City of Homestead
Council Agenda Report

Item Number: 5127

AGENDA ITEM INFORMATION

Meeting:	LPA/City Council	Meeting Date:	11/18/2026
Department:	Mayor and Council	Department Head:	Councilwoman Erica G. Àvila
Item Type:	Ordinance First Reading	Author:	Josh A. Rios
Title:	Open-Air Café Ordinance		
Requested Action:	Consideration		

Recommendation:

Councilwoman Àvila respectfully submits the attached Ordinance amending Section 30-419 of the City Code to permit open-air cafés as an ancillary use to restaurants located within the Liberal Business (B-3), Light Industrial (I-1), Medium Industrial (I-2), and Heavy Industrial (I-3) zoning districts.

City Impact: Citywide
Fiscal Impact: N/A
Funding Source: N/A
Strategic Priority: Economic Development

This item was deferred at the July 22, 2026 LPA/City Council Meeting.

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

Section 30-419 of the City Code currently permits sidewalk cafés and open-air cafés as ancillary uses operated in conjunction with restaurants located within the Restricted Retail Commercial (B-1) and Retail Commercial (B-2) zoning districts, subject to the restrictions and conditions established in the section. Restaurants and other food-service establishments are also permitted principal uses within the Liberal Business (B-3), Light Industrial (I-1), Medium Industrial (I-2), and Heavy Industrial (I-3) zoning districts; however, the Code does not expressly permit open-air cafés as an ancillary use within those districts.

The proposed Ordinance amends Section 30-419 to permit open-air cafés as an ancillary use operated in conjunction with restaurants located within the B-3, I-1, I-2, and I-3 zoning districts, subject to the existing restrictions and conditions applicable to open-air cafés. The amendment applies only to open-air cafés and does not extend sidewalk cafés to these additional zoning districts.

Exhibit Attachment(s): (2)

Exhibit Description(s)				
1	Ordinance	6		
2	Business Impact Estimate	7		
3		8		
4		9		
5		10		

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FUNDING INFORMATION

Finance Approval:	Not Applicable-Carlos M. Perez 7/11/26	Total Approved Amount:	
1 - Account Name:		Account Number:	
Amount:		Current Balance:	
2 - Account Name:		Account Number:	
Amount:		Current Balance:	
3 - Account Name:		Account Number:	
Amount:		Current Balance:	

PROCUREMENT SECTION

Received Date:	7/14/2026	Reference Number:	
Transaction Type:		Bids Solicited / Received:	
Vendor Name and Information:			
Procurement Amount:		Details:	
Procurement Notes:	The procurement process is not applicable to this item.		
Review Committee Members:			
Completed Date:	7/14/2026	Completed By:	Xintia Rubio-Rojas, CPPB

REVIEW - APPROVALS

Fleet:	Not Applicable	Initials:	IS	Additional Approvals:
HR / Risk:	Not Applicable	Initials:	AS	
ITD:	Not Applicable	Initials:	YC	

Legal Review:	James E. White, Esq., AICP	Legal Date:	7/10/2026
Director Authorization:		Director Date:	
City Manager Authorization		Item Status:	

Date Created: 7/10/2026 1:46:40 PM Last Modified: 11/9/2026 11:46:35 AM