City of Homestead
Council Agenda Report

Item Number: 5217

AGENDA ITEM INFORMATION

Meeting:	Council Meeting	Meeting Date:	11/18/2026
Department:	Development Services	Department Head:	Derrick L. Cook, MBA, AICP
Item Type:	Ordinance Second Reading	Author:	Derrick L. Cook, MBA, AICP
Title:	PH2026-03 FLUM Amendment from ISU to Low Residential Use (LRU)		
Requested Action:	Approval of Ordinance [Second Reading]		

Recommendation:

Staff recommends that the Mayor and Council APPROVE the request for a FUTURE LAND USE MAP (FLUM) AMENDMENT from Institutional Use (ISU) to Low Residential Use (LRU) pursuant to City Section 30-41, "Changes and Amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan," for an approximately 117,176 square foot (2.69+/- acres) parcel of land located south of SW 307th Street and SW 157th Avenue (Newton Road), and east of South Florida Water Management Canal (C-103-01) within the City of Homestead, Florida (the "City") and further described by the referenced folio number 10-7908-000-0643 (the "Property").

Elite Construction & Development, Inc., (the "Applicant") has submitted a concurrent application for a Rezoning from General Use District (G) to One Family District (R-1) (PH2026-04).

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

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

The "Property" is currently zoned General Use District (G) and has a Future Land Use Map (FLUM) designation of Institutional Use (ISU) . The Future Land Use Map Amendment (FLUM) from Institutional Use (ISU) to Low Residential Use (LRU) will be for one (1) parcel referenced by folio 10-7908-000-0643.

The Applicant requests the FLUM amendment in order to allow to development of eight single-family residential subdivision consistent with the City's Comprehensive Plan, as well as in compliance with all applicable City Code provisions, including but not limited to, the City Code provisions set forth in Section 30-41, Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan. The proposed change will be compatible with other uses, that are in the immediate vicinity area of the Property.

The City Council approved the proposed FLUM Amendment on First Reading at its October 28, 2026, meeting.

Exhibit Attachment(s): (0)

Exhibit Description(s)				
1	Proposed Ordinance	6	Business Impact Estimate
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:	Updated Review-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:		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 PH2026-03 at 11/4/2026 is $2,713.88.
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:	

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