

2026 ANNEXATION REPORT

City of Homestead, Florida
November 18, 2026



Elected Officials



Mayor
Steven D. Losner



Vice Mayor
Jenifer N. Bailey



Councilwoman
Kimberly Konsky



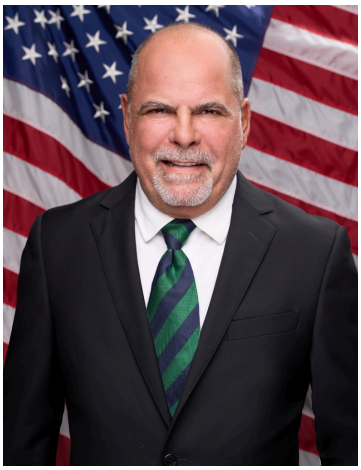
Councilman
Sean L. Fletcher



Councilman
Larry Roth



Councilwoman
Erica G. Ávila



Councilman
Clemente Canabal

Table of Contents

Executive Summary	4
Aerial Map	6
Certified Resolutions	7
Public Hearing Notice	11
Legal Description of Proposed Annexation Area	14
Certification of the Supervisor of Elections	16
Certification of the Director of the Department of Planning & Zoning	17
Land Use for Proposed Annexation Area	22
Zoning for Proposed Annexation Area	24
Statement of Reason for Boundary Changes	26
List of Services to be Provided	27
Timetable for Supplying Services	32
Financing of Services	34
Tax Load on Annexation Area	36
Proof of Written Notice to Property Owners	37



Executive Summary

Pursuant to Section 20-3 of the Code of Miami-Dade County and Homestead City Council Resolution R2026-06-96, directing the City Manager to prepare a formal request to Miami-Dade County for a municipal boundary change, the City of Homestead submits this application for the annexation of approximately 34.8 acres located along the City's existing northern and northwestern municipal boundaries.

The proposed annexation area consists of three (3) discrete areas that are adjacent to the City and collectively represent a limited and logical extension of its municipal boundaries. The areas include the Lennar Redland Assemblage West Property (Baama/Penco West), the D.R. Horton Aspen West Properties, and certain additional single-family properties identified in Resolution No. R2026-06-96. Each area is situated along the City's existing municipal edge and is connected to the City through the surrounding roadway network, existing development patterns, and public infrastructure.

Notably, the Lennar and D.R. Horton properties form portions of planned residential communities that currently straddle the municipal boundary. A portion of each community is located within the City of Homestead, while the adjoining portion remains in unincorporated Miami-Dade County. The proposed annexation would incorporate the remaining unincorporated portions into the City, thereby placing each community within a single jurisdiction, while providing municipal service delivery throughout the respective developments.

The City hereby declares that no enclave, as defined in Section 20-7(A)(1)(c) of the Code of Miami-Dade County, borders the City of Homestead and that the proposed boundary change does not include any such enclave.

The City of Homestead presently encompasses approximately 9,976.3 acres. Accordingly, the proposed annexation would increase the City's geographic area by approximately 0.35 percent. According to the July 2026 land use analysis prepared by the Miami-Dade County Department of Regulatory and Economic Resources, approximately 28.3 acres, or 81.2 percent, of the proposed annexation area are undeveloped; approximately 5.2 acres, or 15.0 percent, are in residential use; and approximately 1.3 acres, or 3.7 percent, consist of transportation, communication, or utility uses. The area contains no existing commercial or industrial land uses and has six (6) registered voters. The proposed boundary change is therefore not intended to annex commercial or industrial areas for the purpose of expanding the City's tax base.

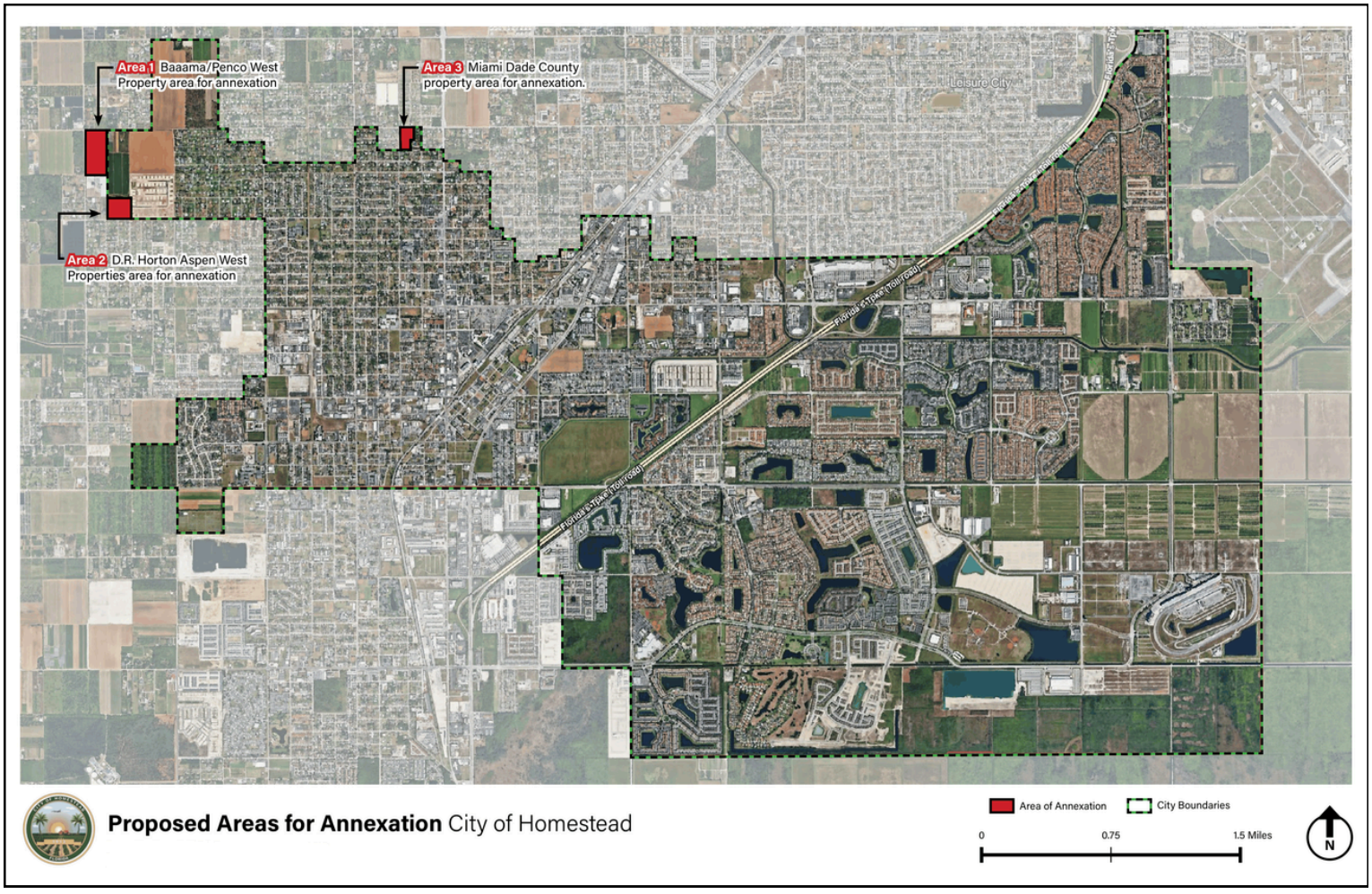
The annexation would bring existing and planned development along the City's municipal edge within a unified municipal planning and regulatory framework. This would allow the City to more effectively coordinate public safety, infrastructure, transportation, utilities, and municipal services. Incorporating the properties into the City would also eliminate divided jurisdiction within the Lennar and D.R. Horton communities and reduce fragmented jurisdictional conditions along the broader municipal boundary.

The City is positioned to extend municipal services to the proposed annexation area without reducing existing service levels. The City of Homestead Police Department is prepared to provide police protection immediately upon annexation, while Miami-Dade Fire Rescue would continue providing fire protection and emergency medical services without interruption. The City already provides water and wastewater services to two of the three areas proposed for annexation, and the City's existing governmental, planning, zoning, public works, building, solid waste, and recreational resources are capable of serving the area in accordance with the service plan and timetable included with this application.

Residents and property owners within the proposed annexation area would benefit from direct access to municipal government and the coordinated delivery of services through the City of Homestead. The City's governmental offices, public safety resources, development services, parks, recreational facilities, and utility infrastructure are located within or near the surrounding area and are positioned to respond to the present and future needs of the properties proposed for annexation.

The proposed boundary changes would facilitate the orderly extension of the City's municipal boundaries, unify communities currently divided between municipal and unincorporated jurisdictions, provide for efficient and accessible municipal services, and integrate adjacent properties into the governmental jurisdiction most closely connected to their existing and anticipated development. For these reasons, the City of Homestead finds that the proposed annexation constitutes a logical and appropriate adjustment to its municipal boundaries.

Aerial Map of City and Proposed Annexation Area



CAR 5199 - Exhibit 2

Certified Resolutions

CITY OF HOMESTEAD, FLORIDA

RESOLUTION NO. R2026-06-96

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, **DIRECTING THE CITY MANAGER TO TAKE THE ACTIONS NECESSARY TO PREPARE A FORMAL REQUEST TO MIAMI-DADE COUNTY FOR A MUNICIPAL BOUNDARY CHANGE PURSUANT TO CHAPTER 20 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, FOR THE ANNEXATION OF CERTAIN UNINCORPORATED PROPERTIES;** PROVIDING FOR TRANSMITTAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Homestead, Florida (the "City"), is a municipal corporation located within Miami-Dade County, Florida; and

WHEREAS, Chapter 20 of the Code of Miami-Dade County, Florida, establishes procedures for municipal boundary changes, including the annexation of unincorporated areas into existing municipalities; and

WHEREAS, Section 20-3 of the Code of Miami-Dade County provides that a proposed boundary change desired by the governing body of a municipality shall be initiated by resolution of such governing body adopted after a public hearing held pursuant to the notice requirements set forth therein; and

WHEREAS, the City Council desires to direct the City Manager to create or obtain a initiate the process for the annexation of certain properties currently located in unincorporated Miami-Dade County, generally known as the Baaama/Penco West Property, the D.R. Horton Aspen West Properties, and Miami Dade County Folio Number 30-7812-000-0031 as more particularly described by general location and folio number in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the City Council finds that the proposed annexation would allow the City to evaluate the orderly extension of municipal boundaries, municipal planning, land use coordination, public infrastructure, and municipal services in areas adjacent or proximate to the City; and

WHEREAS, the City Council further finds that City Manager authorizing the City Manager to prepare and submit the materials required by Chapter 20 of the Code of Miami-Dade County in anticipation of the initiation of the annexation process is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Direction and Authorization to City Manager. The City Manager is hereby directed and authorized to take all actions necessary or appropriate to prepare the City's request to annex certain property within unincorporated Miami-Dade County, including, without limitation, all materials required by Chapter 20 of the Code of Miami-Dade County or otherwise requested by Miami-Dade County staff.

Section 3. County Coordination; Interlocal Agreements. The City Manager and City Attorney are authorized to coordinate with Miami-Dade County, and appropriate County officials regarding the proposed annexation. Any interlocal agreement or other binding agreement requiring City Council approval shall be presented to the City Council for consideration prior to execution, unless otherwise authorized by law.

Section 4. Transmittal. That the City Clerk is hereby directed to transmit a copy of this Resolution to County Commissioner Danielle Cohen Higgins.

Section 5. Implementation. The City Manager is authorized to take all actions necessary to implement the purposes of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY of June 2026.

Steven D. Losner, Mayor

ATTEST:

Elizabeth Gewell, MPA, MMC
City Clerk Julissa Chavez, Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

City Attorney

Moved by: Vice Mayor Jenifer N. Bailey
Seconded by: Councilman Larry Roth
Council Vote: 7

FINAL VOTE AT ADOPTION

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

EXHIBIT "A"
PROPERTIES PROPOSED FOR ANNEXATION

1. Baaama/Penco West Property

The property is a vacant lot generally located south of SW 296th Street, east of SW 197th Avenue, and north of SW 302nd Street, in unincorporated Miami-Dade County, Florida, and is further identified by Miami-Dade County Folio No. 30-7811-000-0090.

2. D.R. Horton Aspen West Properties

The property is a twenty-four (24) single-family lot development generally located north of SW 304th Street/Kings Highway and west of SW 194th Avenue, in unincorporated Miami-Dade County, Florida, and is further identified by the following Miami-Dade County folio numbers:

30-7811-028-0240	30-7811-028-0070
30-7811-028-0190	30-7811-028-0080
30-7811-028-0200	30-7811-028-0090
30-7811-028-0210	30-7811-028-0100
30-7811-028-0220	30-7811-028-0110
30-7811-028-0230	30-7811-028-0120
30-7811-028-0130	30-7811-028-0060
30-7811-028-0140	30-7811-028-0050
30-7811-028-0150	30-7811-028-0040
30-7811-028-0160	30-7811-028-0030
30-7811-028-0170	30-7811-028-0020
30-7811-028-0180	30-7811-028-0010

3. Those properties identified as Miami-Dade County Folio numbers:

30 7812 000 0031

30-7812-000-0020

30-7812-000-0022

30-7812-000-0023

30-7812-000-0024

Public Hearing Notice

CITY OF HOMESTEAD

Office of the City Clerk

NOTICE OF PUBLIC HEARING ON PROPOSED ANNEXATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Homestead, Florida, will hold a public hearing on Wednesday, November 18, 2026 at 5:05 p.m. or upon the conclusion of the previously scheduled meeting, at Homestead City Hall, Council Chambers, 100 Civic Court, Homestead, Florida 33030, to consider a resolution proposing a boundary change (the "Annexation") pursuant to Section 20-3 of the Code of Miami-Dade County (the "County Code").

The City proposes to annex approximately 34.8 acres of unincorporated Miami-Dade County land, consisting of three (3) separate areas adjacent to the City's existing northern and northwestern municipal boundaries, generally described as follows:

Area 1 – The Lennar Redland Assemblage West Property (Baama/Penco): generally located south of SW 296th Street, east of SW 197th Avenue, and north of SW 302nd Street, in unincorporated Miami-Dade County, Florida, and is further identified by Miami-Dade County Folio No. 30-7811-000-0090.

Area 2 – Aspen Estates West: located north of SW 304th Street/Kings Highway and west of SW 194th Avenue, in unincorporated Miami-Dade County, Florida, and is further identified by the following Miami-Dade County folio numbers:

30-7811-028-0240	30-7811-028-0070
30-7811-028-0190	30-7811-028-0080
30-7811-028-0200	30-7811-028-0090
30-7811-028-0210	30-7811-028-0100
30-7811-028-0220	30-7811-028-0110
30-7811-028-0230	30-7811-028-0120
30-7811-028-0130	30-7811-028-0060
30-7811-028-0140	30-7811-028-0050
30-7811-028-0150	30-7811-028-0040
30-7811-028-0160	30-7811-028-0030
30-7811-028-0170	30-7811-028-0020
30-7811-028-0180	30-7811-028-0010

Area 3 – SW 296th Street Residential Properties: generally located along SW 296th Street, in unincorporated Miami-Dade County, and is further identified by Miami-Dade County Folio numbers:

30-7812-000-0031

CAR 5199 - Exhibit 2

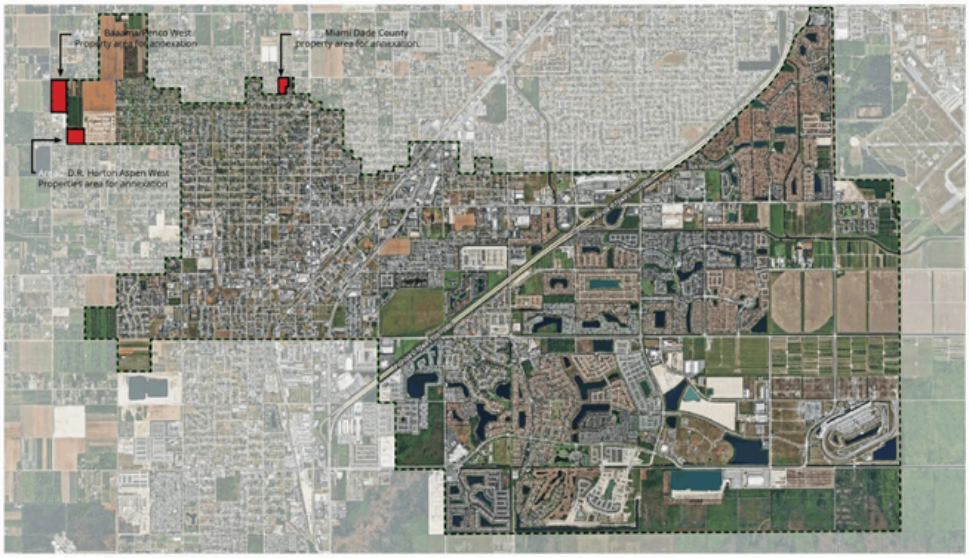
30-7812-000-0020

30-7812-000-0022

30-7812-000-0023

30-7812-000-0024

A map depicting the proposed annexation area is set forth below:



The City of Homestead Police Department is prepared to provide police protection immediately upon annexation, while Miami-Dade Fire Rescue would continue providing fire protection and emergency medical services without interruption. The City already provides water and wastewater services to two of the three areas proposed for annexation, and the City's existing governmental, planning, zoning, public works, building, solid waste, and recreational resources are capable of serving the area in accordance with the service plan and timetable included with this application. Street maintenance and construction will be performed by the governmental entity with jurisdiction over the applicable street.

The current municipal millage rate applicable to the proposed annexation area is the adopted FY 2026-2027 unincorporated (UMSA) millage rate of 1.9090 mills. If the annexation area becomes part of the City of Homestead, the City's adopted FY 2026-2027 millage rate of 5.9604 mills would apply, an increase of 4.0514 mills, and the average property owner within the annexation area would pay approximately $480.00 in additional municipal taxes annually.

Public inspection of the application. A copy of the annexation application, including the legal description, map, service plan and timetable, and all other required supporting materials, is available for public inspection at the Office of the City Clerk, City Hall, 100 Civic Court, Homestead, Florida 33030,

Public comment. Members of the public wishing to speak at the hearing may do so in person, or may submit written comments in advance to the Office of the City Clerk at 100 Civic Court, Homestead, Florida 33030.

Notice to owners of rental properties. Owners of rental properties within the area of the proposed boundary change, and within six hundred (600) feet thereof, are urged to provide a courtesy copy of this notice to their tenants, for example by posting this notice on a common bulletin board.

ADA notice. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this meeting should contact Elizabeth Sewell, City Clerk, (305) 224-4442, esewell@homesteadfl.gov, at least two (2) business days prior to the meeting.

Published/posted this 6th day of November, 2026.

City of Homestead, Florida
Elizabeth Sewell, City Clerk

Legal Description of Proposed Annexation Area

The proposed Annexation Area consists of the following three separately described parcels of land lying and being in Miami-Dade County, Florida:

Area 1 – Redland Assemblage (Baama Penco) West
The West ½ of the Northwest ¼ of the Northwest ¼ less the West 35 feet and the North 35 feet thereof for right-of-way in Section 11, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Area 2 – Aspen Estates West
The Southeast ¼ of the Southwest ¼ of the Northwest ¼ less the North 35 feet for road right-of-way, in Section 11, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida;

Together with that part of the vacated right-of-way described in Official Records Book 33324, Page 721, of the Public Records of Miami-Dade County, Florida.

Area 3 – SW 296th Street Residential Properties
The following described lands situated in Section 12, Township 57 South, Range 38 East, Miami-Dade County, Florida:

Folio No. 30-7812-000-0020:
The South 129 feet of the North 169 feet of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 57 South, Range 38 East, Miami-Dade County, Florida, less the West 20 feet and the East 534.40 feet thereof, and also less the area bounded by the South Line of the North 40 feet of the Northeast ¼ of said Section 12 and bounded by a 25-foot-radius arc concave to the southeast, said arc being tangent to the last-described lines, also known as Lot 1 of Waiver of Plat D-19788.

Folio No. 30-7812-000-0022:
The West 104.80 feet of the East 534.40 feet of the South 129 feet of the North 169 feet of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 57 South, Range 38 East, of the Public Records of Miami-Dade County, Florida.

Folio No. 30-7812-000-0023:
The West 104.80 feet of the East 429.60 feet of the South 129 feet of the North 169 feet of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 57 South, Range 38 East, of the Public Records of Miami-Dade County, Florida.

Folio No. 30-7812-000-0024:
The West 104.80 feet of the East 324.80 feet of the South 129 feet of the North 169 feet of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 57 South, Range 38 East, of the Public Records of Miami-Dade County, Florida.

Folio No. 30-7812-000-0031:
The West ½ of the South ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼, and the North ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼, less the East 220 feet and less the North 169 feet of Section 12, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Said lands situated within Miami-Dade County, Florida and containing a total of 33.50 acres, more or less.

Certification of the Supervisor of Elections

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172

T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade, Florida, do hereby certify the proposed **City of Homestead** annexation area, as shown in the attached map, has **6** voters as of June 10th, 2026.

WITNESS MY HAND AND OFFICIAL SEAL, AT MIAMI, MIAMI-DADE COUNTY, FLORIDA, ON THIS 15th DAY OF JUNE, 2026

Jose Ponce
Chief Deputy Supervisor of Elections

Certification of the Director of the Department of Planning & Zoning

MIAMI-DADE COUNTY

miamidade.gov

Department of Regulatory and Economic Resources
Planning Division, Planning Research and Economic Analysis Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2845 Fax: 305-375-2560
www.miamidade .gov/planning

July 24, 2026

Josh Rios, Chief of Legislative & Governmental Affairs
City of Homestead
100 Civic Court
Homestead, Fl. 33030

Subject: Certification of the City of Homestead Proposed Annexation

Dear Mr. Rios:

This serves to certify that in accordance with Sec. 20-9 (a) of the Code of Miami-Dade County, I have determined that:

- The proposed annexation area described below is less than 50 percent developed residential. According to the July 2026 land use records as shown in the attached table and maps, there are 5.2 acres of land in residential use (15.0 percent) within the proposed annexation area. The land area of the proposed annexation is approximately 34.8 acres.
- The proposed annexation area is shown in the attached maps.

If I can be of further assistance or if additional information is needed, please do not hesitate to contact me at (305) 375-2835 or Jerry.Bell@miamidade.gov.

Sincerely,

Jerry Bell, AICP
Assistant Director for Planning

JB/MA/ma
Attachments

City of Homestead Proposed Annexation Area
2026 Existing Land Use

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	Homestead (Area Acres)	Homestead (Percent of Total)
Residential	5.2	15.0	3,175.5	31.8
Commercial,Office, and Transient Residential *	0.0	0.0	736.8	7.4
Industrial	0.0	0.0	375.5	3.8
Institutional	0.0	0.0	402.5	4.0
Parks/Recreation	0.0	0.0	511.1	5.1
Transportation, Communication, Utilities	1.3	3.7	1,909.4	19.1
Agriculture	0.0	0.0	1,006.5	10.1
Undeveloped	28.3	81.2	1,224.7	12.3
Inland Waters	0.0	0.0	634.3	6.4
Total:	**34.8**	**100.0**	**9,976.3**	**100.0**

* Transient Residential includes Hotels and Motels

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section July 2026

HOMESTEAD PROPOSED ANNEXATION AREA

AREA1 (BAAAMA/PENCO WEST PROPERTY



HOMESTEAD PROPOSED ANNEXATION AREA

AREA2 (D.R. HORTON ASPEN WEST PROPERTY



HOMESTEAD PROPOSED ANNEXATION AREA

AREA 3



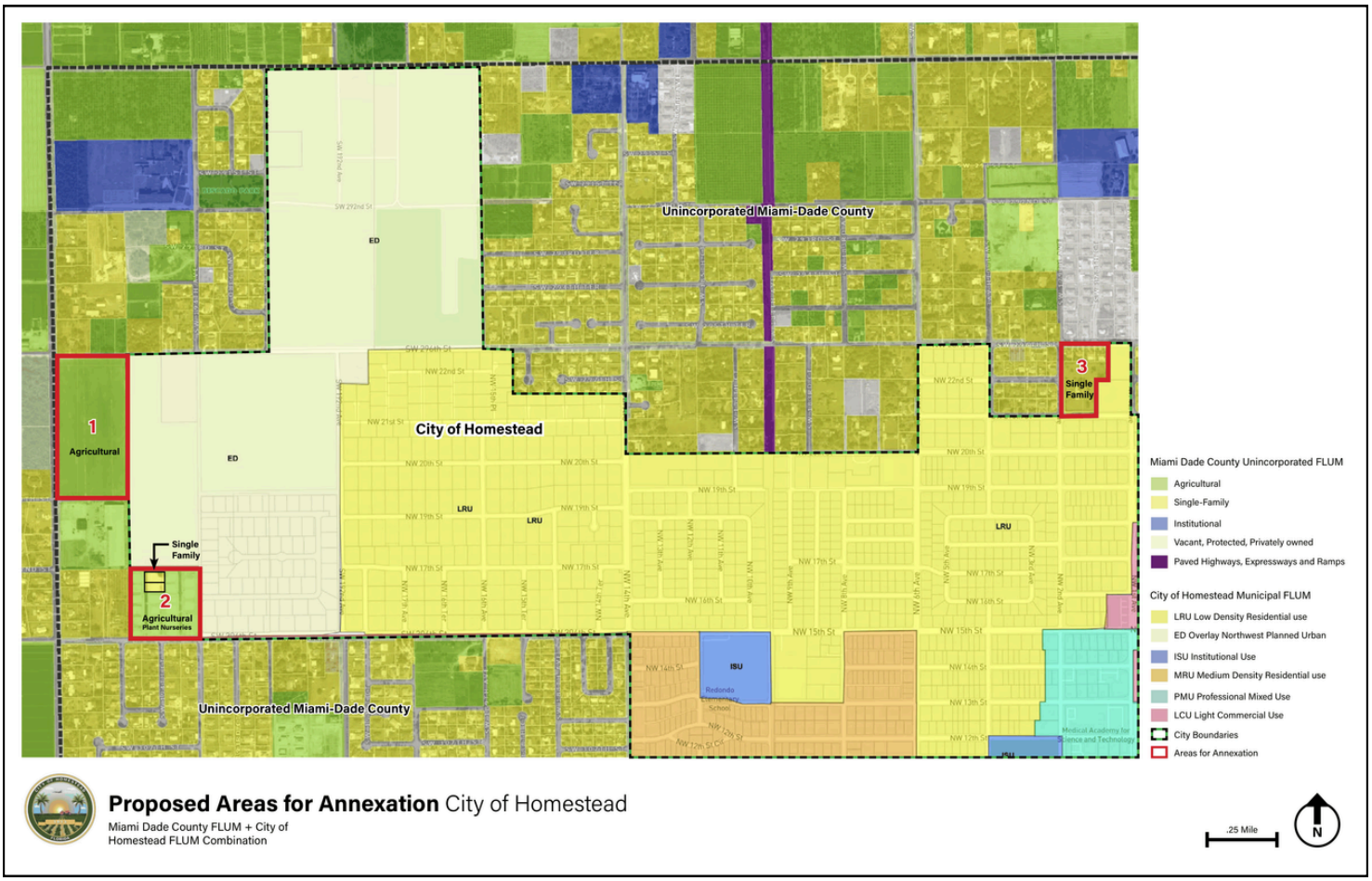
Proposed Annexation Boundary
Municipal Boundary
Single-Family
Two-Family Duplexes
Office
Institutional
Streets, Roads, Expressways, Ramps
Streets, Expressway R/W
Agriculture
Parks, Preserves, Conservation Areas
Vacant Privately Owned, Unprotected

MIAMI-DADE COUNTY

0 0.05 0.1 Miles
1 in = 490 ft

Department of Regulatory and Economic Resources
Planning Research & Economic Analysis Section
July 2026

Land Use for Proposed Annexation Area

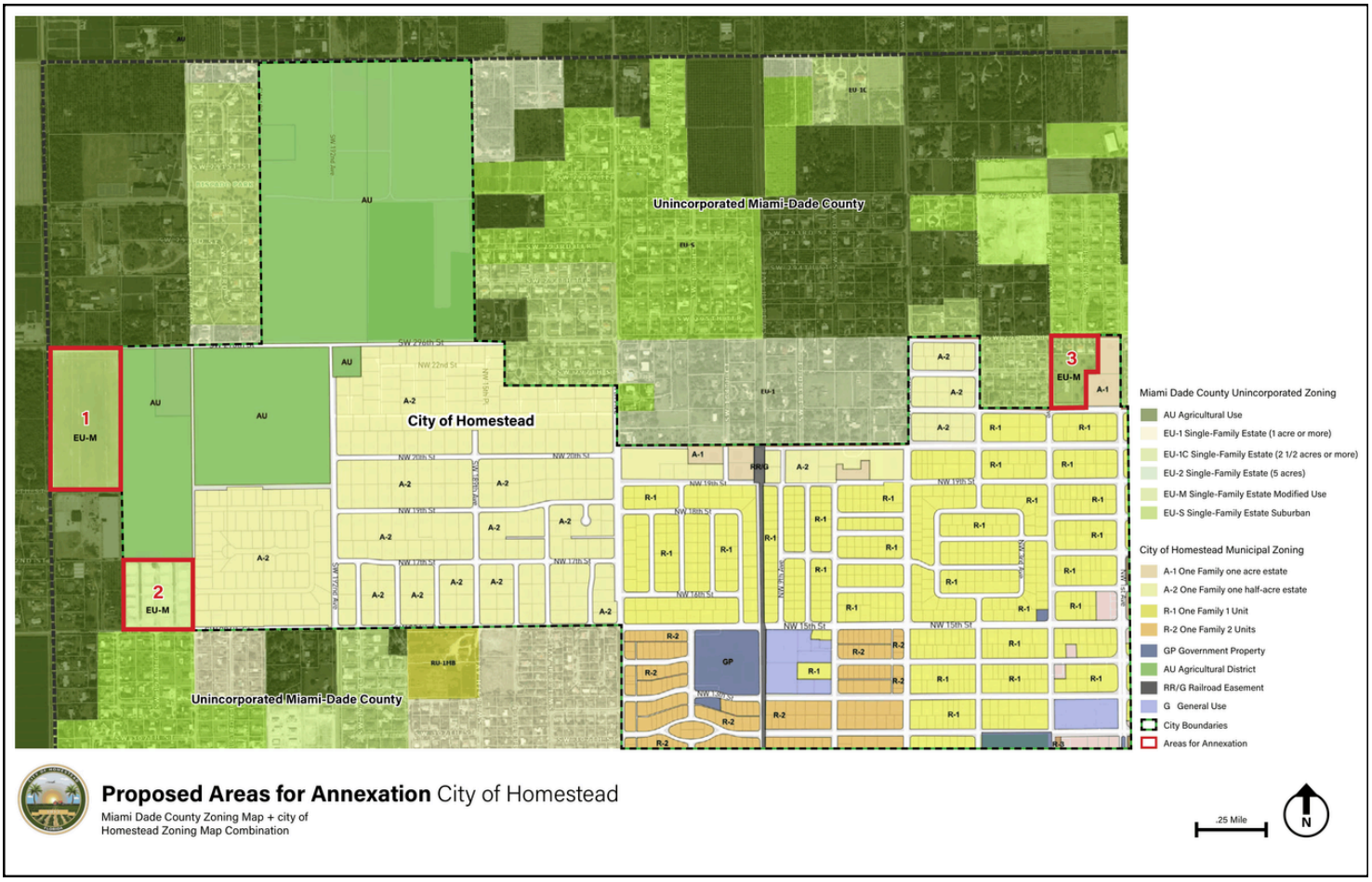


CAR 5199 - Exhibit 2

As depicted on the Future Land Use Map (FLUM), Area 1 is identified as Agricultural under the County's designations; Area 2 includes Agricultural and Single-Family designations; and Area 3 is identified as Single-Family. The abutting City areas include Estate Density Residential (ED) adjacent to Areas 1 and 2 and Low Density Residential Use (LRU) adjacent to Area 3.

Upon annexation, the City would evaluate appropriate future land-use designations based on existing development patterns, surrounding City designations, and consistency with the City's Comprehensive Plan. For properties currently designated Agricultural that have an established low-density residential character, ED would be considered an appropriate City designation to recognize that character. Properties identified as Single-Family would be evaluated for a corresponding City residential designation, including consideration of the surrounding ED or LRU designations, as applicable. City future land-use designations would not be assigned through an automatic conversion of County designations and would require review and adoption through the applicable Comprehensive Plan amendment process.

Zoning for Proposed Annexation Area



CAR 5199 - Exhibit 2

As depicted in the zoning map, all three proposed annexation areas are identified as Miami-Dade County EU-M, Single-Family Estate Modified Use. For comparison purposes, EU-M most closely corresponds to the City of Homestead's A-2, One-Family One-Half Acre District. The surrounding City zoning includes A-2 near Areas 1 and 2 and A-1, A-2, and R-1 in the vicinity of Area 3.

Upon annexation, the City would evaluate zoning districts that most closely correspond to the properties' existing County zoning and the zoning of similarly developed abutting properties. A-2 would be considered the most comparable City district for properties currently zoned EU-M, subject to review of existing development patterns, lot sizes, surrounding zoning, and consistency with the City's Comprehensive Plan. County zoning would not automatically convert to an equivalent City district; the appropriate City zoning designations would require confirmation and adoption through the applicable annexation and rezoning process.

CAR 5199 - Exhibit 2

Statement of Reason for Boundary Changes

The City of Homestead proposes to annex approximately 34.8 acres of property located in three (3) areas adjacent to the City's existing municipal boundaries: the Lennar Redland Assemblage West Property (Baama/Penco West), the D.R. Horton Aspen West Properties, and five (5) single-family residential properties located immediately north of the City. The proposed annexation, as shown, are intended to establish logical municipal boundaries and facilitate the orderly and coordinated provision of municipal services.

The Baama/Penco West and Aspen West properties constitute the unincorporated portions of residential communities that are otherwise partially located within the City. As a result, properties within the same communities are presently divided between the jurisdiction of the City and unincorporated Miami-Dade County. Annexation would place each community under a more uniform municipal framework for local planning, zoning administration, code enforcement, public safety, infrastructure coordination, and other governmental services. The five (5) additional residential properties are similarly contiguous with the City and represent a logical extension of the existing municipal boundary.

The proposed annexation would also align governmental jurisdiction with existing service relationships. The City currently provides water and wastewater service to two of the three proposed annexation areas, while Miami-Dade County provides those utility services to the remaining area. Additionally, the City currently provides electric utility services in one of the proposed annexation areas. Existing utility providers would continue serving their respective areas following annexation.

The City possesses the governmental organization, personnel, infrastructure, and service capacity necessary to incorporate the proposed areas without reducing the level of service provided to existing City residents. Annexation would therefore create a more cohesive municipal community, provide residents and property owners with consistent local representation and municipal services, and support the coordinated development of areas that are functionally and geographically connected to Homestead.

CAR 5199 - Exhibit 2

List of Services to be Provided

A. Police

The City of Homestead Police Department's current adopted budget for Fiscal Year 2025-2026 is $42,068,015. The Department is authorized for 148 sworn positions, inclusive of Corrections Officers, and 42 non-sworn positions. Based on the Department's current adopted budget and authorized staffing levels, the Police Department is prepared to provide any additional police services required as a result of the annexation.

Upon completion of the annexation process and municipal boundary change, the City would provide immediate police coverage to the annexed area without degradation of police service. If the annexation is successful, an increase in authorized Police Department positions is not presently contemplated.

B. Fire Protection

Fire protection for the City of Homestead is provided by Miami-Dade Fire Rescue (MDFR). The proposed annexation areas are primarily served by Battalions 10 and 7. A Battalion is defined as a fire department organizational unit comprised of multiple units under the command of a Chief Fire Officer. The stations and units for each battalion are presented below.

Primary – Battalion 10

Station	Address	Units
Modello Fire-Rescue Station 6	15890 SW 288 St.	Engine, Rescue (2)
Homestead/Florida City Fire-Rescue Station 16	255 NW 4 Ave.	Engine, Rescue (2), Water Tender, Battalion Chief
Redland Fire-Rescue Station 60	17605 SW 248 St.	Tanker, Rescue
East Homestead Fire-Rescue Station 65	1350 SE 24 St.	Engine, Rescue
Village of Homestead Fire-Rescue Station 66	3100 SE 8 St.	Ladder, Tanker, Rescue

Secondary – Battalion 7

Station	Address	Units
Goulds Fire-Rescue Station 5	13150 SW 238 St.	Engine, Rescue
Cutler Ridge Fire-Rescue Station 34	10850 SW 211 St.	Platform, Technical Rescue (TRT) Engine, Rescue
South Miami Heights Fire-Rescue Station 52	12105 Quail Roost Dr.	Tanker, Rescue
Saga Bay Fire-Rescue Station 55	21501 SW 87 Ave.	Engine, Rescue
Coconut Palm Fire-Rescue Station 70	11451 SW 248 St.	Hazmat Support Engine, Rescue, Battalion Chief, Basic Life Support Transport Unit (BTU)
Eureka Fire-Rescue Station 71	15430 SW 184 St.	Tanker

As shown, the proposed annexation areas are served primarily by Battalion 10, which is comprised of Modello Fire-Rescue Station 6, Homestead/Florida City Fire-Rescue Station 16, Redland Fire-Rescue Station 60, East Homestead Fire-Rescue Station 65 and Village of Homestead Fire-Rescue Station 66. Battalion 7, which is comprised of Goulds Fire-Rescue Station 5, Cutler Ridge Fire-Rescue Station 34, South Miami Heights Fire-Rescue Station 52, Saga Bay Fire-Rescue Station 55, Coconut Palm Fire-Rescue Station 70 and Eureka Fire-Rescue Station 71, provides support when primary units are unavailable or during major incidents.

In addition to traditional fire suppression and emergency medical services provided by a fire-rescue agency, MDFR provides specialized services to the City of Homestead including Air Rescue, Dive Rescue, Hazardous Materials Mitigation, and Technical Rescue, as well as fire and life safety inspections, code enforcement, and public education programs.

C. Water Supply and Distribution

The Miami-Dade County Water and Sewer Department currently provides water service to one (1) portion of the Annexation Area generally bounded by SW 296th Street to the north, SW 197th Avenue to the west, SW 300th Street to the south and the City boundary to the east. The City of Homestead Public Works Department currently provides water service to the other two (2) portions of the Annexation Area.

D. Facilities for the Collection and Treatment of Sewage

The Miami-Dade County Water and Sewer Department currently provides wastewater collection service to one (1) portion of the Annexation Area generally bounded by SW 296th Street to the north, SW 197th Avenue to the west, SW 300th Street to the south and the City boundary to the east. The City of Homestead Public Works Department currently provides wastewater collection service to the other two (2) portions of the Annexation Area.

E. Garbage and Refuse Collection and Disposal

The City's Solid Waste Department will provide garbage and refuse collection and disposal services to existing residential customers within the proposed annexation area. New residential developments and new commercial customers will be required to contract for solid waste collection and disposal services through the City's pool of authorized franchisees.

F. Street Lighting

Florida Power and Light (FPL) provides electricity and lighting to the Annexation Area west of SW 192nd Avenue and will continue to do so. Homestead Energy Services provides electricity and lighting to the Annexation Area east of SW 179th Avenue and west of 178th Avenue.

G. Street Construction and Maintenance

The City of Homestead will be responsible of maintenance of City streets, Miami-Dade County will be responsible for County roads, the private roads as platted are maintained by their respective homeowner associations.

H. Park and Recreation Facilities and Services

The City has adequate park and recreational facilities to serve the needs of residents and those employed within the City's municipal boundaries. James Archer Smith Park and Wittkop Park are located in proximity to the proposed annexation area. Additionally, the William F. Dickinson Community Center and Angelo Mistretta Park are located within a reasonable distance and provide additional recreational and community facilities available to residents.

All City parks and recreational facilities are open and available to the public, including residents of the proposed annexation area upon annexation.

I. Building Inspection

The City of Homestead Building Department administers a comprehensive suite of development and construction services designed to safeguard the public while supporting responsible growth and investment. The Department oversees building permit intake and processing, construction plan review, building, electrical, mechanical, plumbing, and roofing inspections, contractor registration and licensing verification, certificate of occupancy and certificate of completion issuance, private provider program administration, records management, code compliance coordination, and customer assistance throughout the permitting lifecycle. These services are delivered through modern digital platforms that enable online applications, electronic plan review, inspection scheduling, permit tracking, and secure payment processing, providing customers with convenient, transparent, and efficient access to municipal services.

As the City continues to experience sustained growth, the Building Department has intentionally developed scalable operations, standardized business processes, and technology-driven solutions that position it to successfully absorb the proposed annexation area without disruption to service delivery.

The Department's operational framework is fully compliant with the Florida Building Code and applicable Florida Statutes, ensuring consistent plan review, permitting, and inspection practices that protect the health, safety, and welfare of the community. Supported by experienced building professionals, performance-driven management, and a commitment to continuous process improvement, the City is well-equipped to provide timely, responsive, and customer-focused services to residents, businesses, and the development community within the annexed area. This capability reflects the City's vision of delivering exceptional municipal services while fostering sustainable development, economic investment, and long-term community resilience.

J. Zoning Administration

The City's Zoning Division administers and enforces the municipality's land development regulations to ensure that all development and land uses comply with the adopted zoning code, comprehensive plan, and other applicable regulations. At the highest level, the division interprets and applies zoning ordinances, evaluates complex development proposals, reviews subdivisions, rezonings, variances, special exceptions and planned developments, and provides technical recommendations to the local planning agency and elected officials. The division coordinates with other departments and outside agencies to ensure compatibility with infrastructure, environmental regulations, and community planning objectives. On a day-to-day basis, zoning staff reviews building permit applications for zoning compliance, verifies setbacks, height, lot coverage, parking, landscaping, signage, and other development standards, issues zoning determinations and letters, processes administrative approvals, responds to code interpretation requests, assists property owners, developers, architects, surveyors, and contractors, maintains zoning maps and records, investigates zoning-related complaints, and provides information to the public regarding allowable land uses and development requirements. These services will be extended to the annexation area without a reduction in the current level of service.

K. Local Planning Services

The City's Planning Division provides a broad range of professional services that guide the community's long-term growth, protect public health and welfare, and ensure orderly development. At the highest level, the department prepares and implements the Comprehensive Plan, develops long-range land use and transportation strategies, updates zoning and development regulations, and manages complex land development applications such as rezonings, comprehensive plan amendments, planned developments, special exceptions, variances, subdivisions, and site plan reviews.

The department also conducts technical analyses related to environmental impacts, infrastructure capacity, urban design, historic preservation, affordable housing, resiliency, and economic development while coordinating with multiple public agencies and stakeholders. In addition, it provides professional recommendations to advisory boards, the local planning agency, and elected officials, ensuring that proposed dev support. These services will be extended to the annexation area without a reduction in the current level of service.

L. Special Services Not Listed Above

In addition to all the aforementioned services, the City provides passport acceptance facility services to residents and the general public at the City Clerk's Office.

M. General Government

The City has a Council-Manager form of government. The Mayor and six Council Members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the City and are elected at-large, divided by six residential areas where candidates must reside respectively, for staggered four-year terms and may serve no more than two consecutive terms for the Office of Mayor and no more than three consecutive terms for the Office of Council Member or the combination of Council Member and Mayor. The Council's powers include establishing public policy and law directing the City Manager.

The City Manager serves as the Chief Administrative Officer of the City and is responsible to the Council for the administration of all City affairs. These duties include responsibility for all City departments and operations. The current number of employees is approximately 581 and may be expanded as the City takes on additional responsibilities.

Timetable for Supplying Services

A. Police
Immediate. The City would be able to adequately handle any policing needs in the annexation area.

B. Fire Protection
Immediate/No Change. Miami-Dade Fire Rescue will continue to provide services in perpetuity.

C. Water Supply and Distribution
Immediate/No Change. Miami-Dade County Water and Sewer Department and the City of Homestead Public Works Department will continue to supply potable water through its water supply and distribution systems in their respective jurisdictions, as referenced in **[INSERT PAGE]**.

D. Facilities for Collection and Treatment of Sewage
Immediate/No Change. Miami-Dade County Water and Sewer Department and the City of Homestead Public Works Department will continue to service the Annexation Area through its wastewater collection and treatment systems in their respective jurisdictions, as referenced in **[INSERT PAGE]**.

E. Garbage and Refuse Collection and Disposal
Transition Period of approximately 30 business days following final adoption of the annexation ordinance, subject to County approval and completion of the required interlocal coordination. Miami-Dade County will continue serving the affected households during the transition period, after which the City will assume responsibility for residential solid waste collection in accordance with the applicable collection and disposal agreements.

F. Street Lighting
Immediate/No Change. Any new lighting will be paid for through user fees by either Homestead Energy Services or FPL, whichever electric utility has jurisdiction for the area.

G. Street Construction and Maintenance
Immediate. Upon final approval, the City will assume responsibility for maintaining City streets within the annexation area, while Miami-Dade County, homeowners' associations, and other responsible entities will continue to maintain County roads and private roads, respectively. As development occurs, the City will address changes in maintenance needs within its jurisdiction.

CAR 5199 - Exhibit 2

H. Park and Recreation Facilities and Services
Immediate/No Change. The City's existing park and recreational facilities are sufficient to serve the annexation area, and no new facilities are anticipated at this time.

I. Building Inspection
Transition Period. Any development or construction project under review or permitting by Miami-Dade County before final adoption of the annexation ordinance shall remain vested and may complete construction and required inspections through the Miami-Dade County Building Department. Upon completion of those projects, the City will assume responsibility for all building inspection services within the annexation area.

J. Zoning Administration
Immediate. Upon final adoption of the annexation ordinance, the City's Zoning Division will administer and enforce applicable zoning and land development regulations within the annexation area, including reviewing development applications as the area's land uses and development patterns change.

K. Local Planning Services
Immediate. Upon final adoption of the annexation ordinance, the City's Planning Division will extend local planning services to the annexation area, including comprehensive planning, development review, and long-range planning necessary to address anticipated changes in the character and extent of development.

L. Special Services Not Listed Above
Immediate. The City may become responsible for certain special services which are not development related.

M. General Government
Immediate. After the annexation process is completed, the City of Homestead will be responsible for all other general government services.

Financing of Services

A. Police
The City of Homestead will fund Police services through General Fund revenue collections.

B. Fire Protection
Fire protection services will continue to be provided by Miami-Dade County using existing tax revenue sources.

C. Water Supply and Distribution
The areas of the annexation that are currently being serviced by Miami-Dade Water and Sewer will retain those services. However, there are areas of the proposed annexation, as referenced in **[INSERT PAGE]**, that currently receive water services from the City of Homestead Public Works Department. The City of Homestead funds these services through water and sewer utility fees collected from utility bills and placed in the Water and Sewer Utilities Enterprise Fund.

D. Facilities for Collection and Treatment of Sewage
The areas of the annexation that are currently being serviced by Miami-Dade Water and Sewer will retain those services. However, there are areas of the proposed annexation, as referenced in **[INSERT PAGE]**, that currently receive wastewater collection services from the City of Homestead Public Works Department. The City of Homestead funds these services through water and sewer utility fees collected from utility bills and placed in the Water and Sewer Utilities Enterprise Fund.

E. Garbage and Refuse Collection and Disposal
The proposed annexation area includes five residential properties that currently receive solid waste services from Miami-Dade County. If the annexation is approved, the properties will be notified of the process of discontinuation of service with the County and will be transitioned to the City of Homestead in roughly 30 business days. The City levies a Solid Waste Fee that is collected as part of Solid Waste Enterprise Funds.

F. Street Lighting
The properties or streets that are currently being serviced by Florida Power and Light (FPL) will retain existing services. This also applies to any property or street that is being serviced by Homestead Public Services' Electric Services. These services are funded through utility bills paid into the Electrical Utility Enterprise Fund.

CAR 5199 - Exhibit 2

G. Street Construction and Maintenance
Roads within the proposed annexation area will be privately constructed and maintained by the respective homeowners' association (HOA) or community development district (CDD). Accordingly, the City will not incur costs associated with the construction or maintenance of these roads. However, for roads outside of private developments, the city will cover the cost (in part) with local option gas tax revenue.

H. Park and Recreation Facilities and Services
The operation and maintenance of City of Homestead Parks, Recreation, and Open Spaces facilities is funded through General Fund revenue collections.

I. Building Inspection
Building inspection services are financed through user fees where applicable.

J. Zoning Administration
Zoning administration services are financed through user fees where applicable.

K. Local Planning Services
Local planning services services are financed through user fees where applicable.

L. Special Services Not Listed Above
The City of Homestead offers passport services financed through user fees.

M. General Government
General Government operations and services are funded through the collection General Fund revenue collections.

Tax Load on Annexation Area

According to the Property Appraiser of Miami-Dade County, the proposed annexation area contains 30 property folios with an aggregate assessed value of $3,816,068 and an aggregate taxable value of $3,554,013. Based on the City's operating millage rate of 5.9604 mills and debt service millage rate of 0.2316 mills, for a combined millage rate of 6.1920 mills, the estimated annual City property taxes attributable to the annexation area would be approximately $22,006.45.

Fiscal Measure	Amount
Number of Property Folios	30
Aggregate Assessed Value	$3,816,068.00
Aggregate Taxable Value	$3,554,013.00
2026-27 City Operating Millage Rate	5.9604 mills
2026-27 City Debt Service Millage Rate	0.2316 mills
2026-27 Total City Millage Rate	**6.1920 mills**
Est. Annual City Operating Revenue	$21,183.34
Est. Annual City Debt Service Revenue	$823.11
Est. Total Annual City Property Taxes	**$22,006.45**
Average Annual City Property Tax Per Folio	$733.55

Based on the aggregate taxable value of $3,554,013 and the County's Unincorporated Municipal Service Area operating millage rate of 1.9090 mills, Miami-Dade County currently collects approximately $6,784.61 annually in UMSA ad valorem revenue from the proposed annexation area.

Proof of Written Notice to Property Owners (Area 1)

The Zoning Specialists Group, Inc.

September 3, 2026

City of Homestead
Planning and Zoning Division
100 Civic Court
Homestead, FL 33030

RE: Property Owners List within 600 feet of:

LEGAL DESCRIPTION: The West 1/2 of the NW 1/4 of the NW 1/4, less the West 35 feet and the North 25 feet thereof, for Right-of-Way in Section 11, Township 57 South, Range 38 East, lying and being in Dade County, Florida.

LOCATION: 29675 Richard Road, Homestead, FL 33030
FOLIO: 30-7811-000-0090
PROJECT: BAAMA PENCO WEST
PREPARED FOR: CITY OF HOMESTEAD
ORDER: 260812

Total number of property owners without repetition: 24

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 600 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Property Appraiser's Office. This list is valid for 6 months from the original date.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

Omara R. Lopez
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016
Phone: 305 828-1210
www.thezoningspecialistsgroup.com

1

600-FOOT RADIUS MAP OF:

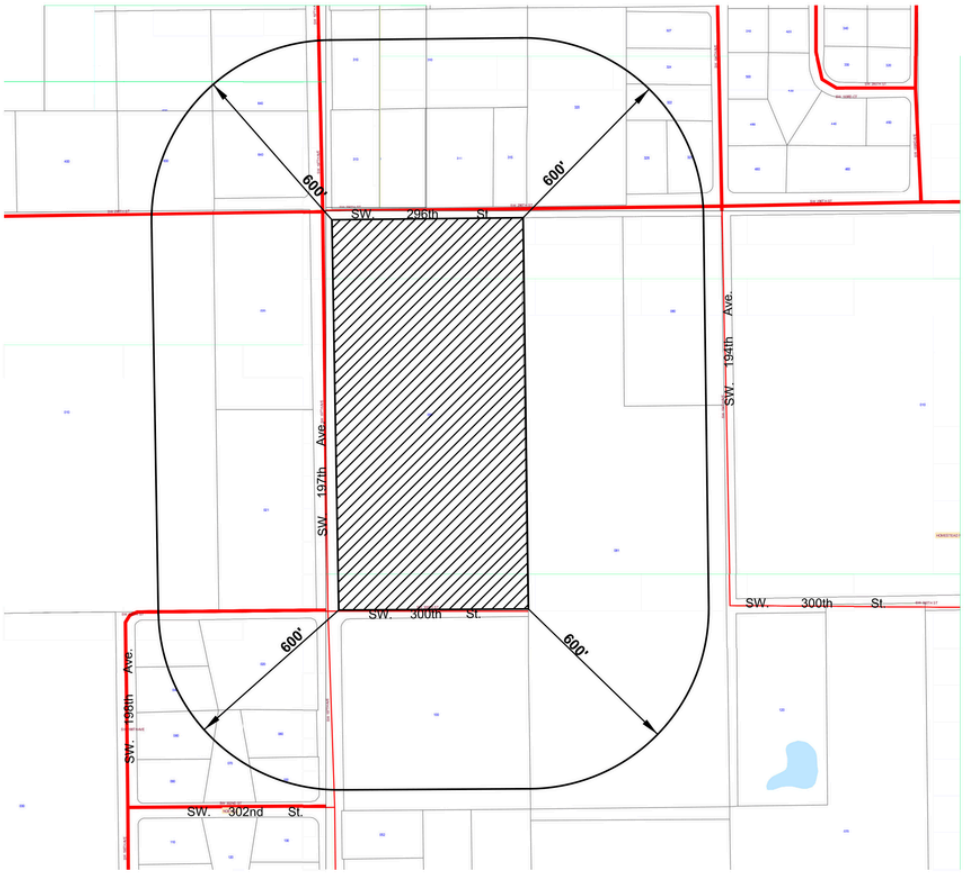
LEGAL DESCRIPTION: The West 1/2 of the NW 1/4 of the NW 1/4, less the West 35 feet and the North 25 feet thereof, for Right-of-Way in Section 11, Township 57 South, Range 38 East, lying and being in Dade County, Florida.

LOCATION: 29675 Richard Road, Homestead, FL 33030
FOLIO: 30-7811-000-0090

PROJECT: BAAMA PENCO WEST
PREPARED FOR: CITY OF HOMESTEAD
ORDER: 260812
DATE: September 3, 2026

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SCALE: 1"= 300'



The Zoning Specialists Group, Inc.
7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305)828-1210
www.thezoningspecialistsgroup.com

Proof of Written Notice to Property Owners (Area 2)

The Zoning Specialists Group, Inc.

September 3, 2026

City of Homestead
Planning and Zoning Division
100 Civic Court
Homestead, FL 33030

RE: Property Owners List within 600 feet of:

LEGAL DESCRIPTION: The SE 1/4 of the SW 1/4 of the NW 1/4, less the North 35 feet for Right-of-Way in Section 11, Township 57 South, Range 38 East, lying and being in Dade County, Florida. Together with that part of vacated Right-of-Way in Official Records Book 33324, Page 721 of the Public Records of Miami-Dade County, Florida.

AKA: All of Aspen Estates West, according to the Plat thereof, as recorded in Plat Book 170, at Page 95 of the Public Records of Miami-Dade County, Florida.

LOCATION: Between 302nd and 304th Streets and West of 194th Avenue, Homestead, FL 33030
FOLIOS: 30-7811-028-0010 through -0240 inclusive
PROJECT: ASPEN ESTATES WEST
PREPARED FOR: CITY OF HOMESTEAD
ORDER: 260813

Total number of property owners without repetition: 52

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 600 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Property Appraiser's Office. This list is valid for 6 months from the original date.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

Omara R. Lopez

Omara R. Lopez
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016
Phone: 305 828-1210
www.thezoningspecialistsgroup.com

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CAR 5199 - Exhibit 2

600-FOOT RADIUS MAP OF:

LEGAL DESCRIPTION: The SE 1/4 of the SW 1/4 of the NW 1/4, less the North 35 feet for Right-of-Way in Section 11, Township 57 South, Range 38 East, lying and being in Dade County, Florida. Together with that part of vacated Right-of-Way in Official Records Book 33324, Page 721 of the Public Records of Miami-Dade County, Florida.

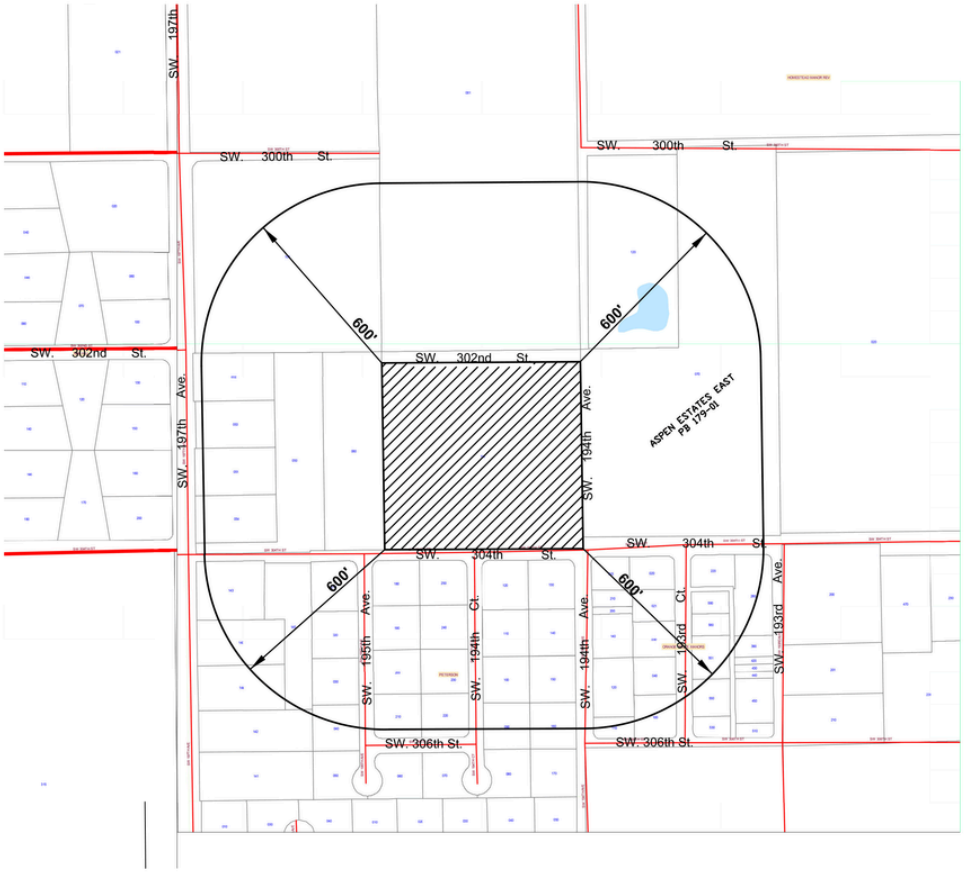
AKA: All of Aspen Estates West, according to the Plat thereof, as recorded in Plat Book 170, at Page 95 of the Public Records of Miami-Dade County, Florida.

LOCATION: Between 302nd and 304th Streets and West of 194th Avenue, Homestead, FL 33030
FOLIOS: 30-7811-028-0010 through -0240 inclusive

PROJECT: ASPEN ESTATES WEST, PB 178-95
PREPARED FOR: CITY OF HOMESTEAD

ORDER: 260813
DATE: September 5, 2026

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SCALE: 1"= 300'



The Zoning Specialists Group, Inc.
7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305)828-1210
www.thezoningspecialistsgroup.com

Proof of Written Notice to Property Owners (Area 3)

The Zoning Specialists Group, Inc.

September 2, 2026

City of Homestead
Planning and Zoning Division
100 Civic Court
Homestead, FL 33030

RE: Property Owners List within 600 feet of:

LOCATION: 17840, 17850, 17860, 17880 SW 296th Street and 2101 NE 2nd Avenue, Homestead, FL 33030
FOLIOS: 30-7812-000-0020, -0022, -0023, -0024 and -0031
PREPARED FOR: CITY OF HOMESTEAD
ORDER: 260811

Total number of property owners without repetition: 114

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 600 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Property Appraiser's Office. This list is valid for 6 months from the original date.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

Omara R. Lopez
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016
Phone: 305 828-1210
www.thezoningspecialistsgroup.com

1

600-FOOT RADIUS MAP OF:

LOCATION: 17840, 17850, 17860, 17880 SW 296th Street and 2101 NE 2nd Avenue, Homestead, FL 33030

FOLIOS: 30-7812-000-0020, -0022, -0023, -0024 and -0031
PREPARED FOR: CITY OF HOMESTEAD

ORDER: 260811
DATE: September 2, 2026



SCALE: 1"= 200'

The Zoning Specialists Group, Inc.
7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305)828-1210
www.thezoningspecialistsgroup.com

