RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING TENTATIVE PLAT APPROVAL, AS REQUESTED ELITE CONSTRUCTION & DEVELOPMENT, INC., FOR THE DEVELOPMENT OF A NEW RESIDENTIAL SUBDIVISION CONSISTING OF EIGHT (8) SINGLE FAMILY DWELLING UNITS ON AN APPROXIMATELY 2.69 ACRE PARCEL OF LAND, GENERALLY LOCATED GENERALLY LOCATED NORTH OF SE 8TH STREET, EAST OF C-103 CANAL AND SOUTH OF SW 307 STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 25 "Subdivisions," Article II "Plats and Platting Procedure," Division 3 "Preliminary Plat," Sections 25-46 through 25-56 of the City Code, Elite Construction & Development, Inc., (the "Applicant"), has applied to the City of Homestead, Florida (the "City"), for approval of a Preliminary (Tentative) Plat attached as Exhibit "B," for property legally described in Exhibit "A" (the "Property") (Application 2026-02); and

WHEREAS, Staff recommended approval of the proposed Preliminary (Tentative) Plat in its report dated November 18, 2026; and

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

WHEREAS, the City Council finds that the proposed Preliminary (Tentative) Plat 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 Preliminary (Tentative) Plat. Pursuant to the requirements set forth in Chapter 25 "Subdivisions," Article II, "Plats and Platting Procedure,"

Division 3 “Preliminary Plat,” Sections 25-46 through 25-56, of the City Code, the proposed Preliminary (Tentative) Plat, 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. 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. 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 they must comply with all other applicable requirements of the City prior to commencement of 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.

_____
Mayor Steven D. Losner

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

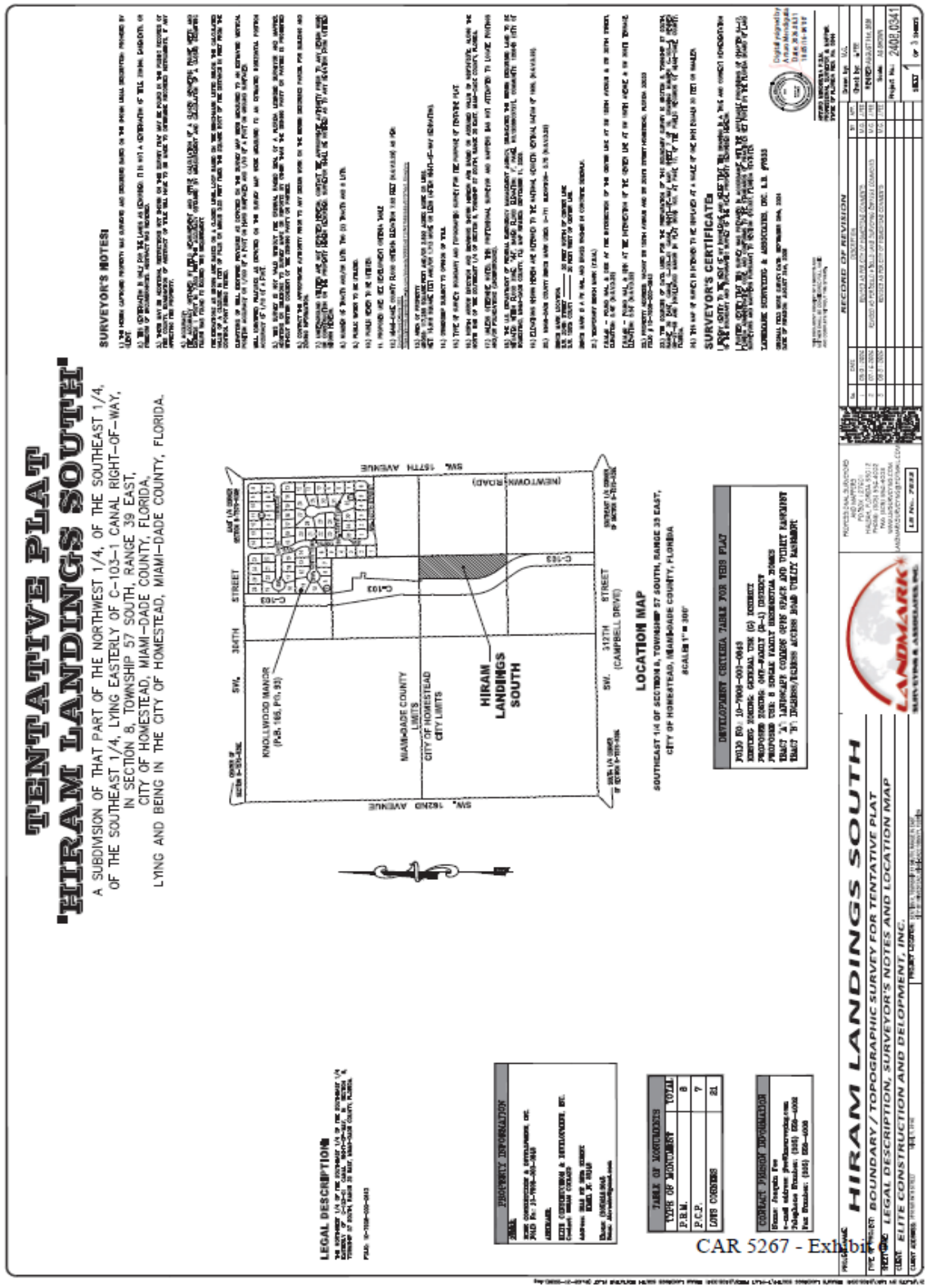
Mayor Steven D. Losner	_____
Vice Mayor Jenifer N. Bailey	_____
Councilwoman Erica G. Ávila	_____
Councilman Clemente Canabal	_____
Councilman Sean L. Fletcher	_____
Councilwoman Kimberly Konsky	_____
Councilman Larry Roth	_____

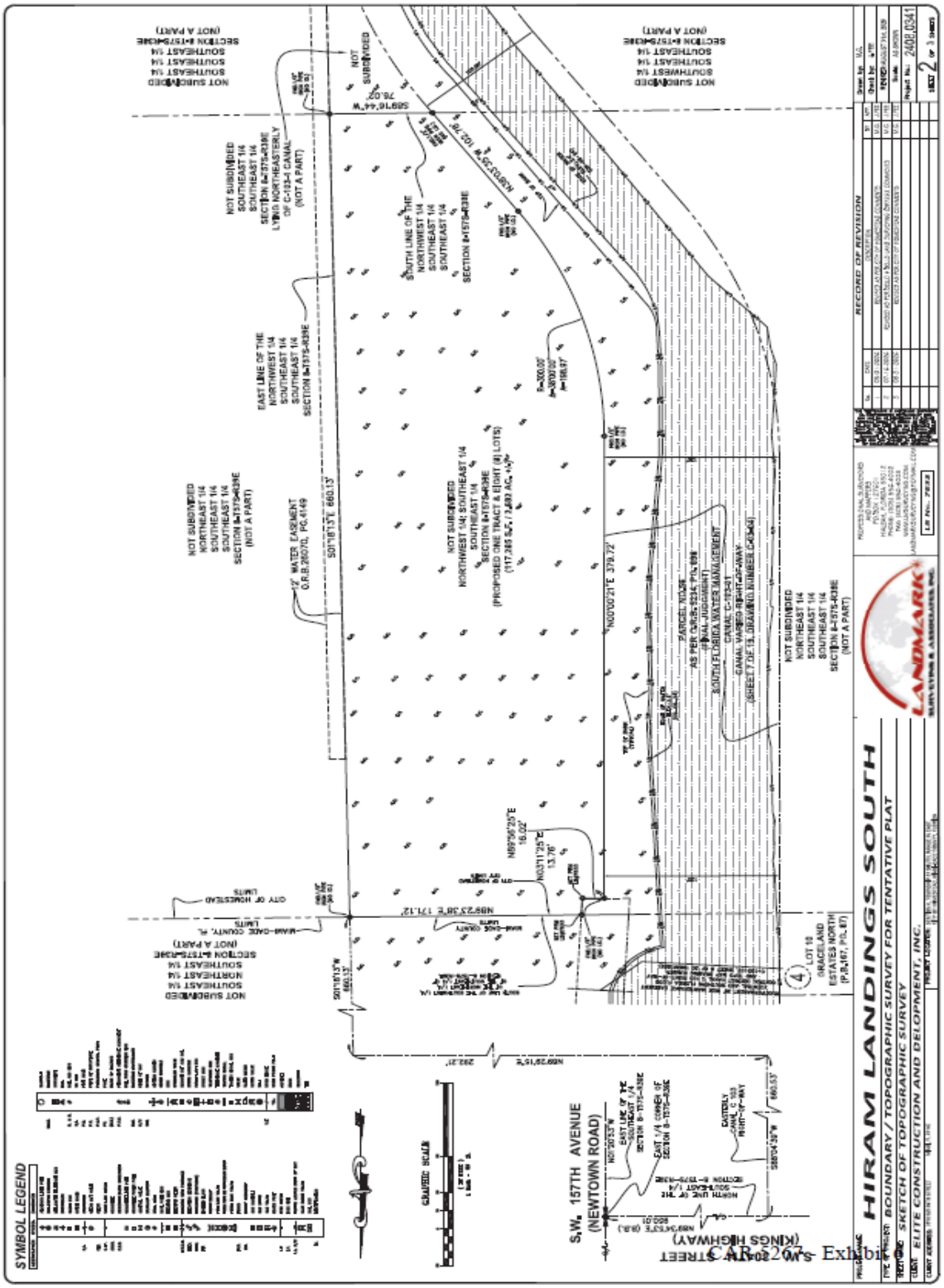
EXHIBIT "A"

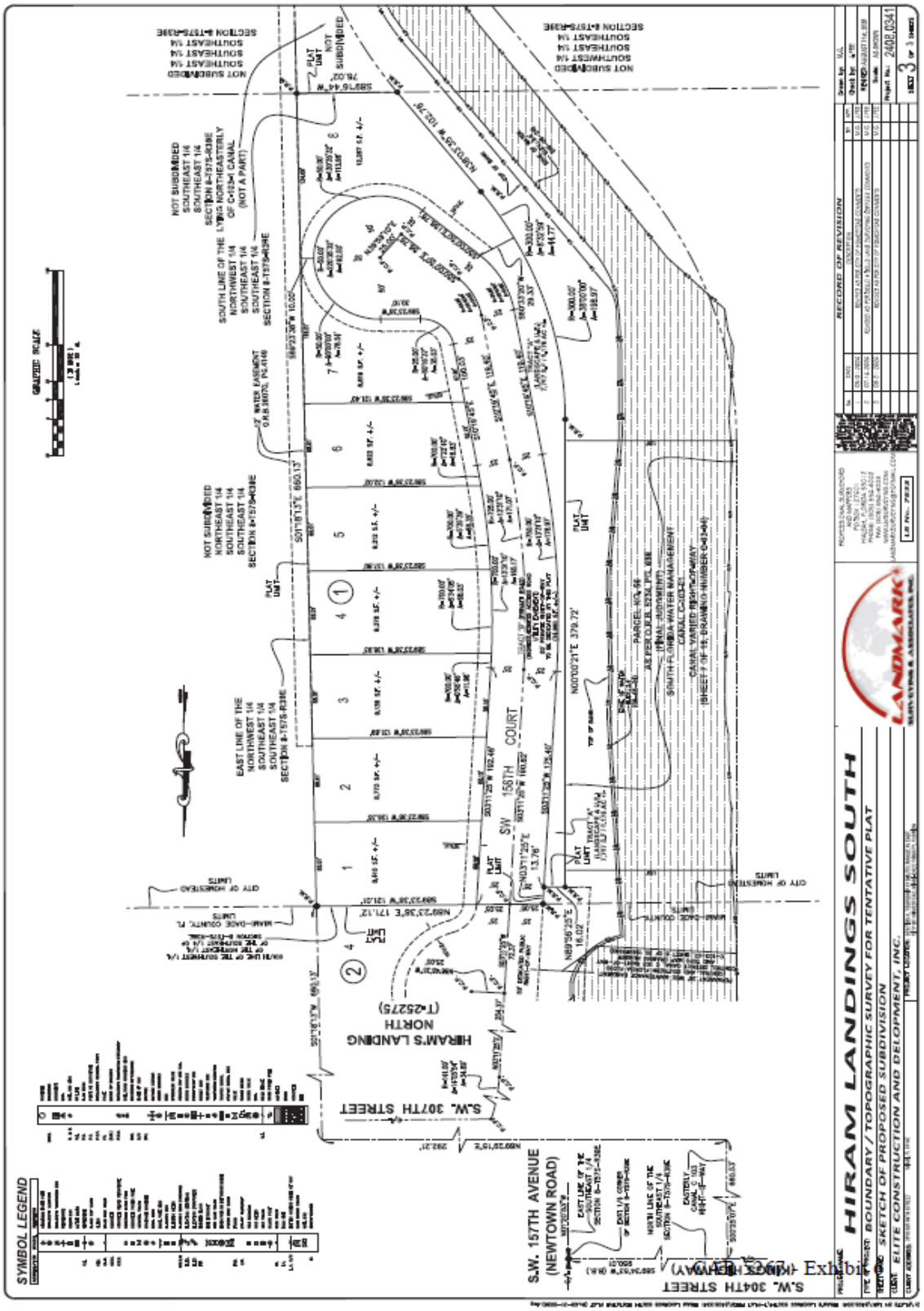
Folio: 10-7908-000-0643

Full 8 57 39 2.69 AC M/L NW1/4 OF SE1/4 OF SE1/4 LYG ELY OF C-103-1 CANAL R/W COC 23533-3111 06 2005 6(2)

EXHIBIT "B"


TENTATIVE PLAT
"HIRAM LANDINGS SOUTH"
A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4, LYING EASTERLY OF C-103-1 CANAL RIGHT-OF-WAY, IN SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.
SURVEYOR'S NOTES:
LEGAL DESCRIPTION
PROPERTY INFORMATION
TABLE OF MONUMENTS
CONTACT PERSON INFORMATION
DEVELOPMENT CRITERIA TABLE FOR THIS PLAT
LOCATION MAP
SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA
SURVEYOR'S CERTIFICATE
RECORD OF REVISION
HIRAM LANDINGS SOUTH
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LOCATION MAP
ELITE CONSTRUCTION AND DEVELOPMENT, INC.
LANDMARK


HIRAM LANDINGS SOUTH
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF TOPOGRAPHIC SURVEY
ELITE CONSTRUCTION AND DEVELOPMENT, INC.
SYMBOL LEGEND
RECORD OF REVISION
LANDMARK
S.W. 157TH AVENUE
(NEWTOWN ROAD)
S.W. 208TH STREET
(KINGS HIGHWAY)
GRAPHIC SCALE
SOUTH LINE OF THE NORTHWEST 1/4 SOUTHEAST 1/4 SOUTHEAST 1/4 SECTION 8-57S-38E
EAST LINE OF THE NORTHWEST 1/4 SOUTHEAST 1/4 SOUTHEAST 1/4 SECTION 8-57S-38E
NOT SUBDIVIDED NORTHWEST 1/4; SOUTHEAST 1/4 SOUTHEAST 1/4 SECTION 8-57S-38E (PROPOSED ONE TRACT & EIGHT (8) LOTS) (117,265 S.F. / 2.693 AC. +/-)
PARCEL 'KDJR' AS PER O.R.Bk.2234, Pg.698 (FINAL JUDGMENT)
SOUTH FLORIDA WATER MANAGEMENT CANAL C-102-01 CANAL WARREN RIGHT-OF-WAY (SHEET 7 OF 15, DRAWING NUMBER D4364)
LOT 18 GRACELAND ESTATES NORTH (P.B.167, PG.87)
NOT SUBDIVIDED NORTHEAST 1/4 SOUTHEAST 1/4 SOUTHEAST 1/4 SECTION 8-57S-38E (NOT A PART)
5' WATER EASEMENT O.R.B.28070, PG.4149
EAST/WEST 1/4 CORNER OF SECTION 8-57S-38E
EAST 1/4 CORNER OF SECTION 8-57S-38E
NORTH LINE OF THE SOUTHEAST 1/4 SECTION 8-57S-38E
CITY OF HOMESTEAD LIMITS
MIAMI-DADE COUNTY, FL. LIMITS


HIRAM LANDINGS SOUTH
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF PROPOSED SUBDIVISION
ELITE CONSTRUCTION AND DEVELOPMENT, INC.
SYMBOL LEGEND
S.W. 157TH AVENUE (NEWTOWN ROAD)
S.W. 304TH STREET
S.W. 307TH STREET
SW 158TH COURT
HIRAM'S LANDING NORTH (T-25275)
RECORD OF REVISION
LANDMARK