RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING TENTATIVE PLAT APPROVAL, AS REQUESTED BY REVEREND THOMAS G. WENSKI, FOR THE DEVELOPMENT OF A 15,000 SQUARE FEET RELIGIOUS INSTITUTION ON AN APPROXIMATELY 3.93 ACRE PARCEL OF LAND GENERALLY LOCATED AT 390 S. HOMESTEAD BLVD, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 25 "Subdivisions," Article II "Plats and Platting Procedure," Division 3 "Preliminary Plat," Sections 25-46 through 25-56 of the City Code, Reverend Thomas G. Wenski (the "Applicant"), has applied to the City of Homestead, Florida (the "City"), for approval of a Preliminary (Tentative) Plat attached as Exhibit "B," for property legally described in Exhibit "A" (the "Property") (Application 2026-14); and

WHEREAS, Staff recommended approval of the proposed Preliminary (Tentative) Plat in its report dated September 23, 2026; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Council finds that the proposed Preliminary (Tentative) Plat is consistent with the City's Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED 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 Resolution.

Section 2. Approval of Preliminary (Tentative) Plat. Pursuant to the requirements set forth in Chapter 25 "Subdivisions," Article II, "Plats and Platting Procedure,"

Division 3 “Preliminary Plat,” Sections 25-46 through 25-56, of the City Code, the proposed Preliminary (Tentative) Plat, attached as Exhibit “B,” is hereby approved.

Section 3. Conditions. The approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions, to which the Applicant stipulated at the public hearing:

1. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of the development. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. Violation. Failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that they must comply with all other applicable requirements of the City prior to commencement of construction or operation, and this Resolution may be revoked by the City Council at any time upon a determination that the Applicant is not in compliance with the City Code.

Section 5. **Recording.** The City, or the Applicant if so requested by the City Clerk, shall record this Resolution at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 6. **Effective Date.** This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS ____day of _____, 2026.

_____
Mayor Steven D. Losner

ATTEST:

_____
ELIZABETH SEWELL, MPA, MMC
City Clerk

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

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

Motion to adopt by _____seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner	_____
Vice Mayor Jenifer N. Bailey	_____
Councilwoman Erica G. Ávila	_____
Councilman Clemente Canabal	_____
Councilman Sean L. Fletcher	_____
Councilwoman Kimberly Konsky	_____
Councilman Larry Roth	_____

EXHIBIT "A"

Town of Homestead Proper, Plat Book 4, Page 33

Block 16: Lots 1 through 10, and the 25-foot portion of SE 2nd Road lying north and adjacent to Lots 1 through 5, closed per Resolution R-94-0650.

Block 12: Lots 1 through 10, and the 25-foot portion of SE 2nd Road lying south and adjacent, closed per Resolution R-94-0650.

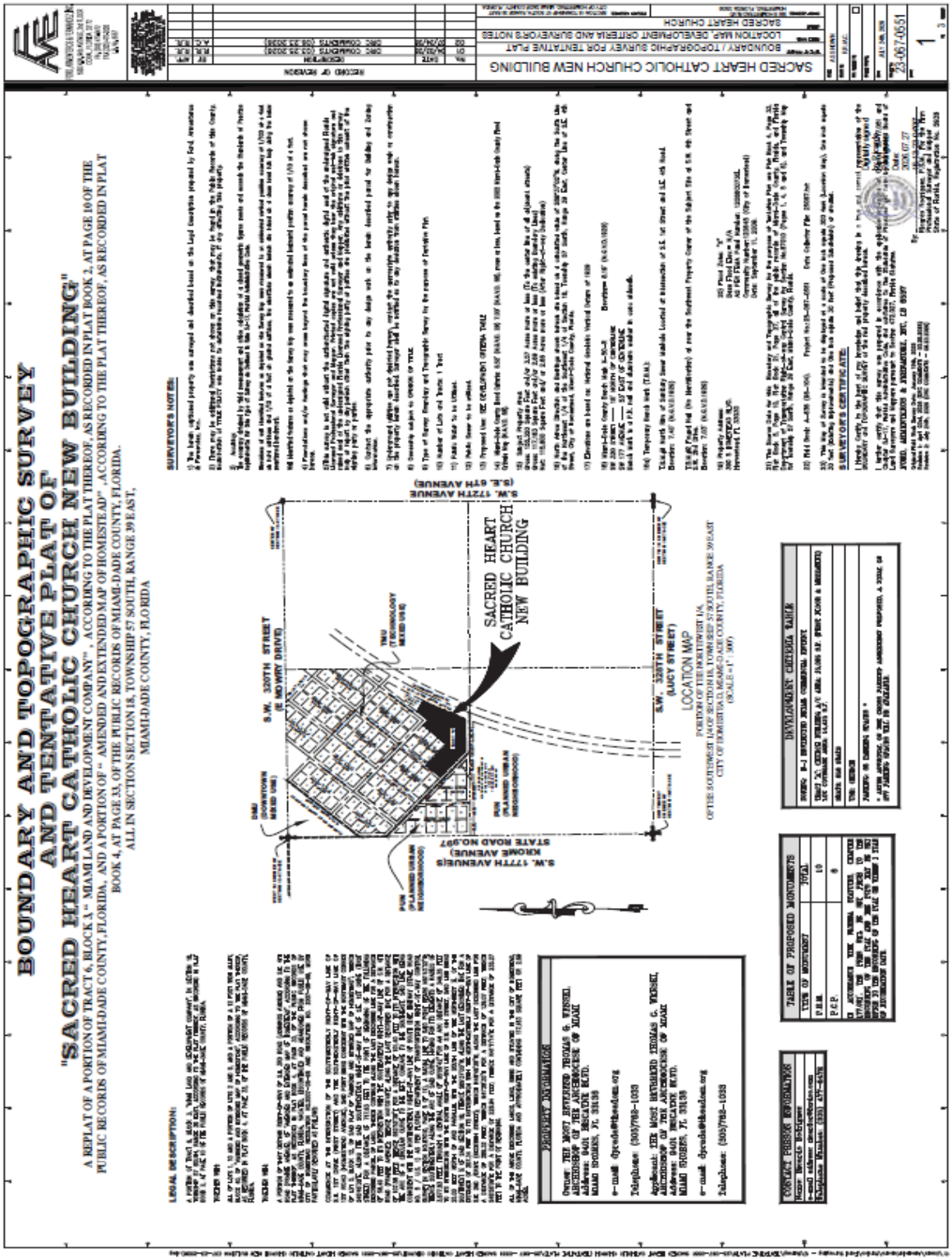
Block 40: Lots 1 through 10, inclusive, and a portion of the south half of the northwest quarter of the southwest quarter, described as beginning 25 feet north of the intersection of the south line of Lot 6, Block 3 (Plat Book 5, Page 10) and the northwesterly right-of-way line of SR 5; then proceeding northeasterly along the northwesterly right-of-way line of SR 5 for 347.34 feet; then north 65 degrees west for 101.40 feet; then south 39 degrees west for 481.17 feet; then east for 257.27 feet to the point of beginning, as per Unity of Title OR #31361-3541.

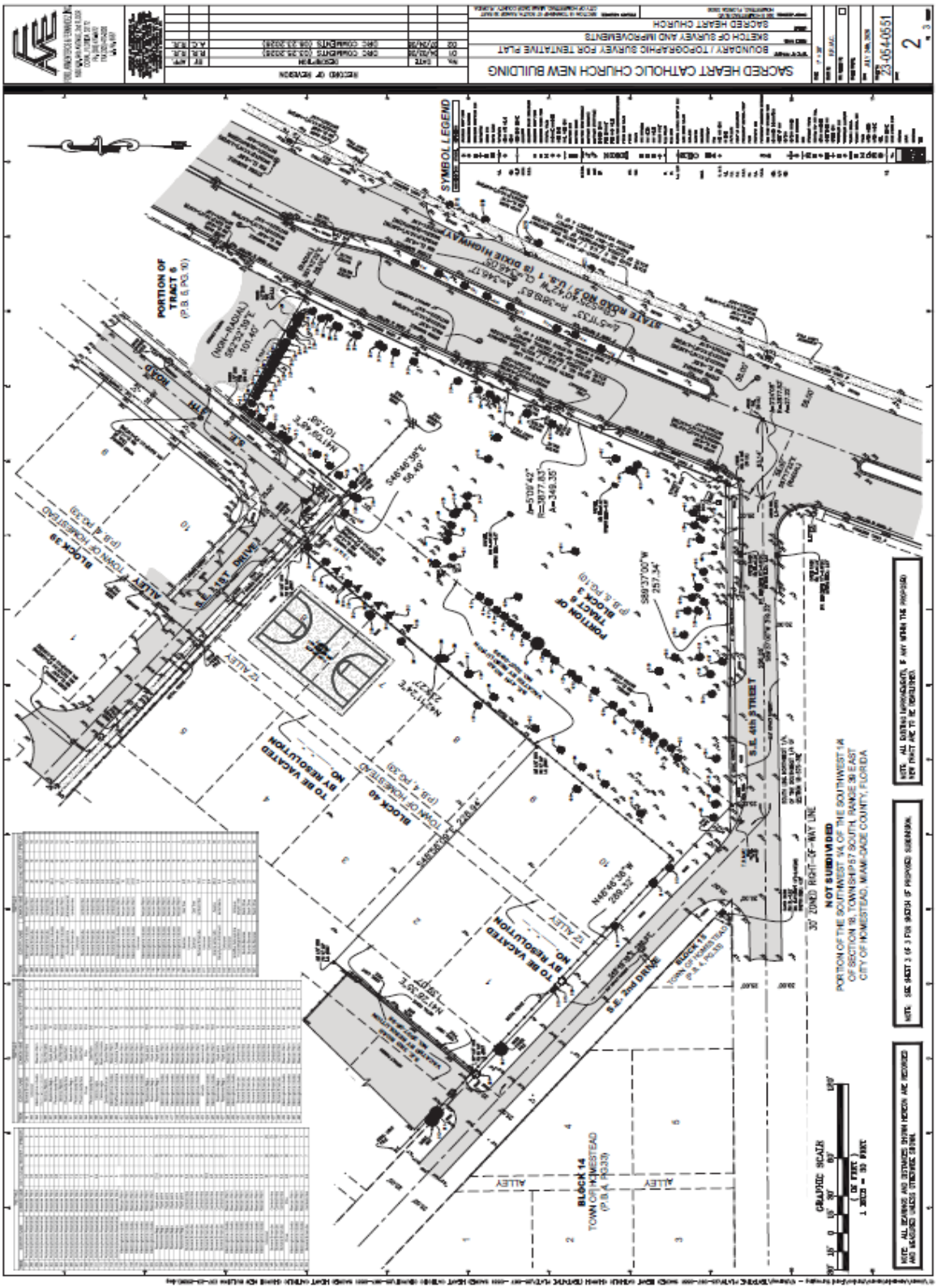
SE 3rd Road and SE 4th Road: The 50-foot right-of-way lying in between and adjacent, closed per Resolutions #2007-08-98 and #2007-08-99.

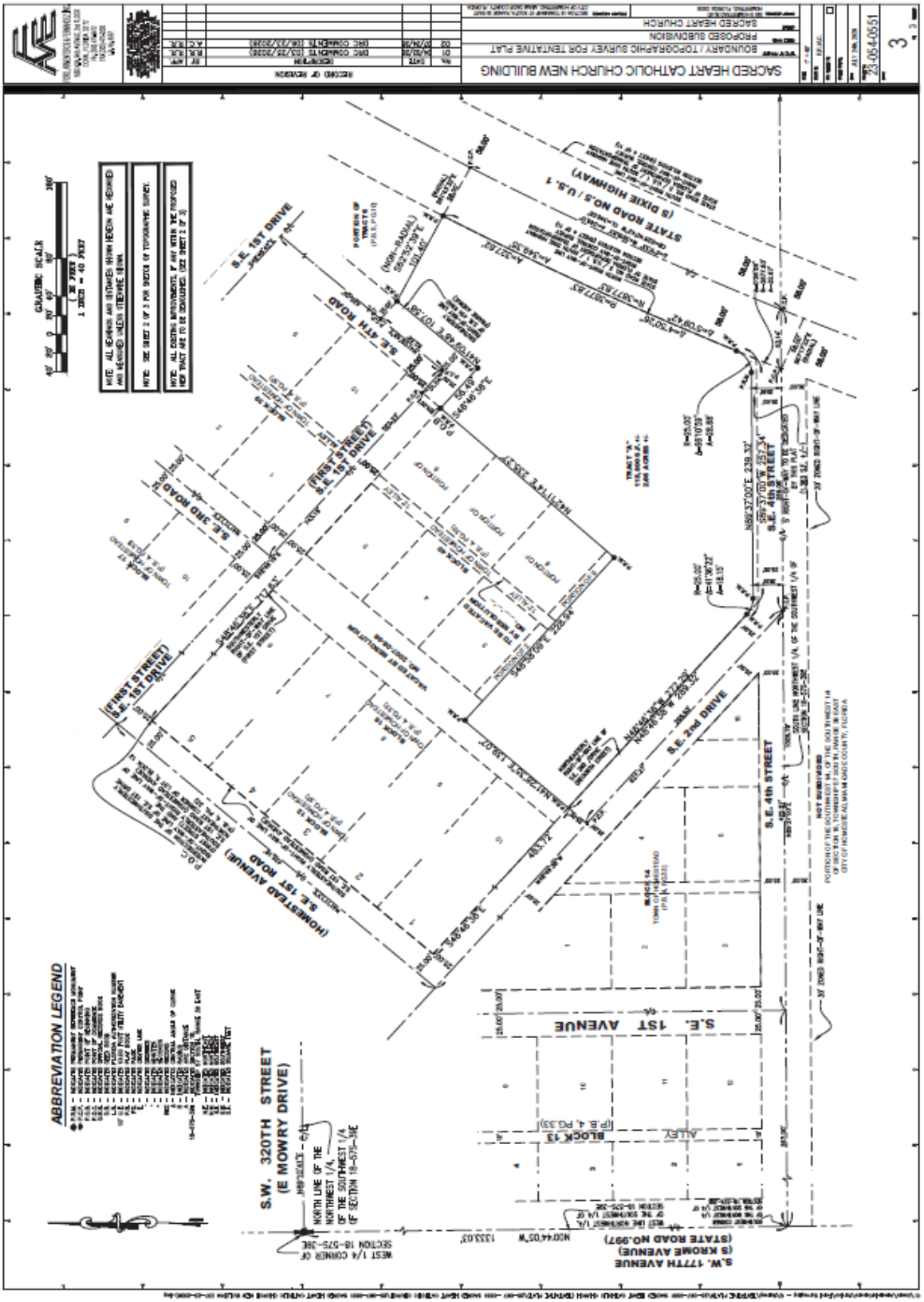
The total lot size is approximately 310,290 square feet (more or less).

Folio Number: 10-7918-008-1010

EXHIBIT "B"


BOUNDARY AND TOPOGRAPHIC SURVEY
AND TENTATIVE PLAT OF
"SACRED HEART CATHOLIC CHURCH NEW BUILDING"
A REPLAT OF A PORTION OF TRACT 6, BLOCK 3, " MIAMI LAND AND DEVELOPMENT COMPANY" , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF " AMENDED AND EXTENDED MAP OF HOMESTEAD" , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
ALL IN SECTION SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA
SACRED HEART CATHOLIC CHURCH NEW BUILDING
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
LOCATION MAP, DEVELOPMENT CRITERIA AND SURVEYOR'S NOTES
SACRED HEART CHURCH
23-067-0551
LEGAL DESCRIPTION:
SURVEYOR'S NOTES:
LOCATION MAP
PORTION OF THE NORTHWEST 1/4,
OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA
(SCALE: 1" = 300')
S.W. 177TH AVENUE (S.E. 6TH AVENUE)
S.W. 177TH AVENUE KROME AVENUE) STATE ROAD NO.997
S.W. 320TH STREET (MACY STREET)
S.W. 320TH STREET (E MOWRY DRIVE)
SACRED HEART CATHOLIC CHURCH NEW BUILDING
DEVELOPMENT CRITERIA TABLE
TABLE OF PROPOSED MONUMENTS
SURVEYOR'S INFORMATION
OWNER'S INFORMATION
SURVEYOR'S CERTIFICATE:


SACRED HEART CATHOLIC CHURCH NEW BUILDING
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF SURVEY AND IMPROVEMENTS
SACRED HEART CHURCH
23-054-0551
SYMBOL LEGEND
PORTION OF TRACT 6
(P.B. 6, PG. 10)
STATE ROAD NO. 5 / U.S. 1 / S. DIXIE HIGHWAY
BLOCK 39
TOWN OF HOMESTEAD
(P.B. 4, PG. 39)
ALLEY
S.E. 1ST DRIVE
BLOCK 40
TOWN OF HOMESTEAD
(P.B. 4, PG. 39)
TO BE VACATED BY RESOLUTION NO.
PORTION OF TRACT 5 BLOCK 3
(P.B. E, PG. 10)
S.E. 4th STREET
30' ZONED RIGHT-OF-WAY LINE
NOT SUBDIVIDED
PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA
BLOCK 13
TOWN OF HOMESTEAD
(P.B. 4, PG. 39)
S.E. 2nd DRIVE
BLOCK 14
TOWN OF HOMESTEAD
(P.B. A, PG. 39)
GRAPHIC SCALE
NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.


SACRED HEART CATHOLIC CHURCH NEW BUILDING
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
PROPOSED SUBDIVISION
SACRED HEART CHURCH
23-064-0651
3
(S DIXIE HIGHWAY)
STATE ROAD NO.5 / U.S. 1
S.E. 1ST DRIVE
S.E. 4TH ROAD
S.E. 3RD ROAD
(FIRST STREET)
S.E. 1ST DRIVE
(HONESTEAD AVENUE)
S.E. 1ST ROAD
S.E. 2nd DRIVE
S.E. 4th STREET
S.E. 1ST AVENUE
BLOCK 13
ALLEY
S.W. 320TH STREET
(E MOWRY DRIVE)
S.W. 177TH AVENUE
(S KROME AVENUE)
(STATE ROAD NO.997)
ABBREVIATION LEGEND