City of Homestead
Council Agenda Report

Item Number: 5266

AGENDA ITEM INFORMATION

Meeting:	Council Meeting	Meeting Date:	11/18/2026
Department:	Development Services	Department Head:	Derrick L. Cook, MBA, AICP
Item Type:	Resolution	Author:	Derrick L. Cook, MBA, AICP
Title:	PH2026-01 Site Plan Approval for Elite Construction		
Requested Action:	Approval of Resolution		

Recommendation:

Staff recommends APPROVAL, subject to the conditions contained in the proposed resolution, of the requested Site Plan pursuant to City Code Section 30-47,"Unified Site Plan Requirements and Review," for Hiram Landings South, an eight-lot single-family residential subdivision on approximately 2.69 gross acres generally located North of SE 8th Street, East of C-103 Canal and South of SW 307 Street (the "Property"). Approval is contingent upon approval of the companion Future Land Use Map amendment (PH2026-03), rezoning (PH2026-04), tentative plat, and all required agency approvals.

1. Fiscal Impact: N/A
2. Funding Source: Private Funding
3. City Impact: District 5 – Waterstone – Councilwoman Erica G. Avila
4. Strategic Plan: Economic Development

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

Elite Construction & Development, Inc. proposes eight detached single-family residences on vacant property currently designated Institutional Use and zoned General Use. The development includes two residential models, lots containing a minimum of 7,500 square feet, a gross density of approximately 2.97 units per acre, a new public roadway, sidewalks, landscaping, utilities, and a common open-space and utility tract. Each lot will connect to public water and sanitary sewer, subject to final City, County, utility, engineering, environmental, and platting approvals.

Exhibit Attachment(s): (0)

Exhibit Description(s)				
	1	Proposed Resolution	6	Proposed Site Plan
	2	Project Fact Sheet	7	
	3	Staff Memorandum	8	
	4	Location Map	9	
	5	Letter of Intent	10	

City of Homestead
Council Agenda Report

Item Number: 5266

FUNDING INFORMATION

Finance Approval:	Approved-Carlos M. Perez 11/4/26	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:	11/5/2026	Reference Number:	
Transaction Type:		Bids Solicited / Received:	
Vendor Name and Information:			
Procurement Amount:		Details:	
Procurement Notes:	The procurement process is not required for this item.		
Review Committee Members:			
Completed Date:	11/5/2026	Completed By:	Xintia Rubio-Rojas, CPPB

REVIEW - APPROVALS

Fleet:	Not Applicable	Initials:	IS	Additional Approvals:
HR / Risk:	Not Applicable	Initials:	BF	Finance & Budget: Cost Recovery balance for PH2026-01 at 11/4/2026 is $667.95.
ITD:	Not Applicable	Initials:	YC	

Legal Review:	James E. White, Esq., AICP	Legal Date:	11/4/2026
Director Authorization:	Derrick L. Cook, MBA, AICP	Director Date:	11/4/2026
City Manager Authorization		Item Status:	

Date Created: 10/28/2026 11:48:45 AM Last Modified: 11/5/2026 9:30:03 AM