City of Homestead
Council Agenda Report

Item Number: 5226

AGENDA ITEM INFORMATION

Meeting:	LPA/City Council	Meeting Date:	10/28/2026
Department:	Development Services	Department Head:	Debora Storch, NCARB, AIA Associate
Item Type:	Ordinance First Reading	Author:	Debora Storch, NCARB, AIA Associate
Title:	PH2026-105 City of Homestead Code Amendment to Division 17 Parking District		
Requested Action:	Approval fo Ordinance [First Reading]		
Recommendation:	Staff recommend that the Mayor and Council CONSIDER the attached amendment to PART II- CODE OF THE CITY, CHAPTER 30-ZONING, ARTICLE III.-DISTRICT REGULATIONS, DIVISION 17. P PARKING DISTRICT that updates code previsions that were established in 1973.		

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

The intent of this code section, as adopted in 1973, was to encourage owners of business establishments to provide parking on property contiguous to their business premises. The P zoning designation only allows the property to be used for parking without the need of changing the FLUM and zoning to a commercial classification that would open the door to more intense uses.
The proposed amendment also intends to include operators of business establishments, not only owners, and to allow overflow parking on properties located at walking distance (1/4 mile=5-minute walk) of said establishments. The amendment also adds requirements for proper buffers from adjacent residential uses and administrative approval of a site plan before consideration by the Mayor and Council.

1. Fiscal Impact: N/A
2. Funding Source: Private Funding
3. City Impact; Citywide
4. Strategic Priority: Economic Development

Exhibit Attachment(s): (0)

Exhibit Description(s)				
1	Proposed Ordinance	6		
2		7		
3		8		
4		9		
5		10		

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FUNDING INFORMATION

Finance Approval:	Not Applicable-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	
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	MCJ	Item Status:	

Date Created: 10/5/2026 10:34:40 AM Last Modified: 10/13/2026 12:44:17 PM