

CITY OF HOMESTEAD CITY MANAGER'S BI-MONTHLY REPORT

November/December 2025

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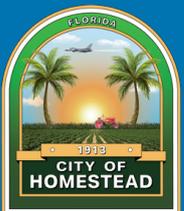
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ELECTED OFFICIALS 2025



Mayor

Steven D. Losner



Vice Mayor

Jenifer N. Bailey
Seat 4



Councilwoman

Kimberly Konsky
Seat 1



Councilman

Sean L. Fletcher
Seat 2



Councilman

Larry Roth
Seat 3



Councilwoman

Erica G. Ávila
Seat 5



Councilman

Clemente Canabal
Seat 6

CITY MANAGER MESSAGE



Zerry Ihekwaba,
PhD, PE

Dear Mayor and Council Members,

As we leave the holiday season, we reflect on the joy, community, and festive spirit that make Homestead a vibrant place to live. This year, we are especially proud to celebrate the inaugural Discover Homestead Winter Wonderland Experience, a landmark seasonal event featuring a real outdoor ice rink operating for 60 consecutive days—one of the longest seasonal activations ever hosted in Downtown Homestead. From festive performances and holiday activities to ice skating in the heart of the city, the Winter Wonderland Experience has brought families together, drawn regional attention, supported local businesses, and reinforced Homestead as a welcoming destination for residents and visitors alike. As the experience continues through mid-January, the City remains focused on successfully closing out the season, maintaining strong community engagement, and ensuring Winter Wonderland Experience concludes as a memorable and impactful first-year event for Homestead.

Throughout November and December, Winter Wonderland Experience continued to grow into a signature holiday activation for our community. The event extended beyond the ice rink, creating a citywide seasonal presence that could be seen throughout Downtown, across Homestead, and even throughout South Florida. Themed weeks, interactive experiences, and community partnerships helped sustain excitement over multiple weeks, encouraged repeat visitation, and provided residents with new ways to engage, celebrate, and create memories throughout the holiday season.

At the same time, we continue to honor and celebrate the members of our community who serve others. We remain grateful for the veterans among us, whose leadership, dedication, and service strengthen our City each day. These contributions—past and present—remain a cornerstone of Homestead's resilience and civic pride.

In addition to celebrating recent accomplishments, the City is actively preparing for the upcoming legislative session. This is a critical period for advancing priorities that support Homestead's growth, infrastructure needs, and long-term sustainability. Under the leadership and direction of the Mayor and City Council, the administration is taking a proactive approach to ensure we are well-positioned, coordinated, and prepared to advocate effectively for our community's interests at the state level.

We are also excited for what lies ahead in 2026. The coming year will bring continued momentum and meaningful progress, including the ongoing development of the City's Art in Public Places initiative, which will further enrich our community identity and shared spaces. We also look forward to the groundbreaking of signature capital improvement projects, including the extensive Krome Avenue improvements and the VSGS Sports Performance Hub—both transformational investments that will enhance connectivity, opportunity, and quality of life for our residents.

Together with ongoing projects, programs, and seasonal events, these efforts reflect the City's commitment to fostering joy, connectivity, opportunity, and strong governance for all residents. I am inspired by the enthusiasm, engagement, and community spirit demonstrated throughout this holiday season and look forward to building on these successes in the months ahead.

The Future Lives Here.

Sincerely,

Zerry Ihekwaba, PhD, PE



Jan 5 - Jan 15

Discover Homestead: Winter Wonderland Presents Blast from the Past

Jan 16 - Jan 18

Discover Homestead: Winter Wonderland Presents Western Cowboy

Jan 16

MLK Breakfast

Jan 16

Super Smash Bros Ultimate Tournament

Jan 22

Mobile DMV

Jan 27

Vulnerability Assessment Meeting

Jan 30

Mobile DMV

Visit the City of Homestead's Flickr account to see event photos.

[HOMESTEADFL.GOV/FLICKR](https://www.homesteadfl.gov/flickr)



[HOMESTEADFL.GOV/CALENDAR](https://www.homesteadfl.gov/calendar)



Discover Homestead: Winter Wonderland Presents Opening Day



Discover Homestead: Winter Wonderland Presents Grand Bazaar



Letters Unveiling



Discover Homestead: Winter Wonderland Game Night -Dominoes

STATE APPROPRIATIONS

On November 12, 2025, Mayor and Council approved **Resolution No. R2025-11-160**, establishing the City's 2026 Legislative Priorities. The agenda includes advocating for municipal home rule, property tax exemptions for municipally owned properties, and the continuation of Community Redevelopment Agencies (CRAs). Mayor and Council also directed staff to submit appropriations requests for key projects, including the Joint Operations Center (JOC), drinking water storage tanks near Homestead-Miami Speedway and at Wittkop Park, upgrades to undersized and aged water mains (Phase III), SW162nd/NE18th Ave roadway expansion and bridge improvements, and the Elderly Meal Program.

Legislation filed to date includes multiple bills that could materially affect municipal authority, fee collections, and ad valorem revenue streams, such as proposals limiting building permit fees, expanding homestead exemptions, or eliminating local business taxes. Several land-use and growth-management bills establish numerical thresholds that preempt local discretion, including large-scale developments, mandatory administrative approval timelines, and provisions that automatically certify projects if local governments do not act within specified deadlines.

The Florida Legislative Session begins on January 13, 2026, and runs through March 13, 2026. The Administration will continue to work with the City's contracted lobbyists, members of the Florida Legislature, and administrative staff in state agencies to advocate for and secure funding aligned with the City's priorities. Effective December 11, Josh Rios was promoted to Chief of Legislative and Governmental Affairs, strengthening coordination of legislative strategy, intergovernmental relations, and policy initiatives.

CITYWIDE STRATEGIC PLAN

Following the adoption of the City of Homestead's inaugural Five-Year Strategic Plan, departments have been actively integrating the City's mission, vision, core values, and tagline, "The Future Lives Here," into daily operations. As part of this effort, the City is implementing ClearPoint, a new performance management platform designed to help departments track progress on strategic goals. ClearPoint will streamline internal reporting while promoting alignment, accountability, and continuous improvement, allowing departments to monitor initiatives, identify opportunities for improvement, and ensure all efforts directly support the City's goals and objectives. In addition, the platform will feature public-facing dashboards expected to launch in the first quarter of 2026, providing residents and stakeholders with transparent, measurable insights into how the City is advancing its goals and delivering tangible results. Additional updates will be shared as this innovative tool is rolled out, reflecting the City's commitment to transparency, engagement, and improving services and quality of life for the community.



Engagement



Quality of Life



Infrastructure



Economic Development



Internal Operations

KROME MARKETPLACE

The Homestead Community Redevelopment Agency (HCRA) is advancing redevelopment efforts at Krome Marketplace through a strategic redesign of the interior spaces. As part of the nearly complete architectural and mechanical assessments, the site has been reimagined to better position the property for future activation and private investment.

The updated vision features a mix of community-focused uses, including a sit-down restaurant, a neighborhood bar, and a sports-themed casual dining and music venue. To help the public and prospective developers visualize these concepts, the windows at Krome Marketplace have been wrapped with renderings showcasing the potential uses and design. These concepts will serve as guiding tools as staff seeks development partners capable of transforming the re-envisioned spaces into viable, long-term assets for Downtown Homestead.

This proactive approach is intended to enhance marketability, showcase the site's potential, and support the broader goal of creating a vibrant dining and entertainment destination within the CRA district.

KROME MARKETPLACE PARKING LOT

The Krome Marketplace parking lot project is currently under construction. Work on the parking lot adjacent to Krome Marketplace was temporarily paused to allow Homestead Public Services (HPS) and other utility providers to remove existing lines and complete necessary underground work.

OLD CITY HALL SITE

From November 2025 onward, City staff focused on advancing the property transaction for the former City Hall site. In early November, the Waiver of Plat was scheduled to be presented to the Miami-Dade County Plat Committee, a necessary step to move forward with the sale of approximately 2.4 acres to Flanigan's Enterprises, Inc.

Since that time, new modifications are being made to the design of the access road and easement, which require the traffic study to be updated and resubmitted before the item can return to the County for Waiver of Plat review. Once this process is completed and approvals are secured, the City will be able to determine a closing timeline.

These efforts maintain momentum toward the planned redevelopment and future economic development opportunities.

EPL IMPLEMENTATION

The City of Homestead successfully launched the EPL-B.U.I.L.D. System in October 2025, marking a major step in the City's digital transformation. The system introduced **43** electronic processes across multiple departments and a citywide online payment solution, improving efficiency and accessibility for residents, contractors, and businesses.

Over the past **90** days, adoption has been strong, with **70** permits issued online, more than **390** permit applications processed, **141** professional license applications submitted (including **133** contractor and **8** lobbyist applications), **100** inspections completed, **1,500** new code cases opened, and **2,600** online payments processed. Users can submit applications, track progress, and make payments remotely, enhancing transparency and convenience.

The City has launched the "All Things EPL-B.U.I.L.D." webpage to support users with resources and guidance. Phase 2 is underway and scheduled for implementation through January 2027, introducing approximately **106** additional processes. Phase 2 will include the configuration and deployment of services, including all remaining building permit applications, business licensing, certificate of use applications, inspections, community planning modules, Special Events Permits, Solid Waste service requests, all other HPS Energy permits, and all remaining Public Works processes.

PRIORITY PROJECTS

HOMESTEAD REGIONAL PARK

In July, the Sports Performance Hub (SPH) team proposed a \$275 million private investment to transform the 100+ acre Homestead Regional Park into a premier, multi-use sports and recreation destination. The vision includes new athletic fields, a stadium, courts, community amenities, and supporting infrastructure that would significantly enhance recreational opportunities and regional appeal.

The agreement was executed in September, and the project has progressed into the Site Plan Review process, with construction anticipated to begin in Q1 2026. The SPH team is scheduled to present to the Mayor and City Council in January, where they will provide updated park renderings and introduce their new CEO.



KROME AVENUE UPGRADES

The City is advancing comprehensive infrastructure and corridor improvements along Krome Avenue to support continued growth, economic development, multimodal transportation, and revitalization within the Community Redevelopment Agency (CRA) area. The project includes critical upgrades to aging underground utilities, replacing undersized water mains with 12-inch or larger lines and upgrading existing 8-inch sewer lines to 24-inch or larger lines along the Krome Avenue corridor from NW 4th Street to SE 8th Street (Lucy Street). These improvements are necessary to increase system capacity and reliability and to support multiple planned developments within the service area.

In addition to utility improvements, the project scope enhances the public realm and transportation network through the installation of new sidewalks and ADA-accessible ramps, new trolley shelters, upgraded corridor lighting, landscaping and irrigation, and overall streetscape improvements. The project also includes roadway and design features that require Council review and concurrence, including trolley shelter designs, roadway configuration, and decorative pavement and traffic calming elements.

Due to the expanded scope of work and coordination with the ongoing Trolley Efficiency Study, the project schedule has been adjusted. Design is currently advancing, and additional design services have been negotiated. The project is moving through permitting and procurement to obtain comparative bids. Construction is anticipated to be completed by mid-2027, with the overall grant performance period extending through March 2028.

PUMP STATION #22/BASIN MORATORIUM (ARPA CONTRIBUTION \$3,641,905)

The City is advancing the design and construction of a new Pump Station 22 (PS22) to address ongoing operational challenges. PS22 remains under a state of emergency declared by the City Manager, and this project will replace and modernize the existing facility to ensure reliable wastewater service. The U.S. Department of Housing and Urban Development (HUD), the project's granting agency, authorized the City to issue separate Invitations to Bid (ITBs) for long-lead, owner-furnished equipment to help expedite construction. Pre-purchased items include an automatic transfer switch with circuit breaker, submersible pumps, control panel, generator, and remote telemetry unit, all of which will be installed by the contractor during the upgrade.

Staff has completed negotiations with consultants for design, permitting, and bid package preparation. The design documents are 100% complete, and a Notice to Proceed was issued on December 19, 2025. The project spans Districts 1, 4, and 6 and is anticipated to be fully completed by November 2026.

Previously, the PS22 Super Bypass project, which diverts wastewater directly to the Wastewater Treatment Facility Influent Pump Station #1 to remove the pump station's moratorium status, was substantially completed. Major installations—including conduit, concrete, splice boxes, transformers, check valves, ATS, disconnect switches, and SCADA communication floats—were completed or in final procurement stages, providing a foundation for the new PS22 construction.

PUMP STATION #11

The City is advancing the rehabilitation of Pump Station 11 (PS-11) and its associated force main to improve system reliability, bypass Pump Station 15, and accommodate future growth within the service area. The project was initially launched in 2022 with the submission of the Basis of Design Report (BODR) to DERM, outlining proposed improvements to the station and the force main connection to Basin-01. In June 2023, City Council approved CAR 3930, authorizing the City to contract with a design firm to prepare detailed plans, specifications, and provide construction-phase services. This project is a critical step in modernizing the City's wastewater infrastructure and ensuring reliable service for current and future development.

As of recent updates, the City received the 60% Plans and Specifications for review on November 1, 2024. The new Public Works Director paused the design review to account for future system connections beyond current demand. The hydraulic analysis for the PS-11 upgrades and the discharge force main is anticipated to be signed and sealed in January 2026. Public Works staff will meet with the Engineer of Record in January 2026 to review the 60% design and expedite completion of the final design. In coordination with this process, the City will also meet with developers impacted by the PS-11 moratorium to identify tie-in locations for their respective developments, ensuring the upgrades support both existing and planned connections.

OPERATIONAL UPDATE

In November and December 2025, the City Clerk’s Office continued to support public record requests, lobbyist registrations, agenda management, and passport services.

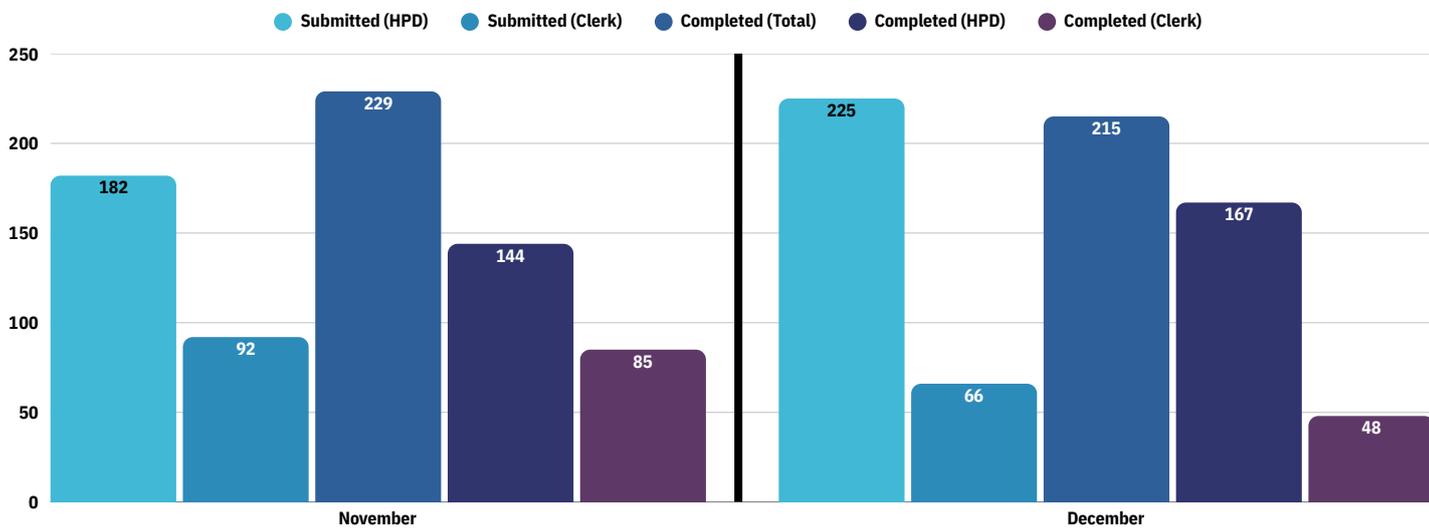
Public Record Requests

Residents submitted a total of **274** requests in November and **291** requests in December through the JustFOIA Public Record Request Portal. The breakdown is as follows:

- November: HPD received **182** requests; City Clerk’s Office received **92** of requests. Of the **229** requests received, the following were completed (HPD: **144**; City Clerk: **85**).
- December: HPD received **225** requests; City Clerk’s Office received **66** requests. Of the **215** requests received, the following were completed (HPD: **167**; City Clerk: **48**).

These efforts ensured timely access to public records and maintained transparency for the community.

City of Homestead’s Public Record Request Portal
Via JustFOIA



OPERATIONAL EFFICIENCIES

The City Clerk’s Office, in collaboration with the City Manager’s Office, processed agenda packets through the CHAMPS Agenda Management Program:

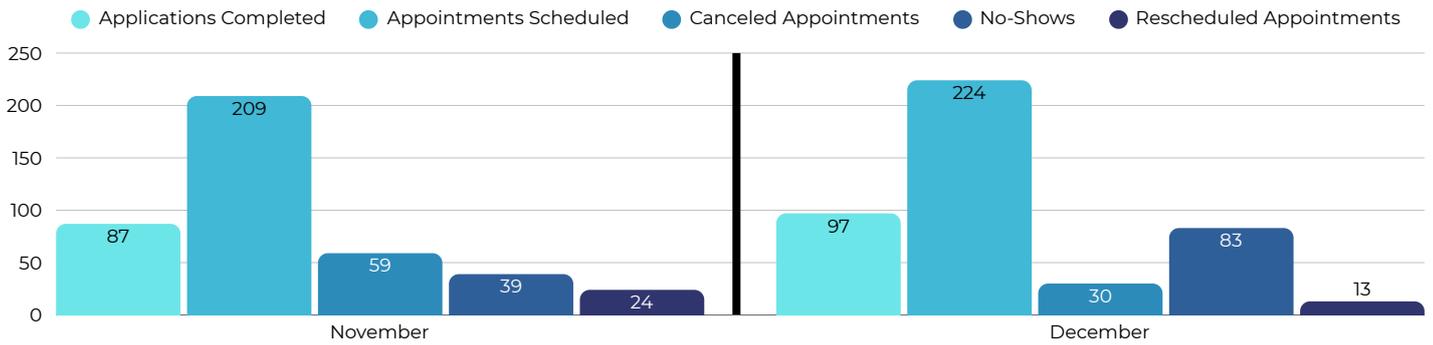
- November: **8** agenda packets processed
- December: **6** agenda packets processed

The City Clerk’s Office also processed lobbyist registrations via the EPL platform:

- November: **1** registration and 1 Principal, generating **\$250**
- December: **2** new registrations, **2** new Principals, and **1** renewal, generating **\$1,250**

PASSPORT FACILITY UPDATE

The Passport Acceptance Facility continued serving residents:



The Qless appointment scheduling software continues to provide residents with a streamlined, appointment-based passport application process.

COMMUNICATIONS | PIO

OPERATIONAL UPDATES

SEASONAL PROGRAMS, COMMUNITY ENGAGEMENT, AND STRATEGIC COMMUNICATIONS

In November and December, the Communications division fully executed the City's Discover Homestead: Winter Wonderland Experience campaign, delivering a comprehensive branding and engagement strategy across multiple platforms. The campaign's branding was promoted not only across all social media channels but also throughout Homestead and regionally on South Florida billboards, creating broad visibility for the seasonal event. On-site, custom event signage was installed at the ice rink and surrounding areas, enhancing the in-person experience and helping visitors navigate the attractions. The team collaborated with local and regional influencers to produce engaging content, amplifying awareness and encouraging community participation. Trending social media reels and videos, aligned with viral challenges and popular music, were created throughout both months, collectively garnering over **1 million** views across all platforms. Content highlighted family-friendly activities, including ice skating, holiday decorations, specialty vendors, children's activities, and live performances, showcasing the City's commitment to seasonal celebrations. Throughout the campaign, the Communications team monitored trends and audience engagement in real time, refining content to maximize impact. Interactive campaigns encouraged residents to share their Winter Wonderland experiences, fostering community connection and strengthening Homestead's profile as a vibrant, welcoming destination during the holiday season.

Enhancing Digital Presence & Seasonal Engagement

In addition to Winter Wonderland, the City initiated the process for the website redesign and prepared to re-launch the America 250 logo, enhancing digital presence and promoting community pride. Seasonal programming also included the Trolley to the Parks initiative, allowing residents and visitors to travel between Homestead and the two national parks with complimentary admission, further supporting local engagement and tourism.

OPERATIONAL UPDATES

CONTENT REACH AND ENGAGEMENT

The following section provides an overview of audience reach and engagement metrics for November and December across all social media platforms including Facebook, Instagram, X, Threads, and LinkedIn.



CODE COMPLIANCE

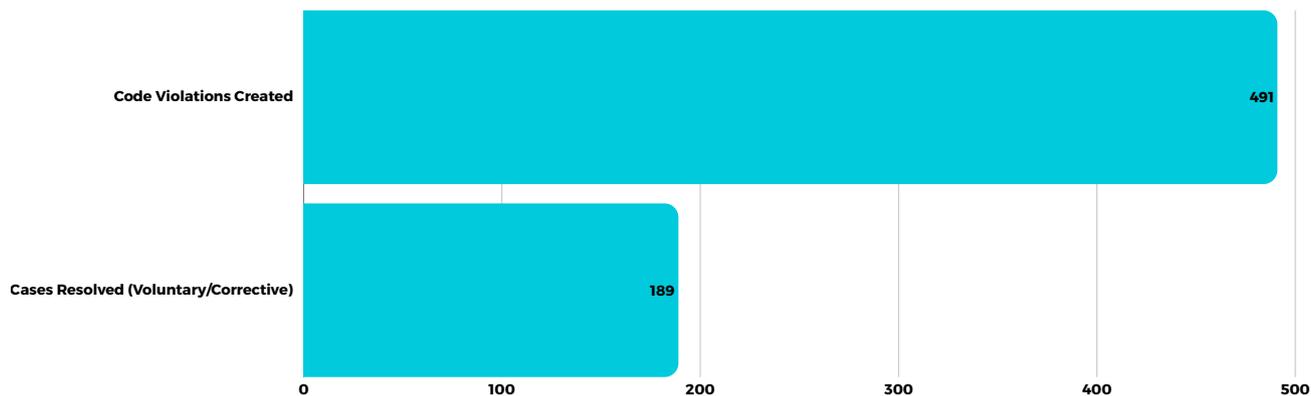
OPERATIONAL UPDATE

The Code Compliance Department continued advancing enforcement, community engagement, and operational readiness throughout November and December. Staff focused on preserving neighborhood standards, enhancing public safety, and supporting citywide initiatives through professional development, outreach, and interagency collaboration. These efforts reflect the department's commitment to efficient, community-centered service and alignment with the City's strategic goals for innovation and excellence.

MONTHLY ENFORCEMENT METRICS

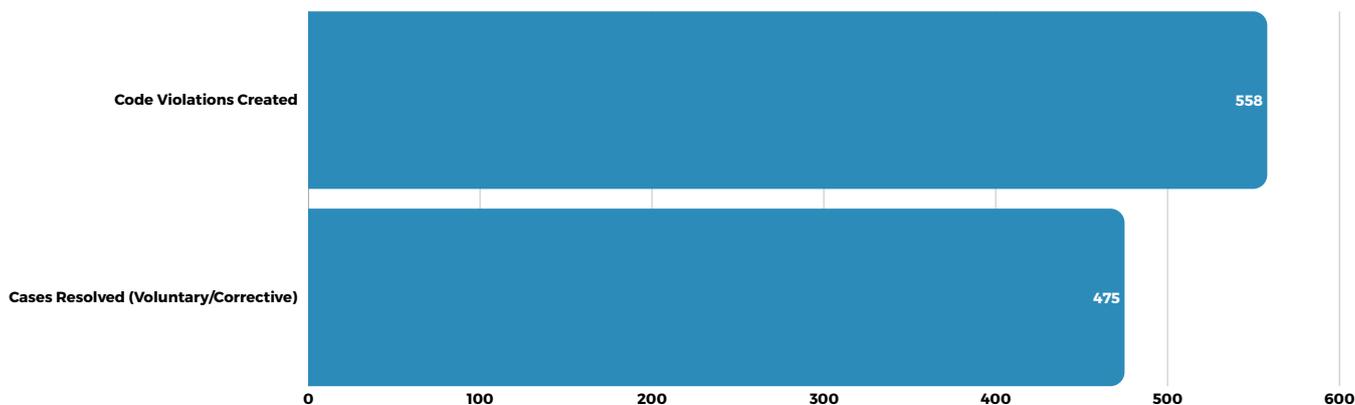
November

● November



December

● December



NOVEMBER TOP 5 VIOLATIONS

Violation	Cases Opened
Sanitation Violations (Bulk Trash, Litter, and Debris)	110
Overgrowth Violations	56
Animal/Pet Violations	46
Work Without Permits	35
Obstructions of ROW Violations	35



DECEMBER TOP 5 VIOLATIONS

Violation	Cases Opened
Sanitation Violations	121
Overgrowth Violations	67
Work Without Permits	56
Recreational Vehicle & Trailer Violations	35
Obstructions of ROW Violations	29

Professional Development & Training

In November and December, Director Perez attended specialized training on Planning for Disaster Debris Management hosted by the National Disaster Preparedness Training Center, enhancing departmental readiness for pre- and post-storm operations and supporting the City's broader emergency management capabilities. He is also scheduled to attend the Evacuation Planning Strategies and Solutions course in January 2026. Manager Morillo completed hands-on training with Axon's certified Body-Worn Camera trainer, reinforcing device handling, operational procedures, and data documentation standards, which support officer safety, transparency, and accountability in field operations. The department also finalized the recruitment and onboarding of two new Code Compliance Officers, who will begin in January 2026, achieving full staffing for FY26.

OPERATIONAL UPDATE

Community Outreach & Interagency Collaboration

The department actively participated in the launch of Discover Homestead Winter Wonderland Experience, providing guidance to businesses and residents in the downtown corridor to ensure safety and event compliance. In November, at the Coffee with CRA event, Manager Morillo and Code Compliance Officer II Lilian Valencia presented department updates, answered stakeholder questions, and reinforced collaboration with the Homestead CRA. In December, the department hosted its first Coffee with Code & Cop, connecting with residents, sharing educational resources, and listening to community concerns. A toy drive was held during the event, and the donated items were distributed by the Homestead Police Department to children in the community for the Christmas holiday.



OPERATIONAL UPDATES

Interdepartmental Coordination & Project Support

In November, the CRA continued implementing its enhanced grant and project support process through weekly coordination meetings with Development Services. These meetings focus on expediting permits, identifying and addressing potential delays early, and supporting timely project completion and closeout.

Coffee with the CRA

The November Coffee with the CRA featured the Code Enforcement Department, which provided guidance to downtown businesses and property owners on common code violations and best practices for compliance. Attendees also shared concerns and discussed opportunities for improved collaboration.

During the event, the CRA—alongside the Economic Development Council of South Miami-Dade County and the Chamber of Commerce of South Miami-Dade County—announced a new business education series launching in January. The first session will focus on Marketing and Promotion, with future bi-monthly workshops covering:

- Business Planning & Updates
- Financial Planning & Projections
- Accounting Best Practices
- Legal 101 for Startups

The CRA is also working with its partners to establish a mentorship program pairing new and existing businesses with experienced mentors.

Public Art & Downtown Identity Enhancements

Following the final CRA Board meeting on November 12, the CRA commissioned local muralist Andres Carmiol to create a signature mural at Krome Marketplace along NW 2nd Street. The mural will celebrate the City's history, enhance downtown aesthetics, and strengthen visual identity. Designated selfie locations will be added to encourage digital promotion of downtown and the City.

Downtown Gateway Features

To enhance the visitor experience and reinforce downtown's identity, the CRA partnered with Miller Legg to develop gateway feature concepts at key downtown entry points, including:

- Krome Avenue at Flagler Avenue
- Mowry Drive at Flagler Avenue
- Civic Court / NE 2nd Drive at Flagler Avenue
- Campbell Drive at Flagler Avenue

The CRA also plans to collaborate with Miami-Dade County to enhance landscaping along the Busway. Concepts will be presented to the CRA Board and City Council, with phased installation expected to take place over the next several years, coordinated to align with upcoming utility replacement projects.

BUSINESS SPOTLIGHT & REDEVELOPMENT UPDATES

La Patrona Bakery | 156 West Mowry Drive

After more than a year of construction, La Patrona Bakery received its Certificate of Occupancy for its new location. A locally owned business for over 20 years, La Patrona expanded by purchasing and redeveloping a vacant warehouse near its original site. The expansion will increase production capacity, add a second retail location, and position products for broader distribution, including placement in the El Presidente supermarket chain. The project was supported by a \$250,000 CRA Business Relocation and Expansion Grant and more than \$2 million in private investment. Test baking is underway as preparations continue for a grand opening.

OPERATIONAL UPDATES

BUSINESS SPOTLIGHT & REDEVELOPMENT UPDATES

Krome Marketplace Window Wrap

The CRA commissioned and installed an envisioning window wrap at Krome Marketplace to enhance the property and improve its appearance. The imagery depicts a future restaurant and bar concept, helping the public visualize the site's planned redevelopment. This temporary improvement supports placemaking and reinforces the CRA's long-term vision for the property. The wrap also serves as a branding and communication tool while redevelopment efforts continue.

Holiday Storefront Activation

The CRA transformed the interior of 220 N. Krome Avenue during Winter Wonderland Experience with a White Christmas theme. This festive installation enhanced the downtown holiday experience and encouraged foot traffic along the Krome Avenue corridor. The activation supports seasonal placemaking efforts and showcases the potential of the space for future uses.

Commercial Enhancement Grant Award | 406 North Krome Avenue

The CRA Board approved a Commercial Enhancement Grant for the property located at the corner of Krome Avenue and NW 4th Street. Planned improvements include a new roof, parking lot resurfacing, lighting and signage upgrades, landscaping, exterior paint, rear property screening, and removal of security bars. The CRA grant will support exterior cosmetic improvements to enhance visual appeal and prepare the property for future occupancy.

New Café Coming to Downtown

Moren's Café & Bakery has leased space at 112 North Krome Avenue in the Paramount Dance Studio building. The new café is anticipated to open in early 2026, with owners currently working through design and permitting as they prepare to join downtown's continued revitalization.

CRA EVENTS UPDATE

Coffee with the CRA

The December Coffee with the CRA meeting was cancelled in observance of the Christmas holiday.

CUSTOMER SERVICE | HPS

OPERATIONAL UPDATES

In November, the Customer Service Department advanced operational improvements to strengthen efficiency, service quality, and preparedness. Collections and lien processing activities continued. Since accurate reporting has resumed, the City has referred \$3,043,746.15 in past-due, inactive accounts to Online Collections, the City's vendor responsible for bad debt recovery. As of November 3, 2025, the vendor has recovered \$142,999 on these referred accounts.

Lien cleanup was completed, leaving **35** active liens, and the team began refiling liens with applicable yearly increments and preparing to collect recording fees from customers. Paperless billing, implemented in October, continued to be promoted, with further coaching of AnswerNet call center staff resulting in improved call handling, quality scoring, and trending improvements in service levels and lower abandon rates.

OPERATIONAL UPDATES

In December, collections processes are now current, with **\$3 million** submitted to collections year-to-date and **\$143K** collected (**4.84%** due to the age of debt). Lien cleanup continued, with several existing lien cases identified for amendment and legal guidance; an LSR has been submitted. IVR menu changes completed on December 15 routed calls more effectively to the outage queue. Paperless billing continued to be promoted, while coaching of AnswerNet call center staff improved call handling, quality scoring, and trending service levels, with lower abandon rates.

Staff Development & Process Improvements

In November, the department continued training and development of new supervisors and clerks, with advanced cross-training in Liens & Collections, Billing, Work Orders, and Simplifile recording processes. Supervisory tasks were assessed, with transitions planned for the week of December 8 to improve efficiency and capacity. Billing staff continued cross-training on water loss reports, finals, and ITRON uploads/downloads. Absence discussions were conducted to support operational continuity.

In December, training and development continued, including advanced cross-training across Liens & Collections, Billing, and Work Orders. Supervisory tasks were assessed, with transitions scheduled for the week of January 5 to build capacity and improve efficiency. Work Orders cross-training has been completed, and November absence reports were reviewed to support operational continuity.

Partnerships & Operational Collaboration

In November, Customer Service collaborated with Public Works, CDHS, and the City Clerk's Office to improve processes, including the Floating Meter process, meter change-outs for malfunctioning and legacy meters, and the **Federal Workers Relief Program (FWRP)** temporary assistance plans for federal employees. Updates were implemented in Naviline, and customer communications were added via bill messages and Paymentus.

In December, collaboration continued with Public Works and the City Clerk's Office to enhance operational processes, including the Floating Meter process, meter change-outs for malfunctioning or legacy meters, and refinement of bankruptcy correspondence processes. These process improvements have increased remote reads and allowed the reallocation of one meter reader from manual reading to troubleshooting or service orders for **11** of the **20** days in the reading cycle. Collaboration is ongoing for the LIHEAP Promise process to apply awards to electric charges only.

Technology & Systems

In November, key technology initiatives advanced, including the FCS upgrade to enable meter readers to use tablets, pending City Manager approval of the supplemental agreement. Paymentus SOW approval was advanced to facilitate online paperless billing unenrollment, pending legal review. AppixSoft service order enhancements were pending renewal agreement approval. The department continued to determine customer can types and codes in collaboration with Public Works.

In December, these initiatives progressed further, including completion of requirements for the FCS upgrade to enable meter readers to use tablets, pending City Manager approval of the supplemental agreement. Paymentus SOW approval continues to facilitate paperless billing unenrollment. AppixSoft service order enhancements await renewal agreement approval. The department continues collaborating with Solid Waste to determine customer can types and codes.

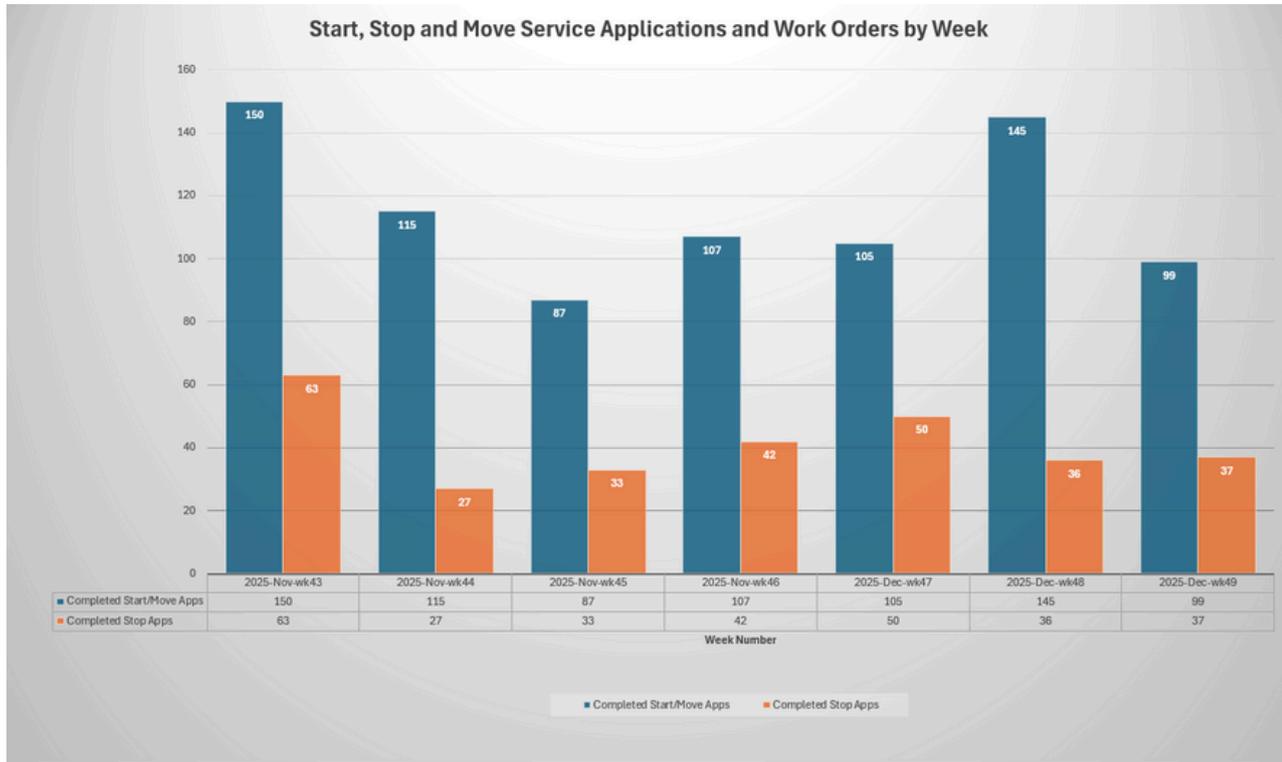
Administrative & Planning

In November, staff engagement included a Thanksgiving celebration and conference room renovations with new furniture to enhance training and meeting spaces. Recruitment efforts continued, with two Clerk II positions filled (pending manager approval) and one Clerk I position posted. Meetings with supervisors addressed payroll processing issues to improve timeliness.

In December, the department introduced the new Employee Events Team, which coordinated the Customer Service holiday lunch and will lead future employee recognition and event initiatives. Recruitment and hiring efforts were completed for a Clerk I position.

OPERATIONAL UPDATES

START, STOP, AND MOVE SERVICE APPLICATIONS PROCESSED IN SEPTEMBER & OCTOBER



GENERAL SERVICES

OPERATIONAL UPDATE

Facilities Division

In November, the Facilities Division responded to a minor kitchen fire at a City-owned home located at 924 NW 11 Street, securing the property and ensuring safety. Staff completed several facility improvement projects, including remodeling the backstage area at Harris Field Pavilion and the second-floor balcony room at the Seminole Theatre. Pressure washing was completed at City Hall and Losner Park to maintain cleanliness and appearance. The team also supported City operations by assisting with the Hurricane Relief Drive at City Hall, the Police Department, and the Phichol Williams Community Center, as well as providing logistical support for the Winter Wonderland Experience event at Losner Park, including installing a new electrical outlet to power additional lighting.

In December, repairs were completed to a stucco wall at the Seminole Theatre office that was exposed after demolition of an adjacent structure by the CRA. Staff completed interior renovations across multiple facilities, including remodeling the Fleet Department break room, an office at the William F. Dickinson Community Center, the Public Works office, and the PAL Gym classroom and office areas. Additional improvements included painting and installing signage for dedicated electric vehicle parking spaces at City Hall, installing updated Speedway signage to reflect newly elected officials, assisting with placement of the "HOMESTEAD" letters in front of City Hall, and installing new door signage for elected officials and the Information Technology Department.

GENERAL SERVICES

OPERATIONAL UPDATE



EMERGENCY MANAGEMENT

OPERATIONAL UPDATES

Departmental Continuity of Operations Planning (COOP)

The City concluded the 2025 Atlantic hurricane season with no hurricanes or tropical storms impacting Homestead. Preparations for the upcoming season will focus on reviewing and updating emergency plans and procedures, staff training, and community outreach to emphasize disaster preparedness.

Highlights from 2025 include:

- The 2025 Atlantic hurricane season had **13** named storms, five hurricanes, and four major hurricanes (Category 3+), with the last storm, Melissa, impacting western Jamaica and parts of the Caribbean in late October.
- In partnership with Global Empowerment Mission (GEM), the City mobilized a relief drive from late October to mid-November, resulting in nearly **4,000** donations—including non-perishable foods, diapers, and cleaning supplies—to assist hurricane victims in the Caribbean.

Looking ahead to the 2026 Atlantic hurricane season (starting June 1, 2026), the City will focus on:

- Reviewing, developing, and updating emergency plans and procedures
- Conducting disaster readiness training for all City staff
- Expanding community outreach initiatives to promote preparedness and self-sufficiency

During December, the City continued advancing the development of Departmental Continuity of Operations Plans (COOPs), which are now nearing completion. Once finalized, each City department will have its administrative and operational functions—along with corresponding contingencies—documented in a dedicated plan to guide operations during both routine and emergency situations. This initiative reflects a best practice in emergency management and marks the first time all City of Homestead departments will have a formal COOP in place.

These efforts aim to ensure that City departments and residents are fully prepared for an expected active hurricane season in 2026.

FINANCE & BUDGET

OPERATIONAL UPDATE

In November, the Finance & Budget Department focused on critical fiscal operations to ensure the City's financial processes remained accurate, efficient, and aligned with strategic priorities. Staff successfully completed the FY2025 year-end budget true-up per Chapter 166.241, Florida Statutes, and processed rollovers of FY2025 purchase orders to FY2026, both presented at the Council Meeting on November 19, 2025, and adopted. The Department also received the Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA) on November 24, 2025, recognizing the FY2026 Adopted Budget Book. Preparations also began for the FY2025 financial and single audits.

In December 2025, Finance staff continued regular operations, including invoice processing, cash collections, bank reconciliations, journal entry posting, payroll, budget monitoring, contract approvals, and requisition approvals. Staff remained engaged in the FY2025 Year-End Audit, while the Budget team finalized the FY2026 Adopted Budget Book for submission to GFOA and prepared for the FY2027 Budget Development kick off.

WATER & SEWER LOAN

The Finance and Budget Department assisted the Public Works Department in closing on a loan on December 16, 2025, titled City of Homestead, Florida Water and Sewer System Utility Revenue Note, Series 2025, in an amount not to exceed \$12,000,000. The proceeds will finance three Water & Sewer capital improvement projects—CP2698: Water/Sewer Improvements at Flagler (\$877,865), CP2699: Water/Sewer Improvements at Krome (\$6,092,000), and CP2720: Pump Station No. 11 Upgrades (\$4,913,000)—and will also cover costs associated with issuance of the note. City Council approved the financing for these projects as part of the FY 2026 Adopted Budget.

The debt will be repaid over a 20-year term through a pledge of Water & Sewer net revenues. The average annual debt service is approximately \$891,960, with \$1,067,000 budgeted in the FY 2026 Adopted Budget to cover initial repayment obligations.

DEVELOPMENT SERVICES

OPERATIONAL UPDATE

CUSTOMER SERVICE & DEPARTMENT HIGHLIGHTS

In November, the Development Services Department advanced initiatives to enhance customer service, streamline development activity, and improve regulatory processes. The Department hosted a Miami-Dade County One-Stop Event in support of the Small Business and Homeowners Concierge Program, where City and County staff assisted residents with Certificates of Use (CU), Business Tax Receipts (BTR), and Building and Zoning inquiries. A total of **11** customers were served during the event, including **5** Planning & Zoning inquiries, **3** Business Licensing inquiries, and **3** County service inquiries. The Department also reached a milestone with the approval of Sandero Landing, a **96.79**-acre mixed-use development including **1,170** residential units and **216,190** square feet of commercial space. Additionally, City Council approved the first expansion of the Art in Public Places (AIPP) program, allowing larger-scale murals on City-owned and private properties to enhance community identity and visual vibrancy.

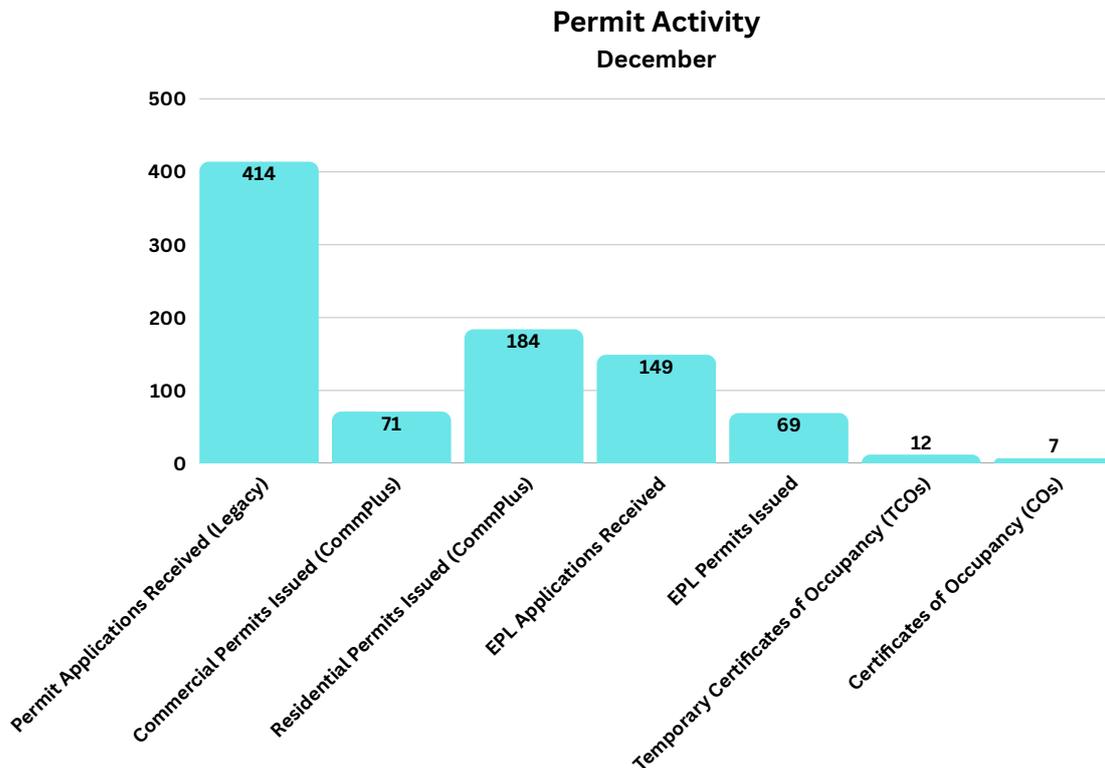
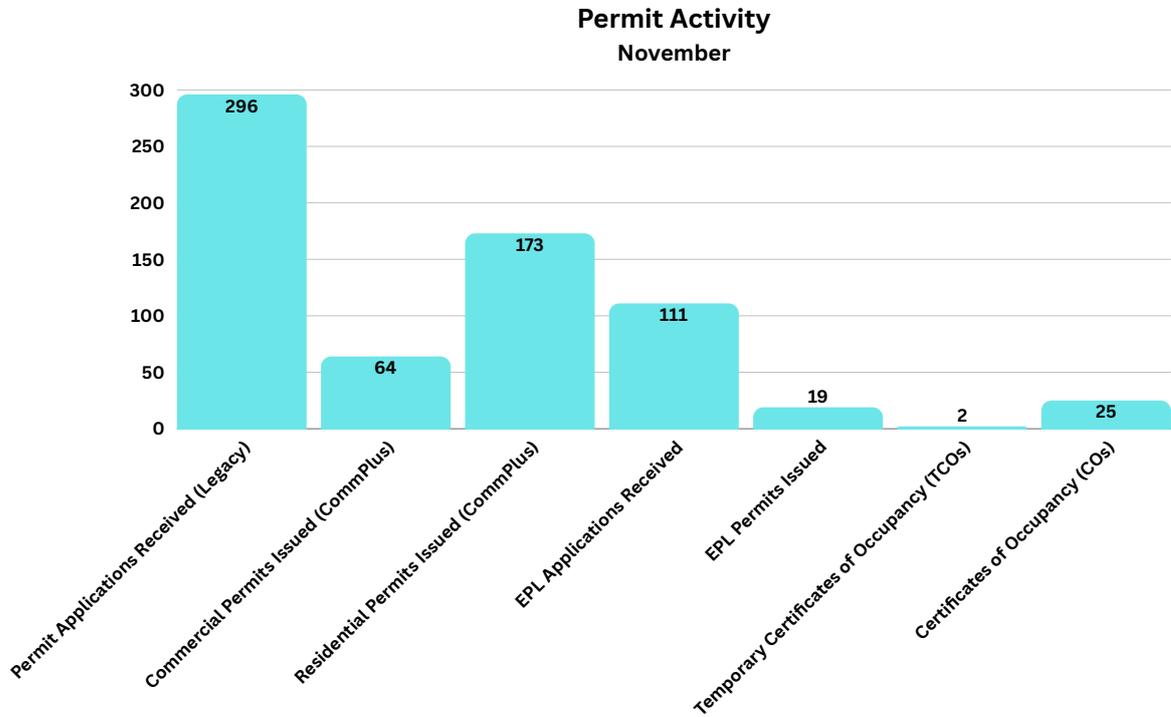
In December, Development Services continued advancing key initiatives. The Department hosted another Miami-Dade County One-Stop Event, providing direct access to County resources without multiple off-site visits. Staff assisted with CU inquiries, BTR processing, and Building and Zoning questions, serving a total of **8** customers.

DEVELOPMENT SERVICES

PERMIT PROCESSING & BUILDING DIVISION ACTIVITY

The Building Division maintained strong performance throughout November, processing permit applications through both Legacy system and the EPL system.

Permit Activity Summary - November & December



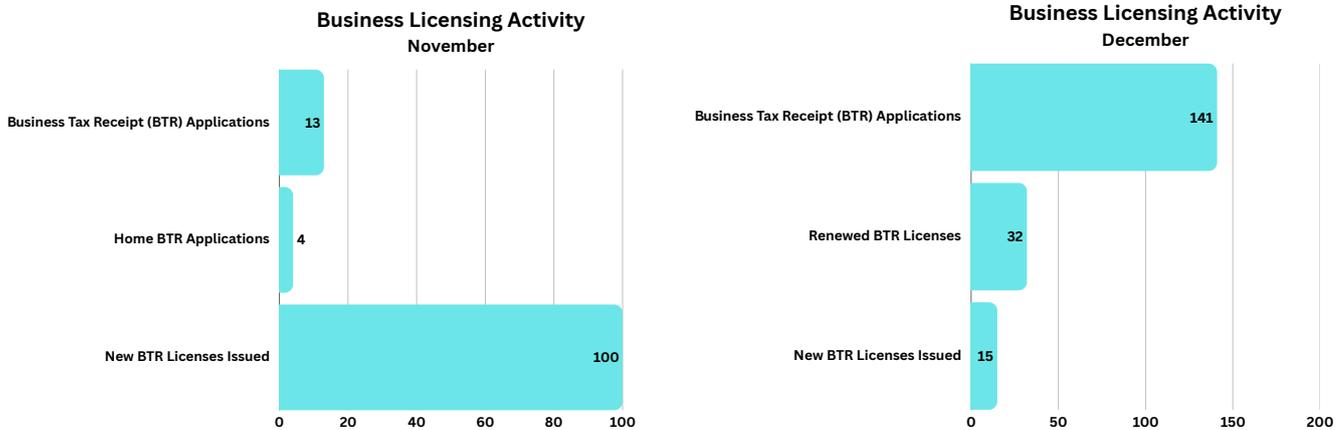
DEVELOPMENT SERVICES

OPERATIONAL UPDATE

BUSINESS LICENSING

Business Licensing activity remained steady, reflecting continued commercial growth and demand for services.

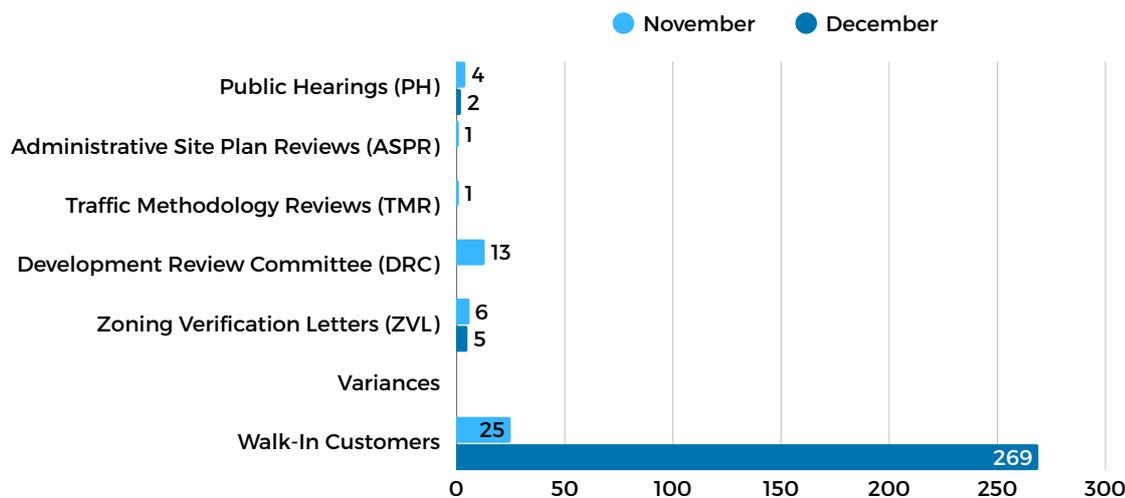
Business Licensing Activity - November & December



PLANNING & ZONING ACTIVITY

The Planning & Zoning Division experienced continued strong submittal activity and customer engagement.

PLANNING & ZONING APPLICATIONS - NOVEMBER & DECEMBER



NOTABLE APPLICATIONS RECEIVED

November:

- PH2025-75 – Special Exception (Single-Family Dwelling, WGH, LLC)- 1302 NE 1st Avenue
- TMR2025-74 – Traffic Review for El Car Wash- 1101 N. Flagler Avenue
- ASPR2025-59 – El Palacio de Los Jugos- 25 N. Homestead Blvd
- PH2025-61 – Rezoning for Residential Subdivision (PM2 Group)-Vacant lot, generally located east of NW 10 Avenue, north of NW 13th Street, west of NW 8th Avenue, and south of NW 15th Street
- PH2025-62 – Site Plan Approval (10 Single-Family Units, PM2 Group)- Vacant lot, generally located east of NW 10 Avenue, north of NW 13th Street, west of NW 8th Avenue, and south of NW 15th Street
- PH2025-63 – Tentative Plat Approval (10 Single-Family Units, PM2 Group)-Vacant Lot, generally located east of NW 10 Avenue, north of NW 13th Street, west of NW 8th Avenue, and south of NW 15th Street

December:

- PH2025-77 – Site Plan Amendment Keys gate II South (Lennar Homes, LLC)- Eight (8) parcels of land located south of Canal Drive and North of SW 352nd Street.
- PH2025-78 – Site Plan Amendment Keys Gate II North (Lennar Homes, LLC)- Two (2) parcels located south of SW 328 Street and west of SW 152 Avenue.



OPERATIONAL UPDATES

In November, HPS-Energy celebrated Public Power Appreciation Week with a team luncheon recognizing the dedication and hard work of utility staff. During the celebration, Compliance Engineer Luis Gonzalez was named HPS-Energy's Outstanding Employee of the Year in recognition of his initiative, creative problem-solving, and ongoing efforts to improve internal processes.



In December, HPS-Energy completed all electrical work for the Campbell Drive Self Storage Commercial Project. The department welcomed three new apprentices—Juancarlos Ortiz, Anthony Garcia, and Javier Ortal—who assist linemen and support city operations. Distribution Engineer Arthur Carbonell obtained his Professional Engineer (PE) license, enabling him to apply his expertise in the field.

NEW SUBDIVISIONS

HPS-Energy continues installing electrical infrastructure for multiple residential and commercial developments, maintaining sufficient capacity to support all current and planned projects.

Commercial Projects

In Progress

Lorenzo Ford

Location: 30725 South Federal Highway
Units: Commercial EV Chargers
Current Phase: Construction
Key Milestones Achieved: 95% Construction Completed

Soleste Mixed-Use Site

Location: Campbell Drive & NE 30th Avenue
Units: 354 Residential Units + 45,000 sq ft Commercial
Current Phase: Construction
Key Milestones Achieved: 65% Construction Completed
Within City Jurisdiction: Yes

Mario's Restaurant & 7-Eleven

Location: 1030 N Homestead Boulevard
Units: 2 Commercial
Current Phase: Construction
Key Milestones Achieved: 80% Construction Completed
Within City Jurisdiction: Yes

Town Center

Location: North of Mowry Drive & West of the Turnpike
Units: 13 Retail Bays
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start: Q2 2026
Within City Jurisdiction: Yes

Commercial Projects

Completed

Campbell Drive Self Storage

Location: 1977 NE 8th Street
Units: 1 Commercial
Current Phase: Complete
Key Milestones Achieved: 100% Construction Completed

In Progress

Tesla EV Charger

Location: 2804 NE 8th Street
Units: Commercial EV Chargers
Current Phase: Construction
Key Milestones Achieved: 98% Construction Completed

Sandero Landings Mixed-Use Site

Location: SW 328th Street & SE 6th Avenue
Units: 1,100 Residential Units + Commercial
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed (subject to change)
Expected Construction Start: Q2 2026
Within City Jurisdiction: Yes

The Palace Nurse Home Expansion

Location: 31000 NE Campbell Drive
Units: Capacity Expansion
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start: Q2 2026
Within City Jurisdiction: Yes

Homestead Walmart EV Chargers

Location: 1499 South Dixie Highway, Homestead, FL 33033
Units: Commercial EV Chargers
Current Phase: Pre-Construction
Within City Jurisdiction: Yes

NEW SUBDIVISIONS

Commercial Projects

In Progress

VF4 Crystal Lake LLC EV Chargers (Crunch Fitness Parking Lot)

Location: 3338 SE 7th Court, Homestead, FL 33033
Units: Commercial EV Chargers
Current Phase: Pre-Construction
Within City Jurisdiction: Yes

Winn-Dixie Parking Lot EV Chargers

Location: 30318 Old Dixie Highway, Homestead, FL 33033
Units: Commercial EV Chargers
Current Phase: Pre-Construction
Within City Jurisdiction: No

Commercial Projects

In Progress

Sunshine Ranch

Location: 17830 SW 280th Street, Homestead, FL 33031
Units: 1 Commercial
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start: Q1 2026
Within City Jurisdiction: No

Baptist Hospital Expansion

Location: 975 Baptist Way, Homestead, FL 33033
Units: 1 Commercial
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start: Q4 2026
Within City Jurisdiction: Yes

SUBDIVISIONS & RESIDENTIAL PROJECTS

Residential Projects

Completed

Estates of Biscayne

Location: SW 288th Street & SW 172nd Avenue
Units: 20 Residential Units
Current Phase: Complete
Key Milestones Achieved: 100% Construction Completed
Within City Jurisdiction: No

In Progress

MIR Estates

Location: SW 284th Street & SW 172nd Avenue
Units: 6 Residential Units
Current Phase: Construction
Key Milestones Achieved: 20% Construction Completed
Within City Jurisdiction: No

Marie Estates / Messina Place

Location: SW 328th Street & SW 162nd Avenue
Units: 114 Residential Units
Current Phase: Construction
Key Milestones Achieved: 85% Construction Completed
Within City Jurisdiction: Yes

Mowry Estates / Parker Point

Location: East Mowry Drive & SW 162nd Avenue
Units: 371 Residential Units
Current Phase: Construction
Key Milestones Achieved: 50% Construction Completed
Within City Jurisdiction: Yes

Residential Projects

In Progress

Magnolia Point

Location: US 1 North of SW 292nd Street (Miami-Dade County)
Units: 760 Apartment Units
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start: Q1 2026
Within City Jurisdiction: No

Redland Gardens

Location: SW 304th Street & SW 188th Avenue
Units: 30 Residential Units
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start: Q1 2026
Within City Jurisdiction: Yes

Rancho Grande

Location: West of SW 187th Avenue & North of SW 316th Street
Units: 148 Single-Family Homes
Current Phase: Construction
Key Milestones Achieved: 40% Construction Completed
Within City Jurisdiction: No

Highland Estates

Location: SW 316th Street & SW 189th Avenue
Units: 29 Single-Family Homes
Current Phase: Construction
Key Milestones Achieved: 60% Construction Completed
Within City Jurisdiction: No

SUBDIVISIONS & COMMERCIAL PROJECTS

Residential Projects

In Progress

Bella Marie

Location: SW 292nd Street & SW 165th Avenue
Units: 20 Single-Family Homes
Current Phase: Construction
Key Milestones Achieved: 95% Construction Completed
Within City Jurisdiction: No

Homestead Gardens

Location: 1542 SW 4th Street
Units: 180 Residential Units
Current Phase: Construction
Key Milestones Achieved: 40% Construction Completed
Within City Jurisdiction: Yes

Abess (Redland Ridge)

Location: SW 286th Street & Krome Avenue
Units: 79 Residential Units
Current Phase: Construction
Key Milestones Achieved: 70% Construction Completed
Within City Jurisdiction: No

Residential Projects

In Progress

Century Royal Estates (Coral Breeze)

Location: SW 312th Street & 192nd Avenue
Units: 27 Duplex Units and 3 Single-Family Homes
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start: Q4 2026
Within City Jurisdiction: No

Peter Adrian

Location: SW 288th Street & Krome Avenue
Units: 88 Single-Family Homes
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start: Q4 2026
Within City Jurisdiction: No

Blue Nest Palm Villas

Location: SW 304th Street & SW 159th Avenue
Units: 33 Single-Family Homes
Current Phase: Pre-Construction
Within City Jurisdiction: No

CIP PROJECT UPDATE

Completed

New Main Feeder Circuit out of Redland Substation (4410)

Location: Redland Area
Project Description: Construction of a new main electrical feeder to increase system reliability and overall capacity.
Status: Construction completed; pole installation and framing finalized.

In Progress

Annual Meter Replacement

Location: Systemwide
Current Phase: Implementation
Key Milestones Achieved: 7,768 AMI meters installed
Progress: 28.5% of meters AMI-enabled, 90.75% of total reads conducted remotely
Expected Completion: Q1 2030
Project Description: Replacement of traditional meters with AMI meters to enable remote reading and enhance grid efficiency

NW Undergrounding of Overhead Power Lines (CP2313)

Location: Northwest Homestead
Current Phase: Construction
Key Milestones Achieved: Engineering completed
Progress: 50% complete
Expected Completion: Q1 2027
Project Description: Replacement of overhead power lines with underground infrastructure to improve safety, resilience, and long-term maintenance efficiency.

CIP PROJECT UPDATE

In Progress

Overhead to Underground Construction – Phase 2 (5540)

Location: East side of City of Homestead

Current Phase: Construction

Key Milestones Achieved: Design Completed

Progress: 0%

Project Description: Conversion of existing overhead power lines to underground electrical distribution to improve system reliability, aesthetics, and storm resiliency

Donnie Avocado Substation (CP0960)

Location: Northeast Homestead

Current Phase: Re-Bidding

Key Milestones Achieved: Vendor awarded but unable to meet guaranteed maximum pricing

Progress: 30% engineering drawings completed

Expected Completion: Q1 2027

Project Description: Construction of a new substation to support increasing electrical demand and enhance grid flexibility.

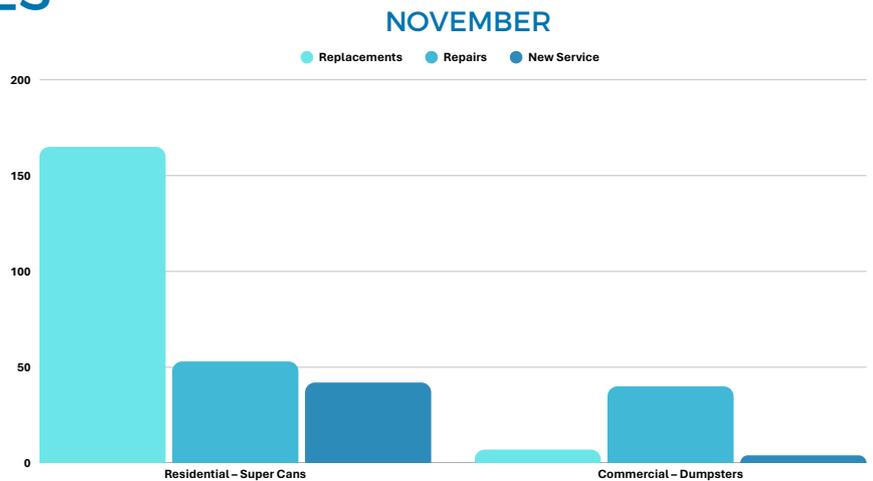
SOLID WASTE | HPS

OPERATIONAL UPDATES

In November, the Solid Waste Department continued its commitment to maintaining a clean and safe community as part of the City's Quality of Life initiatives. During the month, the team removed **3** illegal dumping piles, ensuring prompt cleanup and preventing further environmental and public health issues. Residential service work orders included **165** replacements, **53** repairs, and **42** new service requests for supercans, supporting consistent and efficient service delivery to residents. On the commercial side, the department completed seven dumpster replacements, **40** repairs, and initiated **4** new service accounts.

In December, Solid Waste removed **4** illegal dumping piles, maintaining swift cleanup and preventing additional environmental and public health issues. Residential service work orders included **85** supercan replacements, **23** repairs, and **33** new service requests. Commercial service included **12** dumpster replacements, **10** repairs, and **2** new service accounts.

These efforts demonstrate the department's focus on proactive maintenance, reliable waste management, and ongoing support for neighborhood cleanliness and overall community well-being.



OPERATIONAL UPDATE

In December, the Grants Division submitted applications totaling **\$1,224,617.75** in grant funds to support transportation and cybersecurity improvements, strengthening multi-use paths, modernized digital infrastructure, and public service continuity.

Grants Applied For in November & December:

- **Transportation Alternatives Set-Aside Program (TA) – Florida Department of Transportation (FDOT):** Requested **\$1,137,395.35** in grant funds, with a local match of **\$305,984.99**, totaling **\$1,443,380.34** for the SW 167th Avenue Multi-Use Path Installation. The project includes installing a 10-foot-wide multi-use path along SW 167 Avenue from SW 344 Street to SW 336 Street, along with French drains, curb and gutter, and landscaping improvements.
- **State and Local Cybersecurity Grant Program (SLCGP) – Florida Division of Emergency Management (FDEM):** Requested **\$87,222.40** in grant funds, with a local match of **\$21,805.60**, totaling **\$109,028** for the Zero Trust Network Security Modernization Initiative. This project aims to enhance cybersecurity resilience, protect critical operations, and improve continuity of essential public services.

HUMAN RESOURCES

RECRUITMENT UPDATES

Recruitment & Staffing

HR continues to focus on strategic workforce planning and modernized recruitment. Onboarding initiatives, compliance training, and engagement activities aim to cultivate a high-performing, service-oriented, and future-ready workforce.

The chart below summarizes applications received, new hires, total employees, and vacancies for November and December 2025:

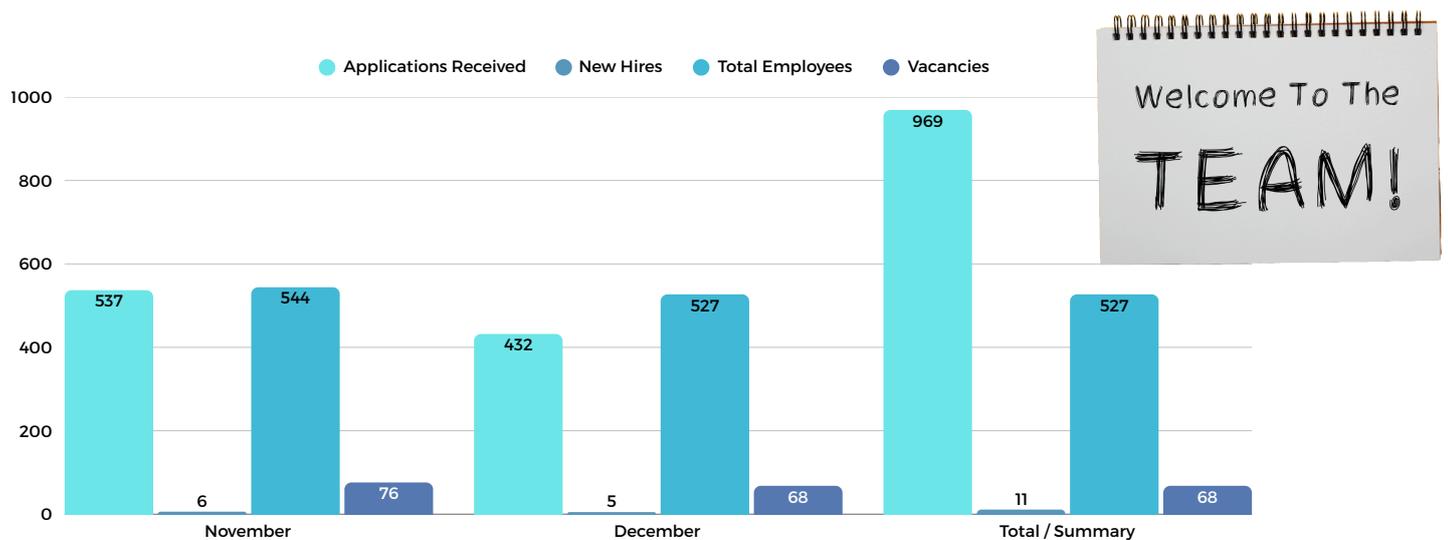


Chart Explanation:

The chart shows strong applicant interest with **969** applications over **2** months and **11** new hires onboarded. Total employees decreased slightly to **527** by December, while vacancies declined to **68**, reflecting ongoing strategic recruitment and workforce alignment.

OPERATIONAL UPDATES

Training & Compliance

In November, HR facilitated Preventing Harassment, Discrimination & Retaliation Training on November 14 and 21, led by Alison Smith, Esq., reinforcing professionalism, inclusion, and legal compliance. Lockout/Tagout and Electrical Safety Training was also conducted on November 14, with **37** employees participating.

In December, the Risk Management Division hosted its first Safety Talk session with the Solid Waste Department, focusing on reverse driving procedures and the five-foot safety policy for servicing trash bins. A total of **33** employees participated in an interactive session focused on incident prevention, claims awareness, and operational safety.

Benefits & Wellness Initiatives

In November, HR hosted a soft opening of Winter Wonderland Experience for employees and their families, providing food, refreshments, and ice skating, while encouraging toy donations for local children. The Benefits Division also launched an employee Wellness Survey to inform 2026 programming.

In December, Human Resources hosted the End-of-Year Employee Luncheon on December 12, 2025, featuring a A Night at the Oscars: Employee Edition theme and the annual Years of Service recognition ceremony. The City recognized **52** employees for service milestones ranging from five to more than **30** years. HR also relaunched the City's partnership with Big Brothers Big Sisters, welcoming participating youth to engage with Department Directors and staff and learn about municipal operations and public-sector career opportunities.

Strategic Alignment

Human Resources initiatives supported the City's Internal Operations strategic priority by emphasizing operational excellence, professional development, employee engagement, and data-driven decision-making. Programs also strengthened workforce engagement, community partnerships, local business participation, and the modernization of recruitment, onboarding, and benefits processes.

Workforce Development & Service Delivery

November and December initiatives focused on cultivating a resilient and capable workforce through effective onboarding, supervisor and compliance training, implementation of modern recruitment tools, engagement initiatives, and modernization of internal processes, contributing to a collaborative, well-supported organizational culture and improved service delivery.

Upcoming Events

- **January 2026 – H3 Wellness Program Launch:** Salsa classes, walking clubs, and vision board sessions to promote health, goal-setting, and community engagement.
- **February 12, 2026 – Defensive Driving Training:** 10:00 AM, EOC Room, led by Christopher Sittleson, Loss Control Technician (PGIT).
- **March 5, 2026 – “Wellness Is in Full Bloom” Citywide Wellness Fair:** Focused on employee wellness and workplace safety.



OPERATIONAL UPDATE

The Community Development and Human Services (CDHS) Division continued advancing key housing initiatives, federally funded capital improvements, community outreach efforts, and resident support programs during November and December. The Division also coordinated multiple programs to provide essential services, including DMV access, utility relief, and holiday assistance, while engaging the community through events and advisory committee activities.

AFFORDABLE HOUSING INITIATIVES

On Tuesday, November 18, the **Affordable Housing Advisory Committee (AHAC)** held its Member Orientation. The City Attorney's Office presented on governance topics including the Sunshine Law, Ethics, and Robert's Rules of Order. Members also discussed the AHAC Report and Incentive Strategies, a key component of the **Local Housing Assistance Plan (LHAP)** previously approved by City Council. Members will reconvene in 2026 to continue reviewing and refining LHAP strategies.

AFFORDABLE HOUSING INITIATIVES

Community Access & Resident Services

On Wednesday, November 5, CDHS partnered with the **Miami-Dade County Tax Collector's Office** to host a **Florida Licensing on Wheels (FLOW)** event, providing residents convenient access to DMV services such as driver's license renewals, new IDs, and address updates. Approximately **50** residents were served during this event, marking the final FLOW activation for the 2025 calendar year.

Capital Improvements & Federal Grant Programs

In December, CDHS reached a key milestone with the completion of the Ernestine Jackson Seymour Park Playground & Fitness Equipment Project, a **Community Development Block Grant (CDBG)**-funded initiative. The project achieved **100** percent completion with a total investment of **\$225,000**. Administered by the **U.S. Department of Housing and Urban Development (HUD)**, the CDBG program supports infrastructure and public facility improvements benefiting low- to moderate-income residents. Completion of this project reflects the City's effective stewardship of federal funds and delivers long-term community benefits by expanding recreational access, promoting physical activity, and enhancing safe, inclusive public spaces.

Homestead C.A.R.E.S. & Utility Assistance Programs

Following the conclusion of the federal government shutdown, City Council approved a resolution on November 12 adopting Federal Workers Relief measures. In response, CDHS established the **Federal Workers Relief Program (FWRP)**, a temporary extension of the Homestead C.A.R.E.S. initiative, providing short-term utility assistance to eligible residents who experienced loss or delay of income during the shutdown.

In December, CDHS launched a Homestead C.A.R.E.S. holiday outreach campaign to raise awareness of available assistance. As a result, nine households received utility assistance totaling **\$3,365.03**. Additionally, four households received FWRP assistance totaling **\$1,533.58**. CDHS continues to administer the program through January 12 to ensure eligible households receive timely relief during the recovery period.

Community Engagement & Capacity Building

On Saturday, November 22, CDHS participated in the **Orange Bowl Fall Family Festival** in partnership with the **Orange Bowl Committee and Farm Share**. The event distributed **1,000** turkeys and additional food items to local families in preparation for Thanksgiving.

In December, CDHS partnered with the **Salvation Army** to support the City's **"Photos with Santa"** event on December 20 by securing **200** toys for local families. This collaboration provided holiday assistance while reinforcing the City's commitment to youth-focused programming and community engagement.

Upcoming Events

- FLOW DMV with FLHSMV - Thursday, January 22nd 10AM-2PM
- FLOW DMV with MDC Tax Collector - Friday, January 30th 9AM-4PM

OPERATIONAL UPDATES

In November and December, the Innovation & Technology Department focused on strengthening public safety infrastructure, supporting major City events, advancing smart technology initiatives, and fostering collaboration with industry partners.

Technology Initiatives and Industry Engagement

In November, the City recognized Geographic Information Systems (GIS) Day on November 19, 2025, highlighting the role of GIS in city planning, public safety, environmental management, and service delivery. In December, Deputy City Manager Kemarr Brown, alongside Director Yaniel Corrales, represented the City at the Southern Florida Digital Government Summit and served as a panelist on “Protecting Your Network Together: How Emerging Tech Is Changing the Industry,” discussing emerging technologies, cybersecurity strategies, and interagency collaboration.

Public Safety and Infrastructure Enhancements

DoIT completed new security camera installations throughout Losner Park and deployed 4K cameras in the Council Chambers, improving monitoring, audiovisual quality, and remote access to public meetings. A new failover internet circuit was implemented at the Police Department to ensure network redundancy and operational continuity for critical systems.

Enterprise System Modernization

The department upgraded the Enterprise Resource Planning (ERP) test environment to enhance performance, stability, and accuracy for testing system changes prior to production, supporting ongoing modernization and more efficient validation of new features, integrations, and process improvements.

Event Technology Support

To support the Winter Wonderland Experience event, DoIT deployed a new Point of Sale (POS) system to streamline on-site transactions, improve payment processing, and enhance the experience for staff and attendees.

Procurement and Vendor Collaboration

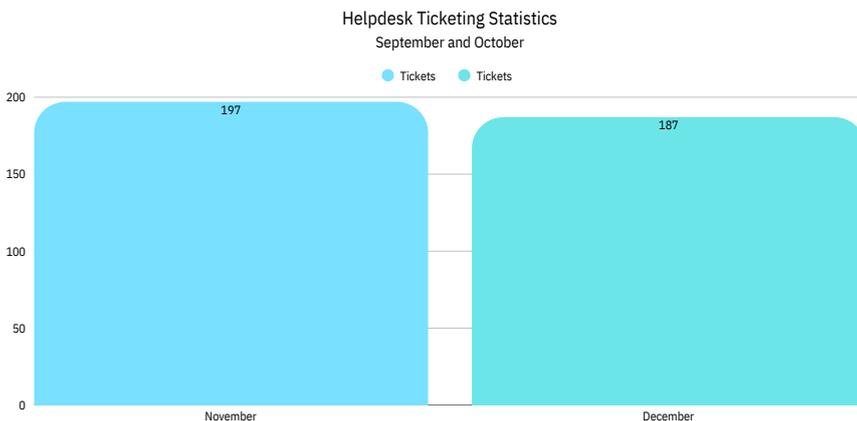
DoIT hosted an IT Industry Day in partnership with the Procurement Department, bringing together technology vendors to discuss upcoming priorities, explore innovative solutions, and promote transparency and collaboration to support future City initiatives.

Outcome

These efforts demonstrate DoIT’s commitment to leveraging forward-thinking technology solutions, enhancing public safety and service delivery, supporting community events, and fostering collaboration with industry partners.

Helpdesk Ticketing Statistics

DoIT closed a total of **197** tickets in November and **187** tickets in December.



CIP PROJECT UPDATE

In Progress

Automated Time Collection

Current Phase: Planning

Key Milestones Achieved: Met with vendor on October 14, 2025, to discuss potential solutions with IT and HR.

Percentage Completion: 15%

Expected Completion Date: September 30, 2026

Project Description: An automated time collection system to manage time and attendance, advanced scheduling, and employee self-service functionalities. The system improves overtime tracking, job costing, and labor data management to increase payroll compliance, enhance productivity, and reduce errors and expenses.

Council Chamber AV Upgrades Phase II

Current Phase: Vendor Selection

Key Milestones Achieved: Phase II includes the audio portion throughout the Council Chambers; vendors are being contacted for proposals.

Percentage Completion: 10%

Expected Completion Date: June 30, 2026

Project Description: Phase II upgrades the Council Chambers' audio system to enhance meeting functionality, improve sound clarity, and provide reliable AV support for City meetings and public engagement.

Network Server Replacement

Current Phase: Procurement

Key Milestones Achieved: Annual server refresh for aging servers in the City Hall and Police Department data centers; servers have been ordered and are pending delivery.

Percentage Completion: 25%

Expected Completion Date: March 1, 2026

Project Description: Replacing end-of-life servers to improve reliability, performance, and data security across City Hall and Police Department systems.

Citywide Computer Replacement

Current Phase: Deployment

Key Milestones Achieved: Replacement of end-of-life desktop computers with mobile workstations; Finance & IT departments complete, Utilities next.

Percentage Completion: 40%

Expected Completion Date: July 1, 2026

Project Description: Upgrade desktops and workstations citywide to improve productivity, ensure software compatibility, and support mobile workforce capabilities.

In Progress

EOC AV Upgrade

Current Phase: Vendor Selection

Key Milestones Achieved: Project to modernize the EOC audiovisual (AV) infrastructure; vendors are being contacted for proposals.

Percentage Completion: 10%

Expected Completion Date: May 30, 2026

Project Description: Modernize the Emergency Operations Center AV systems to enhance communication, situational awareness, and emergency response capabilities.

Fiber Replacement

Current Phase: Installation

Key Milestones Achieved: Replacement of aging communication lines with fiber optic cabling; new fiber complete between Fleet and GSA, quotes pending for remaining 6th Ave buildings.

Percentage Completion: 35%

Expected Completion Date: April 30, 2026

Project Description: Upgrade the City's network backbone with fiber optic infrastructure to improve speed, reliability, and capacity for citywide communications.

Citywide Camera Surveillance Upgrade

Current Phase: Assessment

Key Milestones Achieved: Upgrade of existing cameras to improve image quality; Police Department jail system quoted, other buildings being assessed.

Percentage Completion: 20%

Expected Completion Date: July 31, 2026

Project Description: Enhance security monitoring with upgraded cameras across City facilities to improve safety, image clarity, and system reliability.

CIP PROJECT UPDATE

In Progress

Citywide Network Switch Replacements

Current Phase: Procurement

Key Milestones Achieved: Replacement of network switches that have reached end-of-life; equipment ordered and pending delivery; City Hall data center scheduled first.

Percentage Completion: 15%

Expected Completion Date: August 1, 2026

Project Description: Replace outdated network switches citywide to ensure reliable connectivity, enhance cybersecurity, and support modern IT infrastructure needs.

Park and Recreation Reservation & Registration Software

Current Phase: Evaluation

Key Milestones Achieved: Purchase of a new software for online reservations for parks, memberships, program registrations, and credit card acceptance; Tyler Parks demonstration scheduled, revised quote pending.

Percentage Completion: 10%

Expected Completion Date: August 1, 2026

Project Description: Implement an integrated software solution to streamline park and recreation reservations, program registrations, membership management, and payment processing for residents.

PARKS, RECREATION, & OPEN SPACES DEPARTMENT

OPERATIONAL UPDATES

In November, the Department completed several facility upgrades at Harris Field Pavilion, including the installation of large commercial fans, a new walk-in cooler, and a commercial kitchen sink. A new light control app was implemented for the Harris Field Gymnasium Sports Lighting. Staff also opened the ice rink operation at Losner Park, enhancing recreational offerings for residents.

In December, staff began a new twice-monthly dog park cleaning program with Tidy Pets at James Archer Smith Park and Mayor Roscoe Warren Municipal Park. Sidewalk repairs were completed near the restrooms at Wittkop Park, the roof at the Harris Field Le Jardin Building was repaired, and a new outdoor information board was installed at the butterfly garden at Mayor Roscoe Warren Municipal Park.

Daily and weekly programming continued at the Discover Homestead: Winter Wonderland Experience at Losner Park, featuring ice skating, holiday performances, children's activities, live music, and interactive experiences for the community. Executing this large-scale seasonal activation requires careful planning and coordination by a full team of Parks, Recreation, & Open Spaces staff, from logistics and vendor management to entertainment scheduling and safety oversight. This effort highlights the Department's commitment to high-quality, family-friendly programming and engaging community experiences that make Homestead a vibrant, welcoming destination.

SPECIAL EVENTS

November events included:

- November 8: Miami FC Soccer Clinic @ Harris Field
- November 9: Veterans Day Concert @ Losner Park
- November 22: Winter Wonderland Tree Lighting @ Losner Park

Looking ahead:

- February 13, 2026: Daddy Daughter Dance @ William F. "Bill" Dickinson Community Center



CIP PROJECT UPDATE

Completed

Ernestine Jackson Seymour Park – Playground & Fitness Equipment

Current Phase: Complete
Key Milestones Achieved: Complete
Percentage Completion: 100%
Expected Completion: December 2025
Project Budget: \$225,000

In Progress

Blakey Park Playground

Current Phase: Permitting
Key Milestones Achieved: Manufacturing completed; pending permit
Percentage Completion: 50%
Expected Completion: February 2026
Project Budget: \$659,000

Audubon Park Playground

Current Phase: Permitting
Key Milestones Achieved: Manufacturing completed; pending permit
Percentage Completion: 50%
Expected Completion: February 2026
Project Budget: \$450,000

James Archer Smith Park – Fitness Equipment

Current Phase: Permitting
Key Milestones Achieved: Equipment on site pending installation upon permit approval
Percentage Completion: 60%
Expected Completion: January 2026
Project Budget: \$125,000

Mayor Roscoe Warren Municipal Park – New Large Pavilion

Current Phase: Permitting
Key Milestones Achieved: PO issued; manufacturing and permitting in progress
Percentage Completion: 40%
Expected Completion: February 2026
Project Budget: \$250,000

In Progress

JD Redd Park – Court Lighting LED Upgrade

Current Phase: Bidding
Key Milestones Achieved: CAR 4842 prepared for January COW meeting
Percentage Completion: 10%
Expected Completion: May 2026
Project Budget: \$350,000

Angelo Mistretta Park – Picnic Shelter Replacement

Current Phase: Bidding
Key Milestones Achieved: Proposal received; under review for February COW meeting
Percentage Completion: 10%
Expected Completion: June 2026
Project Budget: \$180,000

Mayor Roscoe Warren Municipal Park – Building Security Gates

Current Phase: Bidding
Key Milestones Achieved: Proposal entered into OpenGov for bidding
Percentage Completion: 10%
Expected Completion: April 2026
Project Budget: \$15,000

Losner Park – New Turf Lawn

Current Phase: Bidding
Key Milestones Achieved: Proposal received; pending PO
Percentage Completion: 10%
Expected Completion: February 2026
Project Budget: \$111,000

OPERATIONAL UPDATE

Department Highlights

In November and December 2025, the Homestead Police Department (HPD) advanced multiple initiatives to strengthen public safety, community engagement, and departmental readiness. The Department conducted swearing-in ceremonies for new Police Officers, promoted two Lieutenants and one Sergeant, and welcomed an Investigative Financial Analyst assigned to the HOA/Condo Fraud Investigations Unit. There were **5** police recruits that graduated from BLE-399 and were sworn in. All new personnel began or will begin the Field Training Program.

Winter Wonderland Experience activities prompted the continuation of 24-hour security coverage at Losner Park. HPD also maintained a strong focus on operational readiness, training, and community-based policing throughout the holiday season.

Investigations Division

General Investigation Unit (GIU)

GIU closed a total of **182** cases, including child abuse, battery, aggravated assault, robbery, theft, fraud, violations of injunctions, and the recovery of an endangered missing adult with Alzheimer's/dementia. Detectives apprehended a suspect wanted for attempted murder and identified a suspect connected to an armed robbery believed to involve an organized group. Several investigations remain ongoing.

Patrol Division

The Patrol Division maintained a strong citywide presence, emphasizing protective policing, crime prevention, public safety, and rapid response to calls for service. Targeted patrols in high-crime areas resulted in multiple arrests, the apprehension of wanted individuals, and the recovery of firearms and narcotics. Officers continued extra-duty watches in nuisance areas and increased high-visibility patrols in shopping centers in response to elevated holiday activity.

Five officers successfully completed the Field Training Officer Program and were assigned to Uniform Patrol shifts, while others continued progressing through various phases of training. The Traffic Motors Unit participated in three line-of-duty funeral processions across the reporting period and completed mandatory training days. The unit continued addressing traffic complaints while maintaining a highly visible enforcement presence throughout the city.

Special Investigations Unit (SIU)

SIU conducted narcotics investigations, surveillance operations, undercover purchases, and search warrants throughout Homestead and Florida City. These efforts led to multiple arrests, the seizure of various illegal substances and the recovery of over **\$53,000** in U.S. currency. Detectives also dismantled illegal gambling operations, seized gambling machines and cash, uncovered fraud-related evidence, confirmed fentanyl distribution points, developed confidential informants, and arrested individuals involved in prostitution operations. Multiple cases continue in coordination with partner agencies.

Crime Suppression Team (CST)

CST supported GIU and SIU through surveillance, tactical operations, and warrant service. The team executed **15** arrests, located **28** wanted individuals, assisted with multiple narcotics search warrants and controlled purchases, recovered stolen vehicles, and interrupted an armed robbery in progress, resulting in the suspect's arrest and recovery of a firearm. CST also supported outside agencies, completed specialized training, and participated in Honor Guard duties.

Departmental Services

Support Services Division

Support Services emphasized training, accreditation compliance, and operational readiness. HPD hosted FDLE for FIBRS training, distributed plate carriers to enhance officer safety, advanced the deployment of the Taser 10 program, and completed orientation training for newly hired officers. Firearms training and qualifications were conducted, an instructor completed FDLE vehicle operations certification requirements, and staff participated in emergency management drills. The division also worked closely with the Accreditation Manager to establish CFA-compliant training procedures.

POLICE SERVICES

Community Affairs Division

The Community Policing Unit (CPU) conducted extensive school safety and outreach initiatives, including fourteen threat assessment meetings, multiple School Safety Day presentations, cyber safety and D.A.R.E. programs, Public Safety School Tours, and career day events. Officers also participated in the Real Men Read event and partnered with the Department of Agriculture on scam and fraud prevention presentations.

CPU supported and hosted numerous community events, including Veterans Day activities, Thanksgiving food distributions, Winter Wonderland Experience operations, and large-scale holiday outreach efforts. Partnerships with law enforcement agencies, nonprofit organizations, and local businesses resulted in the distribution of more than **4,000** toys, assistance to over **130** families, approximately **100** free haircuts, and participation in the annual Shop with a Cop event serving **55** children.

Officers conducted weekly homeless outreach patrols, bike patrols in shopping centers and neighborhoods, and continued daily engagement with residents and businesses to strengthen community relationships.

Honor Guard & Special Recognition

The Honor Guard participated in funeral services honoring Sergeant David Cajuso (Miami Beach Police Department), Deputy Devin Jaramillo (Miami-Dade Sheriff's Office), and Deputy Terri Sweeting-Maskow (Indian River County Sheriff's Office). The Honor Guard also presented the colors at the swearing-in ceremony for newly elected Council members.

Community Engagement Innovation

HPD welcomed April, the Department's first Therapy Dog, a two-year-old Golden Doodle, with Officer Schnebly as her certified handler. April will support officers and provide comfort and positive engagement throughout the community.

PROCUREMENT & CONTRACTS

OPERATIONAL UPDATE

The Procurement Department continues to operate efficiently, maintaining strong internal controls and timely service delivery. Since the City Council's approval of the updated Procurement Ordinance on October 7, 2025, the department has implemented the revised administrative threshold and increased purchasing limits, streamlining the processing of purchase orders and enhancing overall efficiency.

In November 2025, Procurement hosted an IT Related Services & Projects Industry Day, inviting seven local vendors to learn about upcoming opportunities. The department also conducted inter-departmental coordination meetings to review departmental needs and align FY26 Capital Improvement Program (CIP) projects with procurement strategies and anticipated timelines. Civic Initiatives provided transition support as recruitment efforts progressed to address the department's expanded operational responsibilities.

PROCUREMENT & CONTRACTS

OPERATIONAL UPDATE

In December 2025, Procurement hosted a Facilities Maintenance Trade Services & Projects Industry Day, which drew over ten local vendors. Inter-departmental coordination meetings continued to ensure alignment between procurement strategies and upcoming CIP projects, supporting proactive planning for City initiatives. Civic Initiatives remained engaged in supporting recruitment and department transitions.

Competitive Solicitations Status Report

Competitive Solicitation Report

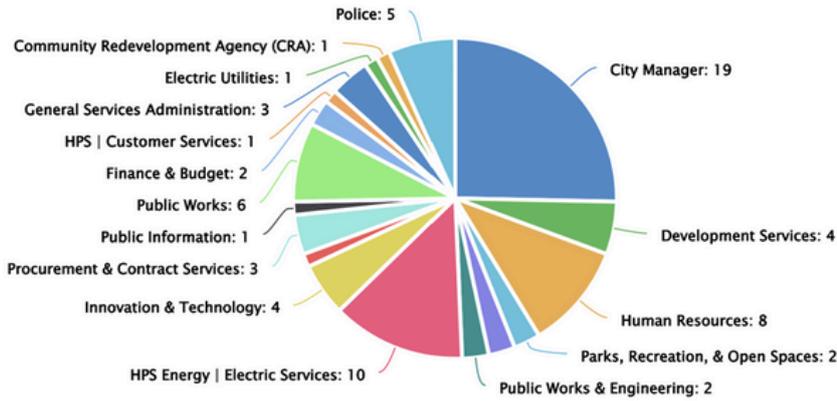
Title	Project ID	Department	Created	Special Considerations	Status	Advertised/Submittal Deadline	Priority
ADVERTISED SOLICITATIONS Facilities							
Maintenance Trade Services- Contractor Pool	ITB #202604	General Services Administration	11/7/2025		Open	Advertisement: 12/26/25 Due Date: 1/29/26 @ 2pm	
Event Production & Management- 4th of July/America 250 Event	RFP #202606	City Manager	12/15/2025	Needed for 4th of July-Urgent	Open	Advertisement: 12/26/25 Due Date: 1/23/26 @ 2pm	
Recycling Services	RFP #202609	Solid Waste	12/9/2025	Contract Expires: 1/31/2025	Open	Advertisement: 12/26/25 Due Date: 1/22/26 @ 2pm	
SOLICITATIONS - PENDING CM ADVERTISEMENT APPROVAL							
None at this time							
SOLICITATIONS - UNDER EVALUATION							
Shotgun Property Redevelopment (Re-Issue)	RFP #202538	CRA	9/9/2025		Under Evaluation Received 3 proposals Pending 2 additional eval members	Advertisement: 9/12/25 Due Date: 11/13/25 @ 2 pm Extended Due Date: 12/2/25 @ 2pm Evaluation Committee Meeting: Wk of 1/5-1/9 (tentative)	
HVAC Refrigeration & Equipment Maintenance	ITB #202601	General Services Administration	10/17/2025		Under Evaluation Received 8 bids	Advertisement: 10/24/2025 Due Date: 11/18/25 @ 2pm COW/Council: February (tentative)	
Street Resurfacing	ITB# 202602	Public Works & Engineering	2/19/2025	Contract Expires: 1/31/2025	Under Evaluation Received 6 bids	Advertisement: 11/21/25 Due Date: 12/18/25 @ 2pm COW/Council: February (tentative)	
SOLICITATIONS-AWARD RECOMMENDATION, PENDING COUNCIL APPROVAL							
Janitorial Services	RFP# 202515	General Services Administration	1/24/2025	Contract Expires: 12/31/2025	Under Evaluation Received 15 submissions 12 disqualified 3 recommended	Advertisement: 8/15/25 Due Date: 9/16/25 @ 2 pm Due Date Extended: 9/25/25 @ 2pm Evaluation Committee Meeting: 11/19/25	
Title	Project ID	Department	Created	Special Considerations	Status	Advertised/Submittal Deadline	Priority
						Special Call or Council: 1/9/26 or 1/21/26 (tentative)	
Electric Motors, Pumps, and Generator Repairs	ITB# 202520	Public Works & Engineering	2/18/2025	Contract Expires: 1/28/2026	Under Evaluation Received Groups 1-2 (5 submissions) Group 3 (3 submissions)	Advertisement: 8/15/25 Due Date: 9/17/25 @ 2 pm Due Date Extended: 9/30/25 @ 2pm Council: 1/21/25 (tentative)	
Title	Project ID	Department	Created	Special Considerations	Status	Advertised/Submittal Deadline	Priority
SOLICITATIONS- CURRENTLY IN QUEUE PENDING							
ISSUANCE							
Community Programs at Harris Field Building and Pool	RFI# 202506	Parks, Recreation & Open Spaces	1/30/2025		On Hold-pending facility master plan		
Purchase of Surveillance Cameras for Homestead Station	ITB# 202530	General Services Administration	7/2/2025	Will now be consolidated as a turnkey project based on results of RFP for design & install which			
Surveillance Camera Purchase, Design & Installation for Homestead Station	RFP	General Services Administration				Advertisement: 1/30/26 (tentative)	
Event Audio, Visual, Lighting, and Staging	RFQ	Parks, Recreation & Open Spaces			Coming Soon (pending discussion with Civic Initiatives)	Advertisement: 1/30/26 (tentative)	
SBR Decanters	ITB	Public Works & Engineering	10/10/2025		Coming Soon	Advertisement: 1/23/26 (tentative)	
Wittkop Park Water Treatment Facility Project (Chlorination)	ITB	Public Works & Engineering			Coming Soon	Advertisement: 2/13/26 (tentative)	
SOLICITATIONS - TO BE CANCELLED & RE-SOLICITED							
CDBG Program for STEM Services for FY 2024-2025	RFP# 202517	Finance & Budget	1/24/2025	Grant Deadline: 09/30/2031	Award Recommendation - Villa Preparatory Academy Received 4 proposals	Advertisement: 3/14/25 Due Date: 4/17/25 @ 2pm Evaluation Committee Meeting: 6/13 @ 10am COW: TBD	



CONTRACTS PROCESSED BY DEPARTMENT

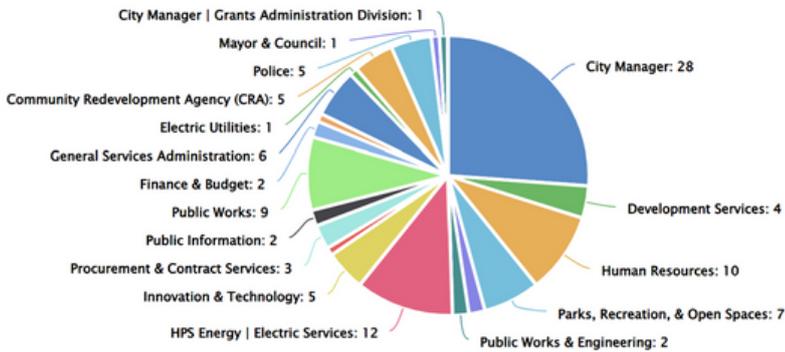
November

Contract Documents by Department



December

Contract Documents by Department

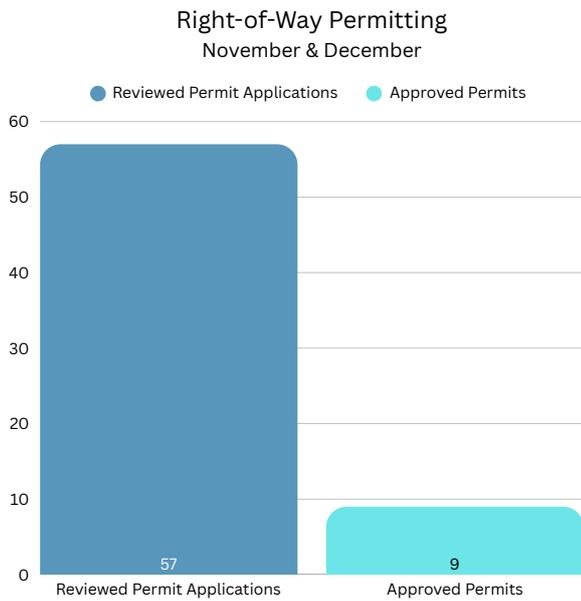


OPERATIONAL UPDATES

Process Improvements

The Public Works Department implemented a new process requiring developments to contribute to water and sewer capacity analysis. The Treatment Division met all nutrient removal and bacteriological goals, completed Racetrack Tower automation, replaced Well #6's motor and chlorine analyzer, repaired the digester blower line, and conducted tank inspections. Lead & Copper and UCMR 5 sampling were completed per FDOH and EPA requirements. SBR blower isolating valves were replaced, monitoring wells sampled, Hazmat inspection passed, and generator tanks at Wittkop, Harris Field, and Tennessee PS were inspected, earning an honorable mention in the FSAWWA Region VII 2026 "Best of the Best" Drinking Water Contest.

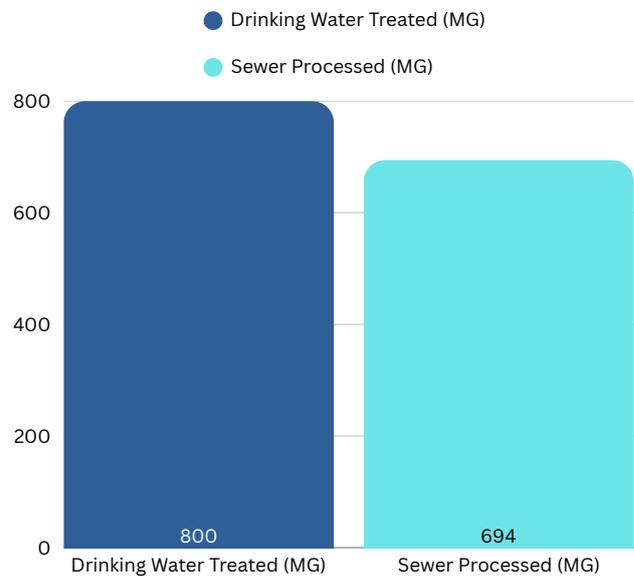
Right-of-Way Permitting



Treatment Division

Treatment Division (MG)

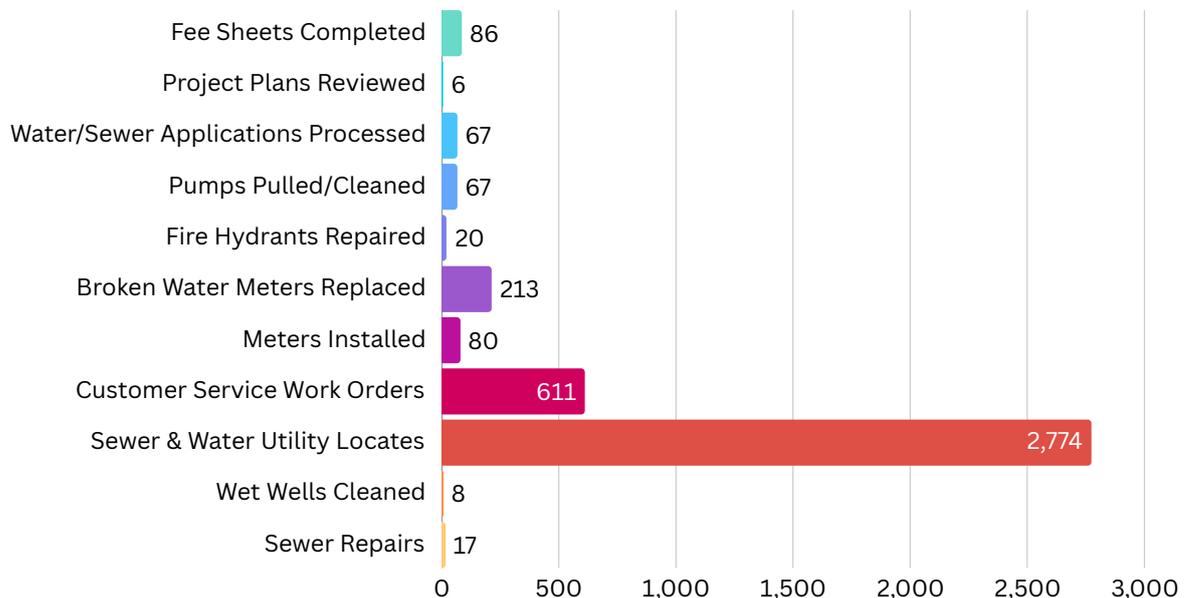
November & December



Distribution & Collections

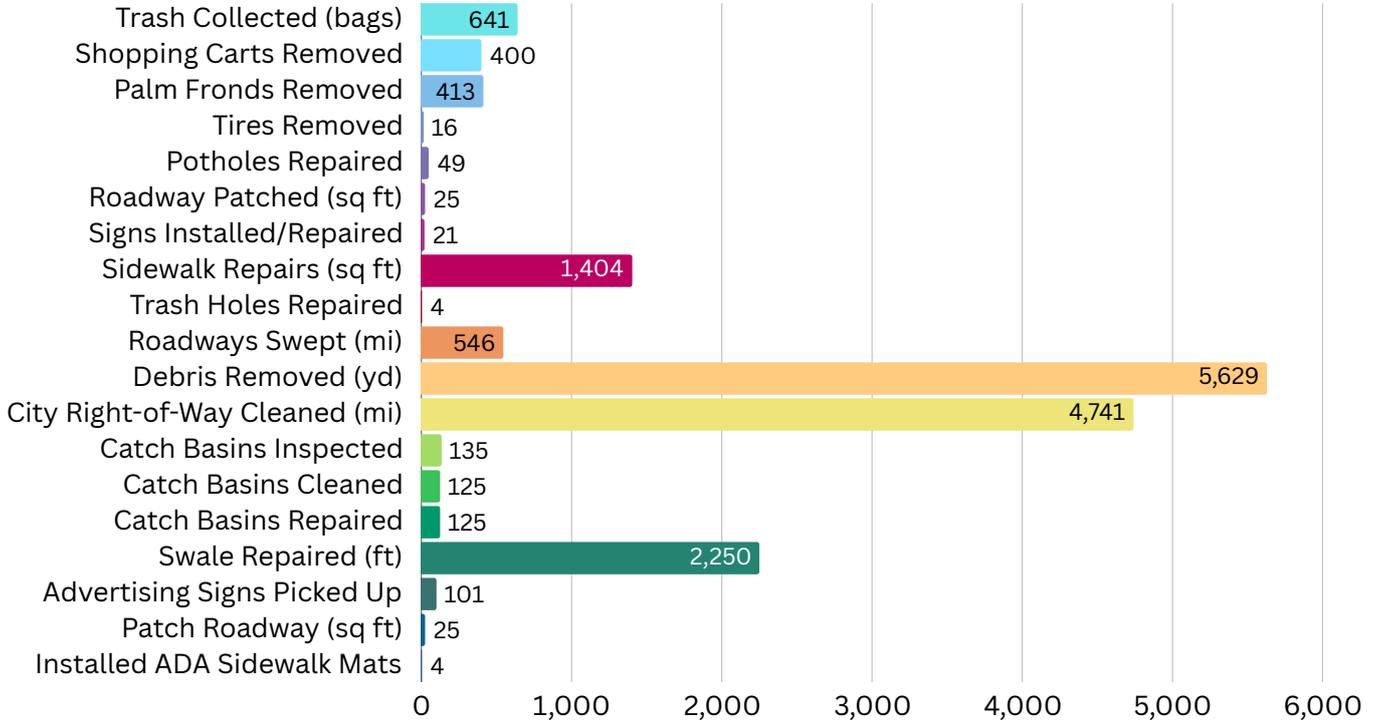
Distribution & Collections Division

November & December



Streets, Stormwater, & QRT Teams

Street, Stormwater & QRT November & December



CIP PROJECT UPDATE

Completed

Trolley Efficiency Study

Project Description: Technical evaluation of the Homestead Trolley system to improve routes, operations, and efficiency.

Key Milestones: Draft report presented February 2025; study completed March 2025 and approved by Miami-Dade County; public meetings held September 30 and October 15, 2025; final report presented to City Council December 17, 2025.

Status: Study complete. Final approvals and implementation anticipated first quarter 2026.

In Progress

Avocado Villas Potable Water System Improvements

Current Phase: Closeout

Key Milestones: Construction complete. Grant agreement extended to March 30, 2026, to finalize closeout activities.

Percentage Completion: 90%

Expected Completion: March 2026

Project Description: Replacement of aging water mains in the Avocado Villas development to ensure reliable water service.

Cybrarium Restrooms and Elevator Construction (ARPA AR6.1B)

Current Phase: Substantial Completion

Key Milestones: ITB awarded November 12, 2024; Notice to Proceed issued January 6, 2025; construction completed; project awaiting final regulatory inspections.

Percentage Complete: 90%

Project Description: Construction of male and female restrooms on the third and fourth floors and installation of an elevator to expand accessibility, support potential tenants, and enable fourth-floor use as a City event space.

CIP PROJECT UPDATE

In Progress

Mowry Drive Pedestrian Crossing (RRFB)

Current Phase: Design refinement

Key Milestones Achieved: Project permitted; Miami-Dade County requested additional street lighting; consultant preparing revised plans.

Percentage Completion: 75%

Expected Completion Date: To be determined

Project Description: Design and construction of a pedestrian crossing and Rectangular Rapid Flashing Beacon at Mowry Drive and SW 1 Avenue.

SW 1 Ave Drainage Improvements

Current Phase: Final design and permitting

Key Milestones Achieved: Design and DERM permitting completed; coordination underway with Mowry Drive Pedestrian Crossing project.

Percentage Completion: 90%

Expected Completion Date: To be determined (coordinated construction)

Project Description: Roadway, drainage, and sidewalk improvements along SW 1 Avenue from Mowry Drive to SW 1 Street.

FTA Grant – Roadway and Transit Project

Current Phase: Design and permitting

Key Milestones Achieved: Design approximately 60% complete; additional water and sewer upgrades added; council design decisions pending; cost comparisons underway.

Percentage Completion: 60%

Expected Completion Date: Mid-2027

Project Description: Multimodal corridor enhancements along Krome Avenue including sidewalks, shelters, lighting, landscaping, and underground utilities.

Transportation Master Plan

Current Phase: Draft report development

Key Milestones Achieved: Data collection and modeling completed; draft report in preparation.

Percentage Completion: 80%

Expected Completion Date: First Quarter 2026

Project Description: 20-year multimodal Transportation Master Plan to guide City transportation investments.

In Progress

Avocado Villas Potable Water System Improvements

Current Phase: Closeout

Key Milestones Achieved: Water main installation completed; services connected; final documentation in progress.

Percentage Completion: 95%

Expected Completion Date: March 2026

Project Description: Replacement of aging water mains to improve system reliability.

Wastewater Treatment Facility Backup Generators

Current Phase: Design

Key Milestones Achieved: Consultant onboarded; design underway; 90% design anticipated January 2026.

Percentage Completion: 30%

Expected Completion Date: November 2026

Project Description: Installation of backup generators to ensure continuous WWTF operations.

Wittkop Park Water Treatment Facility Chlorination

Current Phase: Design

Key Milestones Achieved: Kickoff held October 1, 2025; 90% design completed; final design in progress.

Percentage Completion: 90%

Expected Completion Date: January 2026

Project Description: Construction of new chlorine feed and secure storage facilities.

CIP PROJECT UPDATE

In Progress

Homestead Raw Water Well #7

Current Phase: Final design

Key Milestones Achieved: 100% design completed; cost estimates underway.

Percentage Completion: 50%

Expected Completion Date: To be determined

Project Description: New raw water well to improve system redundancy and pressure.

Water/Sewer Improvements for Flagler Avenue

Current Phase: Design and permitting

Key Milestones: Consultant negotiations complete; 100% design expected by end of October 2025.

Percentage Completion: 40%

Expected Completion: October 2025

Project Description: Replacement of undersized water and sewer lines along Flagler Avenue to increase capacity and support development.

Water/Sewer Improvements for Krome Avenue

Current Phase: Design

Current Phase: Design and permitting

Key Milestones: Design over 90% complete; permitting submittals underway.

Percentage Completion: 90%

Expected Completion: To be determined

Project Description: Replacement of undersized water and sewer infrastructure along Krome Avenue to increase system capacity.

Vision Zero Safety Plan & Safe Streets for All

Current Phase: Project initiation

Key Milestones: Grant approved November 12, 2025.

Percentage Completion: 90%

Expected Completion: To be determined

Project Description: Development of a Vision Zero Safety Action Plan to reduce serious injuries and fatalities for all roadway users.

In Progress

Urban and Community Forestry Grant (Florida Forest Service \$49,500)

Current Phase: Design and permitting

Key Milestones: Project locations identified; design and permitting underway.

Percentage Completion: 10%

Expected Completion: January 2026

Project Description: Planting of 42 native trees in Downtown Homestead to enhance the urban canopy.

FDOT Beautification Grant (\$112,000)

Current Phase: Pre-design

Key Milestones: Grant awarded; design cost proposal received; awaiting purchase order issuance.

Percentage Completion: 10%

Expected Completion: To be determined

Project Description: Beautification of Krome Avenue, Campbell Drive, and U.S. 1 through new landscaping, trees, and irrigation.

Urban Forest Reforestation Grant (Hispanic Access \$755K)

Current Phase: Design

Key Milestones: Grant activities resumed; design contract approved July 7, 2025; design in progress.

Percentage Completion: 30%

Expected Completion: December 2027

Project Description: Planting of 898 native trees, grasses, and shrubs in City parks and rights-of-way to expand tree canopy and community engagement.

COH EVENT HIGHLIGHTS

In November, the City of Homestead proudly launched the inaugural Discover Homestead Winter Wonderland Experience in Downtown Homestead, marking a monumental moment for the community and establishing one of the longest seasonal ice-skating activations ever hosted in South Florida. The event opened on November 21 with an Employee Appreciation Night, featuring a live DJ, ice skating, and a Holiday Market Village with pop-up eateries and specialty vendors. The opening weekend coincided with Thanksgiving week, offering visitors discounts, festive activities, children's arts and crafts, photo opportunities, and live performances, setting the tone for a memorable seasonal experience. In the weeks that followed, the City maintained momentum with themed activations. They featured live music, on-ice performances, interactive experiences, specialty food and craft vendors, and family-friendly activities, keeping community engagement high and solidifying Winter Wonderland Experience as a must-visit destination in Homestead.

December programming continued with Frozen in Color, an arts-inspired week with live performances, interactive art installations, painting workshops, and themed activities for families and adults alike. This was followed by Whoville, featuring holiday-themed entertainment, story times for children, games, arts and crafts, and festive contests. The season culminated with Happy New Year, which included ice skating, live music, interactive family vision board activities, themed crafts, and adult entertainment with lounges and games.



In addition to Winter Wonderland, the City honored local veterans during Veterans Day Celebration at Losner Park. The celebration featured live performances, commemorative activities, and community participation, recognizing the service and sacrifices of veterans both locally and nationally. These initiatives exemplify the City's commitment to inclusive programming, family-friendly events, and community engagement, reinforcing Downtown Homestead as a vibrant destination for seasonal celebrations.