City of Homestead
Council Agenda Report

Item Number: 5174

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:	PH2026-22 Site Plan Approval for HDDC, LLC.		
Requested Action:	Approval of Resolution		
Recommendation:	Staff recommends CONSIDERATION with conditions of the proposed SITE PLAN, for an approximately 4.26-acres parcel of undeveloped land located within the East end District of the Homestead Park of Commerce (HPOC), generally located north of SW 336 Street, West of SW 142 Avenue and East of SW 36 Avenue for the development of an 84,684 square feet warehouse including 2,100 square feet of office (the "Property"). The Applicant has also submitted a related application for HPOC Master Plan Amendment seeking to modify the General Architectural Controls for Building Setbacks (PH2022-22) for concurrent review and consideration.		

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

The Property is zoned Planned Unit Development (PUD) with a Future Land Use Map (FLUM) designation of Planned Regional Activity Center ("PRAC") pursuant to Policy 2.1 of the City's adopted Comprehensive Plan and is part of the Villages of Homestead ("VOH") Development of Regional Impact ("DRI").

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

Exhibit Attachment(s): (0)

Exhibit Description(s)				
1	Proposed Resolution	6	Site Plan
2	Project Fact Sheet	7	
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:	Not Applicable	Initials:	BF	Finance & Budget: Cost Recovery balance for PH2026-22 at 10/13/2026 is $2,296.25.
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 4:38:37 PM Last Modified: 10/14/2026 4:43:52 PM