



CITY OF HOMESTEAD LOCAL PLANNING AGENCY MEETING AGENDA

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

WEDNESDAY, MAY 20, 2026 AT 5:45 PM

OR UPON THE CONCLUSION OF THE PREVIOUS SCHEDULED MEETING

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 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.

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
2. ROLL CALL
3. ADDITIONS, DELETIONS, DEFERRAL
4. ORDER OF BUSINESS
 - a. February 18, 2026 Local Planning Agency Minutes

TAB 1(a)

5. PUBLIC HEARINGS -- ORDINANCES, LAND USE ITEMS, ETC.

6. QUASI JUDICIAL ITEMS

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 LOCAL PLANNING AGENCY 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 LOCAL PLANNING AGENCY ON ANY OF THE FOLLOWING ITEMS). AT THIS TIME THE LOCAL PLANNING AGENCY MEMBERS 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 5022 - PH2026-35 Tower Commons Rezoning from B-2 to R-3 Multiple Apartment District**

TAB 2

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE REZONING, AS REQUESTED BY BLUENEST TOWER COMMONS, LLC., OF AN APPROXIMATELY 10 ACRE PARCEL OF LAND FROM RETAIL COMMERCIAL (B-2) ZONING DISTRICT TO MULTIPLE APARTMENT (R-3) ZONING DISTRICT FOR THE PROPERTY GENERALLY LOCATED SOUTH OF SW 8TH STREET (LUCY STREET) AND EAST OF SOUTHWEST 192ND AVENUE (TOWER ROAD/SW 118TH AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

7. LEGISLATIVE MATTERS

a. **CAR 5021 - PH2026-34 Tower Commons FLUM Amendment from TMU to Medium Residential Use (MRU)**

TAB 3

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION, AS REQUESTED BY BLUENEST TOWER COMMONS, LLC., OF AN APPROXIMATELY 20.33 ACRE PARCEL OF LAND FROM TECHNOLOGY MIXED USE (TMU) TO MEDIUM DENSITY RESIDENTIAL USE (MRU) FOR PROPERTY GENERALLY LOCATED ON LOCATED SOUTH OF SW 8TH STREET (LUCY STREET) AND EAST OF SOUTHWEST 192ND AVENUE (TOWER ROAD/SW 118TH AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY'S COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

b. CAR 5038 - PH2026-47 Comprehensive Plan Text Amendment - Medium Residential Use (MRU) FLUM

TAB 4

AN ORDINANCE OF THE CITY OF HOMESTEAD FLORIDA AMENDING THE CITY OF HOMESTEAD COMPREHENSIVE PLAN, AS REQUESTED BY BLUENET TOWER COMMONS, LLC., BY AMENDING THE TEXT OF THE MEDIUM DENSITY RESIDENTIAL USE (MRU) FUTURE LAND USE CATEGORY CONTAINED IN OBJECTIVE 2, POLICY 2.1 TO PERMIT DENSITY UP TO FIFTEEN (15) DWELLING UNITS PER ACRE FOR PROPERTIES CONTAINING A VESTED RIGHTS DETERMINATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY'S COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8. PUBLIC COMMENTS**
- 9. BUSINESS FROM DEVELOPMENT SERVICES**
- 10. CITY ATTORNEY'S REPORT**
- 11. REPORTS FROM THE LOCAL PLANNING AGENCY**
- 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.