



CITY OF HOMESTEAD CITY COUNCIL MEETING MINUTES

WEDNESDAY, MAY 28, 2025, @ 6:00 PM

OR UPON THE CONCLUSION OF THE PREVIOUSLY SCHEDULED MEETING

CITY HALL COUNCIL CHAMBERS

100 CIVIC COURT, HOMESTEAD, FL 33030

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1. CALL TO ORDER/INVOCATION/PLEDGE OF ALLEGIANCE

The meeting was called to order by Mayor Losner at 6:50 p.m.

- (a) The Invocation was led by Pastor Lunicel Alvarado, of Ministerio Pentecostal La Roca Eterna.
- (b) The Pledge of Allegiance was led by Councilman Canabal and the Homestead Police Explorers.

2. ROLL CALL

Mayor and Council present: Mayor Steven D. Losner, Vice Mayor Sean L. Fletcher, Councilwoman Erica G. Ávila, Councilwoman Jenifer N. Bailey, Councilman Clemente Canabal, Councilman Thomas Davis, and Councilman Larry Roth.

3. PUBLIC COMMENTS

Jessica Ujaque, from Chefs on the Run, spoke about Code Enforcement notifying her family that they were no longer allowed to have an A-line sign outside their restaurant. She stated that they were losing anywhere from \$300.00 to \$400.00 daily because people do not know that they are open and requested a temporary pass to help mitigate the issue. She added that she had started a petition and, to date, they have over 250 signatures.

Mayor Losner explained that this was an issue of placing a sign on public property, and it was not that they were no longer allowed to do that, but rather that after many years of neglect, the City was finally trying to enforce its code. Acknowledging the restaurant's long-standing presence in downtown Homestead, he emphasized the City's commitment to supporting and promoting small businesses. To address the concerns, he offered to sit down with Code Enforcement, Public Works, and the City Manager to see how they could find a solution to help them stop losing business.

Councilman Roth inquired whether other cities permitted signage outside businesses and asked staff to explore the possibility of an ordinance that would allow businesses to display signs during operating hours and remove them once closed. He mentioned that he was not sure that a temporary pass was the answer, but that the City should come up with a permanent solution that helps its local businesses, not only in downtown Homestead, but throughout the City.

Vice Mayor Fletcher asked staff whether a facade grant might be available to assist with alternative signage solutions. He suggested the possibility of installing a sign above their door instead of using an A-frame sign.

City Manager Zerry Ihekwaba responded that this was something that was very complex and noted that both the Miami-Dade County code and State Statute 479 prohibit signs in public rights-of-way, so he would need to speak to the City Attorney to find a way to create some type of signage that would be on private property because he was not sure that Council could pass an ordinance that would supersede state law or the Miami-Dade County code.

Ms. Ujaque explained that the reason she had not applied for the grant Vice Mayor Fletcher referred to was because, to comply with CRA rules, she needs to finish paying her current awning grant before she can apply for another one. She added that she was told that she was allowed to place a sign outside while the restaurant was open as long as she took it back inside when the restaurant was closed.

Councilwoman Ávila explained that after reviewing Ms. Ujaque's email, she had recommended either modifying the existing awning application with the CRA to incorporate the signage request or, if possible, allowing the additional sign application to be processed concurrently. She noted that she has been in communication with the City Attorneys to draft something for Council's consideration, aiming to provide businesses like hers with more signage options beyond just A-frame signs; however, this process would take time.

Mayor Losner informed Ms. Ujaque that staff would start a conversation on the topic the following day.

Ms. Ujaque asked for a point of contact.

Mayor Losner asked City Manager Ihekwaba to provide Ms. Ujaque with a point of contact.

City Manager Ihekwaba responded that his office would be her point of contact. He asked City Attorney James White for his opinion.

Attorney White explained that Miami-Dade County has a sign code, and municipalities are subject to that sign code, which preempts the City in certain regards. He pointed out two key issues: one involving A-frame signs, which can be permitted even if they are not listed as a permitted sign, but the issue is signage in the right-of-way, which is what they are going to have to examine because there are multiple layers and issues that come along if you open that door.

Ms. Ujaque asked if she could lean the sign on the building.

Development Services Director Derrick Cook replied that, even if they were to permit the A-frame sign, the code says that it has to be at least five feet from the right-of-way, and he does not know if that can be achieved.

Mayor Losner asked Director Cook how window signage is compliant if the building is on the right-of-way line.

Director Cook responded that the window is part of the structure of the building, and a free-standing sign is not, so it can be an obstruction.

Mayor Losner commented that, as they discuss widening sidewalks to allow for outdoor dining, they have all seen other jurisdictions where restaurants have dedicated platforms that are actually in the right-of-way on cannibalized parking spaces, and some of those may have the name of the restaurant painted on the side of the dining box, so how does that happen? Those are going to be things that they are going to look at as they begin to enhance outdoor dining on Krome Avenue, but that was a discussion for another day.

Ms. Ujaque thanked Council for their time.

Ramiro Orta, residing at 2040 SE 19th Street, Homestead, called into the meeting and suggested a temporary pass for Chefs on the Run until things get figured out. He also spoke in favor of the six-month moratorium extension. He inquired about the status of cameras in school zones and asked Chief Knapp if the Homestead Police Department had a current task force with ICE.

On the question with respect to the speed cameras in school zones, Mayor Losner responded that they were approved several months ago and last he heard, they were still in permitting to be installed, so, he would imagine that by the time school opens in late August or early September, they will be in operation in the city limits.

With respect to the task force with ICE, Chief Knapp explained that their primary responsibility was public safety and they do have partnerships with many other federal agencies. Additionally, they now have a relationship with ICE, but have not conducted any operations with them.

Referring to the cameras, Mr. Orta inquired if Council anticipated the same issues that Miami-Dade was having with school bus cameras.

Mayor Losner responded that, in other jurisdictions, the issue with the school bus cameras had not manifested itself at all. It is an entirely different system with different parameters.

Mr. Orta thanked Council for their time.

A representative from the public spoke in support of finding a solution on the sign issue. She emphasized their significance, particularly for individuals with disabilities. As a mother of two children with disabilities, she knows how important sign colors and letter sizes are, so it is important that they find a happy medium.

There were no further public comments; therefore, Mayor Losner closed the Public Comments section of the agenda.

4. ADDITIONS, DELETIONS, DEFERRALS

City Manager Ihekewaba reported that staff wished to add an addendum to the agenda — CAR #4627, a Resolution to approve event production and management for the “Race to the 4th” event.

Mayor Losner asked for a motion to add the addendum to the agenda to be considered later in the evening.

A motion to add the addendum to the agenda was made by Vice Mayor Fletcher and seconded by Councilman Davis.

Mayor Losner asked, “All in favor?” Ayes: All.

a. CAR #4627 – EVENT PRODUCTION AND MANAGEMENT FOR “RACE TO THE 4TH” (ADDENDUM 1)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE PROCUREMENT OF EVENT COORDINATION, PRODUCTION, AND MANAGEMENT SERVICES FROM DYNAMO ENTERTAINMENT LLC, 1 WORLD MUSIC PUBLISHING LLC, AND SANDRA YORK PLLC FOR THE ANNUAL “RACE TO THE 4TH” EVENT AT THE HOMESTEAD-MIAMI SPEEDWAY IN AN AMOUNT NOT TO EXCEED \$165,000.00; INCLUSIVE OF CONTINGENCY; WAIVING COMPETITIVE BIDDING PURSUANT TO SECTION 2-411(B) OF THE CITY CODE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Losner stated that, if there were no objections, he would like to jump to Tab 24 with respect to the presentation of the development of the Homestead Sports Complex.

There were no objections; therefore, Council proceeded to Tab 24.

After the discussion on Tabs 10 and 17, Council returned to this item, CAR #4627.

City Attorney James White read the above Resolution title for CAR #4627 into the public record.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

A motion to approve CAR #4627, Event Production and Management for “Race to the 4th” was made by Councilwoman Ávila and seconded by Vice Mayor Fletcher.

Roll call:

Councilman Canabal	- Yes
Councilwoman Ávila	- Yes
Councilwoman Bailey	- Yes
Councilman Davis	- Yes
Councilman Roth	- Yes

Vice Mayor Fletcher	- Yes
Mayor Losner	- Yes

Motion carried.

5. **CONSENT AGENDA**

- i. (a) APRIL 8, 2025, COUNCIL SPECIAL CALL MINUTES (TAB 1A)
- (b) APRIL 16, 2025, COUNCIL PRESENTATION CEREMONY MINUTES (TAB 1B)
- (c) APRIL 16, 2025, COUNCIL MINUTES (TAB 1C)
- (d) MAY 13, 2025, COUNCIL SPECIAL CALL MINUTES (TAB 1D)
- (e) CAR #3725 – PURCHASE OF McMILLAN ELECTRICAL SUBSTATION EQUIPMENT WILDLIFE COVERS 685 NE 6TH AVENUE (TAB 2)
- (f) CAR #4558 – ITB #202510 EVENT RENTAL EQUIPMENT, INFLATABLES, RIDES AND CHARACTERS (TAB 3)
- (g) CAR #4571 – ADOPT THE CITY OF HOMESTEAD 2025 WATERSHED MASTER PLAN (TAB 4)
- (h) CAR #4589 – PUBLIC OUTREACH INITIATIVE FOR A VA HOSPITAL IN HOMESTEAD (TAB 5)
- (i) CAR #4593 - WITTKOP PARK PLAYGROUND (505 NW 9TH STREET) (TAB 6)

Mayor Losner asked for a motion to approve the Consent Agenda.

A motion to approve the Consent Agenda was made by Councilman Roth and seconded by Councilman Canabal.

Roll call:

Councilwoman Bailey	- Yes
Councilman Canabal	- Yes
Councilman Roth	- Yes
Councilwoman Ávila	- Yes
Councilman Davis	- Yes
Vice Mayor Fletcher	- Yes
Mayor Losner	- Yes

Motion carried.

6. **PUBLIC HEARINGS – ORDINANCES, LAND USE ITEMS, ETC.**

- (a) **QUASI-JUDICIAL PUBLIC HEARINGS** – PLEASE BE ADVISED THAT THE FOLLOWING ITEMS ON THE AGENDA ARE QUASI-JUDICIAL IN NATURE. IF YOU WISH TO COMMENT UPON ANY OF THESE ITEMS, PLEASE INDICATE THE ITEM NUMBER YOU WOULD LIKE TO ADDRESS WHEN THE ANNOUNCEMENT REGARDING THE QUASI-JUDICIAL ITEM IS MADE. AN OPPORTUNITY FOR PERSONS TO SPEAK ON EACH ITEM WILL BE MADE AVAILABLE AFTER THE APPLICANT AND STAFF HAVE MADE THEIR PRESENTATIONS ON EACH ITEM.

SWARING IN. ALL TESTIMONY, INCLUDING PUBLIC TESTIMONY AND EVIDENCE, WILL BE MADE UNDER OATH OR AFFIRMATION. ADDITIONALLY, EACH PERSON WHO GIVES TESTIMONY MAY BE SUBJECT TO CROSS-EXAMINATION. IF YOU DO NOT WISH TO BE EITHER CROSS-EXAMINED OR SWORN, YOUR TESTIMONY WILL BE GIVEN ITS DUE WEIGHT.

THE GENERAL PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES, BUT THE PUBLIC MAY REQUEST THE COUNCIL TO ASK QUESTIONS OF STAFF OR WITNESSES ON THEIR BEHALF. THE FULL AGENDA PACKET ON EACH ITEM IS HEREBY ENTERED INTO THE RECORD. PERSONS REPRESENTING ORGANIZATIONS MUST PRESENT EVIDENCE OF THEIR AUTHORITY TO SPEAK FOR THE ORGANIZATION. FURTHER DETAILS OF THE QUASI-JUDICIAL PROCEDURES MAY BE OBTAINED FROM THE CLERK. (IN ACCORDANCE WITH CODE SECTION 2-590, ANY LOBBYISTS MUST REGISTER BEFORE ADDRESSING THE COUNCIL ON ANY OF THE FOLLOWING QUASI-JUDICIAL ITEMS). AT THIS TIME, COUNCILMEMBERS MUST DISCLOSE ANY EX-PARTE COMMUNICATIONS CONCERNING ANY QUASI-JUDICIAL ITEMS ON THE AGENDA.

There were no quasi-judicial items on the agenda.

7. LEGISLATIVE MATTERS

I. FIRST READINGS

a. CAR #4569 – TEMPORARY MORATORIUM ORDINANCE (TAB 7)

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, PROVIDING FOR A SIX (6) MONTH EXTENSION TO THE TWELVE (12) MONTH TEMPORARY MORATORIUM, ENACTED BY ORDINANCE NO. 2024-06-18, ON ISSUANCE OF DEVELOPMENT ORDERS AND PERMITS AND ON THE PROCESSING OF DEVELOPMENT APPLICATIONS, CITY CODE TEXT AMENDMENTS, REZONINGS, COMPREHENSIVE PLAN TEXT AND LAND USE PLAN AMENDMENTS FOR DEVELOPMENT OF TOWNHOME, CLUSTERHOME, AND MULTIPLE-FAMILY RESIDENTIAL DWELLING UNITS WITHIN THE CITY; PROPOSED RESIDENTIAL DEVELOPMENT ON LOTS OF LESS THAN 7,500 SQUARE FEET WITHIN THE CITY; AND ANY PROPOSED RESIDENTIAL DEVELOPMENT OVER SIX (6) DWELLING UNITS PER ACRE WITHIN THE CITY; EXEMPTING SPECIFIED DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Ordinance title for CAR #4569 into the public record.

Mayor Losner asked for a motion to approve Tab 7 with the changes they spoke about.

A motion to approve CAR #4569, Temporary Moratorium Ordinance, with the amendments that were approved at the May 28, 2025 Local Planning Agency meeting, was made by Councilman Roth and seconded by Councilman Canabal.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilwoman Bailey	- Yes
Councilwoman Ávila	- Yes
Councilman Davis	- Yes
Councilman Roth	- Yes

Councilman Canabal	- Yes
Vice Mayor Fletcher	- Yes
Mayor Losner	- Yes

Motion carried.

b. CAR #4588 – REVISE STREET LIGHTING RATES ORDINANCE (TAB 8)

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES, CHAPTER 28, "UTILITIES," ARTICLE VIII, "ELECTRICITY," DIVISION 2, "DEPOSITS, RATES, AND CHARGES," SECTION 28-256, "STREET LIGHTING AND RENTAL OUTDOOR LIGHTING RATES," TO REVISE THE RATES CHARGED FOR STREET AND PUBLIC PROPERTY LIGHTING, AND RENTAL OUTDOOR LIGHTING; AND TO LEVY A RATE FOR LED LIGHTING; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

City Attorney James White read the above Ordinance title for CAR #4588 into the public record.

Mayor Losner asked if there were any objections to waiving the staff report and there were none.

Mayor Losner asked for a motion to approve Tab 8.

A motion to approve CAR #4588, Revise Street Lighting Rates Ordinance, was made by Vice Mayor Fletcher and seconded by Councilman Roth.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilman Davis	- Yes
Councilwoman Bailey	- Yes
Councilwoman Ávila	- Yes
Councilman Canabal	- Yes
Councilman Roth	- Yes
Vice Mayor Fletcher	- Yes
Mayor Losner	- Yes

Motion carried.

c. CAR #4594 – MID-YEAR BUDGET AMENDMENT (TAB 9)

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE BUDGET FOR THE GENERAL FUND OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, BY INCREASING THE TOTAL BUDGETED

EXPENDITURES BY \$250,000.00; PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

City Attorney James White read the above Ordinance title for CAR #4594 into the public record.

City Manager Ihekewaba reported that this was a mid-year budget amendment and that there were two significant changes. He asked Finance Director Carlos Perez to walk them through the changes.

Finance Director Carlos Perez explained that one of the changes was for inspection services in the Development Services Department. Their projection is that there is a need of \$225,000.00 to get them through the end of the year. The funding for this will come from permits, which are coming in over what they had expected. The other item was for the Mayor and Council, which was based on projected needs and commitments for the public relations account. They were going to be funding each of the councilmembers' accounts, and the money would be coming from the special events budget of \$79,000.00 that was considered unallocated.

Mayor Losner asked if there were any questions or comments from Council and there were none.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Mayor Losner asked for a motion to approve Tab 9.

A motion to approve CAR #4594, Mid-Year Budget Amendment, was made by Councilman Roth and seconded by Councilman Canabal.

Roll call:

Councilman Davis
Councilwoman Ávila
Councilman Roth
Councilwoman Bailey
Councilman Canabal
Vice Mayor Fletcher
Mayor Losner

- Yes
- Yes
- Yes
- Yes
- Yes
- Yes
- Yes

Motion carried.

d. CAR #4617 – FY2025 BUDGET AMENDMENT (FUNDING FOR AN ICE RINK) (TAB 10)

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE BUDGET FOR THE GENERAL FUND OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, BY INCREASING THE TOTAL BUDGETED EXPENDITURES BY \$500,000.00; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

City Attorney James White read the above Ordinance title for CAR #4617 into the public record.

City Manager Ihekewaba reported that this item pertained to a budget amendment allocating funds for the procurement of an ice rink in the City of Homestead, with Tab 17 serving as the companion item for the procurement of the actual item. He asked Finance Director Carlos Perez to provide an update on the budgetary impact.

Finance Director Carlos Perez explained that the budget impact was for fiscal year 2025, which is predominantly \$500,000.00 to cover the capital portion of the investment they are planning on making. It is a three-year commitment, and the rest of those years are going to be impacts to the operating budget for the special events. This item was for the purchase of the capital, which is \$465,000.00 but, to be on the safe side, they are doing the budget amendment for \$500,000.00, and it is coming from reserves.

Mayor Losner asked if there were any questions or comments from Council and there were none.

A motion to approve CAR #4617, FY2025 Budget Amendment (Funding for an Ice Rink) was made by Councilwoman Ávila and seconded by Councilwoman Bailey.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilman Roth
Councilwoman Bailey
Councilwoman Ávila
Councilman Davis
Councilman Canabal
Vice Mayor Fletcher
Mayor Losner

- Yes
- Yes
- Yes
- Yes
- Yes
- Yes
- Yes

Motion carried.

At this time, Council moved to Tab 17 in the agenda.

ii. **SECOND READINGS**

a. CAR #4506 – STORMWATER UTILITY RATE INCREASE (TAB 11)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA,
AMENDING SECTION 22-55, "FEES," OF CHAPTER 22, "PUBLIC IMPROVEMENTS," OF
THE CITY OF HOMESTEAD CODE OF ORDINANCES; AMENDING THE CITY STORMWATER
UTILITY FEE; PROVIDING FOR COLLECTION OF SUCH FEES ON THE TAX BILL; PROVIDING**

FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Ordinance title for CAR #4506 into the public record.

Mayor Losner stated that they would waive the staff report.

Mayor Losner asked if there were any questions or comments from Council and there were none.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

A motion to approve CAR #4506 – Stormwater Utility Rate Increase, was made by Vice Mayor Fletcher and seconded by Councilman Davis.

Roll call:

Councilwoman Ávila
Councilwoman Bailey
Councilman Canabal
Councilman Roth
Councilman Davis
Vice Mayor Fletcher
Mayor Losner

- Yes

Motion carried.

8. RESOLUTIONS

i. CAR #4496 – AXON BODY CAMERA AND TASER AGREEMENT (TAB 12)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE PURCHASE OF CERTAIN POLICE EQUIPMENT, INCLUDING TASERS, BODY-WORN CAMERAS, AND RELATED SOFTWARE AND DATA STORAGE SERVICES; PURSUANT TO CITY CODE SECTION 2-411. 1(A) (5), "EXEMPTIONS FROM COMPETITIVE BIDDING," AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Resolution title for CAR #4496 into the public record.

Mayor Losner stated that they would waive the staff report.

A motion to approve CAR #4496, Axon Body Camera and Taser Agreement, was made by Councilman Roth and seconded by Councilman Canabal.

Mayor Losner asked if there were any questions or comments from Council.

Vice Mayor Fletcher asked if they were going to a five-year contract with Axon from a previous three-year contract.

Chief Knapp responded that, previously, it was a five-year contract, but they went into negotiations with them a year early because they were going to enjoy some discounts from the previous year's pricing.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilman Roth

- Yes

Councilwoman Bailey

- Yes

Councilman Davis

- Yes

Councilwoman Ávila

- Yes

Councilman Canabal

- Yes

Vice Mayor Fletcher

- Yes

Mayor Losner

- Yes

Motion carried.

ii. CAR #4583 – DESIGN/PERMITTING SERVICES FOR S. FLAGLER GRAVITY SEWER AND WATER MAIN LINE REPLACEMENT (TAB 13)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE PROPOSAL FROM CES CONSULTANTS, INC. IN THE AMOUNT OF \$97,291.94 FOR DESIGN AND PERMITTING SERVICES FOR THE SOUTH FLAGLER GRAVITY SEWER AND WATER MAIN LINE REPLACEMENT PROJECT; AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER; AUTHORIZING A CONTINGENCY OF TEN PERCENT (10%) FOR ADDITIONAL ENGINEERING SERVICES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Resolution title for CAR #4583 into the public record.

Mayor Losner stated that they would waive the staff report.

Mayor Losner asked if there were any questions or comments from Council and there were none.

A motion to approve CAR #4583, Design/Permitting Services for S. Flagler Gravity Sewer and Water Main Line Replacement, was made by Councilman Canabal and seconded by Vice Mayor Fletcher.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilman Roth	- Yes
Councilwoman Ávila	- Yes
Councilman Canabal	- Yes
Councilman Davis	- Yes
Councilwoman Bailey	- Yes
Vice Mayor Fletcher	- Yes
Mayor Losner	- Yes

Motion carried.

iii. CAR #4595 – RESOLUTION APPROVING BALLOT LANGUAGE FOR PROPOSED CHARTER AMENDMENTS (TAB 14)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, PROVIDING FOR THE SUBMISSION TO THE CITY ELECTORS OF PROPOSED AMENDMENTS TO THE CITY CHARTER, IN ACCORDANCE WITH SECTION 6.03 OF THE MIAMI-DADE COUNTY CHARTER; PROVIDING REQUISITE BALLOT LANGUAGE FOR SUBMISSION TO THE ELECTORATE; CALLING AN ELECTION ON THE PROPOSED AMENDMENT TO THE CITY CHARTER TO BE HELD ON NOVEMBER 4, 2025; PROVIDING NOTICE OF ELECTION; PROVIDING FOR BALLOTTING; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Resolution title for CAR #4595 into the public record.

Mayor Losner asked if there were any questions or comments from Council and there were none.

A motion to approve CAR #4595, Resolution Approving Ballot Language for Proposed Charter Amendments, was made by Councilman Canabal and seconded by Councilman Davis.

Mayor Losner opened the Public Hearing.

Ramiro Orta asked what they were amending.

Mayor Losner responded that they were providing that, in the event of a special election to fill a seat for whatever reason, there is a primary and a runoff, if necessary. For example, when they had to have the concurrent special election in 2023 to fill the seat vacated by Vice Mayor Guzman, that was a winner take all election, so he brought this item forward under the theory that they should have a clear majority vote, rather than a one-shot winner take all. That is item one, and item two is allowing a mayor to serve twelve years co-equally with the twelve consecutive years afforded to a City councilmember.

There were no further comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilwoman Bailey	- Yes
Councilman Davis	- Yes
Councilman Roth	- No
Councilman Canabal	- Yes
Councilwoman Ávila	- Yes
Vice Mayor Fletcher	- Yes
Mayor Losner	- Yes

Motion carried.

iv. CAR #4611 – ESTABLISHING AND APPROVING THE FY26 RESIDENTIAL STORMWATER UTILITY FEE AND ANNUAL ADJUSTMENTS (TAB 15)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, PROVIDING FOR THE LEVY AND COLLECTION OF A STORMWATER UTILITY FEE AGAINST RESIDENTIAL PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE CITY; ESTABLISHING THE STORMWATER UTILITY FEE FOR FISCAL YEARS BEGINNING 2025-2026, INCLUDING AN ANNUAL ADJUSTMENT; CONFIRMING THE PRELIMINARY RATE RESOLUTION; ESTABLISHING THE METHOD BY WHICH THE PROPOSED STORMWATER UTILITY FEE SHALL BE MADE; PROVIDING FOR EQUALIZATION, FILING, AND LIEN ON PROPERTIES TO BE ASSESSED; PROVIDING FOR EFFECT OF ADOPTION OF FINAL ASSESSMENT RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Resolution title for CAR #4611 into the public record.

Mayor Losner stated that they would waive the staff report.

Mayor Losner asked if there were any questions or comments from Council and there were none.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Mayor Losner asked for a motion to approve Tab 15.

A motion to approve CAR #4611, Establishing and Approving the FY26 Residential Stormwater Utility Fee and Annual Adjustments, was made by Vice Mayor Fletcher and seconded by Councilman Canabal.

Roll call:

Councilman Roth	- Yes
Councilman Canabal	- Yes
Councilwoman Bailey	- Yes
Councilman Davis	- Yes
Councilwoman Ávila	- Yes
Vice Mayor Fletcher	- Yes

Mayor Losner

- Yes

Motion carried.

v. CAR #4613 – PH2024-81 AGREEMENT TO SUBORDINATE THE GRANT OF PERMANENT UTILITY EASEMENT (TAB 16)

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE AGREEMENT TO SUBORDINATE THE GRANT OF PERMANENT EASEMENT TO THE RENTAL ASSISTANCE DEMONSTRATION (RAD) USE AGREEMENT WITH MIAMI-DADE COUNTY (the "SUBORDINATION AGREEMENT") FOR HOMESTEAD GARDENS PHASE I; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE SUBORDINATION AGREEMENT AND ANY ADDITIONAL DOCUMENTS PERTAINING TO THE SUBORDINATION AGREEMENT, AND TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THE SUBORDINATION AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Resolution title for CAR #4613 into the public record.

Mayor Losner asked if there were any questions or comments from Council and there were none.

Mayor Losner asked for a motion to approve Tab 16.

A motion to approve CAR #4613, PH2024-81, Agreement to Subordinate the Grant of Permanent Utility Easement, was made by Councilwoman Bailey and seconded by Councilman Davis.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilman Roth
Councilwoman Bailey
Councilman Canabal
Councilwoman Ávila
Councilman Davis
Vice Mayor Fletcher
Mayor Losner

- Yes
- Yes
- Yes
- Yes
- Yes
- Yes
- Yes

Motion carried.

vi. CAR #4614 – PORTABLE ICE RINK (TAB 17)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE PROCUREMENT INSTALLATION OF A PORTABLE ICE-SKATING RINK AND ACCESSORY EQUIPMENT FROM SEASIDE ICE, LLC DBA ICE-AMERICA IN THE AMOUNT OF \$1,379,415.63;

**WAIVING COMPETITIVE BIDDING PURSUANT TO SECTION 2-411(B) OF THE CITY CODE;
PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

City Attorney James White read the above Resolution title for CAR #4614 into the public record.

Mayor Losner clarified that the difference between the \$500,000.00 they just approved and this amount was the three-year commitment for the ancillary items for the rink. He asked for information on the dimensions of the rink.

City Manager Ihekewaba responded that the rink would be 40 feet by 80 feet. He added that they intend to roll this item out in mid-November to run through mid-January of 2026 for the first year, and it will be located at Losner Park. In subsequent years, they will explore the possibility of having a more permanent installation.

A motion to approve CAR #4614, Portable Ice Rink, was made by Councilwoman Ávila and seconded by Councilwoman Bailey.

Mayor Losner asked if there were any questions or comments from Council and there were none.

Roll call:

Councilwoman Ávila
Councilman Canabal
Councilwoman Bailey
Councilman Davis
Councilman Roth
Vice Mayor Fletcher
Mayor Losner

- Yes

Motion carried.

At this time, Council moved to CAR #4627, Addendum 1, Event Production and Management for "Race to the 4th".

Mayor Losner recused himself from the discussion on Tab 18 at 8:39 p.m. and returned at 8:43 p.m.

vii. CAR #4618 – AMENDMENT TO COVENANT FOR PROPERTY AT 120 NW 16TH STREET HOMESTEAD, FL (TAB 18)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING AN AMENDMENT TO A COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 13719, PAGE 1487, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RELATING TO THE PROPERTY LOCATED AT 120 NORTHWEST 16TH STREET, HOMESTEAD, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Resolution title for CAR #4618 into the public record.

Vice Mayor Fletcher asked if there was a staff report on this item.

Attorney White reported that this was a covenant that was entered into between the former owner of the property, which was the bank, and the City back in 1988, and it was a covenant that the property would be developed pursuant to the B-1A zoning, as well as being used for bank purposes. The property has been sold by the bank and the new owner is requesting, pursuant to the covenant, a determination on whether the agreement can be modified. The language that is proposed to be modified leaves in place the requirement for the property to be developed with B-1A zoning, but it removes the rest of the language that says, "for bank purposes."

Vice Mayor Fletcher asked if there were any questions or comments from Council and there were none.

Vice Mayor Fletcher opened the Public Hearing.

Ramiro Orta asked which financial institution owns the property and which financial institution was trying to purchase it.

Attorney White responded that, originally in 1988, the agreement was entered into by First National Bank. It has now been sold to the current property owners who are looking to develop it. The original agreement allows for changes to be made provided both the property owner and the City agree to it, but he does not have the information with respect to what financial institution may have an interest in the property.

There were no further comments; therefore, Vice Mayor Fletcher closed the Public Hearing.

Vice Mayor Fletcher asked for a motion on Tab 18.

A motion to approve CAR #4618, Amendment to Covenant for Property at 120 NW 16th Street, Homestead, FL, was made by Councilman Canabal and seconded by Councilwoman Davis.

Roll call:

Councilwoman Bailey
Councilman Canabal
Councilwoman Ávila
Councilman Roth
Councilman Davis
Vice Mayor Fletcher
Mayor Losner

- Yes
- Yes
- Yes
- Yes
- Yes
- Yes
- Recused

Motion carried.

At this time, Council took a 10-minute recess.

After the recess, Council moved to Tab 10 and its companion item, Tab 17, on the agenda.

viii. CAR #4619 – ICMA ECONOMIC MOBILITY AND OPPORTUNITY SUBGRANT AGREEMENT (TAB 19)
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA,
APPROVING A SUBAWARD AGREEMENT WITH THE INTERNATIONAL CITY/COUNTY
MANAGEMENT ASSOCIATION (ICMA), IN THE AMOUNT OF \$24,000.00; PROVIDING FOR
IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

City Attorney James White read the above Resolution title for CAR #4619 into the public record.

Mayor Losner stated that they would waive the staff report.

Mayor Losner asked if there were any questions or comments from Council and there were none.

Mayor Losner asked for a motion to approve Tab 19.

A motion to approve CAR #4619, ICMA Economic Mobility and Opportunity Subgrant Agreement, was made by Councilwoman Ávila and seconded by Councilman Roth.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilwoman Bailey
Councilwoman Ávila
Councilman Roth
Councilman Davis
Councilman Canabal
Vice Mayor Fletcher
Mayor Losner

- Yes
- Yes
- Yes
- Yes
- Yes
- Yes
- Yes

Motion carried.

9. COUNCILMEMBERS' NEW BUSINESS

I. SECOND READING

i. CAR #4563 – ORDINANCE AMENDING CHAPTER 30, "ZONING," REGARDING PERMITTED AND SPECIAL EXCEPTION USES (TAB 20)
**AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF
ORDINANCES BY AMENDING CHAPTER 30, "ZONING," ARTICLE III, "DISTRICT
REGULATIONS," DIVISION 10, "B-1A PROFESSIONAL BUSINESS RESTRICTED DISTRICT,"
SECTION 30-241, "USES PERMITTED," REMOVING DAYCARE AS A SPECIAL EXCEPTION**

USE, DIVISION 11, "B-1 RESTRICTED RETAIL COMMERCIAL DISTRICT," SECTION 30-256, "USES PERMITTED," DIVISION 23, "PLANNED URBAN NEIGHBORHOOD DISTRICT," SECTION 30-396.42A, "SOUTHWEST PLANNED URBAN NEIGHBORHOOD (DESIGNATION OF PUNS)," SECTION 30-396.62, "SUBAREAS," REMOVING DAYCARE CENTERS AS A PERMITTED USE WITHIN THE NEIGHBORHOOD MIXED-USE SUBAREA AND MODIFYING THE PROHIBITED USES TO INCLUDE DAYCARE CENTERS WITHIN THE COMMERCIAL SUBAREA, DIVISION 24, "BUSINESS MIXED-USE DISTRICT," SECTION 30-396.501, "USES PERMITTED," AND DIVISION 25, "NEIGHBORHOOD MIXED-USE," SECTION 30-396.532, "USES PERMITTED," REMOVING DAYCARE CENTERS AS A PERMITTED USE; AND ARTICLE IV, "SUPPLEMENTAL DISTRICT REGULATIONS," DIVISION 8, "SPECIAL EXCEPTIONS," SECTION 30-531, "ESTABLISHED" RELATING TO DAYCARES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Ordinance title for CAR #4563 into the public record.

Councilwoman Bailey recused herself from the discussion on Tab 20 at 9:20 p.m. and returned at 9:21 p.m.

Mayor Losner asked if there were any questions or comments from Council and there were none.

A motion to approve CAR #4563, Ordinance Amending Chapter 30, "Zoning," Regarding Permitted and Special Exception Uses, was made by Vice Mayor Fletcher and seconded by Councilwoman Ávila.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilwoman Ávila
Councilman Roth
Councilman Canabal
Councilman Davis
Councilwoman Bailey
Vice Mayor Fletcher
Mayor Losner

- Yes
- Yes
- Yes
- Yes
- Recused
- Yes
- Yes

Motion carried.

ii. CAR #4545 – ORDINANCE AMENDING CHAPTER 23, "SIGNS AND ADVERTISING," FOR TEMPORARY SIGN REGULATIONS (TAB 21)

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 23, "SIGNS AND ADVERTISING," ARTICLE III, "SIGNS," TO ADDRESS CURRENT CASE LAW REQUIREMENTS AND TO ESTABLISH SPECIFIC STANDARDS AND REGULATIONS RELATED TO SIGNS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Ordinance title for CAR #4545 into the public record.

A motion to approve CAR #4545, Ordinance Amending Chapter 23, "Signs and Advertising," for Temporary Sign Regulations, was made by Councilman Roth and seconded by Vice Mayor Fletcher.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilman Davis	- Yes
Councilwoman Bailey	- Yes
Councilman Canabal	- Yes
Councilman Roth	- Yes
Councilwoman Ávila	- Yes
Vice Mayor Fletcher	- Yes
Mayor Losner	- Yes

Motion carried.

iii. CAR #4542 – PROHIBITION OF WOOD AND CHAIN-LINK FENCING WITHIN RESIDENTIAL AND MIXED-USE ZONING DISTRICTS (TAB 22)

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 30, "ZONING," ARTICLE III, "DISTRICT REGULATIONS," DIVISION 22, "R-TND, RESIDENTIAL TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT," DIVISION 23, "PLANNED URBAN NEIGHBORHOOD DISTRICT," SECTION 30-396.42A, "SOUTHWEST PLANNED URBAN NEIGHBORHOOD," DIVISION 24, "BUSINESS MIXED-USE DISTRICT," DIVISION 25, "NEIGHBORHOOD MIXED-USE DISTRICT," DIVISION 26, "TECHNOLOGY MIXED-USE DISTRICT," BY MODIFYING THE FENCING STANDARDS AND REQUIREMENTS TO PROHIBIT WOOD AND CHAIN-LINK FENCING AND FURTHER AMENDING ARTICLE IV, "SUPPLEMENTAL DISTRICT REGULATIONS," DIVISION 5, "FENCE RESTRICTIONS," BY MODIFYING THE FENCING REGULATIONS FOR RESIDENTIAL AND MIXED-USE ZONED AREAS WITHIN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Ordinance title for CAR #4542 into the public record and explained that this version incorporates the modifications and changes that Council requested on First Reading with respect to a carve-out for properties that were subject to an HOA or condo association, which would not be subject to this prohibition.

Mayor Losner asked if there were any questions or comments from Council and there were none.

Mayor Losner asked for a motion to approve Tab 22.

A motion to approve CAR #4542, Prohibition of Wood and Chain-Link Fencing within Residential and Mixed-use Zoning Districts, was made by Councilwoman Ávila and seconded by Councilman Canabal.

Councilwoman Ávila reminded staff to let her know if they can work on either confirming they have in place or are developing an assistance program for fencing improvements similar to the grants in the CRA.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilwoman Ávila
Councilman Davis
Councilman Roth
Councilwoman Bailey
Councilman Canabal
Vice Mayor Fletcher
Mayor Losner

- Yes
- Yes
- No
- Yes
- Yes
- Yes
- Yes

Motion carried.

iv. CAR #4584 – AMENDING THE SOUTHWEST NEIGHBORHOOD MASTER PLAN TO PROHIBIT WOOD AND CHAIN-LINK FENCES (TAB 23)

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE SOUTHWEST NEIGHBORHOOD MASTER PLAN BY AMENDING GENERAL STANDARDS CLARIFYING THAT THE CITY OF HOMESTEAD ZONING CODE SHALL TAKE PRECEDENCE OVER THE MASTER PLAN IN THE EVENT OF A CONFLICT AND FURTHER AMENDING THE DEVELOPMENT STANDARDS APPLICABLE TO RESIDENTIAL AND MIXED-USE BUILDING TYPES TO PROHIBIT WOOD AND CHAIN-LINK FENCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE SOUTHWEST NEIGHBORHOOD MASTER PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney James White read the above Ordinance title for CAR #4584 into the public record and explained that the changes that Council requested in the corresponding item relate to this item and have been made from First Reading and incorporated into this as well.

Mayor Losner asked for a motion to approve Tab 23.

A motion to approve CAR #4584, Amending the Southwest Neighborhood Master Plan to Prohibit Wood and Chain-Link Fences, was made by Vice Mayor Fletcher and seconded by Councilman Canabal.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilwoman Bailey	- Yes
Councilman Roth	- No
Councilwoman Ávila	- Yes
Councilman Canabal	- Yes
Councilman Davis	- Yes
Vice Mayor Fletcher	- Yes
Mayor Losner	- Yes

Motion carried.

10. DISCUSSIONS

a. CAR #4624 – HOMESTEAD REGIONAL PARK DISCUSSION (TAB 24)

Christopher Penelas, with the law office of Akerman, LLP, located at 98 SE 7th Street, Miami, stated that he was pleased to report that they had the support of the South Dade EDC, as well as the South Dade Chamber of Commerce, and that he would like to give Lisa Greer, Chair of the EDC, an opportunity to speak on the record before he began his presentation.

Lisa Greer, Chair of the Economic Development Council for South Miami-Dade and board member of the South Dade Chamber of Commerce, commented that the EDC and the South Dade Chamber of Commerce had been following this project for approximately eight months and they would like to make note that they were very much in support of the project itself. They were not in support of its original location because it was close to the Homestead Air Reserve Base, but given the 10,000-seat multiple purpose stadium that is proposed, multiple other sports, courts, and activities, benefits to the City, and job creation, they expressly encourage the Council to continue discussions with the developer for a long-term lease.

Mr. Penelas pointed out that their shareholders and owners of the proposed development include former gold medalists, NBA champions, renowned coaches and managers, developers, professional tennis players, CEOs, and hall of famers. The team is well positioned to bring this project to reality, to finance the project, and to bring something that is really special to the City of Homestead that benefits both the economic community and the citizens at large. He asked their architect, Cristian Petschen to speak about the site plan.

Cristian Petschen, with LaBella Associates, provided a presentation highlighting updates to the previously approved plan. While several elements remain unchanged, they have expanded capacity in many areas to better serve the community. Notably, two baseball fields were omitted in favor of incorporating a broader mix of recreational areas. Additionally, a running track no longer fits within the available space, though there may be an opportunity to place it on nearby land. One of the new features is a multi-use stadium designed to accommodate soccer, American football, lacrosse, rugby, concerts, and it is also being designed to host the rodeo. The updated plan also includes three basketball courts, a pump track for cycling, skateboarding, and rollerblading, as well as two of

the four baseball fields from the previous proposal. They will also include tennis courts, pickleball courts, and two volleyball courts. In addition, they are proposing an academy for students aspiring to be elite athletes, where they will receive specialized training in sports. A hotel will be strategically placed at the southernmost point of the development. They are also incorporating a residential building with 150 units for visitors. To address any concerns that the Homestead Air Reserve Base may have, the highest point on any of the buildings is around 65 feet. The lights are around 90 feet, which is the highest element in the entire project, but they can be lowered. The second highest element is the video board, which stands at 85 feet.

Mr. Penelas continued with the rest of the presentation, outlining the proposed agreement with the City. He pointed out that their investment to build the concept plan was approximately \$275 million. He added that his client was prepared to finance, develop, operate, and maintain the facilities at no cost to the City. In addition, they will pay their taxes, and they are hoping to receive an expedited timeline to build as quickly as possible. They are also proffering to operate a non-residential sports academy, provide ten scholarships to children who reside within the City, \$250 million to fund other park improvements throughout the City, dedicated times for City use, and dedicated use by the Homestead Championship Rodeo. Regarding economic impact, they believe there will be about 4,300 jobs created during construction and about 610 permanent jobs after stabilization of the project. The City will also benefit from building permit and impact fees, as well as recurring tax revenue.

He concluded by requesting that the Council direct City administration to begin negotiations with his client so that they could come back to Council in July with a fully fledged contract to make the project a reality. He stressed the urgency of the timeline due to certain business considerations, specifically in relation to the soccer franchise that they plan on relocating to the stadium that expire at the end of July.

Next, John Paul Reynal, accompanied by Dario Sala, CEO of the Sports Performance Hub, addressed the Council, stating that their project aimed to create a state-of-the-art sports facility that benefits the community by providing access to top-notch training facilities promoting healthy lifestyles and fostering community pride. With a focus on youth development and empowerment, they are committed to creating a positive impact on the local community. He commented that they were proud to partner with the City of Homestead on this project and they believe that it will bring numerous benefits to the community, including job creation, economic growth, and increased access to sports facilities. They are committed to working together to make this project a success.

Dario Sala wrapped up the presentation with a vision of what this sports facility could mean for the community. Imagine a place where children can learn teamwork, discipline, and perseverance through sports, a place where families can come together to cheer on their local teams and create lifelong memories, a place where athletes can train and compete at the highest level, and where the community can come together to build a brighter future. More than just a place to play sports, this facility is a catalyst for growth, development, and connection. It is a symbol of what can be achieved by working together. Expressing his belief in both the community and the project, he urged everyone to work together to make the vision a reality.

Mr. Penelas thanked everyone for their time and consideration and added that they were available to answer any questions Council may have.

Mayor Losner asked if there were any questions or comments from Council.

Councilman Roth commented that the presentation was impressive. He asked staff if they had vetted the financials of the organization to see if they have the ability to create and do what they say they are going to do.

City Manager Ihekewaba responded that they had not.

Councilman Roth stated that, before he could put his stamp of approval on the project, he needed evidence proving the applicant's financial capacity to deliver on their promises. He mentioned that he knew nothing about their business plan or model, and it was hard for him to imagine that they were going to create 610 permanent jobs on what is, basically, a recreational facility and stadium. Additionally, he expressed concern about parking, questioning the number of spaces proposed for the 10,000-seat stadium.

Mr. Penelas responded that he understood Councilman Roth's concerns and added that he would be happy to meet with him in private to hear his concerns and any other questions he may have. He stated that, pending the direction of Council that evening, they will provide all of their financial documents and plan to the administration to satisfy the concerns about his client's capability to bring this vision to reality. In terms of jobs, he noted that they would provide an updated economic impact analysis that shows an estimate once the project is stabilized, but the majority of the jobs will come from the premiere sports academy. The sports academy will host student athletes who will come to the City, reside in the complex, and train at the proposed recreational facilities, so between those jobs and the jobs they contemplate and expect to provide at the stadium is how they reached that number, but they will provide the final updated economic analysis before Council's vote in July.

Mr. Petschen addressed the parking concerns, explaining that stadiums generally allocate one parking space for every three seats, so for a 10,000-seat stadium, they would need 3,000 parking spaces, and they would have over 3,000 parking spaces on this property. He noted that over 95% of all the projects they do across the nation and the globe do not have the one to three ratio on the stadium itself, but they generally assess a five-minute and a ten-minute walk, and they analyze other parking facilities that may be nearby. In this case, they do have the one to three ratio onsite because there is also parking underneath the hotel building and they have a lot of parking on the Nascar site that is potentially useful within a ten-minute walk as well.

Councilman Roth stated that he would like to have a personal meeting with the applicants as soon as possible to go over some details, but if this was the real deal, they would have his support. He also inquired about the 99-year lease concept, which was interesting to him. Besides the buildout and the park, he asked for clarification on the financial benefits for the City aside from the collection of taxes. Specifically, he asked whether the arrangement included any lease payments.

Mr. Penelas explained that the current proposal does not contemplate a lease payment. The way they have done the math on the capital investment is that the \$275 million investment that is being made translates to approximately \$2.2 million annually to build those facilities and provide them to the public. That, in addition to the tax payments and other economic benefits that are contemplated in the proposal, forms the basis of their presentation. Obviously, this is subject to negotiation with City administration moving forward.

Councilman Roth inquired whether there was a current estimate of the tax benefit to the City for this property.

Mr. Penelas responded that the information would be included in their final economic impact report.

Councilwoman Bailey commented that she was thinking about the opportunities the amazing local talent would be able to avail themselves to and, obviously, finding a home for the rodeo is a definite plus. She asked staff to ensure that safeguards are in place to protect the City. She also inquired when this would be available to the public.

Mr. Penelas replied that all safeguards would be outlined in the lease agreement to be negotiated with staff.

Councilwoman Bailey asked why there was one field that was natural grass and the rest were artificial.

Mr. Sala explained that one soccer field was going to be for professional teams and elite training, and the rest have to be accessible to everyone, so they have to do a mix.

Mr. Petschen followed up by saying that on a natural grass field, you can only have two to three matches per week, otherwise the grass dies. The only thing that will survive is a synthetic field.

Councilwoman Bailey mentioned the City's need for conference space and asked if it could be considered at the hotel.

Mr. Penelas responded that he believed that the proposed stadium complex includes a community hub for events and community uses, but it was something they would certainly take into consideration.

Councilwoman Ávila stated that she has faith and confidence in the administration's ability to come up with an agreement. Assuming that they have the blessing of Mr. Ventura on the project, she is very cautious that they look to history for wisdom and that they make this a very strong and feasible project that makes sense for both sides.

Councilman Canabal expressed his full support for the project, contingent upon the applicants submitting the requested information prior to approval.

Councilman Davis commented that he was delighted about the project, but emphasized the importance of quantifying the requirements of the Homestead Air Reserve Base. He expressed concern about how many lumens would be in the parking lot. He asked Mr. Ventura, from the Homestead Air Reserve Base, if these things had been quantified.

Mr. Ventura responded that he had not examined the lumens specifically, but will be looking into that. He added that the Air Reserve Base was encouraged and optimistic that the details can be worked out. Lighting issues are something they look at to ensure there is no interference that would cause glare to pilots. They will need to see the details, such as engineering plans and lumens.

Councilman Davis stated that it would be beneficial to have a list of the things that the Air Reserve Base wants. He also mentioned that he had previously requested a tailored threat briefing as he believes it would be very valuable for the Council to be aware of any potential threats. Additionally, he had also asked for economic statistics and military population at the Base but, to date, had not received the information.

Mr. Ventura responded by saying that they would be pleased to put the economic data together in whatever venue Council chooses. As for the threat briefing, he would need to get back to him on that. As for the sports complex, they were encouraged by the prospect, and as soon as they could get actual technical drawings, they would examine them and get back to Council as soon as possible because they certainly do not want to hold up the process.

Councilman Davis asked when they could expect to receive the economic and population statistics. He would like to know how many military people live in Homestead, how many Homestead subcontractors work at the Base, how many civilian workers live in Homestead, etc.

Mr. Ventura replied that he has asked those same questions before, but he does not believe they have those numbers because it is not something they track. He offered to present his request to Base personnel, but in all honesty, he did not think they would be able to provide the information.

Vice Mayor Fletcher noted that the City had already expended some money on plans for the park, and he just wanted to make sure they do not lose that money, perhaps by relocating those plans to another facility. He added that he was extremely excited about what this project could do for the community, and he would be supporting it. He mentioned that, typically, staff works on things and the Council receives a report later, but he would like to request, if the Council agrees, that Mayor Losner be part of the negotiations so that the rest of the councilmembers receive the information quickly as they move forward.

Mayor Losner stated that all comments made that night were very relevant, but in light of the applicants' self-imposed deadline, this was not going to be another negotiation that goes on beyond three years. This is in or out in a very businesslike manner; a very fairly detailed, comprehensive, and well thought out plan, so he supports going forward with it. He stressed the importance of phasing, definite time frames, and the need to assure the public that they are not giving away public land and that this will be a park that has true public access. While private work and training will take place there, it is an essential part to potentially getting the facility. They need to be very clear

and not let others take the narrative that they are giving away the regional park and, obviously, they are going to have to come up with a good name for it, but he is ready to move forward. They have about six and a half weeks to get it done and he knows Mr. Ventura has looked at this in some detail, so the next step is for the rodeo folks to look at some more detailed plans for that portion of the venue so they are comfortable with it. Regarding parking, he noted that the City controls the area between the school and the pond, while the developer holds a non-exclusive parking license for after-hours and on weekends, and it would seem to be very easy to strike deals with the Keys Gate K-8 across the street to obtain parking rights there. He pointed out that some things had already been considered, like keeping the height away from the new residents on a portion of the former golf course, so he thinks this is a very good starting block to take that first step from.

Mayor Losner opened the Public Hearing.

Ramiro Orta asked whether they had a written commitment from the professional team and asked if the academy would have exclusive rights to the field, as well as which academy was involved. Additionally, he asked if a traffic study had been conducted.

Mr. Penelas explained that they do have a commitment from the professional franchise, which is Miami FC. They also have a bid for a women's franchise to also be hosted at the stadium. Regarding the sports academy, the concept would be similar to IMG Academy in Bradenton, Florida, and it would have dormitories to accommodate the students that will live, study, and train at the facility. As for the traffic study, they will be happy to provide it at the design phase.

There were no further comments; therefore, Mayor Losner closed the Public Hearing.

Vice Mayor Fletcher left the meeting at 8:26 p.m. and returned at 8:27 p.m.

Councilwoman Bailey asked for more details on the ten scholarships that were previously mentioned.

Mr. Penelas responded that the scholarships would be provided as part of their non-residential sports academy, the sports league that would be open to City residents and other folks in the area. He added that they would be happy to provide further details on timelines, programming, and recurrence in their long form lease that will be provided to Council.

Councilwoman Bailey asked how often the scholarships would be offered.

Mr. Penelas replied that he is assuming they would be offered every season, but they will provide those details in the long form lease.

City Manager Ihekewaba stated that, due to the timeliness issue, he anticipates having periodic Special Call Meetings. He mentioned that there were still many things that need to be negotiated, such as public benefits, the potential uses of the hotel, method of project delivery, and terms of the lease. He assured the applicants that the administration was ready, available, and willing to get the ball rolling.

Mr. Penelas thanked the Council for their time and consideration and added that they were looking forward to working with them to bring this project and vision to reality.

Mayor Losner noted that Mr. Penelas virtually brought his entire team to the meeting and that speaks to the level of importance these projects have. He stated that he would venture to say that, when this goes forward, in terms of true community impact and dollars expended, this is a bigger deal than the construction of the racetrack.

A motion to authorize the City Manager to proceed with negotiations of the Homestead Regional Park proposal was made by Vice Mayor Fletcher and seconded by Councilwoman Ávila.

Roll Call:

Councilman Roth	- Yes
Councilman Davis	- Yes
Councilwoman Ávila	- Yes
Councilman Canabal	- Yes
Councilwoman Bailey	- Yes
Vice Mayor Fletcher	- Yes
Mayor Losner	- Yes

Motion Carried.

Mayor Losner asked for a motion to extend the meeting to 9:30 p.m.

A motion to extend the meeting to 9:30 p.m. was made by Councilwoman Ávila and seconded by Councilwoman Bailey.

Mayor Losner asked, "All in favor?" Ayes: All.

Councilman Canabal left the meeting at 8:34 and returned at 8:39 p.m.

At this time, Council continued to Tab 25.

b. CAR #4625 – HOMESTEAD STATION DISCUSSION (TAB 25)

Attorney Ben Fernandez appeared on behalf of MMG and stated that he did not have a presentation, but was available to answer any questions about the project that Council may have.

Mayor Losner explained that the request before Council was to authorize the City Manager and the attorneys to further negotiate the terms that were contained in a letter dated May 19, 2025, which included to allow multiple ownerships of the property and a vertical subdivision, to enter into an easement and operating agreement to outline the terms and operation of the property,

the acquisition of the retail portion from the City, and to promote an investment of not less than \$1.7 million. He noted that the conveyance would include a reverter clause.

City Manager Ihekewaba stated that the proposal also aims to stabilize the financial outlook of the downtown area by taking a look at the facility in order to attract additional desirable economic tenants and create mutual economic benefits. Since the garage was built with PTP funds from the CITT subject to further communication and discussion with the County, that will determine the direction they take, but on the surface, the administration has no objections.

Mayor Losner commented that he assumed it would be incumbent on the current owner and operator to make those overtures and inquiries to the CITT.

City Manager Ihekewaba responded that that was correct, and that they had been briefed and were aware that there is a requirement for them to have a coordinated discussion.

City Attorney James White added that, provided that they get confirmation from the CITT, then they can start negotiations to bring something back to Council for approval.

Mayor Losner asked if there were any questions or comments from Council.

Councilwoman Bailey suggested they do some research to see if there have been other similar projects. She asked if that had happened before with the type of funds they received for the garage.

Attorney White replied that he was not sure.

A motion to authorize the City Manager and the attorneys to further negotiate the terms that were contained in a letter dated May 19, 2025, was made by Councilwoman Ávila and seconded by Vice Mayor Fletcher.

Mayor Losner opened the Public Hearing.

There were no comments; therefore, Mayor Losner closed the Public Hearing.

Roll call:

Councilman Roth	- Yes
Councilman Canabal	- Absent
Councilwoman Bailey	- Yes
Councilman Davis	- Yes
Councilwoman Ávila	- Yes
Vice Mayor Fletcher	- Yes
Mayor Losner	- Yes

Motion carried.

At this time, Council moved to Tab 18 in the agenda.

11. BUSINESS FROM THE CITY MANAGER

City Manager Ihekewaba reminded everyone that, on May 29th, the City would be hosting a health and financial fair for City employees at the William Dickinson Community Center from 9:00 a.m. to 2:00 p.m.

Also, on May 29th, a retirement luncheon would be held for Colonel Scott Kennedy at PD headquarters from noon to 1:30 p.m.

Additionally, on May 31st, a military appreciation day event would be hosted at Losner Park from 5:00 p.m. to 9:00 p.m.

Finally, on June 12th, a women veterans summit would be held at City Hall from 10:00 a.m. to 3:00 p.m.

He thanked Councilman Roth for bringing the PFAS flyer from Morgan & Morgan to their attention. They looked into it, and it appears it is a marketing tool by the law firm soliciting clients to initiate a class action lawsuit. They sent the notice to Miami-Dade County, as well as to all the cities mentioned, and none of them had heard about it.

He reported that the Code Compliance and Parks and Recreation Departments had moved into their permanent facility.

He also reported that they recently installed an audio system in the lobby at City Hall, so when there is an event at the Chambers, folks in the lobby can listen to the conversation. This is to accommodate any type of capacity issues.

He announced that they were 30 days in with the new Customer Service Department's call center, and there are some issues that they are working on, but he was happy to report that there have not been any major challenges in the process.

Councilman Canabal left the meeting at 9:28 p.m.

12. CITY ATTORNEY'S REPORT

City Attorney White requested an executive session in three cases. The first one is Altona Asbury and Antwonnica L. Holmes v. City of Homestead, Miami-Dade County Circuit Court Case #22-000538-CA-01. The second case is Veronica Salcido and Mary Graniela v. City of Homestead, Miami-Dade County Circuit Court Case #23-004269-CA-01, and the third case is Marcello Marino v. City of Homestead, OJCC Case #23-016099, Division of Administrative Hearings, Office of the Judges of Compensation Claims.

13. REPORTS OF MAYOR AND COUNCIL

(a) COUNCILMAN ROTH

Councilman Roth stated that, a while back, Council passed an Ordinance in reference to RVs in the City and people renting them out on their properties. He asked staff to bring that information back to Council so they could review what they actually put in place and what their enforcement abilities are.

He announced that the Kiwanis Club of Homestead was hosting its 40th Annual Dolphin Days event and that MAC was co- hosting. The Captain's Party was scheduled for June 5th at the Homestead-Miami Speedway Champions Club and the tournament was being held on Saturday, June 7th. The weigh-in will be at Homestead Bayfront Park from 2:00 p.m. to 5:00 p.m.

With respect to the RVs, Mayor Losner explained that they did some overhauls prior to November of 2023, but he knows that Attorney Pearl was working on a further amendment to create rebuttable presumptions that if the awnings were open or the sliders were out, they could presume occupancy and begin the violation process, but he does not think that ever came forward, although he knows it has been drafted, so they should see if they could get that back on track to provide more tools to the Code Enforcement officers as it seems to be getting more prevalent.

(b) COUNCILMAN DAVIS

Councilman Davis thanked City Manager Ihkwaba and staff for their participation at the Memorial Day weekend observance at the local cemetery.

(c) COUNCILWOMAN ÁVILA

Councilwoman Ávila thanked Council and staff for their support for the Kiwanis Dolphin Days Family Fishing Tournament. She added that they were very thankful to have partnered with the Military Affairs Council to help make it a success.

She congratulated Councilwoman Bailey on another fantastic Artwalk.

(d) COUNCILWOMAN BAILEY

Councilwoman Bailey congratulated her son on his kindergarten graduation.

(e) VICE MAYOR FLETCHER

Vice Mayor Fletcher announced that they had the 2026 championship race back at the Homestead-Miami Speedway. He asked his colleagues to try and think of a slogan so they could help rebrand the City.

(f) **MAYOR LOSNER**

Mayor Losner stated that this was a very momentous night. If either of these projects come to fruition, it is a really big deal. They are taking a leap of faith and dealing in good faith, and they are going to demand the same from those who seek to partner with them.

14. ADJOURNMENT

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Elizabeth Sewell, MPA, MMC
City Clerk

Steven D. Losner,
Mayor