RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN, AS REQUESTED BY D.R. HORTON, INC., FOR THE DEVELOPMENT OF A NEW RESIDENTIAL SUBDIVISION TOTALING SEVENTY-FOUR (74) DWELLING UNITS ON AN APPROXIMATELY 37.0 ACRE PARCEL OF LAND, GENERALLY LOCATED ON THE NORTHWEST CORNER OF SW 304TH STREET AND WEST OF SW 192ND AVENUE (TOWER ROAD), AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 30 "Zoning," Article II "Administration," Division 2 "Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances," Section 30-47 "Unified Site Plan Requirements and Review" of the City Code of Ordinances (the "City Code"), D.R. Horton, Inc. (the "Applicant") has applied to the City of Homestead, Florida (the "City"), for approval of a Site Plan Amendment attached as Exhibit "B," for property legally described in Exhibit "A" (the "Property") (Application 2026-95); and

WHEREAS, Staff recommended approval of the requested amendment to the previously approved Site Plan in its report dated October 28, 2026; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Council finds that the proposed Site Plan Amendment, as conditioned and limited herein, is consistent with the City's Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. Findings. The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Resolution.

Section 2. Approval of Site Plan. Pursuant to Chapter 30 "Zoning," Article II "Administration," Division 2 "Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances," Section 30-47 "Unified Site Plan Requirements and Review" of the City Code, the requested Site Plan Amendment, attached as Exhibit "B," is hereby approved.

Section 3. Conditions. The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions, to which the Applicant stipulated at the public hearing:

1. Development of the site shall comply with the City's lighting, landscaping, and signage requirements and standards.

2. Development shall be consistent with the following plans, as revised to meet the above conditions: Aspen Estates East – Ponte Vedra Renderings, Dated 8/21/2026, Sheet 2 - Floor plan, Dates 8/21/2026.

3. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of the development. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. **Violation of Conditions.** Failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this Resolution may be revoked by the City Council at any time upon a determination that the Applicant is not in compliance with the City Code.

Section 5. **Recording.** The City, or the Applicant if so requested by the City Clerk, shall record this Resolution at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 6. **Effective Date.** This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS _____ day of _____, 2026.

_____
STEVEN D. LOSNER
Mayor

ATTEST:

_____
ELIZABETH SEWELL, MPA, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND BENEFIT OF THE CITY ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney
Motion to adopt by _____ seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner	_____
Vice Mayor Jenifer N. Bailey	_____
Councilwoman Erica G. Ávila	_____
Councilman Clemente Canabal	_____
Councilman Sean L. Fletcher	_____
Councilwoman Kimberly Konsky	_____
Councilman Larry Roth	_____

Exhibit A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

Parcel 1:
Tract 3, HOMESTEAD MANOR REVISED, according to the Plat thereof, as recorded in Plat Book 32, at Page 77, of the Public Records of Miami-Dade County, Florida.

Parcel 2:
The East ½ of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ and the Southwest ¼ of the Southeast ¼ of the Northwest ¼ less the South 35 feet for road right-of-way, in Section 11, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Parcel 3:
The West ½ of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ less the North 25 feet and less the West 25 feet for road right-of-way, in Section 11, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Folio: 10-7811-000-0070
Folio: 10-7811-000-0120
Folio: 10-7811-002-0020

Exhibit B

SITE PLAN

D·R·HORTON
America's Builder

Emerald Series℠
Aspen Estates

Ponte Vedra

5 Bed | 4 Bath | 3 Car | 2 Story | 3,072 sq ft



Farmhouse



Coastal



Modern



Contemporary



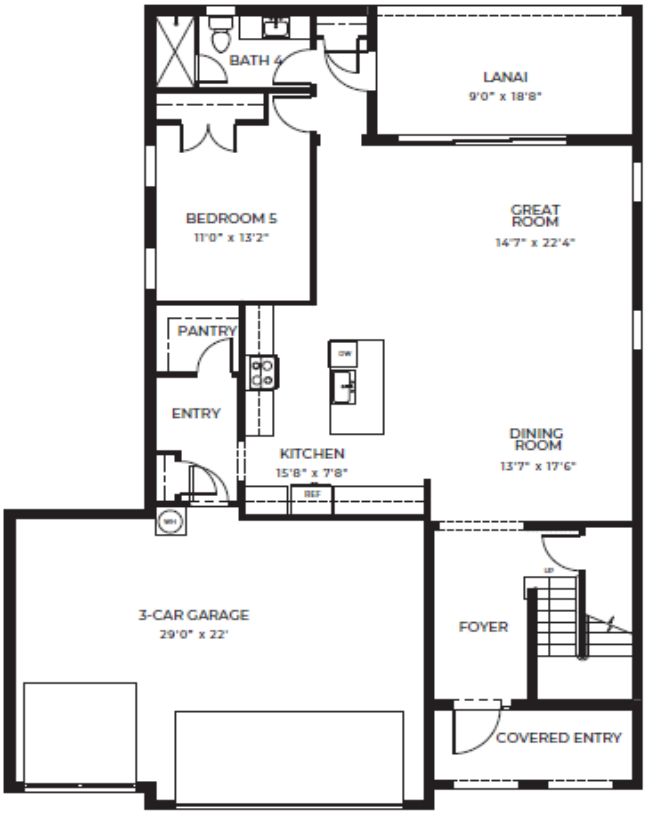
Classic

DRHorton.com

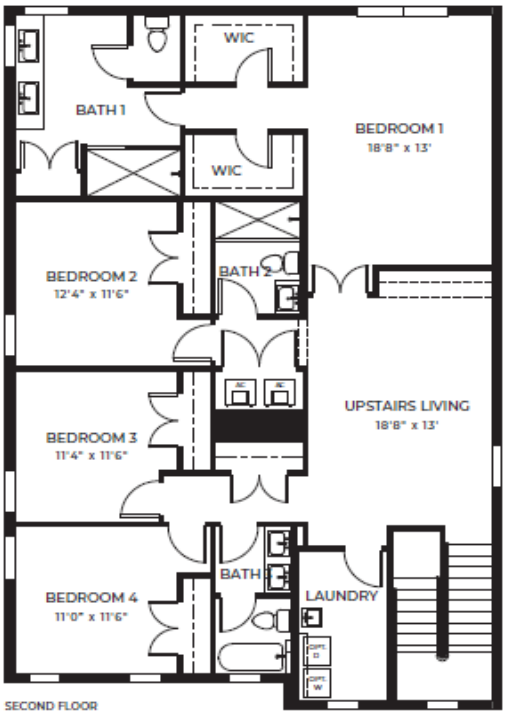
D.R. Horton is equal housing opportunity builder. Pictures, photographs, features, colors, drawings, floor plans, square footages and sizes are approximate for illustration purposes only and will vary from the homes as built. All drawings are the artist's concept. Square footages are approximate. Certified General Contractor License Number CGC059394. © 2025. D.R. Horton, Inc. All rights reserved.

D·R·HORTON
America's Builder

Emerald Series℠
Aspen Estates
Ponte Vedra



FIRST FLOOR



SECOND FLOOR

1st Floor A/C Sq. Ft.	1,372
2nd Floor A/C Sq. Ft.	1,700
Total A/C Sq. Ft.	**3,072**
Covered Entry	88
Lanai	180
3-Car Garage	656
Total Sq. Ft.	**3,996**

DRHorton.com