

**CITY OF HOMESTEAD, FLORIDA**

**ORDINANCE NO. 2023-09-21**

**AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES, BY AMENDING CHAPTER 30 “ZONING,” ARTICLE III “DISTRICT REGULATIONS,” TO PROVIDE REGULATIONS ESTABLISHING THE MIDTOWN HOMESTEAD HOSPITAL CORRIDOR (MHHC) WITHIN THE NEIGHBORHOOD MIXED USE (NMU) ZONING DISTRICT; AND FURTHER AMENDING ARTICLE IV “SUPPLEMENTAL REGULATIONS,” DIVISION 3 “DENSITY” TO PROVIDE RESIDENTIAL DENSITY PERMITTED IN THE NEIGHBORHOOD MIXED USE (NMU) ZONING DISTRICT; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Chapter 30 “Zoning,” Article II “Administration,” Section 30-41, Division 2 “Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances,” Section 30-41 “Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan,” of the City Code of Ordinances (“City Code”), the Applicant, EIG MG Homestead, LLC, has requested an amendment to the City Code of Ordinances to establish the Midtown Homestead Hospital Corridor (MHHC) in the Neighborhood Mixed Used Zoning District (the “Code Amendment”) (Application 2022-144); and

**WHEREAS**, staff recommended consideration of the requested Code Amendment in its report dated July, 26 2023; and

**WHEREAS**, the City Council, sitting as the Local Planning Agency, reviewed the Code Amendment at its July 26, 2023 meeting, and voted to recommend approval; and

**WHEREAS**, the City Council finds that the proposed Code Amendment is consistent with the City's Code and Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:**

**Section 1. Findings.** The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

**Section 2. City Code Amended.** That Chapter 30, "Zoning," of the City Code of Ordinances is hereby amended to read as follows:

## **Chapter 30 – ZONING**

\* \* \*

## **Article III. – DISTRICT REGULATIONS**

\* \* \*

### **DIVISION 25. Neighborhood Mixed Use**

#### **Sec. 30-396.547. Midtown Homestead - Hospital Corridor**

**(a) Purpose.** Within the Neighborhood Mixed Use (NMU) zoning category, the purpose of the Midtown Homestead - Hospital Corridor (MHHC) is to encourage mixed-use residential, office, and/or commercial uses that promote and encourage pedestrian access and regular use along SW 312 Street (Campbell Drive), within close proximity of Homestead Hospital.

**(b) Geographic Area and Criteria.** The MHHC shall only be applicable to, and established on, parcels zoned NMU with a minimum of five (5) acres in size, abutting SW 312 Street (Campbell Drive), having the Homestead Extension of the Florida Turnpike (HEFT) as its western boundary, and having the Miami-Dade County Urban Development Boundary (UDB) south of SW 312 Street (Campbell Drive) and SW of 142 Avenue as its eastern

boundary. The criteria and incentives provided herein do not apply to single-use developments, and the MHHC shall only be implemented via vertical and/or horizontal mixed-use development programs.

**(c) Site Plan Approval Requirement.** Any rezoning request to the NMU zoning category seeking the implementation of the MHHC on a parcel(s) shall be supplemented by a concurrent site plan approval request delineating development, or areas where individual uses shall take place in or about an existing structure. Such site plan shall be reviewed by the DRC and Local Planning Agency, and approved by the city council concurrently with the requested application for the establishment of the NMU zoning district on a parcel(s). Such site plan shall fully comply with the requirements set forth in Section 30-47 of the Code.

MHHC site plans approved in accordance with this section, and meeting the minimum acreage set forth in Section 30-396.547(b), may be subdivided into respective building lots, pursuant to, and in compliance with, the platting requirements set forth in Chapter 25 of this Code. Such subdivision shall require a dedication of restrictions running with the land, and in a form acceptable to the city attorney, covenanting that the vertical and/or horizontal mixed-use development shall maintain its architectural and design uniformity, as set forth in the approved site plan, and provide for all required connections, easements, maintenance agreements, cross-access agreements, shared parking agreements, etc. throughout the entirety of the mixed-use development site.

**(d) Precedence Over Other Land Use and Zoning Regulations.** Due to the unique characteristics and requirements of the MHHC, the incorporation of vertical and/or mixed use development programs, and the commercial visibility required along this key corridor SW 312 Street (Campbell Drive); to the extent that any conflict or difference may arise between the criteria of the MHHC and any other sections in this Code, including Division 9 – Mixed Use and Non-Residential Development Standards, Section 30-396.531, Section 30-396.532, Section 30-396.533, Section 30-396.534, Section 30-396.535, Section 30-396.536, Section 30-396.537, Section 30-396.538, Section 30-396.539, Section 30-396.540, Section 30-396.541, Section 30-396.543, Section 30-396.544, and Section 30-396.545 of Division 25 - Neighborhood Mixed Use (NMU); the requirements and regulations of the MHHC shall prevail.

**(e) Uses Permitted.**

The MHHC is intended to activate this subarea of SW 312 Street (Campbell Drive), located within close proximity of Homestead Hospital, and will provide the necessary housing needs and services for the neighborhood and beyond. The MHHC will combine residential, office,

and/or commercial land uses vertically and/or horizontally, within a mixed-use environment. The MHHC allows for the mixing of residential, office and/or commercial uses within a vertical and/or horizontal mixed-use development. In vertical mixed-use developments, commercial uses shall be allowed only on the ground level. Offices uses shall be allowed on all levels. Residential uses shall be allowed above the ground level only. The aforementioned restrictions shall not be applicable to horizontal mixed-use development programs. No building or land located within the MHHC shall be used or occupied for any purpose, other than one (1) or more of the following uses. Uses permitted as-of-right shall include:

(1) Residential uses.

(2) Every use permitted and delineated in Section 30-396.532(d)

(3) Automobile new parts and equipment or accessory stores, salesroom only;

(4) Automobile new, sales showroom, authorized dealer, carried on entirely within the enclosing walls and under the roof of a building constructed accordance with the requirements herein provided, with a maximum square footage of 15,000 square feet.

(5) Automobile rentals.

(6) Automobile service stations with gas sales, which may include facilities available for the sale of other retail products and services related to the servicing of automobiles. As an accessory use, the service station may perform minor automobile repairs and services as herein listed. (i) Sale and servicing of spark plugs and batteries; (ii) Tire repair and servicing, but no recapping; (iii) Replacement of mufflers and tailpipes, water hose, fan belts, brake fluids, light bulbs, floor mats, seat covers, wiper blades, arms for windshields, and replacement of grease retainers and wheel bearings;

(7) Cafe, cafeterias, delicatessens, restaurants (including drive-through restaurant and drive-in restaurants, where the food is ordered from and served in motor vehicles as the primary service of said business and restaurants with drive-through windows).

(8) Car wash/auto detailing.

(9) Catering and ghost kitchens.

(10) Calculating and statistical services.

(11) Dog and pet hospitals (or veterinarian clinics) provided the building is fully air conditioned and properly soundproofed, boarding permitted.

(12) Dressmaking and alteration shops for wearing apparel;

(13) Drug and sundry stores.

(14) Dry cleaning and press establishments, provided:

(a) That no gasoline or explosive of any kind are stored on the premises or used in connection therewith;

(b) That perchlorethylene cleaning fluid, only, is used;

(c) That only gas fired or electric boilers shall be used;

(d) That no noise, odors, obnoxious fumes or smokes shall be emitted from the building.

(e) That the entire installation shall be subject to approval by the fire department.

(15) Hotels.

(16) Miscellaneous service establishments, including standard retail/commercial uses.

(17) Pet shops, dog beauty parlors in air conditioned buildings, pet resorts provided the building is fully air conditioned and properly soundproofed, boarding permitted.

(18) Special exception uses. The uses set forth in Section 30-351 of this chapter shall be permitted if approved as a special exception use in accordance with Sections 30- 45 and 30-531 of this chapter. Notwithstanding the foregoing, bars, nightclubs, and commercial retail uses up to forty-five thousand (45,000) square feet shall be permitted as-of-right uses within the MHHC.

(f) **Building Height.** The maximum height of buildings shall be sixty (60) feet or five (5) stories.

(g) **Maximum Lot Coverage.** Total lot coverage encompassed by buildings or parking structures shall not exceed eighty-five (85) percent of the total lot area.

(h) **Maximum Density.** The MHHC shall permit a maximum residential density up to eighteen (18) dwelling units per net acre. Vertical and/or horizontal mixed-use development programs that exhibit design excellence and/or functionality may be eligible for a density bonus up to twenty-four (24) dwelling units per net acre. Such design elements shall be specifically delineated as part of the site plan approval process set forth in Section 30-396.547(c). Due to the unique characteristics and requirements of the MHHC, the incorporation of vertical and/or mixed use development programs, and the commercial visibility required along this key corridor SW 312 Street (Campbell Drive), and pursuant to Section 30-396.547(d), design excellence and/or functionality within the MHHC shall be obtained via the incorporation of a minimum of five (5) of the specific supplemental elements set forth below:

i. Permeable surfacing materials utilized for at least twenty percent (20%) of surface parking areas.

ii. Permeable or natural surfacing materials utilized for at least forty percent (40%) of sidewalks.

iii. Amenities that serve to promote wellness, pedestrianism, outdoor fitness, and good health are provided, such as bike paths, pedestrian paths/trails, vita courses, fitness trails, etc.

iv. At least thirty-five percent (35%) of the development's required off-street parking spaces are contained in a parking deck or garage.

v. Recreational and lifestyle amenities, including: dog parks, playgrounds, tot lots, barbeque areas, gazebos, pickle ball courts, tennis courts, basketball courts, ballfields, common buildings for gatherings, swimming pools, jacuzzi pools, fitness centers, etc. The minimum size and number of such facilities shall be as follows:

(a) Pickle ball courts: Minimum two (2) courts for developments over two hundred (200) dwelling units.

(b) Basketball Courts: Minimum one (1) full size court for developments over two hundred (200) dwelling units.

(c) Common Buildings, fitness room and jacuzzi pools: Minimum

two thousand and five hundred (2,500) square feet. vi. Diverse residential unit types and configurations to promote diversity among residents, including a minimum of 10 percent (10%) workforce housing.

vii. Bus passenger shelter(s), or comparable trolley stop, provided along Campbell Drive.

viii. Permanent art work display at street level and/or visible from the street, including, but not limited to, sculptures, murals, building accents and artistically designed sidewalks, in excess of the minimum Code requirements set forth in Article V – Public Art Program.

ix. Pedestrian-oriented retail uses within a horizontal mixed-use development that includes outdoor seating areas and commercial uses with attractive merchandise window displays and non-repetitive storefronts. These elements may be achieved by incorporating some/all of the below-referenced elements:

(a) Sixty (60%) percent of the main entry facade shall be detailed as storefront and glazed with clear glass.

(b) Wider sidewalks in front of the retail main entry façade, a minimum of six (6) feet.

(c) Street-level façades providing pedestrian access at suitable intervals of no more than seventy-five (75) feet apart.

(d) Appropriate landscaping to provide additional texture and color in a way that does not block views and openings.

x. Pedestrian-oriented retail uses within a horizontal mixed-use development that includes outdoor seating areas and commercial uses with attractive merchandise window displays and non-repetitive storefronts.

These elements may be achieved by incorporating some/all of the below referenced elements:

(a) Sixty (60%) percent of the main entry facade shall be detailed as storefront and glazed with clear glass.

(b) Wider sidewalks in front of the retail main entry façade, a minimum of six (6) feet.

(c) Street-level façades providing pedestrian access at suitable intervals of no more than seventy-five (75) feet apart.

(d) Appropriate landscaping to provide additional texture and color in a way that does not block views and openings.

x. Corner accents such as towers and/or other architectural features to emphasize the hierarchy of the different ground floor uses and to avoid lengthy facade repetitions. Such architectural elements shall be used in a manner that clearly articulates the overall building composition; relates to the streets in a manner that enhances and strengthens pedestrian activity; encourages the use of trellis work, entry feature elements, gathering space shelters and wall accents; encourages the use of decorative railing of ornate lines and themes along flat roof parapets or along large linear expanses of the façade; incorporates façade materials of good quality meeting the established project standards; and encourages the implementation of innovative, energy saving, and high quality building materials.

xi. Improved entrance and lobby areas for dwelling units, including high-quality materials such as granite, marble or natural stone, etc.

xii. Residential parking facilities located at the rear of the building out of street view.

xiii. Pedestrian-oriented retail uses within a horizontal mixed-use development, including live/work units that provide commercial storefronts and/or outdoor seating.

xiv. The principal building(s) meets or exceeds LEED (Leadership in Energy and Environmental Design) certification for new construction. This includes LEED Certified, LEED Silver, LEED Gold, LEED



Platinum, or any other comparable Green Building Standards, including but not limited to National Green Building Standards (NGBS).

xv. Ingress and egress lanes of all commercial/retail non-service drives are separated by a landscaped median at least five (5) feet wide and containing trees spaced no more than forty (40) feet apart.

xvi. Overhangs are provided on all south-facing windows of residential buildings for energy efficiency purposes. xvii. The development achieves Sustainable Site Initiative (SITES) certification from the Green Business Certification Inc. (GBCI) for site and landscape design.

xvii. Public open spaces such as colonnades, pocket parks, plazas, plazoletas, etc. Such open space shall include a minimum of ten (10%) percent of green pervious area on lots exceeding five (5) acres. Colonnades shall have a minimum clear depth of ten (10) feet.

xix. Enhanced outdoor furniture, including, but not limited to, benches, lighting, lighting fixtures and trash and garbage containers, etc. Such site amenities should be spread throughout the overall development to create moments of experience that promote pedestrian activity; should complement the design

xx. Any other design element(s) or project feature(s) which the City Council may deem satisfactory as an element exhibiting design excellence and/or functionality.

Density averaging shall be permitted when a unified development is located on one or more parcels, where the parcel(s) are under a single ownership or multiple ownerships that are legally unified. Prior to issuance of a certificate of occupancy, any property owner proposing density averaging on a unified development site shall be required to submit an executed unity of title or a declaration of restrictive covenants in lieu of a unity of title, in a form acceptable to the City Attorney.

(i) Setbacks.

(1) Front yard setback required (Campbell Drive). Front setbacks along SW 312 Street (Campbell Drive) for vertical or horizontal mixed-use developments in the MHHC shall be no less than twenty (20) feet.

(2) Side yard requirements. Side yard setbacks in the MHHC shall be no less than ten (10) feet.

(3) Rear yard requirements. There shall be a rear yard not less than twenty (20) feet in depth for vertical or horizontal mixed-use developments in the MHHC.

(j) Residential dwelling units and commercial bay size. Each residential dwelling unit of any vertical and/or horizontal mixed-use development within the MHHC shall have a minimum of 650 square feet, except that ten percent (10 %) of the total residential dwelling units may have a minimum of 450 square feet for studios and/or one-bedroom dwelling units. Commercial retail bays within any vertical or horizontal mixed-use development within the MHHC shall have a minimum of 700 square feet.

(k) Open Space. A minimum of 15% open space shall be provided for vertical and/or horizontal mixed use developments in the MHHC, in the form of terraces, colonnades, vegetated areas, courtyards, recreational areas (i.e. tot lots, dog parks, ball fields), pool decks, and pedestrian connectivity elements throughout the developments (i.e. walkways, sidewalks, trails). Additionally, and if integrated as a design feature of a vertical and/or horizontal mixed-use development in the MHHC, fifty percent (50%) of the acreage of a water body or water bodies may be credited as open space.

(l) Signs. Notwithstanding the requirements set forth in section

23-41 et seq. of the Code, and due to the unique characteristics and requirements of the MHHC, the incorporation of vertical and/or mixed use development programs, and the commercial visibility required along this key corridor SW 312 Street (Campbell Drive), and pursuant to Section 30- 396.547(d), mixed-use development signage plans shall be provided to the city for review and approval as part of the site plan approval requirement set forth in Section 30- 396.547(c).

With respect to freestanding or monument signs in the MHHC, one (1) freestanding or monument sign for each commercial building being proposed, identifying the occupancy of each of the buildings, shall be allowed. Additionally, a maximum of two (2) freestanding or monument signs identifying the occupancy of the overall vertical and/or horizontal mixed use development shall be allowed. These respective signs shall be located at least ten (10) feet from the back of curb, with a maximum sign area of eighty (80) square feet, in accordance with the right-of-way width limitations, set forth in Table 23-80-1 of the Code.

(m) Parking. Parking shall be as required in section 30-431 et seq. of the Code, except that parking requirements for vertical and/or horizontal mixed-use developments shall be one (1) space per one-bedroom residential dwelling unit, two (2) spaces per two-, three-, and four-bedroom residential dwelling units, and 0.25 guest parking spaces per residential dwelling unit.

(n) Architectural Guidelines. The following are intended to establish a meaningful guide for quality architectural development for vertical and/or horizontal mixed use developments within the MHHC:

(1) All mixed use, development is encouraged to use the fundamental concepts that are found within the urban design guidelines. All mixed use, commercial, and industrial development located adjacent to existing residential developments shall be designed, in a manner consistent with and compatible to such development in order to mitigate any negative impacts.

(2) All mixed use development shall be designed to maintain and enhance the attractiveness of the streetscape found within the city.

(3) Storefronts. All mixed use development shall be constructed in a manner that complements surrounding developments through the use of appropriate architectural design elements and materials.

(4) Reflective or mirrored glass shall not be permitted.

(5) Building design shall be stylistically consistent with the proposed architectural style through the use of complementary scale, materials, colors and/or architectural details. Building materials shall have the appearance of substance and permanency; lightweight metal, or other temporary appearing structures shall be discouraged.

(6) Three hundred sixty (360) degree architecture. There should be no blank walls on any side of any building within a project, and walls should be designed to incorporate stylistically with the overall architectural elements and materials of the building. Architectural details and materials

on lower walls that relate to human scale, such as arches, trellises, or awnings, should be utilized. Architectural elements, such as overhangs, trellises, projections, awnings, insets, material, texture, and color, shall be used to create shadow patterns that contribute to a building's character. Buildings shall be designed so that structures do not "turn their backs" to the street. Three hundred sixty-degree architecture is required for buildings.

(7) All commercial uses within the MHHC shall be oriented, designed, and constructed towards the street. Such design shall include pedestrian-scaled buildings through the use of building massing, varied roofscapes, ornamentation and color. Development is encouraged to link landscaped exterior spaces (courtyards, loggias, arcades, and plazas) to buildings and structures.

(8) All commercial uses shall recognize the scale and character of adjacent structures or developments, including continuation of existing facade treatment or expression lines, and the use of similar finish materials.

(9) All parking areas shall be designed to the following standards:

i. All parking areas shall be screened from the public right-of-way with buildings, landscape, and/or streetscape elements.

ii. All parking areas shall be designed to provide safe, convenient and efficient access for pedestrians, bicyclists and vehicles.

iii. All parking shall be designed in a consistent and

coordinated manner throughout the development site.

iv. All parking areas shall be integrated and designed to enhance the visual appearance of the community, and parking islands shall be provided every ten parking spaces to minimize adverse visual impacts of expansive lots.

v. Any commercial development of over fifty thousand (50,000) square feet shall provide parking areas that minimize adverse visual impacts of expansive parking lots by incorporating intensified landscaping and/or segmenting the parking area into small components.

(10) Parking spaces with the same degree of parking shall be located throughout the site to provide efficient and safe traffic and pedestrian circulation. A mixture of one-way and two-way parking aisles or differing degrees of parking within any parking area shall be acceptable as follows:

i. A single bay of parking provided along the perimeter of the site may vary in angle in order to maximize the number of spaces provided.

ii. A mixture of parking aisles and degrees may be permitted if individual parking areas are physically separated from one another by a continuous landscape median and/or buffer, which shall be a minimum of five (5) feet in width.

(o) Changes to Approved MHHC Site Plans. Notwithstanding Section 30-47(d) of the Code, changes to MHHC mixed-use site plans approved pursuant to Section 30- 396.547(c), shall be permitted only under the following circumstances:

(1) An application for an amendment to the site plan shall be submitted to the director of the department of development services. The director shall determine whether the proposed amendment is minor or significant.

(2) Minor changes may be approved by the director of the department of development services upon determining that the proposed revision(s) will not alter the basic design, will not violate minimum code requirements, nor any specified conditions imposed as part of the original approval. With respect to the residential and commercial elements of an MHHC mixed-use site plan, minor changes shall include the following:

Residential Uses

a. Change in building size, up to five (5) percent in total floor area.

b. Relocation of buildings or other structures by no more than ten (10) feet.

c. Replacement of plant materials specified in the landscape plan with comparable materials of an equal or comparable size, provided that the changes reflect an upgrading to the original approved plan.

d. Changes in plans which do not alter the character of the use or require an increase in parking requirements.

e. Engineering revisions (drainage, water, sewer, etc.) of a technical nature that do not impact any other aspects of the approved plans.

f. Any other proposed amendment that the director of the department of development services determines to be a minor change that will not alter the basic design, will not

violate minimum code requirements, nor any specified conditions imposed as part of the original approval.

#### Commercial Uses

a. Change in building size, up to ten (10) percent of total floor area, limited to three thousand (3,000) square feet.

b. Relocation of buildings or other structures by no more than one hundred (100) feet.

c. Replacement of plant materials specified in the landscape plan with comparable materials of an equal or comparable size, provided that the changes reflect an upgrading to the original approved plan.

d. Changes in plans which do not alter the character of the use or require an increase in parking requirements.

e. Engineering revisions (drainage, water, sewer, etc.) of a technical nature that do not impact any other aspects of the approved plans.

f. Any other proposed amendment that the director of the department of development services determines to be a minor change that will not alter the basic design, will not violate minimum code requirements, nor any specified conditions imposed as part of the original approval.

(2) A proposed change that is not determined by the director of the department of development services to be minor shall be submitted as a site plan amendment and shall be reviewed in the same manner as the original application."

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#### **ARTICLE IV. - SUPPLEMENTAL DISTRICT REGULATIONS**



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### **DIVISION 3. – DENSITY**

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#### **Sec. 30-457. - Maximum density established.**

(a) The maximum density of residential development in the city shall be as follows:

\* \* \* \* \*

(4) Zoning district which implement the Neighborhood Mixed Use (NMU) Future Land Use category of the comprehensive plan, including, but not limited to the neighborhood mixed use (NMU) zoning district: up to eighteen (18) dwelling units per net acre. A bonus density within the Midtown Homestead – Hospital Corridor (MHHC) zoning subarea of the NMU zoning district: up to twenty-four (24) dwelling units per net acre may be available subject to demonstration of design excellence and/or functionality criteria established in Section 30-396.547(h) of the Code.

(4)(5) All other residentially designated areas of the city, not listed in subsections (1), (2) or (3) above: up to six (6) dwelling units per net acre.

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**Section 3. Conflicts.** All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

**Section 4. Severability.** That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not affect the other sections, paragraphs, sentences, words or application of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 5. Inclusion in the City Code.** It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Code of the City of Homestead; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Section” or other appropriate word.

**Section 6. Effective Date.** This Ordinance shall become effective immediately upon adoption on second reading, subject to the approval of the Comprehensive Plan Text Amendment (PH2022-143) Ordinance No. 2023-09-21.

**PASSED** on first reading this 26<sup>th</sup> day of July, 2023.

**PASSED AND ADOPTED** on second reading this 20<sup>th</sup> day of September, 2023.

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STEVEN D. LOSNER,  
Mayor

ATTEST:

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ELIZABETH SEWELL, MPA, MMC, FCRM  
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND BENEFIT OF THE CITY ONLY:

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WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.  
City Attorney

Motion to adopt by Councilwoman Fairclough-Staggers, seconded by Councilman Fletcher.

**FINAL VOTE AT ADOPTION**

<i>Mayor Steven D. Losner</i>	<u>NO</u>
<i>Vice Mayor Julio Guzman</i>	<u>YES</u>
<i>Councilwoman Erica G. Ávila</i>	<u>YES</u>
<i>Councilwoman Jenifer N. Bailey</i>	<u>YES</u>
<i>Councilwoman Patricia D. Fairclough- Staggers</i>	<u>YES</u>
<i>Councilman Sean L. Fletcher</i>	<u>YES</u>
<i>Councilman Larry Roth</i>	<u>YES</u>