



**CITY OF HOMESTEAD  
DEVELOPMENT SERVICES  
PLANNING & ZONING DIVISION  
100 CIVIC COURT  
HOMESTEAD, FLORIDA 33030  
[WWW.HOMESTEADFL.GOV](http://WWW.HOMESTEADFL.GOV)**

## TENTATIVE PLAT CHECKLIST – MIXED USE DEVELOPMENT

**FEES / PAYMENT\*** *Accepting Online Payment (6-Digit Account Number)*

<b>Hearing (Nonrefundable):</b> \$750.00 + \$50.00 per additional lot and track of land	<b>Cost Recovery:</b> \$8,000.00
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**REVIEW PROCESS**

Development Review Committee (DRC), and City Council (CC) hearings are required! Multiple zoning applications will need to be processed and run concurrently together through the public hearing process.
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**REQUIRED DOCUMENTS\*** *\*\* Additional documents may be required.*

Zoning Application Cost Recovery Affidavit (signed by property owner/notarized) MDCPS Concurrence  Articles of Incorporation Certified Mailing Labels, Cover Letter, & Radius Map – 500 feet (signed/sealed) HOA Documents Joinder & Consent Legal Description on word format Letter of Consent to process Application on behalf of Applicant Letter of Intent (signed/notarized) Lobbyist Registration filing & payment with City Clerk’s Office Opinion of Title Property Deed	<p><u><b>PRIOR TO PUBLIC HEARING:</b></u>          Property Posting – 10 days prior to Public Hearing          Courtesy Notices – 500 feet          Affidavit Letter with color photos certifying property posting &amp; completion of mailed courtesy notices. City to provide template for each upon drafting newspaper advertisement</p>
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**REQUIRED PLANS / SURVEYS / TECHNICAL REPORTS\*** *\*\* Additional documents may be required.*

Boundary Survey (identifying net and gross acreages) Tentative Re-Plat Survey (Chapter 25) – to include net & gross acreage.
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**\*GENERAL NOTES:** All required documents, technical plans, and technical reports shall be submitted electronically (PDF File). Refer to the *Planning and Zoning Application – Electronic Submittal Instructions* on our City’s website. **Incomplete applications, supporting documents, technical plans, and technical reports will not be accepted nor will the application proceed past Completeness Review to DRC.** Additional documentation may be required during review. Please contact (305) 224-4523 or [planning@homesteadfl.gov](mailto:planning@homesteadfl.gov) to schedule an appointment for a complete application package submittal.