City of Homestead
Council Agenda Report

Item Number: 5267

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:	PH2026-02 Tentative Plat Approval for Elite Contrction & Development, Inc.		
Requested Action:	Approval of Resolution		

Recommendation:

Staff recommends APPROVAL of the requested Tentative Plat pursuant to City Code Section 25-46, "Procedure for Tentative Plat," for Hiram Landings South, an eight-lot single-family residential subdivision on approximately 2.69 acres. The request 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 is subject to the conditions contained in the proposed resolution and is contingent upon the adoption of the companion Future Land Use Map amendment, rezoning, and approval of the companion site plan.

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. (the "Applicant") is requesting Tentative Plat Approval for Hiram Landings South, an eight-lot single-family residential subdivision on approximately 2.69 acres generally located south of SW 307th Street, east of SW 157th Avenue (Newton Road), and east of the C-103-01 Canal (the "Property").

The tentative plat proposes eight single-family residential lots, Tract A for landscape common open space and a utility easement, and Tract B for a private roadway, access, and utility easements. The Applicant has also submitted companion applications for Site Plan Approval (PH2026-01), a Future Land Use Map amendment from Institutional Use to Low Residential Use (PH2026-03), and rezoning from General Use to One-Family Residential (R-1) (PH2026-04).

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	Final Approved Plans HL North MDC Workforce
4	Location Map	9	Miami Dade County Notice of Action T-25275
5	Letter of Intent	10	Hiram Landings North Tentative Plat

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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 PH2026-02 at 11/4/2026 is $1,772.90.
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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