City of Homestead
Council Agenda Report

Item Number: 5171

AGENDA ITEM INFORMATION

Meeting:	Council Meeting	Meeting Date:	10/28/2026
Department:	Development Services	Department Head:	Debora Storch, NCARB, AIA Associate
Item Type:	Ordinance Second Reading	Author:	Debora Storch, NCARB, AIA Associate
Title:	PH2026-23 HDDC, LLC. HPOC Master Plan Amendment		
Requested Action:	Approval of Ordinance [Second Reading]		

Recommendation:

Staff recommends consideration of the proposed Text Amendment to the HPOC Master Plan to modify the setbacks within the HPOC Master Plan and Development Order. The Setback modification would only applicable to the Property, as it is relatively consistent with the DRI Master Plan and Development Order, the HPOC Master Plan, and all applicable City Comprehensive Plan and City Code provisions.

The Local Planning Agency and City Council approved the proposed AMENDMENT on First Reading at its September 23, 2026, meeting.

1. Fiscal Impact: N/A
2. Funding Source: Private Funding
3. City Impact: District 2 - Keys Gate - Councilman Sean L. Fletcher
4. Strategic Plan: Economic Development

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

The Applicant, HDDC, LLC, has requested a Modification (Text Amendment) to the previously approved "Master Development Plan for Homestead Park of Commerce" (HPOC Master Plan), which was last amended with Ordinance No. 2022-08-21. The proposed Text Amendment modifies language governing General Architectural Controls (Building Setbacks) for an approximately 4.26 acre parcel of land located within the Homestead Park of Commerce (HPOC) for the development of an 84,684 square foot warehouse building along SW 336 Street. The parcel can further be identified by the below referenced folio number (Property).

Exhibit Attachment(s): (0)

Exhibit Description(s)				
1	Proposed Ordinance	6	Ordinance No. 2001-03-08
2	Project Fact Sheet	7	Ordinance No. 2022-02-05
3	Staff Memorandum	8	Business Impact Estimate
4	Location Map	9	
5	Letter of Intent	10	

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FUNDING INFORMATION

Finance Approval:	Updated Review-Carlos M. Perez 10/12/26	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:	9/15/2026	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 PH2026-23 at 10/13/2026 is $5,866.25.
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:	

Date Created: 8/19/2026 12:37:40 PM Last Modified: 10/14/2026 4:34:40 PM