



# CITY OF HOMESTEAD COUNCIL MEETING AGENDA

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

WEDNESDAY, NOVEMBER 19, 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 Reginald Joseph of Haitian Evangelical Baptist Church of Homestead
  - b. Pledge of Allegiance by Vice Mayor Bailey & the Homestead Police Explorers
2. ROLL CALL
3. PUBLIC COMMENTS

**4. PRESENTATION**

- a. **CAR 4715 - FY 2024--2025 Annual Reports -- City of Homestead Grant Recipients**  
**TAB 1**

**5. ADDITIONS, DELETIONS, DEFERRALS**

**6. CONSENT AGENDA**

- a. **October 7, 2025 Special Call Minutes**  
**TAB 2(a)**
- b. **October 22, 2025 Council Workshop Minutes**  
**TAB 2(b)**
- c. **October 22, 2025 Council Presentation Ceremony Minutes**  
**TAB 2(c)**
- d. **CAR 4820 - Urging the Establishment of Exclusive ZIP Codes for the City of Homestead**  
**TAB 3**

**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 4767 - PH2024-26 Site Plan Amendment Approval for Joe's Junkyard, Inc.**

**TAB 4**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN, AS REQUESTED BY JOE'S JUNKYARD, INC., FOR THE DEVELOPMENT OF A JUNKYARD, RECYCLING AND TRANSFER FACILITY LOCATED ON AN APPROXIMATELY 1.90 ACRE PARCEL OF LAND, GENERALLY LOCATED AT 175 SW 14 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

- ii. **CAR 4768 - PH2024-37 Joe's Junkyard, Inc. Special Exception to permit a Junk Yard**

**TAB 5**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING A SPECIAL EXCEPTION, AS REQUESTED BY JOE'S JUNKYARD, INC, FOR THE DEVELOPMENT OF A JUNKYARD FACILITY LOCATED ON AN APPROXIMATELY 1.90 ACRE PARCEL OF LAND GENERALLY LOCATED AT 175 SW 14 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

- iii. **CAR 4769 - PH2024-38 Joe's Junkyard, Inc. Special Exception to permit a Recycling Transfer Facility**

**TAB 6**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING A SPECIAL EXCEPTION, AS REQUESTED BY JOE'S JUNKYARD INC, FOR THE DEVELOPMENT OF A RECYCLING AND TRANSFER FACILITY LOCATED ON AN APPROXIMATELY 1.90 ACRE PARCEL OF LAND GENERALLY LOCATED AT 175 SW 14 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

- iv. **CAR 4812 - PH2025-36 Helen Homes of South Dade (The Palace) Site Plan Amendment**

**TAB 7**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN, AS REQUESTED BY HELEN HOMES OF SOUTH DADE, LLC., FOR THE DEVELOPMENT OF A 240 UNIT ASSISTED LIVING FACILITY (ALF) ON AN APPROXIMATELY 5.06 ACRE PARCEL OF LAND LOCATED AT 3100 CAMPBELL DRIVE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

- v. **CAR 4822 - PH2025-70 & PH2025-71 Variance Requests for Helen Homes of South Dade, LLC (The Palace)**

**TAB 8**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING A VARIANCE REQUEST, AS REQUESTED BY HELEN HOMES OF SOUTH DADE, LLC., FROM CITY OF HOMESTEAD CODE OF ORDINANCES ("CITY CODE") SECTION 30-1, "DEFINITIONS," TO ALLOW A ROOF PARAPET HEIGHT RANGE

BETWEEN SIX (6) FEET AND THREE (3) INCHES TO ELEVEN (11) FEET AND TEN (10) INCHES, WHERE FIVE (5) FEET IS REQUIRED; AND A VARIANCE FROM CITY CODE SECTION 30-433 (B)(8)(C), "OFF-STREET PARKING AREA REQUIREMENTS IN ALL DISTRICTS," TO PERMIT A TOTAL OF 145 PARKING SPACES WHERE 427 PARKING SPACES ARE REQUIRED FOR THE DEVELOPMENT OF A 240 UNIT ASSISTED LIVING FACILITY (ALF) ON AN APPROXIMATELY 5.06 ACRE PARCEL OF LAND LOCATED AT 3100 CAMPBELL DRIVE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

**vi. CAR 4823 - PH2025-37 Special Exception Requests for Helen Homes of South Dade, LLC (The Palace)**

**TAB 9**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING A SPECIAL EXCEPTION, AS REQUESTED BY HELEN HOMES OF SOUTH DADE, LLC., FOR THE DEVELOPMENT OF A 240 UNIT ASSISTED LIVING FACILITY (ALF) ON AN APPROXIMATELY 5.06 ACRE PARCEL OF LAND LOCATED AT 3100 CAMPBELL DRIVE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

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

**TAB 10**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING SITE PLAN APPROVAL, AS REQUESTED BY KINGSTON 328, LLC., FOR THE DEVELOPMENT OF TWO (2) FREESTANDING 2,500 SQUARE FEET RETAIL AND RESTAURANT BUILDINGS, A 10,000 SQUARE FEET RETAIL BUILDING, A GAS STATION CONSISTING OF A 4,500 SQUARE FEET CONVENIENCE STORE, SIX (6) GAS PUMPS, AND AN ANCILLARY CAR WASH ON AN APPROXIMATELY 4.102 ACRES PARCEL OF LAND, GENERALLY LOCATED AT 888 SE 28 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

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

**TAB 11**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING TENTATIVE PLAT APPROVAL, AS REQUESTED BY KINGSTON 328, LLC., FOR THE DEVELOPMENT OF TWO (2) FREESTANDING 2,500 SQUARE FEET RETAIL AND RESTAURANT BUILDINGS, A 10,000 SQUARE FEET RETAIL BUILDING, A GAS STATION CONSISTING OF A 4,500 SQUARE FEET CONVENIENCE STORE, SIX (6) GAS PUMPS, AND AN ANCILLARY CAR WASH ON AN APPROXIMATELY 4.102 ACRES PARCEL OF LAND, GENERALLY LOCATED AT 888 SE 28 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

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

**TAB 12**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING A SPECIAL EXCEPTION, AS REQUESTED BY KINGSTON 328, LLC., FOR THE DEVELOPMENT OF TWO (2) FREESTANDING 2,500 SQUARE FEET RETAIL AND RESTAURANT BUILDINGS, A 10,000 SQUARE FEET RETAIL BUILDING, A GAS STATION CONSISTING OF A 4,500 SQUARE FEET CONVENIENCE

STORE, SIX (6) GAS PUMPS, AND AN ANCILLARY CAR WASH ON AN APPROXIMATELY 4.102 ACRES 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**

**c. FIRST READINGS**

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

**TAB 13**

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.

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

**TAB 14**

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.

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

**TAB 15**

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.

**g. RESOLUTIONS**

**h. CAR 4829 - Financing and Debt Issuance for 406 Washington Avenue Purchase**

**TAB 16**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING A PURCHASE SALE AGREEMENT AND AUTHORIZING THE ISSUANCE OF A NOTE IN AN AMOUNT NOT TO EXCEED \$1,666,812.00 TO SECURE A LOAN FOR THE PURCHASE OF A PROPERTY FROM THE SELLERS OF THE PROPERTY LOCATED AT 406 WASHINGTON AVENUE; PROVIDING FOR A COVENANT TO BUDGET AND APPROPRIATE NON-AD VALOREM REVENUES FOR THE PAYMENT OF THE LOAN; PROVIDING FOR SECURITY FOR THE NOTE; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT, A NOTE AND SUCH OTHER DOCUMENTS AS MAY BE NECESSARY IN CONNECTION WITH THE LOAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING AN EFFECTIVE DATE.

**i. CAR 4798 - Children' s Trust Safe Families Network- Sub -Contractor Agreements**

**TAB 17**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING SUBCONTRACTOR AGREEMENTS TO IMPLEMENT THE CHILDREN'S TRUST OF MIAMI DADE COUNTY GRANT THAT WAS ACCEPTED BY THE CITY FOR CONTRACTUAL SUPPORT SERVICES TO FAMILIES EXPOSED TO VIOLENCE; PROVIDING FOR IMPLEMENTATION, PROVIDING FOR AN EFFECTIVE DATE.

**j. CAR 4832 - RFQ#202509 Professional Architectural and Engineering Services Continuing Contracts**

**TAB 18**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA; APPROVING THE RANKING OF THE EVALUATION COMMITTEE OF PROPOSERS TO RFQ # 202509 PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES CONTINUING CONTRACTS; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AGREEMENTS WITH THE 69 TOP RANKED FIRMS; SUCH AGREEMENTS SHALL BE SUBJECT TO APPROVAL AS TO FORM AND LEGAL SUFFICIENCY BY THE CITY ATTORNEY; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**k. CAR 4772 - FY24-25 Consolidated Annual Performance and Evaluation Report (CAPER)**

**TAB 19**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT FOR FISCAL YEAR 2024-2025 (CAPER); AUTHORIZING TRANSMITTAL OF THE CAPER TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**l. CAR 4720 - Surplus of Firearms**

**TAB 20**

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, DECLARING CERTAIN POLICE EQUIPMENT AND THE COMPONENTS THEREOF AS SURPLUS PROPERTY; AUTHORIZING THE CITY ADMINISTRATION TO TRADE-IN THE SURPLUS PROPERTY TO A LICENSED FIREARMS DEALER, LOU'S POLICE DISTRIBUTORS, INC., FOR A CREDIT OF APPROXIMATELY \$41,225.00, WHICH SHALL BE USED FOR THE PURCHASE OF NEW FIREARMS AND RELATED POLICE EQUIPMENT, AS NEEDED, PROVIDING FOR IMPLEMENTATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**m. CAR 4836 - RFQ#202526- Solid Waste Hauling Services**

**TAB 21**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE AWARD OF SOLID WASTE HAULING FRANCHISE AGREEMENTS TO COASTAL WASTE & RECYCLING, INC., WASTE MANAGEMENT INC. OF FLORIDA, AND WASTE PRO OF FLORIDA, INC.; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

- n. **CAR 4839 - Establishment of a New Fund to account for Transportation Proportionate Fair Share Agreements**

**TAB 22**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING AND CREATING THE TRANSPORTATION PROPORTIONATE FAIR SHARE ("TPFS") FUND; APPROVING THE CONSOLIDATION AND TRANSFER OF EXISTING TPFS MONIES INTO THE NEW FUND; PROVIDING FOR THE IMPLEMENTATION OF PROJECT BUDGETS FOR EXISTING AND FUTURE MONIES RECEIVED FROM TPFS AGREEMENTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- o. **CAR 4840 - Establishing a Budget for the Employee Clinic**

**TAB 23**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, ACCEPTING THE \$183,686 REBATE FROM UNITED HEALTH CARE; AUTHORIZING THE ESTABLISHMENT OF A BUDGET FOR \$383,686 FOR THE EXPENDITURE OF THESE FUNDS ALONG WITH THE \$200,000 CREDIT FROM CIGNA TOWARDS AN EMPLOYEE HEALTH AND WELLNESS CLINIC; PROVIDING FOR THE IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**8. BUSINESS FROM THE CITY MANAGER**

**9. CITY ATTORNEY'S REPORT**

**10. REPORTS OF MAYOR AND COUNCIL**

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

- i. **CAR 4845 - Three Virtues Church Prayer Breakfast - Sponsorship Request**

**TAB 24**

- 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.