City of Homestead
Council Agenda Report

Item Number: 5224

AGENDA ITEM INFORMATION

Meeting:	Council Meeting	Meeting Date:	10/28/2026
Department:	Development Services	Department Head:	Debora Storch, NCARB, AIA Associate
Item Type:	Resolution	Author:	Debora Storch, NCARB, AIA Associate
Title:	PH2026-54 Final Plat Approval for Baaama, LLC./Penco, LLC. (Redland Assemblage East Subdivision)		
Requested Action:	Approval of Resolution		

Recommendation:

Staff recommends that the Mayor and Council approve the proposed Resolution requesting Final Plat Approval for the development of a residential subdivision consisting of one hundred and nineteen (119) single-family dwelling units on an approximately 62.35-acre parcel of land, generally located south of SW 296th Street, north of 302nd Street, and West of SW 192nd Avenue (Tower Road) and SW 197th Avenue. The request is in compliance with the City's Comprehensive Plan, as well as all applicable City Code provisions, including but not limited to Division 4: Final Plat of the City Code Chapter 25 "Subdivisions and Platting," Miami-Dade County Code, Chapter 28 "Subdivisions," State of Florida, Florida Administrative Code; Florida Statutes Chapter 177 Part I "Platting".

1.Fiscal Impact: N/A
2.Funding Source: Private Funding
3. City Impact: District 1-Northwest- Councilwoman Kimberly Konsky
4. Strategic Plan: Economic Development

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

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 one hundred nineteen (119) single family residences and is generally located south of SW 296th Street, north of 302nd Street, and West of SW 192nd Avenue (Tower Road) and SW 197th Avenue.

Past Approvals: Rezoning Ordinance 2026-04-11; T-Plat R2026-05-70; Variances R2026-05-71 and R2026-05-72 and Site Plan Approval R 2026-05-91

Exhibit Attachment(s): (0)

Exhibit Description(s)				
1	Proposed Resolution	6	Surveyor's Approval Letter
2	Staff Memorandum	7	
3	Location Map	8	
4	Letter of Intent	9	
5	Final Plat	10	

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FUNDING INFORMATION

Finance Approval:	Reviewed-Carlos M. Perez 10/13/26	Total Approved Amount:	
1 - Account Name:		Account Number:	
Amount:		Current Balance:	
2 - Account Name:		Account Number:	
Amount:		Current Balance:	
3 - Account Name:		Account Number:	
Amount:		Current Balance:	

PROCUREMENT SECTION

Received Date:		Reference Number:	
Transaction Type:		Bids Solicited / Received:	
Vendor Name and Information:			
Procurement Amount:		Details:	
Procurement Notes:	The procurement process is not applicable to this item.		
Review Committee Members:			
Completed Date:	10/13/2026	Completed By:	Malia Rivera, NIGP-CPP, CPPO, CPPB

REVIEW - APPROVALS

Fleet:	Not Applicable	Initials:	IS	Additional Approvals:
HR / Risk:	Not Applicable	Initials:	BF	Finance & Budget: Cost Recovery balance for PH2026-54 at 10/13/2026 is $3,420.00.
ITD:	Not Applicable	Initials:	YC	

Legal Review:	James E. White, Esq., AICP	Legal Date:	10/13/2026
Director Authorization:	Debora Storch, NCARB, AIA Associate	Director Date:	10/13/2026
City Manager Authorization		Item Status:	

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