City of Homestead
Council Agenda Report

Item Number: 5225

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:	PH2026-95 Aspen Estates East Site Plan Amendment		
Requested Action:	Approval of Resolution		

Recommendation:

Staff recommends approval of the proposed amendment to the previously approved site plan, pursuant to Section 30-47, "Unified Site Plan Requirements and Review," to permit two-story single-family homes within the Aspen Estates East residential subdivision, consisting of seventy-four (74) single-family residential lots on an approximately 37-acre parcel generally located at the northwest corner of SW 304th Street and SW 192nd Avenue/Tower Road (the "Property").

The proposed amendment adds two-story residential models to the approved development program without changing the previously approved number of residential lots. Staff finds that the proposed amendment is consistent with the City's Comprehensive Plan and applicable Land Development Regulations.

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:

D.R. Horton, Inc. (the "Applicant") is requesting approval of an amendment to the site plan previously approved through Resolution No. R2023-07-97 for Aspen Estates East, a seventy-four-lot single-family residential subdivision situated on approximately 37 acres. 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 single-family residential lots through Resolution No. R2023-07-96; (2) a site plan for the development of 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 subsequently approved the final plat through Resolution No. R2024-08-92 on August 21, 2024. The present application seeks to amend the approved site plan to permit two-story single-family home models within the subdivision. The amendment expands the range of housing models available within the development while retaining the previously approved residential use, subdivision configuration, and total number of residential lots.

Exhibit Attachment(s): (0)

Exhibit Description(s)				
1	Proposed Resolution	6	Resolution No. 2023-07-97
2	Project Fact Sheet	7	Aspen Estates East Plans
3	Staff Memorandum	8	
4	Location Map	9	
5	Letter of Intent	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:		Initials:		Finance & Budget: Cost Recovery balance for PH2026-95 at 10/13/2026 is $3,000.00.
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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