City of Homestead
Council Agenda Report

Item Number: 5275

AGENDA ITEM INFORMATION

Meeting:	LPA/City Council	Meeting Date:	12/1/2026
Department:	Development Services	Department Head:	Derrick L. Cook, MBA, AICP
Item Type:	Ordinance First Reading	Author:	Derrick L. Cook, MBA, AICP
Title:	PH2026-101 Code Amendment Chapter 25, Article VI - Covenant in Lieu of Unity of Title		
Requested Action:	Approval of Ordinance		

Recommendation:



Staff recommends approval of the proposed ordinance amending Chapter 25, Article VI, Section 25-144, "Unity of Title; Covenant in Lieu of Unity of Title Process," of the City Code on first reading. The amendment would expand the City's existing Covenant in Lieu of Unity of Title process to specified business, industrial, mixed-use, and rapid-transit development districts while preserving the regulatory safeguards applicable to unified development sites. Staff finds that the amendment supports orderly and coordinated development and is consistent with the purpose of the City's land development regulations, subject to final review and approval by the City Attorney as to legal form and sufficiency.

1. Fiscal Impact: N/A
2. Funding Source: Private Funding
3. City Impact: City Wide
4. Strategic Plan: Economic Development

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

Homestead Midtown Holdings, LLC and MG Homestead LLC (collectively, the "Applicant") are requesting a Code Text Amendment to Section 25-144 of the City Code. On May 20, 2026, the Mayor and City Council adopted Ordinance No. 2026-05-15, establishing a Unity of Title or Covenant in Lieu process for developments within the Homestead Park of Commerce containing multiple buildings, parcels, or ownership interests. The proposed amendment would extend this existing process to the B-1A, B-1, B-2, B-3, I-1, I-2, and I-3 districts; the Business Mixed Use, Neighborhood Mixed Use, and Technology Mixed Use districts; and the Rapid Transit Development Overlay District. It would also clarify that parcels created pursuant to Section 25-144 as part of a single approved development site are not considered a subdivision for ownership-transfer or building-development purposes. The amendment would continue to require a unity of title or declaration of restrictive covenants approved by the City Attorney and would preserve requirements governing compliance with the approved site plan, shared access, parking, utilities, pedestrian circulation, common facilities, and maintenance responsibilities. The request does not create a new land use, increase density or intensity, approve a site-specific development, or provide a general exemption from the City's subdivision and platting requirements.

Exhibit Attachment(s): (0)

Exhibit Description(s)				
1	Proposed Ordinance Chapter 25	6		
2	Staff Memorandum	7		
3	Letter of Intent	8		
4	Business Impact Estimate	9		
5		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 PH2026-0101 at 11/18/2026 is $8,000.00.
ITD:	Not Applicable	Initials:	YC	

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

Date Created: 10/30/2026 3:46:50 PM Last Modified: 11/25/2026 2:54:55 PM