MEMORANDUM

To: Mayor and Members of the City Council

From: Debora Storch, NCARB, AIA Associate, Planning & Zoning Director

Date: October 28, 2026

Re: PH2026-54: Redland Assemblage East-Final Plat

APPLICANT REQUEST

Baaama, LLC. AN Penco, III, LLC (the "Applicant"), is requesting FINAL PLAT APPROVAL pursuant to City Code Section 25-71, "Outline of Final Plat Procedure," for Redland Assemblage East, a one hundred nineteen (119) unit single-family residential subdivision on approximately 62.35 acres of land, within the One-Half Acre Estate (A-2) Zoning District, within the City of Homestead, Florida (the "City") and further described by folios 10-7811-002-0010 and 10-7811-000-081 (the "Property")

STAFF RECOMMENDATION

Staff recommends APPROVAL of the FINAL PLAT, as the request is in compliance with the City's Comprehensive Plan, as well as all applicable City Code provisions, including, but not limited to, Chapter 25, "Subdivisions and Platting," Article II, "Plats and Platting Procedure," Division 4, "Final Plat," of the City Code; Chapter 28, "Subdivisions," of the Miami-Dade County Code; Chapter 177, Part I, "Platting," Florida Statutes; and Rules 5J-17.051 and 5J-17.052, Florida Administrative Code.

ANALYSIS

The Property has approximately 62.35 acres of land, is zoned One-Half Acre Estate (A- 2) Zoning District with a Future Land Use Map (FLUM) designation of Estate Density (ED). The Property will be developed with one hundred nineteen (119) single-family residences and is generally located south of SW 296th Street, north of SW 302nd Street, and West of SW 192nd Avenue (Tower Road) and East of SW 197th Avenue.

Past approvals for the subject property include: Rezoning Ordinance 2026-04-11; Tentative Plat Resolution No. R2026-05-70; Variances Resolution Nos. R2026-05-71 and R2026-05-72 and Site Plan Approval Resolution No. R 2026-05-91

The proposed FINAL PLAT was reviewed in accordance with the requirements set forth by the City Code, Part II, Chapter 25, Article II, Division 4; the Miami-Dade County Final Plat requirements, Chapter 177, Florida Statutes, and the Survey requirements Chapters 5J-17.051 and 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The Final Plat meets the requirements as specified above.

COMPREHENSIVE PLAN CONFORMITY

ELEMENT	POLICY / OBJECTIVE
Land Use	***Goal 1.*** To establish and implement a future development pattern which promotes the health, safety and welfare of Homestead's residents by providing adequate lands for growth and redevelopment, and encouraging the most appropriate use of those lands; avoiding undue concentration of population; enhancing the unique quality of life and sense of community derived from the agricultural lifestyle in concert with planned urban and industrial development; conserving the financial value of the built environment and environmental value of the City's natural resources and nearby attractions; fostering growth in the City's traditional economic base and potential new industries of the 21st century; and assuring the cost-effective provision of municipal infrastructure and services. *The proposed Rezoning will support and advance infill development.*
Land Use	***Policy 1.2:*** Rezonings shall not involve "spot zoning." *The proposed Rezoning will not be contrary to spot zoning policy.*
Land Use	***Policy 1.4:*** Greater consideration in zoning matters will be given to the protection of established conforming investments rather than future investments. *Since the land within the city abutting this site is already zoned residential, this rezoning complies with this policy.*
Land Use	***Policy 2.2:*** Continue to encourage the reduction, and elimination where possible, of uses incompatible with adjacent land uses and/or inconsistent with the community's character as expressed in the Future Land Use Element and Map through periodic review and update of the Comprehensive Plan. *Since the land within the city abutting this site is already zoned residential, this rezoning complies with this policy.*

SUBJECT AND SURROUNDING PROPERTIES

LOCATION	FLUM	ZONING	EXISTING LAND USE
Subject Site	*Estate Density (ED)*	*Pending* *One Family, One-Half Acre Estate (A-2)*	*Vacant*
North *Miami Dade*	*Estate Density (ED)*	*Estate Modified District (EU-M)* *Agricultural Use (AU)*	*Single Family Residence*
South	*Estate Density (ED)*	*One Family, One-Half Acre Estate (A-2)*	*Single Family Residence*
East	*Low Residential Use (LRU)*	*One Family, One-Half Acre Estate (A-2)*	*Single Family Residence*
West *Miami Dade*	*Estate Density (ED)*	*Estate Modified District (EU-M)*	*Farmland*

LEGAL DESCRIPTION

11 57 38 25 AC

W1/2 OF NE1/4 OF NW1/4 OF NW1/4 &

SE1/4 OF NW1/4 OF NW1/4 & NE1/4

OF SW1/4 OF NW1/4

OR 12795-3506 0785 1

COC 25901-1240 08 2007 4

FAU 30-7811-000-0081

11 57 38 32.93 AC

HOMESTEAD MANOR REV PB 32-77

TRACTS 1 & 2

LOT SIZE IRREGULAR

OR 10626-1631 0180 1

COC 21584-1244 08 2003 1

FAU 30-7811-002-0010

EXHIBITS

Proposed Resolution

Project Fact Sheet

Location Map

Letter of Intent

Final Plat