



# CITY OF HOMESTEAD COUNCIL MEETING AMENDED AGENDA

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

WEDNESDAY, DECEMBER 17, 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 Luniel Alvarado of Ministerio Pentecostal La Roca Eterna
  - b. Pledge of Allegiance by Councilman Canabal & the Homestead Police Explorers
2. ROLL CALL
3. PUBLIC COMMENTS
4. ADDITIONS, DELETIONS, DEFERRALS

a. **CAR 4867 - Adoption of Final Trolley Route Alignments and Stop Locations**

**ADDENDUM 1**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE FINAL TROLLEY ROUTE ALIGNMENTS AND STOP LOCATIONS; AUTHORIZING THE TRANSMISSION OF THE REPORT AND RECOMMENDATIONS TO MIAMI-DADE COUNTY; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

5. **CONSENT**

a. **October 22, 2025 Council Minutes**

**TAB 1(a)**

b. **November 12, 2025 Swearing-In Special Call Minutes**

**TAB 1(b)**

c. **November 19, 2025 Final Budget Hearing/Special Call Minutes**

**TAB 1(c)**

d. **November 19, 2025 Council Presentation Ceremony Minutes**

**TAB 1(d)**

6. **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 4824 - PH2025-20 Site Plan Approval for Kingston 328, LLC**

**TAB 2**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING SITE PLAN APPROVAL, AS REQUESTED BY KINGSTON 328, LLC., FOR THE DEVELOPMENT OF A NEIGHBORHOOD SERVICES RETAIL CENTER INCLUDING TWO (2) FREESTANDING BUILDINGS CONSISTING OF 2,400 SQUARE FEET AND 3,859 SQUARE FEET OF NEIGHBORHOOD SERVICES RETAIL OR RESTAURANT USES, A 10,000 SQUARE FOOT NEIGHBORHOOD SERVICES RETAIL BUILDING, AND A GAS STATION CONSISTING OF A 4,853 SQUARE FOOT CONVENIENCE STORE, WITH SIX (6) GAS PUMPS, AND AN ANCILLARY CAR WASH, ON AN APPROXIMATELY 4.102 ACRE PARCEL OF LAND, GENERALLY LOCATED AT 888 SE 28 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

**ii. CAR 4825 - PH2025-21 Tentative Plat Approval for Kingston 328, LLC**

**TAB 3**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING TENTATIVE PLAT APPROVAL, AS REQUESTED BY KINGSTON 328, LLC., FOR THE SUBDIVISION OF THE PROPERTY INTO FOUR (4) TRACTS FOR THE DEVELOPMENT OF A NEIGHBORHOOD SERVICES RETAIL CENTER INCLUDING TWO (2) FREESTANDING BUILDINGS CONSISTING OF 2,400 SQUARE FEET AND 3,859 SQUARE FEET OF NEIGHBORHOOD SERVICES RETAIL OR RESTAURANT USES, A 10,000 SQUARE FOOT NEIGHBORHOOD SERVICES RETAIL BUILDING, AND A GAS STATION CONSISTING OF A 4,853 SQUARE FOOT CONVENIENCE STORE, WITH SIX (6) GAS PUMPS, AND AN ANCILLARY CAR WASH, ON AN APPROXIMATELY 4.102 ACRE PARCEL OF LAND, GENERALLY LOCATED AT 888 SE 28 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

**iii. CAR 4826 - PH2025-22 Special Exception Approval for Kingston 328, LLC**

**TAB 4**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING A SPECIAL EXCEPTION, AS REQUESTED BY KINGSTON 328, LLC., TO PERMIT A GAS STATION USE WITHIN THE DEVELOPMENT OF A NEIGHBORHOOD SERVICES RETAIL CENTER INCLUDING TWO (2) FREESTANDING BUILDINGS CONSISTING OF 2,400 SQUARE FEET AND 3,859 SQUARE FEET OF NEIGHBORHOOD SERVICES RETAIL OR RESTAURANT USES, A 10,000 SQUARE FOOT NEIGHBORHOOD SERVICES RETAIL BUILDING, AND A GAS STATION CONSISTING OF A 4,853 SQUARE FOOT CONVENIENCE STORE, WITH SIX (6) GAS PUMPS, AND AN ANCILLARY CAR WASH, ON AN APPROXIMATELY 4.102 ACRE PARCEL OF LAND, GENERALLY LOCATED AT 888 SE 28 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

**b. LEGISLATIVE MATTERS**

**i. FIRST READINGS**

**1. CAR 4597 - Designating the Miami-Dade County Unsafe Structures Board for City Cases**

**TAB 5**

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING

ARTICLE XIII OF CHAPTER 6 OF THE CITY CODE, ENTITLED "UNSAFE STRUCTURES," DESIGNATING THE USE OF THE UNSAFE STRUCTURES BOARD OF MIAMI-DADE COUNTY FOR ALL CITY UNSAFE STRUCTURE CASES; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**2. CAR 4793 - Ordinance establishing Chapter 19 Article VIII - Provisions for Squatters**

**TAB 6**

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING CHAPTER 19 OF THE CITY CODE, BY CREATING ARTICLE VIII ENTITLED "SQUATTERS," BY ADDING DEFINITIONS, PROVIDING FOR METHODS OF ENFORCEMENT, REFERENCING SECTIONS 82.036 AND 82.037, FLORIDA STATUTES, AND REQUIRING INFORMATION TO BE SUBMITTED TO THE CITY FOR ENFORCEMENT AGAINST VIOLATIONS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**ii. SECOND READINGS**

**1. CAR 4794 - Fiscal Year 2026 Budget Amendment for "PO Rollover" From FY 2025**

**TAB 7**

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE BUDGETS FOR EACH OF THE SEVERAL FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 BY INCREASING THE TOTAL BUDGETED REVENUES AND EXPENDITURES BY \$23,022,895 PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

**2. CAR 4795 - FY 2025 Budget Amendment for the year-end True-up**

**TAB 8**

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE BUDGETS FOR EACH OF THE SEVERAL DEPARTMENTS WITHIN THE GENERAL FUND WITH AN OVERALL NET ZERO EFFECT ON THE TOTAL BUDGET OF THE GENERAL FUND OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025, PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

**3. CAR 4827 - Code Amendment Mural Approval Process**

**TAB 9**

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 23, "SIGNS AND ADVERTISING," ARTICLE III, "SIGNS," DIVISION 3, "REGULATIONS," SECTION 23-87, "MURAL APPROVAL PROCESS," TO UPDATE AND FURTHER CLARIFY THE REVIEW AND APPROVAL STANDARDS AND PROCEDURES FOR MURALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**c. RESOLUTIONS**

**i. CAR 4866 - Affordable Housing Advisory Committee (AHAC) Incentives Review and Recommendations Report**

**TAB 10**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) REPORT; AUTHORIZING TRANSMITTAL OF THE REPORT TO THE FLORIDA HOUSING FINANCE CORPORATION (FHFC); PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**d. NEW COUNCILMEMBER BUSINESS**

**i. FIRST READING**

**1. CAR 4815 - Ordinance Revising Penalties on Unauthorized Electrical Use and Unpermitted Work**

**TAB 11**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA; AMENDING THE CITY OF HOMESTEAD CODE OF ORDINANCES BY CREATING SECTION 28-240 "METER TAMPERING" PROHIBITING THE UNAUTHORIZED ACCESS OF CITY ELECTRIC METERS AND ESTABLISHING CLASSIFICATIONS OF VIOLATIONS AND CORRESPONDING PENALTIES; AMENDING SECTION 28-320 "ELECTRIC LINE EXTENSION POLICY AND PROCEDURE" TO REMOVE CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

**7. BUSINESS FROM THE CITY MANAGER**

**8. CITY ATTORNEY'S REPORT**

**9. REPORTS OF MAYOR AND COUNCIL**

**a. COUNCILWOMAN AVILA**

**b. COUNCILMAN FLETCHER**

**c. COUNCILMAN ROTH**

**d. COUNCILWOMAN KONSKY**

**e. COUNCILMAN CANABAL**

**f. VICE MAYOR BAILEY**

**g. MAYOR LOSNER**

**10. 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.