

**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, October 22, 2025, 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, APPROVING THE REZONING, AS REQUESTED BY CITY OF HOMESTEAD OF AN APPROXIMATELY 16.116 ACRE PARCEL OF LAND FROM GOVERNMENT PROPERTY (GP) ZONING DISTRICT TO RETAIL COMMERCIAL (B-2) ZONING DISTRICT FOR THE PROPERTY GENERALLY LOCATED GENERALLY LOCATED 700 AND 790 N HOMESTEAD BLVD, AS LEGALLY DESCRIBED AS LEGALLY DESCRIBED IN EXHIBIT “A;” PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE REZONING, AS REQUESTED BY NEW HEALTH COMMUNITY CENTERS, INC., OF AN APPROXIMATELY 0.299 ACRE PARCEL OF LAND FROM MULTIPLE APARTMENT (R-3) ZONING DISTRICT TO RESTRICTED RETAIL COMMERCIAL (B-1) ZONING DISTRICT FOR PROPERTY LOCATED AT 100 NW 7TH STREET, AS LEGALLY DESCRIBED IN EXHIBIT “A;” PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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.

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.

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.

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, EXPRESSING SUPPORT FOR THE ESTABLISHMENT OF THE SANDERO LANDING COMMUNITY DEVELOPMENT DISTRICT (CDD), AGGREGATELY ENCOMPASSING APPROXIMATELY 82.95 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.

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, SUPPORTING THE CREATION OF THE SANDERO LANDING MULTI-PURPOSE MAINTENANCE SPECIAL TAXING DISTRICT (STXD), AGGREGATELY ENCOMPASSING APPROXIMATELY 82.95 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.

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, October 21, 2025, 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
October 10, 2025