MEMORANDUM

To: Honorable Mayor and Members of the City Council

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

Date: November 18, 2026

Re: SOHO School Development LLC / Somerset Academy Homestead / Tentative Plat Approval / PH2024-58

APPLICANT REQUEST

SOHO School Development LLC (the "Applicant") requests TENTATIVE PLAT APPROVAL pursuant to City Code Section 25-46, "Procedure for Tentative Plat," 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 4.08 acres located at 305 NE 2nd Road and 350 NE 4th Road, generally between NE 2nd Road and NE 4th Road and between NE 4th Drive and NE 3rd Drive (the "Property"). The Property is identified by folio numbers 10-7918-008-1230 and 10-7918-008-1281.

The tentative plat accompanies a site plan amendment to expand the existing Somerset Academy South Homestead Middle/High School from Tract A onto Tract B. The expansion would add a four-story classroom building and increase the school's enrollment capacity by 500 students, from 1,000 to 1,500 students.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the requested tentative plat, subject to the conditions contained in the proposed resolution. The tentative plat is consistent with the applicable requirements of Chapter 25, "Subdivisions and Platting," City Code; Chapter 28, "Subdivisions," Miami-Dade County Code; Chapter 177, Part I, Florida Statutes; and the applicable standards of practice for professional surveyors and mappers under Chapter 5J-17, Florida Administrative Code. Approval remains subject to approval of the companion site plan amendment and all required City, County, utility, engineering, and agency approvals.

ANALYSIS

The proposed plat consolidates and replats the two school properties into two development tracts. Tract A contains approximately 132,710 square feet and includes the existing Somerset Academy campus, consisting of a two-story classroom building, a two-story gymnasium, recreation areas, a sports court, parking, and related improvements. Tract B contains approximately 43,486 square feet and is presently vacant except for improvements identified for removal. The tentative plat depicts the tract boundaries, streets and rights-of-way, easements, existing improvements, utilities, legal descriptions, and survey information required for continued plat review.

PROJECT DESCRIPTION

The Property has a Technology Mixed Use (TMU) Future Land Use designation and is zoned Liberal Business District (B-3). The site plan amendment retains the existing improvements on Tract A, adds a covered walkway between the tracts, and develops Tract B with a four-story, 35,665-square-foot classroom building and a 9,432-square-foot rooftop recreation area. The submitted survey identifies 46 proposed parking spaces, including one accessible space. Potable water and sanitary sewer service are proposed through the City of Homestead.

Owner / Applicant	SOHO School Development LLC
Applicant Address	6457 Sunset Drive, Miami, Florida 33143
Project	Somerset Academy Homestead
Application	PH2024-58 - Tentative Plat
Property Address	305 NE 2nd Road and 350 NE 4th Road, Homestead, Florida 33030
Folio Numbers	10-7918-008-1230 and 10-7918-008-1281
Site Area	Approximately 4.08 acres
Plat Configuration	Tract A: approximately 132,710 square feet; Tract B: approximately 43,486 square feet
FLUM / Zoning	Technology Mixed Use (TMU) / Liberal Business District (B-3)

HISTORY

In May 2013, the City Council approved a special exception to permit a K-12 charter school through Resolution No. 2013-05-33 and approved the associated site plan through Resolution No. 2013-05-34. The existing school was subsequently developed on the parcel at 305 NE 2nd Road. The Applicant acquired the two properties in 2014 and 2016. A City Code amendment adopted on August 21, 2024, eliminated the need for an additional special exception under the circumstances described in the Applicant's letter of intent. The current request therefore consists of the tentative plat and companion administrative site plan amendment.

TENTATIVE PLAT REVIEW

The updated tentative plat, prepared by Hadonne Corp. and digitally signed September 14, 2026, is a replat of all of Blocks 21 and 35 of the Amended and Extended Map of Homestead recorded in Plat Book 4, Page 33, of the Public Records of Miami-Dade County, Florida. The survey depicts Tracts A and B, existing and proposed development areas, rights-of-way along NE 2nd Road, NE 3rd Drive, NE 4th Road, and NE 4th Drive, easements, utilities, monuments, and legal descriptions. Final engineering, utility, title, easement, access, and plat documents remain subject to City and agency review before final plat approval and recordation.

SUBJECT AND SURROUNDING PROPERTIES

Location	FLUM	Zoning	Existing Land Use
Subject Site	Technology Mixed Use (TMU)	Liberal Business District (B-3)	Somerset Academy campus on Tract A; vacant expansion parcel on Tract B
North	Institutional Use (ISU)	Government Property District (GP)	JD Reed Park
South	Technology Mixed Use (TMU)	Restricted Retail Commercial District (B-1)	Commercial/ Retail
East	Light Commercial Use (LCU)	Restricted Retail Commercial District (B-1)	Vacant Lot/Commercial Use
West	Technology Mixed Use (TMU)	Retail Commercial District (B-2)	Vacant Lot

CONDITIONS OF APPROVAL

- Approval of the companion site plan amendment for the Somerset Academy Homestead expansion.
- Substantial compliance with the tentative plat prepared by Hadonne Corp. and digitally signed September 14, 2026, except as modified by the proposed resolution or required by reviewing agencies.
- Resolution of all outstanding City, County, survey, title, legal-description, easement, right-of-way, access, utility, drainage, and engineering comments before final plat approval.
- Approval of final engineering and utility plans and confirmation of adequate water and sanitary sewer capacity for the proposed school expansion.
- Recordation of the final plat and all required easements, dedications, covenants, and other instruments in accordance with applicable City, County, and state requirements.
- Compliance with all applicable development, building, fire, accessibility, life-safety, environmental, and permitting requirements.

LEGAL DESCRIPTION

Parcel 1 consists of all of Blocks 21 and 35 of the Amended and Extended Map of Homestead, recorded in Plat Book 4, Page 33, of the Public Records of Miami-Dade County, Florida, less the portion described in the submitted legal description. Parcel 2 consists of the described portion of Blocks 21 and 35. Both parcels lie in Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida. The complete metes-and-bounds descriptions are set forth on the Tentative Plat.

EXHIBITS

Proposed Resolution

Project Fact Sheet

Location Map

Letter of Intent

Tentative Plat