MEMORANDUM

To: Mayor and City Council

From: Derrick Cook, Planning and Zoning Deputy Director

Date: November 18, 2026 [2nd Reading]

Re: Elite Construction & Development, Inc. / Future Land Use Map (FLUM) Amendment from Institutional Use (ISU) to Low Residential Use (LRU) PH2026-03

Folio #: 10-7908-000-0643

APPLICANT REQUEST

Elite Construction & Development, Inc. (the "Applicant") is requesting a FUTURE LAND USE MAP ("FLUM") amendment from Institutional Use (ISU) to Low Residential Use (LRU), pursuant to City Code Section 30-41, "Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan," for an approximately 117,176-square-foot (2.69± acres) parcel of land located south of SW 307th Street and SW 157th Avenue (Newton Road), and east of the South Florida Water Management District C-103-01 Canal, within the City of Homestead, Florida (the "City"), and further described by the above-referenced folio number (the "Property"). The request is intended to facilitate development of Hiram Landings South, an eight-lot single-family residential subdivision.

The Applicant has submitted concurrent applications for a Rezoning of the Property from the General Use (G) Zoning District to the One-Family (R-1) Zoning District (PH2026-03), together with related Site Plan and Tentative Plat applications.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the proposed FLUM Amendment, as the request is consistent with the City's Comprehensive Plan and complies with applicable City Code provisions, including, but not limited to, Section 30-41, "Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan."

ANALYSIS

The Property is vacant, is currently zoned General Use (G), and has a Future Land Use Map (FLUM)

designation of Institutional Use (ISU). The requested amendment applies to one parcel identified by folio number 10-7908-000-0643. The Applicant proposes to redesignate the Property to Low Residential Use (LRU) to support an eight-lot single-family residential subdivision.

Pursuant to Policy 2.1 of the City's adopted Comprehensive Plan, the LRU FLUM category permits residential uses at a density of up to six (6) dwelling units per net acre. The designation is implemented by the A-1 (One-Family, One-Acre Estate), A-2 (One-Family, Half-Acre Estate), R-1 (One-Family), and GP (Government Property) zoning districts, as amended from time to time. The proposed eight (8) dwelling units on approximately 2.69 gross acres represent an overall gross density of approximately 2.97 dwelling units per acre and are consistent with the low-density residential character contemplated by the LRU designation.

The Property abuts vacant and residential land in unincorporated Miami-Dade County to the north, educational uses designated Institutional Use (ISU) to the south and east, and the C-103-01 Canal to the west. The proposed LRU designation and related R-1 rezoning would establish a residential development pattern compatible with the surrounding area. Future development remains subject to Site Plan, Tentative Plat, engineering, drainage, utility, access, and all other applicable development-review requirements.

COMPREHENSIVE PLAN CONFORMITY

ELEMENT	POLICY / OBJECTIVE
Land Use	Goal, Objectives, and Policies. To establish and implement a future development pattern which promotes the health, safety and welfare of Homestead's residents by providing adequate lands for growth and redevelopment, and encouraging the most appropriate use of those lands; avoiding undue concentration of population; enhancing the unique quality of life and sense of community derived from the agri-rural lifestyle in concert with planned urban and industrial development; conserving the financial value of the built environment and environmental value of the City's natural resources and nearby attractions; fostering growth in the City's traditional economic base and potential new industries of the 21st century; and assuring the cost-effective provision of municipal infrastructure and services. The Applicant's request would establish a low-density residential development pattern that promotes orderly growth and an appropriate use of the Property.

Land Use	Policy 1.4: Greater consideration in zoning matters will be given to the protection of established conforming investments rather than to future investments. In addition, zoning changes shall encourage future use which benefits existing property values and larger community goals, and not speculative purposes. The proposed LRU designation and companion R-1 rezoning are compatible with the residential character of the surrounding area and support orderly use of the Property.
Land Use	Policy 1.7: Enhance community esthetics and protect property values by regulating property improvements; providing subdivision standards, landscaping, environmental protection, drainage and stormwater management; and providing safe on-site traffic flow and adequate parking. The proposed subdivision will be reviewed through the Site Plan and plat processes for compliance with all applicable standards.
Capital Improvement	Policy 1.2: Decisions regarding land use planning and the issuance of development orders and permits will ensure the availability of public facilities and services necessary to support development at the adopted level-of-service standards concurrent with associated impacts. Public facilities and services will be evaluated through the related development-review and permitting processes.
Public Infrastructure	Policy 9.1: Provide that public facilities and services necessary to meet adopted level-of-service standards are available concurrent with the impacts of development. The Applicant must demonstrate concurrency and utility availability before development approvals are issued.

SUBJECT AND SURROUNDING PROPERTIES

LOCATION	FLUM	ZONING	EXISTING LAND USE
Subject Site	Institutional Use (ISU)	General Use (G)	Vacant land

North	Unincorporated Miami-Dade County	Unincorporated Miami-Dade County	Vacant/residential land
South	Institutional Use (ISU)	Government Property District	Educational Use
East	Institutional Use (ISU)	Government Property District	Educational Use
West	N/A	N/A	SFWMD C-103-01 Canal

LEGAL DESCRIPTION:

The Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, lying easterly of the C-103-01 Canal right-of-way, in Section 8, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Folio No.: 10-7908-000-0643

Property Address: Unassigned; generally located south of SW 307th Street and SW 157th Avenue (Newton Road)

EXHIBITS

Proposed Ordinance

Staff Memorandum

Location Map

Letter of Intent