



CITY OF HOMESTEAD COUNCIL MEETING AGENDA

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

WEDNESDAY, JULY 16, 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 WebEx Events 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 WebEx Events.

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 ALEX PECINA OF SUMMIT CHURCH OF HOMESTEAD
 - b. PLEDGE OF ALLEGIANCE BY COUNCILMAN ROTH & THE HOMESTEAD POLICE EXPLORERS
2. ROLL CALL
3. PUBLIC COMMENTS

4. ADDITIONS, DELETIONS, DEFERRALS

- a. **CAR 4680 - Resolution Amending Funding for Strategic Plan Consultant Travel Expenses**

ADDENDUM 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE AGREEMENT WITH BERRY, DUNN, MCNEIL & PARKER, LLC ("BERRYDUNN") FOR DEVELOPMENT OF A CITYWIDE STRATEGIC PLAN; AUTHORIZING THE CITY MANAGER TO ENTER INTO AND EXECUTE THIS FIRST AMENDMENT WITH BERRYDUNN; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

5. PRESENTATION

- a. **CAR 4675 - FRS Presentation**

TAB 1

6. CONSENT AGENDA

- a. **JUNE 10, 2025 SPECIAL CALL MINUTES**

TAB 2(a)

- b. **JUNE 18, 2025 COUNCIL PRESENTATION CEREMONY MINUTES**

TAB 2(b)

- c. **JUNE 18, 2025 COUNCIL MINUTES**

TAB 2 (c)

- d. **CAR 4608 - City of Homestead Surplus Property**

TAB 3

- e. **CAR 4632 - Power Plant Water Softener System ITQ #160999VT - 675 N. Flagler Ave**

TAB 4

- f. **CAR 4633 - James Archer Smith Park Fitness Equipment (300 NW 12 ST)**

TAB 5

- g. **CAR 4638 - Mayor Roscoe Warren Municipal Park (1400 E. Palm Dr.) New Picnic Shelter**

TAB 6

- h. **CAR 4639 - Audubon Park Playground (1441 S. Audubon Dr.)**

TAB 7

- i. **CAR 4648 - Purchase Three (3) Ford F-250 Trucks**

TAB 8

- j. **CAR 4649 - Homestead Streets Urban Forestry Landscape Design Services**

TAB 9

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 4657 - PH2024-77 Site Plan Amendment for JFM Development Corp. (Palm Cove Reserve Subdivision)

TAB 10

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN, AS REQUESTED BY MILLROSE PROPERTIES FLORIDA, LLC., FOR THE DEVELOPMENT OF A NEW RESIDENTIAL SUBDIVISION TOTALLING TWO-HUNDRED NINETY-SIX (296) RESIDENTIAL TOWNHOME DWELLING UNITS LOCATED ON AN APPROXIMATELY 59.08 ACRE PARCEL OF LAND, GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST PALM DRIVE (SW 344TH STREET) AND SE 12TH AVENUE (TENNESSEE ROAD), AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

b. LEGISLATIVE MATTERS

i. FIRST READINGS

1. CAR 4418 - Foreclosure and Vacant Property Ordinance Repeal and Replace

TAB 11

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING SECTIONS 19-110, 19-113, 19-114, 19-115, 19-116 AND 19-118 OF THE CITY

CODE TO REVISE THE REGISTRATION FEES, REVISING THE MAINTENANCE AND SECURITY REQUIREMENTS, CLARIFYING THE CITY'S IMMUNITY FOR INSPECTIONS, AND ADDING A SCHEDULE OF CIVIL PENALTIES FOR VIOLATIONS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

2. CAR 4674 - Amending Parks & Roadway Trust Fund to Include Water and Sewer Infrastructure Improvements

TAB 12

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING SECTION 2-553 "USE OF TRUST FUNDS" OF DIVISION 6 "PARKS AND ROADWAY TRUST FUND" OF ARTICLE IX "FINANCE" OF CHAPTER 2 "ADMINISTRATION" OF THE CITY CODE OF ORDINANCES TO ADD WATER AND SEWER INFRASTRUCTURE IMPROVEMENTS AS A USE OF TRUST FUND MONIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

ii. SECOND READINGS

1. CAR 4590 - Shopping Cart Control Plan

TAB 13

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING SECTION 17-26 OF THE CITY CODE, ENTITLED "SHOPPING CART CONTROL PLAN," BY ADDING DEFINITIONS, PROVIDING FOR METHODS OF COMPLIANCE AND ENFORCEMENT AGAINST VIOLATIONS, EXEMPTIONS, AUTHORIZING THE CITY TO REMOVE, STORE AND DISPOSE OF SHOPPING CARTS, AND REQUIRING SHOPPING CARTS TO DISPLAY OWNERSHIP INFORMATION; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

2. CAR 4641 - Ordinance Renaming City Departments and Establishing the Department of Public Works and Director

TAB 14

AN ORDINANCE OF THE CITY OF HOMESTEAD; FLORIDA, AMENDING THE CITY OF HOMESTEAD CODE OF ORDINANCES BY AMENDING SECTION 2-321 "CITY DEPARTMENTS CREATED", OF DIVISION 1 "GENERALLY" OF ARTICLE V "DEPARTMENTS" OF CHAPTER 2 "ADMINISTRATION", TO RENAME CERTAIN DEPARTMENTS WITHIN THE CITY; FURTHER AMENDING ARTICLE V "DEPARTMENTS" OF CHAPTER 2 ADMINISTRATION BY CREATING DIVISION 3 "PUBLIC WORKS DEPARTMENT" TO INCLUDE PROVISIONS RELATING TO THE PUBLIC WORKS DEPARTMENT AND THE DIRECTOR OF PUBLIC WORKS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

c. RESOLUTIONS

i. CAR 4653 - Health, Dental, and Vision Insurance Renewal FY 2025-2026

TAB 15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING AND AUTHORIZING A GROUP HEALTH INSURANCE CONTRACT WITH CIGNA, AS INSURER; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

ii. CAR 4665 - MCCi Laserfiche Platform Upgrade Services

TAB 16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING SERVICE ORDER 36435 FOR PROFESSIONAL SERVICES TO UPGRADE THE LASERFICHE PLATFORM IN THE AMOUNT OF \$47,992.50 AND SERVICE WORK ORDER 36434 FOR LICENSE UPGRADES IN THE AMOUNT OF \$29,504.33 PURSUANT TO MASTER SERVICES AGREEMENT 28825, AS AMENDED, WITH MCCI, LLC; PROVIDING FOR AN AGGREGATE EXPENSE OF \$84,701.26; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SERVICE WORK ORDERS THEREWITH; UTILIZING PRICING FROM OMNIA--NCPA 01-162; EXEMPTING THE PURCHASE FROM COMPETITIVE BIDDING PURSUANT TO SECTION 2-411.1(a)(5) OF THE CITY CODE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

iii. CAR 4667 - Settlement of All Claims Made by Marcello Marino

TAB 17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE SETTLEMENT OF ALL CLAIMS MADE BY MARCELO MARINO; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

iv. CAR 4669 - Settlement of All Claims Made by Veronica Salcido and Mary Graniela

TAB 18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE SETTLEMENT OF ALL CLAIMS MADE BY VERONICA SALCIDO AND MARY GRANIELA; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

v. CAR 4670 - Settlement of All Claims Made by Altonia L. Asberry and Antwonica L. Holmes

TAB 19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE SETTLEMENT OF ALL CLAIMS MADE BY ALTONIA L. ASBERRY & ANTWONICA L. HOLMES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

vi. CAR 4668 - Settlement of All Claims Made by Fralon Warren

TAB 20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE SETTLEMENT OF ALL CLAIMS MADE BY FRALON

WARREN; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

vii. CAR 4671 - FDOT Turf & Landscape Maintenance Joint Participation Agreement Renewal

TAB 21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AUTHORIZING THE CITY MANAGER TO ACCEPT AND EXECUTE THE FIRST RENEWAL OF THE TURF AND LANDSCAPE MAINTENANCE JOINT PARTICIPATION AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT); PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

viii. CAR 4637 - Adoption of Proposed Operating Millage Rate and Debt Millage Rate for Fiscal Year 2026

TAB 22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, ESTABLISHING A PROPOSED OPERATING MILLAGE RATE OF AD VALOREM TAXATION; ESTABLISHING A PROPOSED MILLAGE RATE FOR DEBT SERVICE ON THE GENERAL OBLIGATION BONDS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

ix. CAR 4575 - Bond Referendum Resolution-GO Bonds for Parks & Roadway Improvements

TAB 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, CALLING FOR A REFERENDUM REGARDING THE ISSUANCE OF GENERAL OBLIGATION BONDS BY THE CITY OF HOMESTEAD IN AN AMOUNT NOT TO EXCEED \$185,200,000 FOR THE PURPOSE OF FINANCING THE COSTS OF CONSTRUCTION OF PARK AND ROADWAY IMPROVEMENTS; PROVIDING FOR PUBLICATION OF NOTICE OF SAID REFERENDUM; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

x. CAR 4546 - Agreement for Foreclosure and Vacant Property

TAB 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF HOMESTEAD AND HERA PROPERTY REGISTRY, LLC, FOR THE PROVISION OF FORECLOSURE PROPERTY REGISTRATION SERVICES IN ACCORDANCE WITH CHAPTER 19, ARTICLE VII OF THE CITY CODE OF ORDINANCES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

xi. CAR 4664 - Authorization of Commercial Sale Agreement with Flanigan's Enterprises, Inc.

TAB 25

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

FLORIDA, APPROVING THE COMMERCIAL CONTRACT AND ADDENDUM BETWEEN THE CITY OF HOMESTEAD AND FLANIGAN'S ENTERPRISES, INC., FOR THE SALE OF APPROXIMATELY 2.429 ACRES OF CITY-OWNED PROPERTY; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ANY NECESSARY DOCUMENTS TO COMPLETE THE TRANSACTION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

xii. CAR 4663 - Blakey Park Playground (600 SW 14 AVE)

TAB 26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE PROCUREMENT AND INSTALLATION OF NEW PLAYGROUND EQUIPMENT WITH SHADE LOCATED AT BLAKEY PARK UTILIZING THE CITY OF CHARLOTTE, NORTH CAROLINA'S CONTRACT AWARD VIA OMNIA PARTNERS CONTRACT 201700135 FOR PLAYGROUND EQUIPMENT AND ASSOCIATED SERVICES PROVIDED BY KOMPAN, INC. IN THE AMOUNT NOT TO EXCEED \$ 579,888.56; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENT AND ASSOCIATED DOCUMENTS THEREWITH; PURSUANT TO CITY CODE SECTION 2-411.1(A)(5) "EXEMPTIONS FROM COMPETITIVE BIDDING;" PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

8. NEW COUNCILMEMBER BUSINESS

9. DISCUSSION

- a. **CAR 4612 - Code Compliance Lien Mitigation Request for Property Owner - 1105-7 SW 2nd ST**

TAB 27

10. BUSINESS FROM THE CITY MANAGER

11. CITY ATTORNEY'S REPORT

12. REPORTS OF MAYOR AND COUNCIL

- a. **COUNCILMAN ROTH**
- b. **COUNCILWOMAN AVILA**
- c. **COUNCILWOMAN BAILEY**
- d. **COUNCILMAN CANABAL**
- e. **COUNCILMAN DAVIS**
- f. **VICE MAYOR FLETCHER**
- g. **MAYOR LOSNER**

13. 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.