MEMORANDUM

To: Honorable Mayor and City Council

From: Debora Storch, Planning and Zoning Director

Date: September 23, 2026

Re: The Most Reverend Thomas G Wenski, Archbishop of the Archidiocese of Miami on behalf of Sacred Heart Catholic Church / Tentative Plat Approval

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APPLICANT REQUEST

The Most Reverend Thomas G. Wenski, Archbishop of the Archidiocese of Miami (Applicant) is requesting Tentative Plat Approval Pursuant to the City of Homestead Code of Ordinances Section 25-46 "Procedure for Tentative Plat," for the development of an additional building at 390 S. Homestead Blvd further identified by the above referenced folio number (Property).

The Applicant has also submitted a concurrent application for the Site Plan Approval (PH2025-15), Variance (PH2026-15) and (PH2026-55), and Alleyway Closures (PH2026-16) and (PH2026-17).

STAFF RECOMMENDATION

Staff recommends the approval of the requested tentative Plat, as the request is in compliance and consistent with Chapter 25 "Subdivisions and Platting," City Code, with Chapter 28 "Subdivisions," Miami-Dade County Code, and with Chapter 177, Part I – Platting, Florida Statutes. The Tentative Plat is generally consistent with the standard of practice as set forth by the Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

ANALYSIS

The proposed tentative plat was reviewed in accordance with the provisions of the City of Homestead, Miami-Dade County, and Florida Statutes, as previously mentioned.

a) PROJECT DESCRIPTION

The Property, consisting of approximately 2.70 acres of land, has a Future Land Use Technology Mixed Use (TMU) and is currently zoned Restricted Retail Commercial (B-1). The property consists of one parcel (Folio 10-7918-008-1010).

Owner/Applicant	The Most Reverend Thomas G. Wenski, Archbishop of the Archidiocese of Miami
Applicant Address	9401 Biscayne Blvd, Miami Shores, FL 33138
Site Address	390 S. Homestead Blvd, Homestead Fl 33030
Site Acreage	3.93 acres
Folio Number	10-7918-008-1010

The Applicant is seeking approval of the proposed Tentative Plat for a new church building.

b) HISTORY

The subject site, located within the City's boundaries and has been historically a church since the 1950s. The subject site has had numerous additional buildings built since the 1950s with the most recent being in 2016.

c) SUBJECT AND SURROUNDING PROPERTIES

Location	FLUM	Zoning	Existing Land Use
Subject Site	Technology Mixed Use (TMU)	Restricted Retail Commercial (B-1)	Civic Support/Religious
North	Technology Mixed Use (TMU)	Restricted Retail Commercial (B-1), Liberal Business (B-3), Retail Commercial (B-2), Residential Mobile Home Park (RMH)	Commercial, Lodging
South	Planned Urban Neighborhood (PUN)	Planned Urban Neighborhood (PUN)	Commercial & Educational
East	Technology Mixed Use (TMU)	Restricted Retail Commercial (B-1), Liberal Business (B-3), Retail Commercial (B-2), Residential Mobile Home Park (RMH)	Commercial
West	Planned Urban Neighborhood (PUN), Technology Mixed Use (TMU)	Planned Urban Neighborhood (PUN) & Liberal Business (B-3)	Commercial, Educational & Office

LEGAL DESCRIPTION

TOWN OF HOMESTEAD PROPER PB 4-33
LOTS 1 THRU 10 IN BLK 16 & 25 FT
OF SE 2 RD LYG N & ADJ TO LOT 1
THRU 5 CLOSED PER R-94-0650
& LOTS 1 THRU 10 BLK 12 & N25FT
OF SE 2 RD LYG S & ADJ CLOSED PER
R-94-650 & LOTS 1 THRU 10 INC
BLK 40 & PORT OF S1/2 OF NW1/4
OF SW1/4 DESC BEG 25FTN OF X OF
S/L LOT 6 BLK 3 PB 5-10 & NWLY
R/W/L SR5 TH NELY ALG NWLY R/W/L
SR5 347.34FT N 65 DEG W 101.40FT
S 39 DEG W 481.17FT E257.27FT
TO POB PER UNITY OF TITLE OR#
31361-3541 & 50FT RD SE 3RD &
SE 4TH LYG IN BTWN & ADJ CLOSED
PER RES #2007-08-98 & 2007-08-99

LOT SIZE 310290 SQ FT M/L

EXHIBITS
Location Map
Letter of Intent
Proposed Tentative Plat
City Surveyor's Approval Letter