



# CITY OF HOMESTEAD COUNCIL MEETING AGENDA

**\*\* PLEASE TURN OFF ALL ELECTRONIC DEVICES PRIOR TO ENTERING COUNCIL CHAMBERS \*\***

WEDNESDAY, OCTOBER 22, 2025 AT 6:00 PM

CITY HALL COUNCIL CHAMBERS  
100 CIVIC COURT, HOMESTEAD, FL 33030  
WWW.HOMESTEADFL.GOV

The City will hold a Hybrid Council meeting. The public may participate in-person at City Hall or virtually utilizing video conference via Zoom® or the toll-free conference call number. Please go to [www.homesteadfl.gov/calendar](http://www.homesteadfl.gov/calendar) for specific details and instructions on participation utilizing video and telephonic conferencing. The meeting can also be viewed live on the City access channel or City web site at [www.homesteadfl.gov/agenda](http://www.homesteadfl.gov/agenda).

Public comments can be made in-person at the meeting or virtually utilizing Zoom®.

## **DECORUM POLICY:**

No individual shall make slanderous or unduly repetitive remarks, or engage in any other form of behavior that disrupts or impedes the orderly conduct of the meeting, as determined by the Mayor and/or Sergeant at Arms. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be permitted in the Council Chambers. Individuals addressing the Mayor and Council must first be recognized by the Mayor and must do so utilizing the designated podium in the Council Chamber. No more than one person may address the Council at a time unless specifically permitted by the Mayor. No person may stand in or on the aisles, the well or the dais. Individuals waiting to be recognized shall wait in an area designated by the City. Persons exiting the council chambers shall do so quietly. Any individuals determined to have violated the Rules of Decorum, as determined by the Mayor or Sergeant at Arms may be required to leave the Council Chambers.

1. CALL TO ORDER / INVOCATION / PLEDGE OF ALLEGIANCE
  - a. Invocation by Pastor Conrad De La Torres of Fusion Church
  - b. Pledge of Allegiance by Councilwoman Avila & the Homestead Police Explorers
2. ROLL CALL
3. PUBLIC COMMENTS
4. ADDITIONS, DELETIONS, DEFERRALS

**5. PRESENTATION**

- a. **CAR 4785 - ARPA Update Presentation** **TAB 1**
- b. **CAR 4791 - EPL BUILD** **TAB 2**

**6. CONSENT AGENDA**

- a. **August 26, 2025 CRA & City Budget Workshop Minutes** **TAB 3(a)**
- b. **September 9, 2025 FY 2026 First Public Budget Hearing/Special Call Minutes** **TAB 3(b)**
- c. **September 24, 2025 FY 2026 Second Public Budget Hearing/Special Call Minutes** **TAB 3(c)**
- d. **September 24, 2025 Council Presentation Ceremony Minutes** **TAB 3(d)**
- e. **September 24, 2025 Council Minutes** **TAB 3(e)**
- f. **CAR 4782 - Adopting the 2025 Miami-Dade County Local Mitigation Strategy Plan** **TAB 4**

**7. PUBLIC HEARINGS - ORDINANCES, LAND USE ITEMS, ETC.**

**a. QUASI-JUDICIAL PUBLIC HEARINGS**

PLEASE BE ADVISED THAT THE FOLLOWING ITEMS ON THE AGENDA ARE QUASI-JUDICIAL IN NATURE. IF YOU WISH TO COMMENT UPON ANY OF THESE ITEMS, PLEASE INDICATE THE ITEM NUMBER YOU WOULD LIKE TO ADDRESS WHEN THE ANNOUNCEMENT REGARDING THE QUASI-JUDICIAL ITEM IS MADE. AN OPPORTUNITY FOR PERSONS TO SPEAK ON EACH ITEM WILL BE MADE AVAILABLE AFTER THE APPLICANT AND STAFF HAVE MADE THEIR PRESENTATIONS ON EACH ITEM.

**SWEARING IN.** ALL TESTIMONY, INCLUDING PUBLIC TESTIMONY AND EVIDENCE, WILL BE MADE UNDER OATH OR AFFIRMATION. ADDITIONALLY, EACH PERSON WHO GIVES TESTIMONY MAY BE SUBJECT TO CROSS-EXAMINATION. IF YOU DO NOT WISH TO BE EITHER CROSS-EXAMINED OR SWORN, YOUR TESTIMONY WILL BE GIVEN ITS DUE WEIGHT. THE GENERAL PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES, BUT THE PUBLIC MAY REQUEST THE COUNCIL TO ASK QUESTIONS OF STAFF OR WITNESSES ON THEIR BEHALF. THE FULL AGENDA PACKET ON EACH ITEM IS HEREBY ENTERED INTO THE RECORD. PERSONS REPRESENTING ORGANIZATIONS MUST PRESENT EVIDENCE OF THEIR AUTHORITY TO SPEAK FOR THE ORGANIZATION. FURTHER DETAILS OF THE QUASI-JUDICIAL PROCEDURES MAY BE OBTAINED FROM THE CLERK. (IN ACCORDANCE WITH CODE SECTION 2-590, ANY LOBBYISTS MUST REGISTER BEFORE ADDRESSING THE COUNCIL ON ANY OF THE FOLLOWING ITEMS). AT THIS TIME COUNCILMEMBERS MUST DISCLOSE ANY EX-PARTE COMMUNICATIONS CONCERNING ANY ITEMS ON THE AGENDA.

AT THIS TIME THE CLERK WILL SWEAR IN ANY PERSON (S) WHO WISHES TO TESTIFY ON ANY QUASI-JUDICIAL ITEM.

**i. CAR 4736 - Rezoning of City Owned Property - Former City Hall Site**

**TAB 5**

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE REZONING, AS REQUESTED BY CITY OF HOMESTEAD OF AN APPROXIMATELY 16.116 ACRE PARCEL OF LAND FROM GOVERNMENT PROPERTY (GP) ZONING DISTRICT TO RETAIL COMMERCIAL (B-2) ZONING DISTRICT FOR THE PROPERTY GENERALLY LOCATED GENERALLY LOCATED 700 AND 790 N HOMESTEAD BLVD, AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**ii. CAR 4770 - PH2024-47 New Health Community Center, LLC., Rezoning from R-3 to B-1**

**TAB 6**

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE REZONING, AS REQUESTED BY NEW HEALTH COMMUNITY CENTERS, INC., OF AN APPROXIMATELY 0.299 ACRE PARCEL OF LAND FROM MULTIPLE APARTMENT (R-3) ZONING DISTRICT TO RESTRICTED RETAIL COMMERCIAL (B-1) ZONING DISTRICT FOR PROPERTY LOCATED AT 100 NW 7TH STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**b. RESOLUTIONS**

**i. CAR 4765 - PH2025-50 Establishment of Sandero Landing Community Development District (CDD)**

**TAB 7**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, EXPRESSING SUPPORT FOR THE ESTABLISHMENT OF THE SANDERO LANDING COMMUNITY DEVELOPMENT DISTRICT (CDD), AGGREGATELY ENCOMPASSING APPROXIMATELY 82.95 ACRES, MORE OR LESS, HAVING EXTERNAL BOUNDARIES AS DEPICTED AND LEGALLY DESCRIBED IN EXHIBIT "A;" APPROVING SUCH ACTION BY MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR TRANSMITTAL BY THE CITY CLERK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

**ii. CAR 4766 - PH2025-51 Establishment of the Sandero Landing Special Taxing District**

**TAB 8**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, SUPPORTING THE CREATION OF THE SANDERO LANDING MULTI-PURPOSE MAINTENANCE SPECIAL TAXING DISTRICT (STXD), AGGREGATELY ENCOMPASSING APPROXIMATELY 82.95 ACRES, MORE OR LESS, HAVING EXTERNAL BOUNDARIES AS DEPICTED AND LEGALLY DESCRIBED IN EXHIBIT "A;" AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL

AGREEMENT BETWEEN MIAMI-DADE COUNTY ("COUNTY") AND THE CITY FOR THE CREATION AND IMMEDIATE TRANSFER OF THE MULTI-PURPOSE STXD TO THE CITY UPON CREATION PURSUANT TO SECTION 18-3.1 OF THE COUNTY CODE OF ORDINANCES; PROVIDING FOR TRANSMITTAL BY THE CITY CLERK; AND PROVIDING FOR AN EFFECTIVE DATE.

**iii. CAR 4799 - Roby George Park Basketball Court Restoration and Mural Installation**

**TAB 9**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AUTHORIZING THE PAINTING OF A BASKETBALL COURT AT ROBY GEORGE PARK IN PARTNERSHIP WITH CITY YEAR AND AT&T BELIEVES THROUGH THE "REVIVE TU CANCHA" PROGRAM AT NO COST TO THE CITY; ADOPTING THE PROPOSED COURT ARTWORK; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**iv. CAR 4764 - Award ITB# 202532 Purchase of a Packaged Engine Generator System for Pump Station 22 Upgrade**

**TAB 10**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA; APPROVING THE AWARD OF A CONTRACT TO AMERICAS GENERATORS, INC., IN THE AMOUNT OF \$63,840.00 FOR ITB# 202532- PURCHASE OF A PACKAGED ENGINE GENERATOR SYSTEM FOR PUMP STATION 22 UPGRADE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**v. CAR 4788 - New & Replacement vehicle/equipment purchases for FY 2026**

**TAB 11**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPROVE ALL BUDGETED NEW AND REPLACEMENT VEHICLE/EQUIPMENT PURCHASES FOR FISCAL YEAR 2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**vi. CAR 4739 - Seminole Theatre Management Agreement**

**TAB 12**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH OAK VIEW GROUP FOR THE MANAGEMENT AND OPERATION OF THE SEMINOLE THEATRE IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE ATTACHED TERM SHEET; AUTHORIZING THE CITY MANAGER TO EXTEND THE CURRENT AGREEMENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**vii. CAR 4727 - Acceptance of FDOT Grant & Grant Agreement -- SW 152 Ave Bridge Expansion (Canal Crossing)**

**TAB 13**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD,

FLORIDA, APPROVING A STATE-FUNDED GRANT AGREEMENT BETWEEN THE CITY OF HOMESTEAD AND THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE HOMESTEAD -- BRIDGE EXPANSION SW 152ND AVENUE PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND ANY RELATED DOCUMENTS; ESTABLISHING A BUDGET IN THE AMOUNT OF \$575,000 FOR THE EXPENDITURE OF GRANT FUNDS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**viii. CAR 4802 - Adopt the City of Homestead Basin Plan of Action**

**TAB 14**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, ADOPTING THE CITY OF HOMESTEAD 2025 BASIN PLAN OF ACTION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

**ix. CAR 4688 - City of Homestead - Title VI Program**

**TAB 15**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE REVISED TITLE VI PROGRAM IN ACCORDANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AS REQUIRED BY THE FEDERAL TRANSIT ADMINISTRATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

**x. CAR 4806 - FDEP Land and Water Conservation Fund Grant**

**TAB 16**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, ACCEPTING A GRANT AWARD OF \$1,500,000.00 FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR IMPROVEMENTS AT THE HOMESTEAD SPORTS COMPLEX (A/K/A HOMESTEAD REGIONAL PARK); AUTHORIZING THE CITY MANAGER TO EXECUTE THE GRANT AGREEMENT; AUTHORIZING THE ESTABLISHMENT OF A BUDGET FOR THE EXPENDITURE OF SUCH GRANT FUNDS; AUTHORIZING MATCHING FUNDS IN AN AMOUNT NOT TO EXCEED \$1,500,000.00; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**8. DISCUSSION**

**a. CAR 4672 - Code Compliance Lien Mitigation Request for Property Owner - 268 SW 6 AVE**

**TAB 17**

**b. CAR 4801 - Code Compliance Lien Mitigation Request for Property Owner - 225 SW 2 AVE**

**TAB 18**

**c. CAR 4783 - Code Compliance Lien Mitigation Request for Property Owner - 730 NW 17 ST**

**TAB 19**

**9. BUSINESS FROM THE CITY MANAGER**

**10. CITY ATTORNEY'S REPORT**

**11. REPORTS OF MAYOR AND COUNCIL**

**a. COUNCILWOMAN AVILA**

- i. Presentation by Walter Jenkins - Champion Health Champ Plan**

**b. COUNCILWOMAN BAILEY**

- i. CAR 4803 - Breast Cancer Awareness Walk at Roscoe Warren Park**

**TAB 20**

**c. COUNCILMAN CANABAL**

**d. COUNCILMAN ROTH**

**e. COUNCILMAN DAVIS**

**f. VICE MAYOR FLETCHER**

- i. CAR 4797 - Orange Bowl Committee Turkey Giveaway Event - Sponsorship Request**

**TAB 21**

**g. MAYOR LOSNER**

**12. ADJOURNMENT**

**NOTICE TO PUBLIC**

- In Accordance With The Americans With Disabilities Act Of 1990, All Persons Who Are Disabled And Who Need Special Accommodations To Participate In This Hybrid Meeting Because Of That Disability Should Contact The Office Of The City Clerk, 305-224-4442 No Later Than Two Days Prior To Such Proceeding.
- Anyone Wishing To Appeal Any Decision Made By The City Of Homestead City Council, With Respect To Any Matter Considered At Such Meeting Or Hearing Will Need A Record Of The Proceedings And, For Such Purpose, May Need To Ensure That A Verbatim Record Of The Proceedings Is Made, Which Record Includes The Testimony And Evidence Upon Which The Appeal Is To Be Based.
- Anyone Wishing To Obtain A Copy Of Any Agenda Item Should Contact The City Clerk At 305-224-4442.
- In Accordance With Code Section 2-590, Any Lobbyists Must Register With The City Clerk's Office Before Addressing The Council On Any Of The Above Items.
- Two Or More Members Of The City Council And Other City Boards May Be In Attendance At Any Meeting Listed.
- These Meetings May Be Conducted By Means Of Or In Conjunction With Communications Media Technology, Specifically A Telephone Conference Call. The Location At City Hall Council Chambers, 100 Civic Court, Homestead, FL 33030, Which Is Open To The Public, Shall Serve As An Access Point.