MEMORANDUM

To: Local Planning Agency "LPA" / Mayor and City Council

Thru: Debora Storch, NCARB, AIA Associate, *Director Planning and Zoning*

From: Derrick Cook, MBA, AICP, Deputy Director Planning and Zoning

Date: October 28, 2026 [LPA and City Council First Reading]

Re: Elite Construction & Development, Inc. / Hiram Landings South / REZONING from General Use (G) to One-Family (R-1) — PH2026-04

APPLICANT REQUEST

Elite Construction & Development, Inc. (the "Applicant") is requesting a REZONING from the General Use (G) Zoning District to the One-Family (R-1) Zoning District for an approximately 117,176-square-foot (2.69± acres) parcel located south of SW 307th Street and SW 157th Avenue (Newton Road), and east of the South Florida Water Management District C-103-01 Canal (the "Property"), within the City of Homestead, Florida (the "City"). The Property is identified by folio number 10-7908-000-0643. The request is made pursuant to City Code Section 30-41, "Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan," and is intended to facilitate Hiram Landings South, an eight-lot single-family residential subdivision. The Applicant has also submitted a companion Future Land Use Map ("FLUM") amendment from Institutional Use (ISU) to Low Residential Use (LRU), together with related Site Plan and Tentative Plat applications.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the proposed REZONING, as the request is consistent with the City's Comprehensive Plan and complies with applicable City Code provisions, including, but not limited to, Section 30-41, "Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan." Approval of the rezoning should be contingent upon adoption of the companion FLUM amendment to Low Residential Use (LRU).

ANALYSIS

The Property is vacant and is currently designated Institutional Use (ISU) on the Future Land Use Map and zoned General Use (G). The companion FLUM amendment proposes to redesignate the Property to Low Residential Use (LRU). Pursuant to Policy 2.1 of the City's adopted Comprehensive Plan, the LRU designation permits residential uses at a density of up to six (6) dwelling units per net acre and is implemented by the A-1, A-2, R-1, and GP zoning districts, as

amended from time to time.

The requested R-1 zoning district permits detached single-family residential development and is an implementing zoning district for the proposed LRU designation. The proposed eight dwelling units on approximately 2.69 gross acres represent an overall gross density of approximately 2.97 dwelling units per acre. Lot dimensions, setbacks, building coverage, height, access, drainage, utilities, and other development standards will be evaluated through the related Site Plan, Tentative Plat, engineering, and permitting reviews.

a. PROJECT DESCRIPTION

The subject application is reviewed pursuant to City Code Section 30-41, "Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan." The requested rezoning from General Use (G) to One-Family (R-1) would align the zoning classification with the proposed Low Residential Use (LRU) FLUM designation and allow consideration of the proposed eight-lot single-family subdivision.

b. HISTORY

The Applicant submitted the rezoning request as one component of the Hiram Landings South development proposal. The submitted Letter of Intent identifies four related requests: a Future Land Use Map amendment from Institutional Use (ISU) to Low Residential Use (LRU), rezoning from General Use (G) to One-Family (R-1), Site Plan approval, and Tentative Plat approval.

The proposed R-1 zoning district is consistent with the proposed LRU FLUM designation and supports a low-density residential development pattern. The request would replace the broad General Use zoning classification with a residential district tailored to detached single-family development.

The Property abuts vacant and residential land in unincorporated Miami-Dade County to the north, educational uses designated Institutional Use (ISU) to the south and east, and the C-103-01 Canal to the west. The requested R-1 district and proposed eight-lot subdivision are compatible with the surrounding development pattern and do not introduce a materially incompatible use.

Approval of the rezoning does not constitute approval of the proposed Site Plan or Tentative Plat. Those applications remain subject to separate review for compliance with applicable development regulations, including access, lot configuration, infrastructure, drainage, utilities, concurrency, and other agency requirements.

c. COMPREHENSIVE PLAN CONFORMITY

ELEMENT	POLICY / OBJECTIVE

Land Use	Goal 1. To establish and implement a future development pattern that promotes the health, safety, and welfare of Homestead residents; provides adequate lands for growth and redevelopment; encourages appropriate land use; protects environmental and financial resources; and supports cost-effective municipal infrastructure and services. The proposed rezoning supports orderly low-density residential infill and an appropriate use of the Property.
Land Use	Policy 1.2: Rezonings shall not involve "spot zoning." The request does not constitute spot zoning because the proposed R-1 district implements the companion LRU FLUM designation and is compatible with nearby residential development.
Land Use	Policy 1.4: Greater consideration in zoning matters will be given to the protection of established conforming investments rather than future investments. The requested R-1 district supports residential development compatible with the established and planned character of the surrounding area.
Land Use	Policy 2.2: Continue to encourage the reduction, and elimination where possible, of uses incompatible with adjacent land uses or inconsistent with the community's character as expressed in the Future Land Use Element and Map. The proposed rezoning replaces General Use zoning with a residential district consistent with the proposed LRU designation and the surrounding development pattern.

d. SUBJECT AND SURROUNDING PROPERTIES

LOCATION	FLUM	ZONING	EXISTING LAND USE
Subject Site	Pending Low Residential Use (LRU)	General Use (G); proposed One-Family (R-1)	Vacant land
North	Unincorporated Miami-Dade County	Unincorporated Miami-Dade County	Vacant/residential land
South	Institutional Use (ISU)	Government Property (GP)	Educational use
East	Institutional Use (ISU)	Government Property (GP)	Educational use
West	N/A	N/A	SFWMD C-103-01 Canal

LEGAL DESCRIPTION

The Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, lying easterly of the C-103-01 Canal right-of-way, in Section 8, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Folio No.: 10-7908-000-0643

Property Address: Unassigned; generally located south of SW 307th Street and SW 157th Avenue (Newton Road)

EXHIBITS

Proposed Ordinance
Project Fact Sheet
Location Map
Letter of Intent