City of Homestead
Council Agenda Report

Item Number: 5268

AGENDA ITEM INFORMATION

Meeting:	Council Meeting	Meeting Date:	12/1/2026
Department:	Development Services	Department Head:	Derrick L. Cook, MBA, AICP
Item Type:	Resolution	Author:	Derrick L. Cook, MBA, AICP
Title:	PH2024-58 Tentative Plat for SOHO School Development, LLC.		
Requested Action:	Approval of Resolution		

Recommendation:

Staff recommends APPROVAL, subject to the conditions contained in the proposed resolution, of the requested Tentative Plat pursuant to City Code Section 25-46, "Procedure for Tentative Plat," for Somerset Academy Homestead. The tentative plat replats the approximately 4.08-acre Property into Tracts A and B and is consistent with Chapter 25, "Subdivisions and Platting," City Code; Chapter 28, "Subdivisions," Miami-Dade County Code; Chapter 177, Part I, Florida Statutes; and applicable professional surveying standards. Approval remains subject to approval of the companion administrative site plan amendment and all required agency approvals.

1. Fiscal Impact: N/A
2. Funding Source: Private Funding
3. City Impact: District 4 – Southwest Area – Vice Mayor Jenifer N. Bailey
4. Strategic Plan: Economic Development

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

SOHO School Development LLC (the "Applicant") is requesting Tentative Plat Approval for Somerset Academy Homestead. The request replats all of Blocks 21 and 35 of the Amended and Extended Map of Homestead into Tracts A and B on approximately 4.0748 acres located at 305 NE 2nd Road and 350 NE 4th Road. The Property is identified by folio numbers 10-7918-008-1230 and 10-7918-008-1281.
Tract A contains the existing Somerset Academy South Homestead Middle/High School campus, while Tract B is the proposed expansion area. The companion administrative site plan amendment retains the existing campus improvements, adds a covered walkway, and proposes a four-story, 35,665-square-foot classroom building with a 9,432-square-foot rooftop recreation area on Tract B. The expansion would accommodate 500 additional students, increasing the school's enrollment capacity from 1,000 to 1,500 students. In May 2013, the City Council approved a special exception for the K-12 charter school through Resolution No. 2013-05-33 and approved the associated site plan through Resolution No. 2013-05-34. A City Code amendment adopted on August 21, 2024, eliminated the need for an additional special exception for the proposed expansion.

Exhibit Attachment(s): (0)

Exhibit Description(s)				
1	Proposed Resolution	6	Tentative Plat
2	Project Fact Sheet	7	Surveyor's Approval Letter
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 11/18/26	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 PH2024-58 at 11/18/2026 is $4,092.72.
ITD:	Not Applicable	Initials:	YC	

Legal Review:	James E. White, Esq., AICP	Legal Date:	11/17/2026
Director Authorization:	Derrick L. Cook, MBA, AICP	Director Date:	11/17/2026
City Manager Authorization		Item Status:	

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