MEMORANDUM

To: Mayor and Members of the City Council

From: Derrick Cook, AICP, Deputy Director, Planning and Zoning Department

Date: November 18, 2026

Re: *Hiram Landings South / Site Plan Approval / PH2026-01*

APPLICANT REQUEST

Elite Construction & Development, Inc. (the "Applicant") requests SITE PLAN APPROVAL 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 117,176 square feet (2.69+/- gross acres). The vacant property is generally located North of SE 8th Street, East of C-103 Canal and South of SW 307 Street, and is identified by folio number 10-7908-000-0643 (the "Property"). The site plan accompanies a Future Land Use Map amendment from Institutional Use (ISU) to Low Residential Use (LRU) (PH2026-03), a rezoning from General Use (G) to One-Family (R-1) (PH2026-04), and a related tentative plat application.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the proposed site plan, subject to the conditions stated in this memorandum and in the proposed resolution. The proposed eight-lot subdivision is consistent with the City's Comprehensive Plan, as well as in compliance with all applicable City Code provisions, including but not limited to City Code Chapter 30, Article II, Section 30-47 "Unified Site Plan Requirements. The low-density residential development pattern described in the application materials and complies with the principal site-plan requirements presented in the submitted plans. Approval shall be contingent upon approval of the companion Future Land Use Map amendment, rezoning, and plat applications, together with all required utility, engineering, environmental, and agency approvals.

ANALYSIS

The Property is vacant and contains approximately 117,176 square feet, or 2.69 gross acres. The tentative plat identifies approximately 74,618 square feet, or 1.773 acres, remaining after right-of-way dedication. The submitted site plan proposes eight single-family lots with a minimum lot area of 7,500 square feet and a gross density of approximately 2.97 dwelling units per acre. The development includes two residential models, a new public roadway with approximately 20 feet of pavement within a 50-foot right-of-way, sidewalks, landscaping, utility connections, and a landscape/common open-space and utility tract identified on the tentative plat as Tract A.

The application is reviewed under City Code Section 30-47. Because the Property currently carries an ISU Future Land Use Map designation and G zoning, site plan approval depends upon the companion applications establishing the LRU designation and R-1 zoning district. Subject to those approvals, the proposed single-family use, lot configuration, scale, and density support an orderly extension of the surrounding residential development pattern.

PROJECT DESCRIPTION

PROJECT ITEM	PROPOSED DEVELOPMENT
Applicant / Owner	Elite Construction & Development, Inc.
Project	Hiram Landings South
Application	PH2026-01 - Site Plan
Folio	10-7908-000-0643
General Location	South of SW 307th Street and SW 157th Avenue (Newton Road), and east of the C-103-01 Canal, Homestead, Florida
Gross Site Area	Approximately 117,176 square feet / 2.69 acres
Net Area After Right-of-Way	Approximately 74,618 square feet / 1.773 acres, as shown on the tentative plat
Existing / Proposed FLUM	Institutional Use (ISU) / Low Residential Use (LRU), subject to companion approval
Existing / Proposed Zoning	General Use (G) / One-Family Residential (R-1), subject to companion approval
Development Program	Eight single-family residences using two residential models
Minimum Lot Area	7,500 square feet
Proposed Gross Density	Approximately 2.97 dwelling units per acre
Access and Circulation	New public roadway with approximately 20 feet of pavement within a 50-foot right-of-way

HISTORY AND SURROUNDING CONTEXT

The Applicant acquired the Property in 2007, and the site remains vacant. The companion land-use and rezoning staff reports identify vacant and residential land in unincorporated Miami-Dade County to the north, educational uses to the south and east, and the C-103-01 Canal to the west. The proposed subdivision would replace vacant land with a coordinated low-density residential project that is generally compatible with the surrounding development pattern, provided the companion land-use and zoning amendments are approved.

LOCATION	PLANNING CONTEXT	EXISTING OR APPROVED USE
Subject Property	City of Homestead	Vacant land; proposed eight-lot single-family subdivision
North	Unincorporated Miami-Dade County	Vacant and residential land
South	Institutional Use / Government Property	Educational use
East	Institutional Use / Government Property	Educational use
West	South Florida Water Management District	C-103-01 Canal and canal right-of-way

SITE PLAN REVIEW

REVIEW AREA	STAFF ANALYSIS
Comprehensive Plan and zoning consistency	The proposed residential site plan is contingent upon approval of the companion FLUM amendment from ISU to LRU and rezoning from G to R-1. Following those approvals, the proposed use and density would be consistent with the intended low-density residential development pattern.
Use, density, and neighborhood compatibility	Eight detached single-family homes on approximately 2.69 gross acres yield a gross density of approximately 2.97 units per acre. The proposal provides a transition from vacant land to a residential use compatible with nearby single-family development.
Lot configuration and building program	The submitted plans show eight lots with a minimum area of 7,500 square feet and two residential models. Final building plans must comply with the approved R-1 dimensional standards and all applicable building-code requirements.
Access and circulation	The proposal includes a new public roadway and sidewalks. Final legal access, right-of-way dedication, roadway design, emergency access, and construction details require approval through the platting, engineering, and permitting processes.
Public water and sanitary sewer	Miami-Dade County RER approved the municipal site-plan review for potable water and wastewater purposes after the Applicant demonstrated that each lot can connect to public water and gravity sewer. Each lot must connect directly to the public systems, and final civil plans require utility and RER approval.
Stormwater management	The development must retain stormwater on-site through an approved system. Paving, grading, and drainage plans remain subject to RER and other applicable agency review. A Surface Water Management General Permit is required if the applicable impervious-area threshold is met.
Canal and environmental coordination	The Mowry Canal is owned and maintained by the South Florida Water Management District. The Applicant must obtain any required authorization for work within or affecting the canal right-of-way. The project must also comply with City tree-preservation requirements and remove prohibited plant species before development.

COMPREHENSIVE PLAN CONFORMITY

ELEMENT / POLICY	CONFORMITY ANALYSIS
Future Land Use Goal 1	The proposal supports an orderly development pattern by converting vacant land to a low-density residential use near existing neighborhoods and public facilities. Final approval depends upon adoption of the companion LRU Future Land Use Map amendment.
Land Use Policy 1.4	The site plan respects established residential investments by proposing detached single-family homes, residential-scale lots, and a development pattern generally compatible with nearby neighborhoods.
Land Use Policy 2.2	The proposal reduces potential incompatibility between the vacant property and surrounding residential development by establishing a coordinated subdivision plan, subject to the companion land-use and zoning approvals.

AGENCY AND INFRASTRUCTURE REVIEW

Miami-Dade County RER issued its third-review approval on July 16, 2026, for potable water supply and wastewater disposal. The approval confirms that the conceptual utility plan demonstrated the ability of each proposed lot to connect to public water and a gravity sewer main within the public right-of-way at SW 307th Street. The approval does not reserve sewer capacity and does not authorize an alternative wastewater-disposal method if a sewer moratorium prevents connection.

RER also requires review and approval of the final water and sewer extension plans, direct connections from each parcel to the public sanitary sewer system, full on-site stormwater retention, and additional review of

grading, paving, and drainage plans. The site plan must not cause flooding on adjacent properties. The Applicant must coordinate separately with the South Florida Water Management District regarding the Mowry Canal right-of-way.

CONDITIONS OF APPROVAL

- Approval of the companion Future Land Use Map amendment from Institutional Use to Low Residential Use and rezoning from General Use to One-Family Residential (R-1).
- Approval and recordation of the applicable plat, together with all required right-of-way dedications, utility easements, access instruments, and Tract A documents.
- Substantial compliance with the site plan and supporting plans presented to the LPA and City Council. Any material change shall require review and approval in accordance with the City Code.
- Approval of final engineering plans for the public roadway, sidewalks, grading, paving, drainage, water, sanitary sewer, and related infrastructure by the City, Miami-Dade County RER, the utility provider, and other agencies with jurisdiction.
- Connection of each residential lot directly to public water and public sanitary sewer. Site-plan approval does not constitute a reservation or certification of sewer capacity.
- Obtaining any required South Florida Water Management District authorization before performing work within or affecting the C-103-01 Mowry Canal right-of-way.
- Compliance with all applicable City, County, state, and federal development, building, fire, accessibility, environmental, and permitting requirements.

LEGAL DESCRIPTION

8 57 39 2.69 AC M/L
NW 1/4 OF SE 1/4 OF SE 1/4 LYING EASTERLY
OF C-103-1 CANAL RIGHT-OF-WAY
COC 23533-3111 06 2005 6(2)
Folio No. 10-7908-000-0643

EXHIBITS

- Proposed Resolution
- Project Fact Sheet
- Location Map
- Letter of Intent
- Site Plan and Architectural Plans
- Miami-Dade County Municipal Site Plan Review Approval