



CITY OF HOMESTEAD COUNCIL MEETING AGENDA

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

WEDNESDAY, AUGUST 20, 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 Reverend Howard Harden, Senior Pastor of First Baptist Church of Homestead
 - b. Pledge of Allegiance by Mayor Losner & the Homestead Police Explorers
2. ROLL CALL
3. PUBLIC COMMENTS

4. ADDITIONS, DELETIONS, DEFERRALS

5. PRESENTATION

- a. **CAR 4677 - 2025 Legislative Session Update**

TAB 1

6. CONSENT AGENDA

- a. **July 8, 2025 Special Call Minutes**

TAB 2(a)

- b. **July 16, 2025 Council Presentation Ceremony Minutes**

TAB 2(b)

- c. **July 16, 2025 Council Minutes**

TAB 2(c)

- d. **July 30, 2025 Special Call Minutes**

TAB 2(d)

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 4660 - PH2024-42 Site Plan for Lucy Street (D.R Horton, Inc.)

TAB 3

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING SITE PLAN APPROVAL, AS REQUESTED BY LUCY STREET 328, LLC., FOR THE DEVELOPMENT OF A NEW RESIDENTIAL SUBDIVISION TOTALING EIGHTY-FIVE (85) TOWNHOUSE DWELLING UNITS ON AN APPROXIMATELY 6.5 ACRE PARCEL OF LAND GENERALLY LOCATED NORTH OF LUCY STREET, EAST OF SW 14TH AVENUE AND SOUTH OF SW 6TH STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

ii. CAR 4661 - PH2024 44 Tentative Plat for Lucy Street (D.R. Horton, Inc.)

TAB 4

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING TENTATIVE PLAT APPROVAL, AS REQUESTED BY LUCY STREET 328, LLC., FOR THE DEVELOPMENT OF A NEW RESIDENTIAL SUBDIVISION TOTALING EIGHTY-FIVE (85) TOWNHOUSE DWELLING UNITS ON AN APPROXIMATELY 6.5 ACRE PARCEL OF LAND GENERALLY LOCATED NORTH OF LUCY STREET, EAST OF SW 14TH AVENUE AND SOUTH OF SW 6TH STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

iii. CAR 4662 - PH2024-43 Variance Request for Lucy Street (D.R. Horton, Inc.)

TAB 5

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING A VARIANCE REQUEST, AS REQUESTED BY LUCY STREET 328, LLC., FROM SECTION 30-396.62, "SUBAREAS," OF THE CITY CODE OF ORDINANCES TO PERMIT A FRONT SETBACK OF FIVE (5) FEET WHERE A MINIMUM OF TEN (10) FEET IS REQUIRED FOR THE DEVELOPMENT OF EIGHTY-FIVE (85) TOWNHOUSE DWELLING UNITS ON AN APPROXIMATELY 6.5 ACRE PARCEL OF LAND GENERALLY LOCATED NORTH OF LUCY STREET, EAST OF SW 14TH AVENUE AND SOUTH OF SW 6TH STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

iv. CAR 4705 - Resolution to Approve a Waiver of Plat

TAB 6

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING A WAIVER OF PLAT, FOR THE DIVISION OF PROPERTY TOTALING APPROXIMATELY 2.429 ACRES, GENERALLY LOCATED 700 N HOMESTEAD BLVD, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

b. LEGISLATIVE MATTERS

i. FIRST READINGS

ii. CAR 4696 - Development Services Building Permitting and Inspection Fee Chapter 6 Amendment

TAB 7

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 6, "BUILDINGS AND

BUILDING REGULATIONS," ARTICLE III, "PERMITS," DIVISION 2 "FEES," SECTION 6-51 "REFUNDS; TIME LIMITATIONS, RELOCATION, ETC.," TO MODIFY REFUND AMOUNTS RELATED TO BUILDING PERMIT FEES, SECTION 6-52 "BUILDING PERMIT AND RELATED FEES," TO MODIFY AND INCORPORATE THE BUILDING PERMIT AND INSPECTIONS FEE SCHEDULE INTO THE CODE, SECTION 6-53 "FINES AGAINST CONTRACTORS DURING UNPERMITTED CONSTRUCTION," CLARIFYING CONDITIONS RELATED TO ISSUANCE OF BUILDING PERMITS, AND SECTION 6-54 "FEES FOR MOTORSPORTS COMPLEX" TO REMOVE AND DELETE BUILDING PERMIT FEE WAIVERS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

iii. CAR 4697 - Development Services Local Business Taxes Fee Chapter 16 Amendment

TAB 8

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 16, "LOCAL BUSINESS TAXES AND BUSINESS REGULATIONS," ARTICLE II, "LOCAL BUSINESS TAX RECEIPTS," SECTION 16-39 "LOCAL BUSINESS TAX RECEIPT INSPECTION; REQUIRED INSPECTION FEE," TO MODIFY AND INCORPORATE THE ESTABLISHED INSPECTIONS FEE SCHEDULE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

iv. CAR 4698 - Development Services Public Hearing Fee Chapter 30 Amendment

TAB 9

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 30, "ZONING," ARTICLE II, "ADMINISTRATION," DIVISION II, "PROCEDURE FOR ZONING AMENDMENTS, SPECIAL EXCEPTION PERMITS, PLANNED UNIT DEVELOPMENT SUBMITTALS, AND VARIANCES, ETC.," SECTION 30-51 "FEES FOR PUBLIC HEARINGS AND OTHER ITEMS ESTABLISHED," TO MODIFY THE EXISTING PUBLIC HEARING FEE SCHEDULE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

v. CAR 4687 - Amend Chapter 24 of the City of Homestead Code of Ordinances

TAB 10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA AMENDING THE CITY OF HOMESTEAD CODE OF ORDINANCES BY AMENDING CHAPTER 24 "STREETS, SIDEWALKS AND OTHER PLACES", ARTICLE 1 "IN GENERAL" BY CREATING SECTION 2-6 "RIGHT OF WAY PERMIT FEES"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

vi. CAR 4711 - Amend Chapter 28 of the City of Homestead Code of Ordinances

TAB 11

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY OF HOMESTEAD CODE OF ORDINANCES BY AMENDING CHAPTER 28 "UTILITIES," ARTICLE I "IN GENERAL", ARTICLE II "WATER", ARTICLE III

"SEWER", ARTICLE IV "WATER AND SEWER CONNECTION", AND ARTICLE VI "DEPOSITS", IN ORDER TO ADJUST THE RATES AND CHARGES LEVIED FOR THE PROVISION OF WATER AND SEWER SERVICES; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

c. RESOLUTIONS

i. CAR 4682 - PH2025-16 Establishment of Palm Cove Reserves Community Development District (CDD)

TAB 12

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, EXPRESSING SUPPORT FOR THE EXPANSION OF THE PALM GATE COMMUNITY DEVELOPMENT DISTRICT (CDD), AGGREGATELY ENCOMPASSING APPROXIMATELY 89.25 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 4683 - PH2025 17 Establishment of the Palm Cove Reserves Special Taxing District

TAB 13

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, SUPPORTING THE CREATION OF THE PALM COVE RESERVE MULTI-PURPOSE MAINTENANCE SPECIAL TAXING DISTRICT (STXD), AGGREGATELY ENCOMPASSING APPROXIMATELY 54.45 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 4701 - Florida Commerce/Promise Partnership - LIHEAP Funding

TAB 14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AUTHORIZING THE CITY'S PARTICIPATION IN THE LOW-INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP) IN COORDINATION WITH FLORIDA COMMERCE, AND ITS AUTHORIZED PROGRAM ADMINISTRATORS; ESTABLISHING A BUDGET FOR ANY FUNDS RECEIVED BY THE CITY THROUGH THE PROGRAM; AUTHORIZING THE EXPENDITURE OF SUCH FUNDS IN ACCORDANCE WITH PROGRAM REQUIREMENTS; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS OR AGREEMENTS NECESSARY TO IMPLEMENT THE PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

iv. CAR 4710 - Financing-Seven Solid Waste Trucks through Truist; Purchase Approval and Financing-Two Trash Trucks

TAB 15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA AUTHORIZING THE PURCHASE OF TWO (2) TRASH TRUCKS PURSUANT TO CITY CODE SECTION 2-411.1(A)(5) "EXEMPTIONS FROM COMPETITIVE BIDDING;" AND THE FINANCING OF THE TWO (2) TRASH TRUCKS, ONE (1) FRONT LOADER, ONE (1) CRANE, FOUR (4) SIDE LOADERS, AND ONE (1) DUMPSTER HAULER TRUCKS FOR THE SOLID WASTE DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$2,737,249 PURSUANT TO THE MASTER LEASE WITH TRUIST EQUIPMENT FINANCE CORP. AND/OR ITS AFFILIATES OR ASSIGNS (TRUIST); PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

v. CAR 4673 - Adoption of the City of Homestead's Strategic Plan

TAB 16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA; ADOPTING THE CITY'S FIVE YEAR STRATEGIC PLAN; RECOGNIZING THE PUBLIC INPUT GATHERING THROUGH COMMUNITY FORUMS, LEADERSHIP RETREATS, AND COUNCIL WORKSHOPS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

d. NEW COUNCILMEMBER BUSINESS

8. BUSINESS FROM THE CITY MANAGER

9. CITY ATTORNEY'S REPORT

10. REPORTS OF MAYOR AND COUNCIL

a. COUNCILWOMAN AVILA

b. COUNCILWOMAN BAILEY

c. COUNCILMAN CANABAL

d. COUNCILMAN ROTH

e. COUNCILMAN DAVIS

f. VICE MAYOR FLETCHER

g. MAYOR LOSNER

11. 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.