CITY OF HOMESTEAD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that a Hybrid Public Hearing will be held before the City of Homestead City Council (the "City Council") on **Wednesday, August 19, 2026,** immediately following the Council Presentation Ceremony at 5:00 p.m. in the City Hall Council Chambers located at 100 Civic Court, Homestead, Florida, 33030. The following item(s) will be heard:

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 30, "ZONING," ARTICLE I, "IN GENERAL," SECTION 30-1, "DEFINITIONS," TO CREATE A DEFINITION FOR EXPRESS MECHANICAL CARWASH; AND AMENDING CHAPTER 30, "ZONING," ARTICLE III, "DISTRICT REGULATIONS," DIVISION 12, "B-2 RETAIL COMMERCIAL DISTRICT," SECTION 30-276, "USES PERMITTED," TO ALLOW EXPRESS MECHANICAL CARWASHES AS A PERMITTED USE IN THE B-2 ZONING DISTRICT; AND AMENDING CHAPTER 30, "ZONING," ARTICLE IV, "SUPPLEMENTAL DISTRICT REGULATIONS," DIVISION 9, "MIXED USE AND NON-RESIDENTIAL DEVELOPMENT STANDARDS," SECTION 30-540, "SERVICE STATIONS, AUTO REPAIR, AND CAR WASHES," TO ESTABLISH DEVELOPMENT STANDARDS FOR EXPRESS MECHANICAL CARWASHES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 30, "ZONING," ARTICLE I, "IN GENERAL," SECTION 30-1, "DEFINITIONS," TO CREATE DEFINITIONS RELATING TO SMALL ANIMAL CLINICS; AND AMENDING CHAPTER 30, "ZONING," ARTICLE III, "DISTRICT REGULATIONS," DIVISION 10, "B-1A PROFESSIONAL BUSINESS RESTRICTED DISTRICT," SECTION 30-241, "USES PERMITTED," AND DIVISION 11, "B-1 RESTRICTED RETAIL COMMERCIAL DISTRICT," SECTION 30-256, "USES PERMITTED," TO ALLOW SMALL ANIMAL CLINICS AS A PERMITTED USE IN B-1A AND B-1 ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Hybrid Public Hearing allows the public to participate and be heard with regard to the above referenced agenda items by calling in, Cisco WebEx or physically appearing in City Hall. The meeting can be viewed live on the City access channel or Livestream at www.Cityofhomestead.com/publicmeeting. The public may also participate live during the Hybrid Public Hearing by utilizing video conference via WebEx Events or via toll free conference call number. Please visit www.cityofhomestead.com/calendar for specific details and instructions on participation utilizing video and telephonic conferencing.

In addition, the City will be accepting written public comments as part of the Hybrid Public Hearing, which can be emailed to publiccomments@cityofhomestead.com. Written public comments on specific agenda items (including your name, address, item you would like to comment on, and your comment) can be submitted up until noon on Tuesday, August 18, 2026, and reviewed by the Council as part of the record. All written public comments are limited to 300 words per comment.

If a person decides to appeal any decision made by the City Council with respect to any matter considered at a meeting or hearing, that person 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 includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requiring accommodations in order to participate in this Hybrid public hearing should contact the Office of the City Clerk located at 100 Civic Court, Homestead, Florida 33030, telephone number (305) 224-4442, no later than one business day prior to such proceedings.

The meeting agenda packet and related agenda materials concerning the above referenced agenda items, are available for review and inspection at the Office of the City Clerk during regular business hours. Additionally, the agenda packet, including materials related to the agenda items are available for review the Wednesday before the meeting on the City's website at www.homesteadfl.gov.

ELIZABETH SEWELL, MPA, MMC
CITY CLERK
August 07, 2026