



## NOTICE OF PUBLIC MEETINGS CITY OF FLORIDA CITY

All residents, property owners and other interested parties are hereby notified of a Local Planning Agency and Planning and Zoning Board meeting on Monday, May 4, 2026, at 6:00 PM, and a City Commission meeting on Tuesday, May 26, 2026, at 6:30 PM, to consider the land use and zoning application below. Both meetings will be held in the City Commission Chambers at City Hall, 404 West Palm Drive, Florida City, Florida.

### **Public Hearing #25-13**

Applicant: Card Sound Key Investors, LLC

Site Location: Southwest corner of the intersection U.S. Highway No. 1 and South Krome Avenue

- Requests: 1.) Land use amendment to the Commercial category.  
2.) Zoning district boundary change to the C-2 General Commercial District.  
3.) Use variance to permit boat and RV storage on the property.  
4.) Use variance to permit an automobile service station on the property.  
5.) Non-use variance to permit an automobile service station within 300 feet of another such station.

Current Land Use Category: Medium-High Density Residential

Current Zoning: Planned Unit Development (PUD)

Parcel Size: 12.7 acres

**Legal Description:** Tract "A" of Gateway Subdivision, according to the Plat thereof, as recorded in Plat Book 175, Page 94, of the Public Records of Miami-Dade County, Florida.  
Folio #: 16-7930-003-0010.

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 Evelyn**

**City Clerk**

**Publication Date**

**April 17, 2026**