ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION, AS REQUESTED BY ELITE CONSTRUCTION & DEVELOPMENT, INC., OF AN APPROXIMATELY 2.69 ACRE PARCEL OF LAND FROM INSTITUTIONAL USE (ISU) TO LOW RESIDENTIAL USE (LRU) FOR PROPERTY LOCATED NORTH OF SE 8TH STREET, EAST OF C-103 CANAL AND SOUTH OF SW 307 STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 163.3187(1), Florida Statutes, Elite Construction & Development, Inc. (the "Applicant") has applied to the City of Homestead, Florida (the "City"), for approval of a Small Scale Future Land Use Map ("FLUM") Amendment to the Comprehensive Master Plan (the "Comprehensive Plan") from Institutional Use (ISU) to Low Residential Use (LRU) for an approximately 2.69 acre parcel of land, identified by Miami-Dade County Folio No. 10-7908-000-0643, as legally described in Exhibit "A" (the "Property") (Application PH2026-03); and

WHEREAS, the City Council has conducted duly noticed public hearings, in accordance with Sections 163.3187(2) and 163.3184(11), Florida Statutes, on the proposed Small Scale FLUM Amendment; and

WHEREAS, staff recommended approval of the requested Small Scale FLUM Amendment in its report dated October 28, 2026; and

WHEREAS, the City Council, sitting as the Local Planning Agency, reviewed this request at its October 28, 2026, meeting, and voted to recommend approval of this request; and

WHEREAS, the City Council finds that the proposed Small Scale FLUM Amendment is consistent with the City's Comprehensive Plan; and

WHEREAS, the City Council finds that the proposed Small Scale FLUM Amendment is consistent with Sections 163.3184 and 163.3187, Florida Statutes; and

WHEREAS, the City has received public input and participation through the public hearings before the Local Planning Agency and the City Council in accordance with Section 163.3181, Florida Statutes; and

WHEREAS, the City Council deems the approval of this Ordinance to be in the best interests of the health, safety, and welfare of the residents and citizens of the City of Homestead.

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

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

Section 2. Approval of the Small Scale Future Land Use Map Amendment. Pursuant to Section 163.3187(1), Florida Statutes, the Small Scale FLUM Amendment to the Comprehensive Plan for the Property, legally described in Exhibit "A" is hereby amended in accordance with Exhibit "B," which is attached hereto and incorporated herein, such that the Property shall now have the future land use map designation of Low Residential Use (LRU).

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

Section 4. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Inclusion in the City's Comprehensive Plan. That it is the intention of the City Council, and it is therefore ordained, that the amended and adopted Small Scale FLUM Amendment shall become and be made a part of the City of Homestead Comprehensive Plan.

Section 7. **Recording**. The City, or the Applicant if so requested by the City Clerk, shall record this Ordinance at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 8. Effective Date. This Ordinance shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, this Ordinance may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted Small Scale FLUM Amendment is in compliance.

PASSED on first reading this ____ day of_____, 2026.

PASSED AND ADOPTED on second reading this ___ day of _____ 2026.

_____
STEVEN D. LOSNER
Mayor

_____
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 _____.

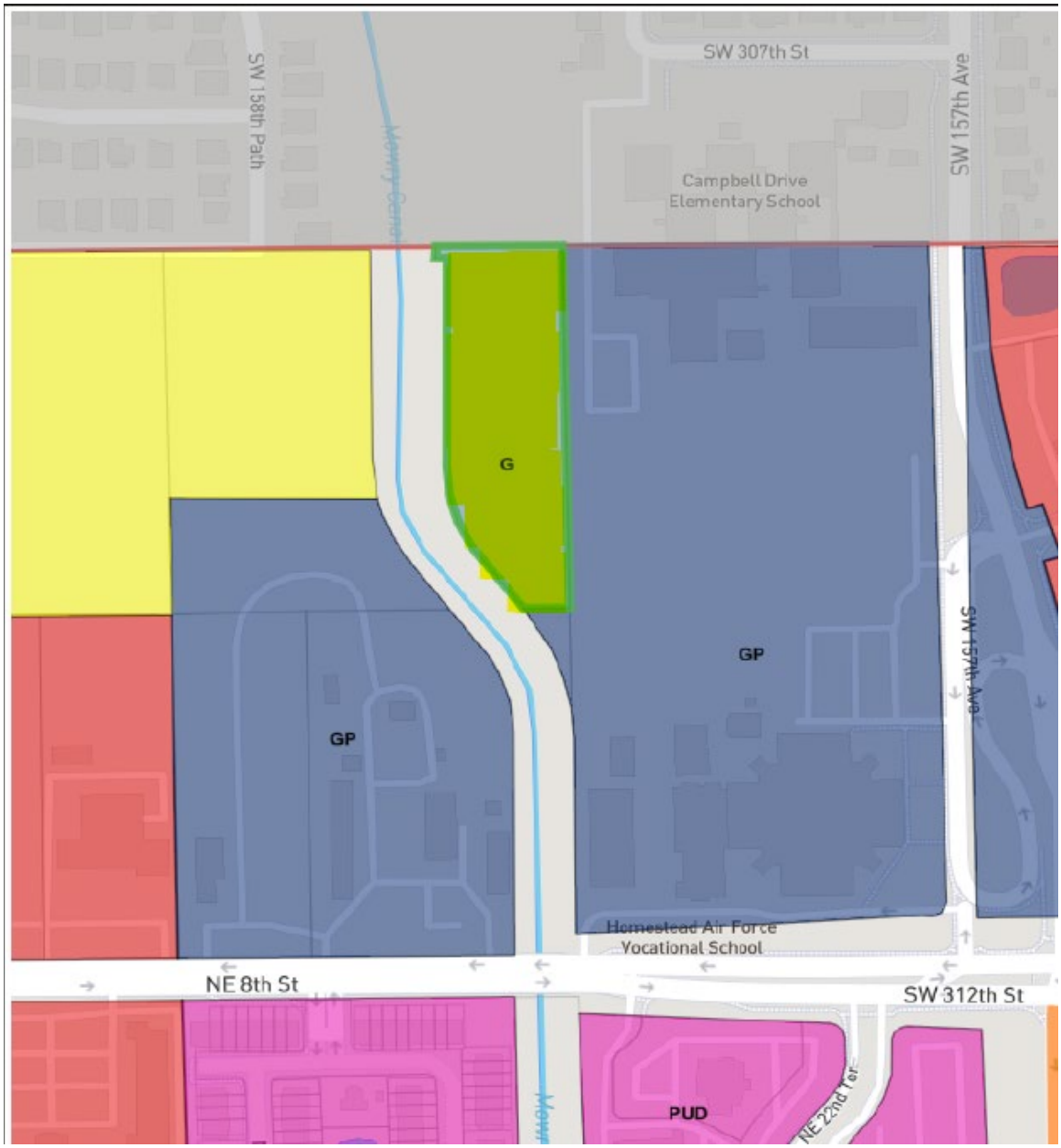
FINAL VOTE AT ADOPTION

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

Exhibit "A"
Legal Description

Full 8 57 39 2.69 AC M/L NW1/4 OF SE1/4 OF SE1/4 LYG ELY OF C-103-1 CANAL R/W COC 23533-3111 06 2005 6(2)

Exhibit "B"


SW 307th St
SW 158th Path
SW 157th Ave
Campbell Drive
Elementary School
G
GP
GP
SW 157th Ave
Homestead Air Force
Vocational School
NE 8th St
SW 312th St
PUD
NE 22nd Ter