City of Homestead
Council Agenda Report

Item Number: 5180

AGENDA ITEM INFORMATION

Meeting:	Council Meeting	Meeting Date:	9/23/2026
Department:	Development Services	Department Head:	Debora Storch, NCARB, AIA Associate
Item Type:	Resolution	Author:	Debora Storch, NCARB, AIA Associate
Title:	PH2025-29 Tentative Plat Approval for Flightway 18 & 20, LLC.		
Requested Action:	Approval of Resolution		
Recommendation:	Staff recommends the approval of the requested tentative plat, as the request is in compliance and consistent with Chapter 25 "Subdivisions and Platting," City Code, with Chapter 28 "Subdivisions", Miami-Dade County Code, and with Chapter 177, Part I – Platting, Florida Statutes. The Tentative Plat is generally consistent with the standard of practice as set forth by the Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. 1. Fiscal Impact: N/A 2. Funding Source: Private Funding 3. City Impact: District Villages - Councilman Larry Roth 4. Strategic Plan: Economic Development		

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information: Flightway Twenty LLC & Flightway Eighteen LLC (Applicant) is requesting Tentative Plat Approval Pursuant to the City of Homestead Code of Ordinances, Section 25-46 "Procedure for Tentative Plat," for the development of two warehouses on a 17.10 acre property located south of SW 328th Street (SE 8th Street) within the City of Homestead, Florida and further identified by the above referenced folio numbers (Property).

Exhibit Attachment(s): (0)

Exhibit Description(s)				
	1	Proposed Resolution	6	Proposed Tentative Plat
	2	Project Fact Sheet	7	Surveyor's Approval Letter
	3	Staff Memorandum	8	
	4	Location Map	9	
	5	Letter of Intent	10	

City of Homestead
Council Agenda Report

Item Number: 5180

FUNDING INFORMATION

Finance Approval:	Reviewed-Carlos M. Perez 9/14/26	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:		Reference Number:	
Transaction Type:		Bids Solicited / Received:	
Vendor Name and Information:			
Procurement Amount:		Details:	
Procurement Notes:	The procurement process is not applicable to this item.		
Review Committee Members:			
Completed Date:	9/14/2026	Completed By:	Malia Rivera, NIGP-CPP, CPPO, CPPB

REVIEW - APPROVALS

Fleet:	Not Applicable	Initials:	IS	Additional Approvals:
HR / Risk:	Not Applicable	Initials:	SS	Finance & Budget: Cost Recovery balance for PH2025-29 at 09/04/2026 is $4,826.42.
ITD:	Not Applicable	Initials:	YC	

Legal Review:	James E. White, Esq., AICP	Legal Date:	9/11/2026
Director Authorization:	Debora Storch, NCARB, AIA Associate	Director Date:	9/11/2026
City Manager Authorization		Item Status:	

Date Created: 8/20/2026 2:07:56 PM Last Modified: 9/14/2026 1:57:19 PM