CITY OF HOMESTEAD, FLORIDA

RESOLUTION NO. R2026- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, INITIATING AND REQUESTING MUNICIPAL BOUNDARY CHANGES TO ANNEX CERTAIN UNINCORPORATED LANDS IN MIAMI-DADE COUNTY, FLORIDA; APPROVING TRANSMITTAL OF THE CITY'S ANNEXATION APPLICATION TO MIAMI-DADE COUNTY; REQUESTING APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE CITY MANAGER, CITY CLERK, AND CITY ATTORNEY TO TAKE NECESSARY ACTIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 6.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County, Florida ("County Code"), provide procedures for initiating and approving changes to municipal boundaries; and

WHEREAS, Section 20-3 of the County Code provides that a proposed boundary change desired by the governing body of a municipality shall be initiated by resolution adopted after a public hearing held in accordance with the applicable notice requirements; and

WHEREAS, the City Council of the City of Homestead, Florida ("City"), previously adopted Resolution No. R2026-06-96, directing the preparation of a formal request to Miami-Dade County for a municipal boundary change; and

WHEREAS, the proposed annexation consists of three areas along the City's existing northern and northwestern municipal boundaries, identified as the Redland Assemblage (Baama/Penco) West, Aspen Estates West, and SW 296th Street Residential Properties, as more particularly described and depicted in Exhibit "A," attached hereto and incorporated herein by reference (collectively, the "Annexation Area"); and

WHEREAS, portions of the planned residential communities associated with the Redland Assemblage and Aspen Estates properties are located within the City, while adjoining portions remain within unincorporated Miami-Dade County, resulting in divided governmental jurisdiction within those communities; and

WHEREAS, the proposed annexation would promote orderly municipal boundaries, place the affected communities within a single municipal jurisdiction, and facilitate coordinated planning, public safety, infrastructure, and municipal service delivery; and

WHEREAS, the City has prepared an annexation report and supporting application materials addressing the proposed boundary changes, the grounds and reasons for annexation, and the services, financing, and other information required by Chapter 20 of the County Code; and

WHEREAS, on November 18, 2026, the City Council conducted a public hearing concerning the proposed boundary changes, following publication and mailing of notice in accordance with Section 20-3 of the County Code, and afforded interested persons an opportunity to be heard; and

WHEREAS, after considering the annexation report, supporting materials, and testimony presented at the public hearing, the City Council finds that requesting annexation of the Annexation Area is appropriate and in the best interests of the City and its residents;

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

Section 1. **Recitals Adopted.** The foregoing recitals are confirmed and incorporated herein.

Section 2. **Initiation of Boundary Changes; Request for County Approval.** Pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the County Code, the City Council hereby initiates the proposed municipal boundary changes and requests that the Board of County Commissioners of Miami-Dade County approve the extension and enlargement of the City's municipal boundaries to include the Annexation Area legally described and depicted in Exhibit "A."

Section 3. **Approval of Application and Transmittal.** The City Council hereby approves submission of the City's annexation application, including the annexation report and supporting documentation, attached hereto as Exhibit "B" and incorporated herein by reference, to Miami-Dade County for review and consideration in accordance with Chapter 20 of the County Code.

The City Clerk is hereby authorized and directed, in coordination with the City Manager and City Attorney, to file with the Clerk of the Board of County Commissioners three (3) duly certified copies of this Resolution, together with proof of compliance with the applicable notice requirements and all accompanying documents, certifications, and other information required by Section 20-3 of the County Code.

Section 4. **Implementation.** The City Manager or designee, City Clerk, and City Attorney are hereby authorized and directed, within their respective responsibilities, to take all actions necessary to submit and pursue the City's annexation application, respond to requests for additional information, and coordinate with Miami-Dade County concerning review of the proposed boundary changes.

The City Manager or designee is further authorized to pay applicable application and notice costs and to make non-substantive corrections and supplements to the application and supporting materials. Any substantive change to the proposed Annexation Area or any interlocal agreement requiring City approval shall be presented to the City Council for consideration.

Section 5. **County Review and Approval**. The proposed annexation shall remain subject to applicable County filing and processing requirements, County approval, and any other approvals required by law. Adoption of this Resolution shall not itself change the City's municipal boundaries.

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

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW]

PASSED AND ADOPTED by the City Council of the City of Homestead, Florida, this ____ day of _____, 2026.

_____
STEVEN D. LOSNER
Mayor

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	_____
Councilwoman Kimberly Konsky	_____
Councilman Clemente Canabal	_____
Councilman Sean L. Fletcher	_____
Councilman Larry Roth	_____

Exhibit "A"

Legal Descriptions

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.

Exhibit "B"

Annexation Application