050,000) DOLLARS PURSUANT TO AWARD NUMBER: 15JCOPS-26-GG-00485-TECP; PROVIDING FOR AUTHORITY; AND PROVIDING FOR EFFECTIVE DATE. (MAYOR DIAZ)

M. REQUEST OF CITY'S SPECIAL LITIGATION COUNSEL TO MEET IN PRIVATE WITH CITY COMMISSION AND MAYOR TO DISCUSS PENDING LITIGATION IN THE CIVIL ACTION STYLED *ORLANDO LOPEZ, V. CITY OF SWEETWATER, FLORIDA, THE CITY OF SWEETWATER PENSION BOARD AND MAYOR JOSE DIAZ*, BROUGHT IN THE UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF FLORIDA, AND BEARING CASE NUMBER I :26-CV-22039-MOORE/ELFENBIEN. THE SUBJECT MATTER OF THE MEETING SHALL BE CONFINED TO SETTLEMENT NEGOTIATIONS OR STRATEGY SESSIONS RELATED TO LITIGATION EXPENDITURES PURSUANT TO §286.011(8), FLORIDA STATUES. (CITY ATTORNEY)

12. REPORTS.

A. MAYOR'S REPORT.

B. COMMISSIONER'S REPORT.

C. CITY CLERK'S REPORT.

D. CITY ATTORNEY'S REPORT.

E. POLICE REPORT.

F. BUILDING AND ZONING REPORT.

G. CODE ENFORCEMENT DIVISION REPORT.

H. MAINTENANCE DEPARTMENT REPORT.

I. FINANCE REPORT.

J. COMMUNITY & ELDERLY SERVICES REPORT.

K. PARKS AND RECREATION REPORT.

13. UNFINISHED BUSINESS.

14. NEW BUSINESS.

15. GOOD OF THE ORDER.

16. ADJOURNMENT.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK CARMEN J. GARCIA AT 305-221-0411 BY NOON ON THE THURSDAY PRIOR TO THE MEETING.

Sec. 2-55. - Manner of addressing commission; time limit.

Each person addressing the city commission shall step up in front of the rail, give his name and address in an audible tone of voice for the records, and unless further time is granted by the city commission, shall limit his address to three minutes. All remarks shall be addressed to the city commission as a body and not to any member thereof. No person, other than the members of the city commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the city commission, without the permission of the presiding officer. No question shall be asked a commission member except through the presiding officer.

Sec. 2-57. - Decorum generally.

(a) By commission members. While the city commission is in session, the members must preserve order and decorum, and a member shall neither, by conversation or otherwise, delay or interrupt the proceedings or the peace of the city commission nor disturb any member while speaking or refuse to obey the orders of the city commission or its presiding officer, except as otherwise provided in this division.