MEMORANDUM

To: Honorable Mayor and City Council

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

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

Date: October 28, 2026

Re: D.R. Horton, Inc. / PH2026-95 SITE PLAN AMENDMENT APPROVAL
Aspen Estates East

Scope of Project

D.R. Horton, Inc. (the "Applicant") is requesting approval of a Site Plan Amendment pursuant to Section 30-47, "Unified Site Plan Requirements and Review," of the City of Homestead Code of Ordinances (the "City Code"). The request concerns Aspen Estates East, a seventy-four (74) lot single-family residential subdivision situated on approximately 37 acres generally located north of SW 304th Street and west of SW 192nd Avenue/Tower Road (the "Property").

The approved site plan permits 74 one-story single-family homes and provides four high-end, one-story home models. The Applicant proposes to add the Ponte Vedra as an additional model available to future homebuyers. The Ponte Vedra is a two-story, five-bedroom, four-bathroom residence containing approximately 3,072 square feet of air-conditioned area and a three-car garage. It is part of D.R. Horton's Emerald Series and is currently offered within the adjoining Aspen Estates West community.

The proposed model would be offered only on lots that can accommodate it while complying with the applicable lot and development standards. The request does not increase the number of dwelling units or modify the approved lot configuration, circulation system, infrastructure, open space, or development standards.

General Project Information

Owner and Applicant	D.R. Horton, Inc.
Applicant Address	c/o 200 South Biscayne Boulevard, Suite 300, Miami, FL 33131
Property Location	North of SW 304th Street and west of SW 192nd Avenue/Tower Road
Site Acreage	Approximately 36.5 acres
Former Folio Numbers	10-7811-002-0020, 10-7811-000-0070, and 10-7811-000-0120
Applicant Representative	Maritza Haro Salgado, Esq., Bercow Radell Fernandez Larkin and Tapanes
Phone Number	(305) 377-6225
Email Address	mharo@brzoninglaw.com

Subject and Surrounding Properties

Location	Future Land Use	Zoning	Existing Land Use
Subject Property	Estate Density	One-Family, One-Half Acre Estate District (A-2)	Single-family subdivision under construction
North	Estate Density / Agricultural	Agricultural (AU)	Vacant or agricultural land
South	Miami-Dade County	Miami-Dade County	Residential or agricultural land
East	Estate Density	One-Family, One-Half Acre Estate District (A-2)	Single-family residential development
West	Miami-Dade County	Miami-Dade County	Aspen Estates West / single-family residential development

Site Analysis

The City Council previously approved the rezoning of the Property from Agricultural District (AU) to One-Family, One-Half Acre Estate District (A-2) through Ordinance No. 2023-04-08. On July 26, 2023, the City Council approved: (1) a variance from the minimum one-half-acre (21,780-square-foot) building-site requirement to permit a minimum building-site area of 16,080 square feet for 52 of the 74 lots through Resolution No. R2023-07-96; (2) a site plan for 74 single-family residential lots with one-story dwelling units through Resolution No. R2023-07-97; and (3) the tentative plat through Resolution No. R2023-07-98. The City Council approved the final plat through Resolution No. R2024-08-92 on August 21, 2024.

Aspen Estates East is recorded in Miami-Dade County Plat Book 179, Page 1, and construction is underway. The requested amendment adds one residential model to the four models authorized by the approved site plan. The proposed Ponte Vedra model provides five bedrooms, four bathrooms, a three-car garage, and 3,072 square feet of air-conditioned living area. Five architectural elevations are proposed: Farmhouse, Coastal, Modern, Contemporary, and Classic.

The Ponte Vedra model may be constructed only on lots of sufficient size to comply with the setbacks, lot coverage, open-space, height, parking, and other development standards applicable to the Property. The amendment does not authorize additional lots or dwelling units and does not alter the recorded plat or the subdivision's approved streets, access, circulation, drainage, utilities, infrastructure, or open-space areas.

The Ponte Vedra is also offered in the adjoining Aspen Estates West subdivision. Its inclusion in Aspen Estates East would provide continuity between the developments while increasing architectural diversity and consumer choice. Because the proposed model must comply with all existing approvals and applicable City Code requirements, the amendment is not expected to create adverse impacts on surrounding properties.

Staff Recommendation

Staff recommends approval of the proposed Site Plan Amendment to allow the Ponte Vedra two-story single-family home model within Aspen Estates East, subject to compliance with the approved plans, all previously imposed conditions of approval, and all applicable provisions of the City Code. Staff finds that the amendment is consistent with the City's Comprehensive Plan and Land Development Regulations.

EXHIBIT A

Objective 1 Implementation of Land Development Code

Implement the goals, objectives, and policies of the Future Land Use Element and other related elements of the Comprehensive Plan based on logical and sound land-planning, zoning, and subdivision principles.

Policy 1.4 Protection of Established Investments

Give greater consideration in zoning matters to the protection of established conforming investments and encourage future uses that benefit existing property values and broader community goals.

Policy 1.8 Residential Open Space

Require minimum open space within residential development parcels to provide adequate light, air, living area, and privacy for current and future residents.

Policy 5.13 Parking and Internal Circulation

Continue to provide appropriate standards for parking and internal circulation within development plans to ensure safe and efficient mobility within residential projects.

Exhibits

- Proposed Resolution
- Location Map
- Resolution No. R2023-07-97
- Proposed Ponte Vedra Plans dated August 21, 2026