



NOTICE OF PUBLIC MEETINGS CITY OF FLORIDA CITY

All residents, property owners and other interested parties are hereby notified of a Planning and Zoning Board meeting on Monday, July 13, 2026 at 6:00 PM, and a City Commission meeting on Tuesday, July 28, 2026, at 6:30 PM, to consider the zoning applications below. Both meetings will be held in the City Commission Chambers at City Hall, 404 West Palm Drive, Florida City, Florida.

Public Hearing #26-01

Applicant: Jou Jou Caribbean Restaurant Inc.

Site Location: 331 West Palm Drive

Request: Special Use permit approving the sale and on-premises consumption of alcoholic beverages pursuant to City Code Section 6-7

Current Land Use Category: Commercial

Current Zoning: C-1 Neighborhood Commercial

Parcel Size: 0.58 acres

Legal Description: Town of Florida City, Plat Book 2, Page 74, Lots 8 to 14, including Block 27, in the Public Records of Miami-Dade County, Florida. Folio #: 16-7824-007-2400

Public Hearing #26-02

Applicant: Gina Penny – Atlas Sign Industries

Site Location: 11 SE 1st Avenue

Request: Variance to City's sign code to permit an additional stand-alone sign

Current Land Use Category: Commercial

Current Zoning: C-2 General Commercial District

Parcel Size: 2.2 acres

Legal Description: Miami Land and Development Company, Plat Book 5, Page 10, Portion of Tract 5, Block 2, in the Public Records of Miami-Dade County, Florida. Property folio #: 16-7930-001-0230.

Public Hearing #26-03

Applicant: City of Florida City

Site Location: Citywide

Request: Approval of an amendment to the Florida City Code as described by the ordinance heading below.

“AN ORDINANCE OF THE CITY OF FLORIDA CITY, FLORIDA, AMENDING CHAPTER 62, SECTION 277, OF THE FLORIDA CODE TO ADD REQUIREMENTS FOR SUBMITTAL OF DECLARATION OF RESTRICTIONS FOR ALL TOWNHOUSE DEVELOPMENTS, PLACEMENT OF ROLL-OFF BULK WASTE CONTAINERS IN RESIDENTIAL DEVELOPMENTS AND INSTALLATION OF SECURITY CAMERAS AT THE ENTRANCES AND EXITS OF 2 RESIDENTIAL DEVELOPMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE”

Anyone desiring to appeal any decision of the Local Planning Agency, Planning and Zoning Board or City Commission must arrange for a verbatim record of the proceedings, including testimony and evidence upon which any appeal may be issued (F.S. 286.0105). Information regarding these requests is available at the Florida City Community Development Department (305) 242-8178. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this proceeding because of that disability should contact the Office of the City Clerk, 404 West Palm Drive, Florida City, Florida, at (305) 247-8221, no later than two business days prior to such proceeding. These zoning applications are estimated to have a positive direct economic impact on private, for-profit businesses located in Florida City. There are no expected direct compliance costs or new charge or fee that businesses located in the City may reasonably incur, and/or be financially responsible for, as a result of these zoning actions. In addition, the City should incur no significant regulatory costs if these resolutions are approved and no businesses should be impacted.

JENNIFER A. EVELYN

CITY CLERK

Publication Date

JUNE 26, 2026