

ORDINANCE NO. 5234

AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA GRANTING AN APPLICATION TO AMEND THE CITY'S OFFICIAL ZONING MAP FROM "T-1 (TRAILER PARK DISTRICT)", "IU (INTERIM USE DISTRICT)" AND "RM-24 (HIGH-DENSITY MULTIFAMILY RESIDENTIAL DISTRICT) TO "FLAGLER CENTER DISTRICT" FOR THE PROPERTY IDENTIFIED UNDER FOLIO NUMBERS 25-4006-087-0010, 25-4006-001-2290, 25-4006-001-2430, AND 25-4006-001-2431; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CREI Development Company LLC (the "Applicant") has submitted an application requesting an amendment to the City's Official Zoning Map from T-1 (Trailer Park District), IU (Interim Use District) and RM-24 (High-Density Multifamily Residential) to FCD (Flagler Center District), described on Exhibit A.

WHEREAS, a public hearing of the City of Sweetwater Commission was advertised and held, as required by law, and all interested parties in the matter were given an opportunity to be heard; and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of the City of Sweetwater Commission that the requested district boundary change is in harmony with the general purpose, intent and conform with the Future Land Use Map of the City of Sweetwater and Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMISSION OF THE CITY OF SWEETWATER, FLORIDA AS FOLLOWS

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Finding of Fact. The City Commission finds that the requested district boundary change from T-1 (Trailer Park District), IU (Interim Use District) and RM-24 (High -Density Multifamily Residential) to FCD (Flagler Center District) conform with the policies and objectives of the city's comprehensive master plan and land development code.

Section 3. Severability. Any section, subsection, sentence, clause, phrase, work or amount of the Ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 4. Codification. It is the intention of the Mayor and the City Commission that the provisions of this ordinance be incorporated into the City's Official Zoning Map; to effect such intention codifiers may change the words "ordinance" or "section" to other appropriate words.

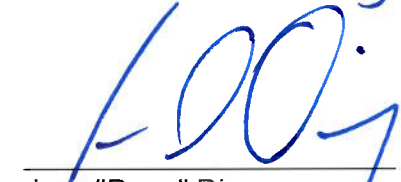
Section 5. Effective date. This ordinance shall become effective upon its adoption by the City Commission and approval by the Mayor or, if vetoed, upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater.

PASSED on first reading this 29 day of October, 2025.

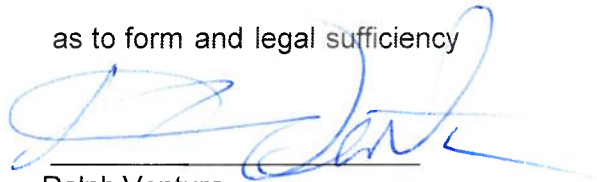
PASSED AND ADOPTED on second reading this day 9th of February, 2026.

Attest:


Carmen Garcia,
City Clerk


Jose "Pepe" Diaz
Mayor

as to form and legal sufficiency


Ralph Ventura
City Attorney


Marcos Villanueva
Commission President

VOTE UPON ADOPTION:

Marcos Villanueva, President of the City Commission	Yes
Jose Marti, Vice President of the City Commission	Yes
Saul Diaz, Commissioner	Yes
Idania Llanio, Commissioner	Yes
Reinaldo Rey, Commissioner	Yes
Isidro Ruiz, Commissioner	Yes
Ian Vallecillo, Commissioner	Yes

Ord. #5234