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 / Site Plan

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SCOPE OF PROJECT

The Most Reverend Thomas G. Wenski, Archbishop of the Archidiocese of Miami (Applicant) is requesting, a site plan approval pursuant to City of Homestead Code of Ordinances (the "City Code"), Section 30-47 "Unified site plan requirements and review" for the development of a new church building on the east side of the existing site at 390 S Homestead Blvd. (the "Property"). The proposed development consists of a building approximately 15,000 square feet in size and an 82-space parking lot.

The proposed development includes a site plan application, a tentative plat application, parking variance, and two alley closures

GENERAL PROJECT INFORMATION

Owner / Applicant	**The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami**
Applicant Address	**9401 Biscayne Blvd, Miami Shores FL 33138**
Site Address	**390 S Homestead Blvd, Homestead FL 33030**
Site Acreage	**Approximately 3.93 Acres**
Folio Number	**10-7918-008-1010**
Contact Person / Owner Representative	**David Prada**
Phone Number	**305-762-1033**
E-mail Address	**dprada@theadom.org**

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

SITE ANALYSIS

The Property is located within the Town of Homestead Subdivision. It has AU (Agriculture) land use designation and AU (Agriculture District) zoning designation. It has a B-1 (Restrict Retail Commercial District) zoning designation and Civic Support land use. The Property is located within the boundaries of the Community Redevelopment Area (CRA) and the Pioneer quarter.

The proposed development includes the subject site plan approval, a tentative plat, a variance for parking, a variance for two alleys way closures.

The site layout includes an additional building on the east portion of the property closest to SE 4th Street, SE 1st Drive and S Homestead Blvd/US-1.

The development proposal complies with the required setbacks from its original property lines, complies with landscaping requirements, and with all other standards required for commercial developments. The traffic analysis was reviewed and approved by the City's traffic engineer consultant.

STAFF RECOMMENDATION

The site plan is recommended for approval contingent upon the approvals of the tentative plat, variances, and alley closures, as the request is consistent with the City's Comprehensive Plan, as well as in compliance with all applicable City Code provisions, including but not limited to City Code Chapter 30, Article II, Section 30-47 "Unified Site Plan Requirements."

COMPREHENSIVE PLAN CONSISTENCY

Policy 1.1: Encourage development and redevelopment by providing flexibility in site development standards, such as minimum lot size and other parameters.

Policy 1.12: Maintain a Land Development Code for the regulation of development, concurrency, signage, subdivisions, landscaping, environmental protection, sound attenuation. and areas subject to seasonal or periodic flooding.

Policy 1.13: Provide for drainage and storm water management, open space, safe and convenient on-site traffic flow, and vehicle parking through the Land Development Code.

Policy 1.14: Ensure that all development and redevelopment comply with the applicable regulations including the City's adopted building code.

Policy 2.3: Discourage the proliferation of urban sprawl m the City's future land

development pattern.

EXHIBITS

Proposed Resolution

Project Fact Sheet

Location Map

Letter of Intent

Proposed Site Plan