RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN, AS REQUESTED BY FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC, FOR THE DEVELOPMENT OF AN APPROXIMATELY 393,856 SQUARE FEET MULTI-TENANT OFFICE AND WAREHOUSE FACILITY ON AN APPROXIMATELY 16.90 ACRE PARCEL OF LAND GENERALLY LOCATED AT SOUTH OF SW 328TH STREET (SE 8TH STREET) AND WEST OF SW 147TH AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 30 "Zoning," Article II "Administration," Division 2 "Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances," Section 30-47 "Unified Site Plan Requirements and Review" of the City Code of Ordinances (the "City Code"), Flightway Eighteen LLC & Flightway Twenty LLC (the "Applicant"), has applied to the City of Homestead, Florida (the "City"), for approval of a Site Plan Amendment attached as Exhibit "B," for property legally described in Exhibit "A" (the "Property") (Application 2025-28); and

WHEREAS, Staff recommended approval of the requested amendment to the previously approved Site Plan in its report dated September 23, 2026; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Council finds that the proposed Site Plan Amendment, as conditioned and limited herein, is consistent with the City's Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. Findings. The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Resolution.

Section 2. Approval of Site Plan. Pursuant to Chapter 30 "Zoning," Article II "Administration," Division 2 "Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances," Section 30-47 "Unified Site Plan Requirements and Review" of the City Code, the requested Site Plan, attached as Exhibit "B," is hereby approved.

Section 3. Conditions. The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions, to which the Applicant stipulated at the public hearing:

1. Development of the site shall comply with the City's lighting, landscaping, and signage requirements and standards.

2. Development shall be consistent with the following plans, as revised to meet the above conditions: Flightway 18 & 20, LLC. Site Plan – Sheet A-100 – Proposed Site Plan, Dated 5/20/2026; Sheet SP-1 – Site Photometry, Dated 10/5/2025; Sheet A101 – Dumpster Details, Dated 10/03/2025; Sheet A300 – Elevations, Dated 10/03/2025; Sheet A301 – Elevations, Dated 10/03/2025; Sheet A302 – Elevations, Dated 10/03/2025; Sheet IR-1 – Irrigation Plan, Dated 5/19/2025; Sheet IR-2 – Irrigation Plan, Dated 5/19/2025; Sheet IR-3 – Irrigation Plan, Dated 5/19/2025; Sheet L-1 – Landscape Plan, Dated 5/19/2025; Sheet L-2 – Landscape Plan, Dated 5/19/2025; Sheet L-3 – Landscape P[lan, Dated 5/19/2025; Sheet TD-1 – Tree Disposition Plan, Dated 5/19/2025; Sheet TD-2 – Tree Disposition Plan, Dated 5/19/2025; Sheet TD-3- Tree Disposition Plan Tree Legend, Dated 5/19/2025; Sheet Cover Sheet – Civil Plans, Dated

12/10/2025; Sheet C100.00 – general Notes, Dated 12/10/2025; Sheet C101.0 – Key Map, Dated 12/10/2025; Sheet C200.00 – Pavement Marking and Signage Plan, Dated 12/10/2025; Sheet C200.1 – Pavement Marking and Signing Plan, Dated 12/10/2025; Sheet C200.2 – Pavement Marking and Signing Plan, Dated 12/10/2025; Sheet C200.3 – Pavement Marking and Signing Plan, Dated 12/10/2025; Sheet C201.0 – Pavement Marking and Signing Plan Details, Dated 12/10/2025; Sheet C300.0 – Erosion Control and Demolition Plan, Dated 12/10/2025; Sheet C300.1 – Erosion Control and Demolition Plan, Dated 12/10/2025; Sheet C300.2 – Erosion Control and Demolition Plan, Dated 12/10/2025; Sheet C300.3 – Erosion Control and Demolition Plan, Dated 12/10/2025; Sheet C301.0 – Erosion Control Details, Dated 12/10/2025; Sheet C302.0 – Demolition Notes, Dated 12/10/2025; Sheet C400.0 – Paving and Grading Plan, Dated 12/10/2025; Sheet C400.0 – Paving and Grading Plan, Dated 12/10/2025; Sheet C400.2 – Paving and Grading Plan, Dated 12/10/2025; Sheet C400.3 – Paving and Grading Plan, Dated 12/10/2025; Sheet C401.0 – Drainage Plan, Dated 12/10/2025; Sheet C401.1 – Drainage Plan, Dated 12/10/2025; Sheet C401.2 – Drainage Plan, Dated 12/10/2025; Sheet C401.3 – Drainage Plan, Dated 12/10/2025; Sheet C402.0 – Paving, Grading & Drainage Details, Dated 12/10/2025; Sheet C402.1 – Paving, Grading and Drainage Details, Dated 12/10/2025; Sheet C403.0 – Typical Cross Sections, Dated 12/10/2025; Sheet C500.0 – Water and Sewer Plan, Dated 12/10/2025; Sheet C500.1 – Water and Sewer Plan, Dated 12/10/2025; Sheet C500.2 – Water and Sewer Plan, Dated 12/10/2025; Sheet C500.3 – Water and Sewer Plan, Dated 12/10/2025; Sheet C501.0 – Wate and Sewer Plan, Dated 12/10/2025; Sheet C501.1 – Water and Sewer Details, Dated 12/10/2025; Sheet C600.0 – Garbage Truck Maneuverability, Dated 12/10/2025; Sheet C700.0 – Fire Truck Maneuverability, Dated 12/10/2025 Sheet C800.0 – WB-40 Truck Maneuverability, Dated

12/10/2025; Sheet SW 147TH Avenue – Ditch Filling Cover Sheet, Dated 2/10/2026; Sheet C200.0 – Engineering Plan, Dated 2/10/2026; Sheet 53 through sheet 59 – Color Renderings – Dated 5/10/2025, Sheet 1 of 2 – Boundary Survey, Dated 5/09/2023; Sheet 2 of 2 – Boundary Survey, Dated 5/09/2023; end of plans.

3. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of the development. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. Violation of Conditions. Failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this Resolution may be revoked by the City Council at any time upon a determination that the Applicant is not in compliance with the City Code.

Section 5. Recording. The City, or the Applicant if so requested by the City Clerk, shall record this Resolution at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 6. **Effective Date.** This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS _____ day of _____, 2026.

_____
STEVEN D. LOSNER
Mayor

ATTEST:

_____
ELIZABETH SEWELL, MPA, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND BENEFIT OF THE CITY ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney
Motion to adopt by _____ seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner _____
Vice Mayor Jenifer N. Bailey _____
Councilwoman Erica G. Ávila _____

Councilman Clemente Canabal _____
Councilman Sean L. Fletcher _____
Councilwoman Kimberly Konsky _____
Councilman Larry Roth _____

Exhibit A

LEGAL DESCRIPTION

Tract 3, Block 1, of Lands Belonging to the MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, less that portion of Tract 3 lying within the North 135 feet of said Section 21.

And

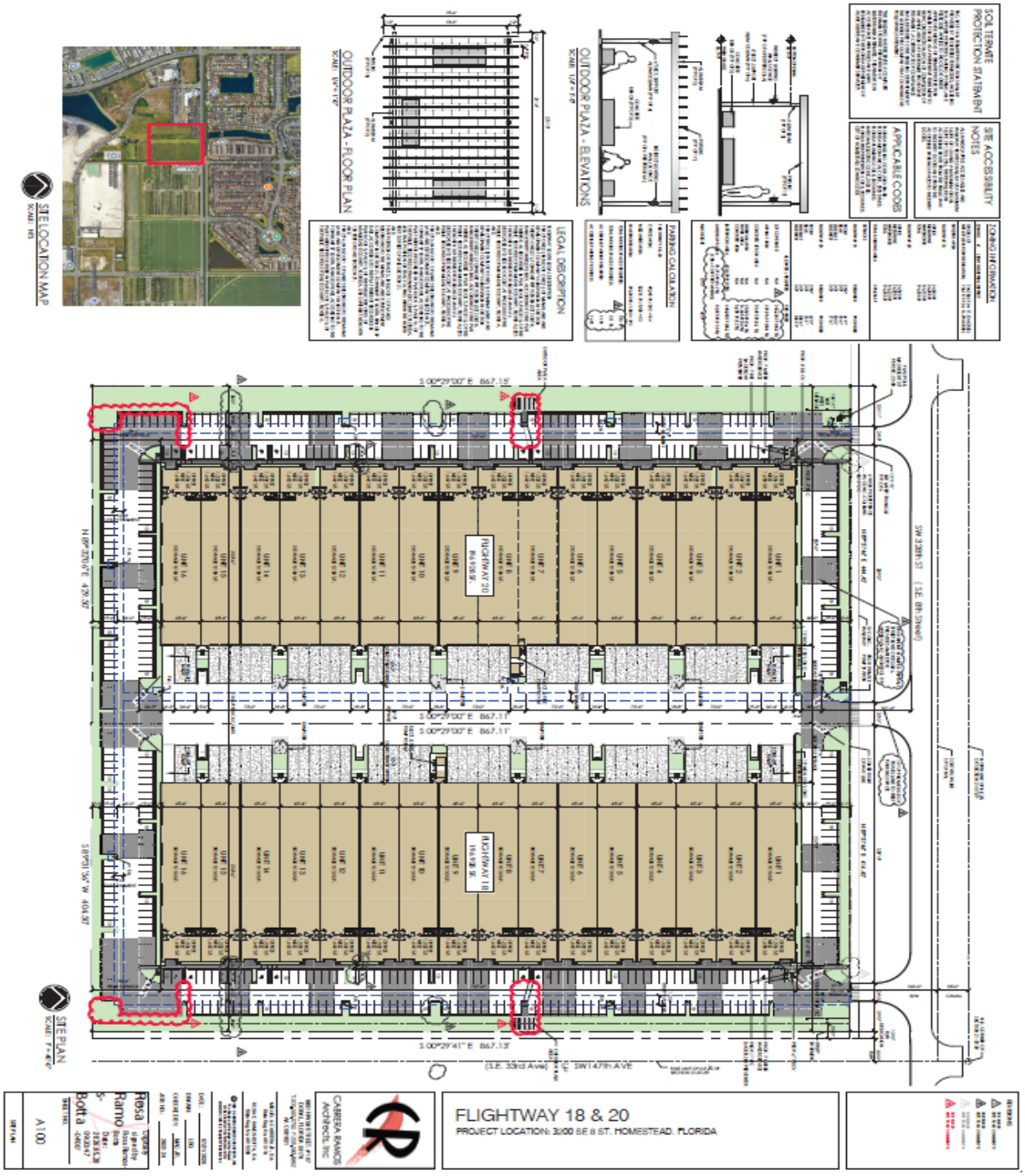
That Portion of Tract 3, Block 1, f Lands Belonging to the MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, lying within the North 135 feet of said Section 21.

And

Tract 4, Block 1, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57
South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, less the North 30 feet thereof.

Exhibit B

SITE PLAN

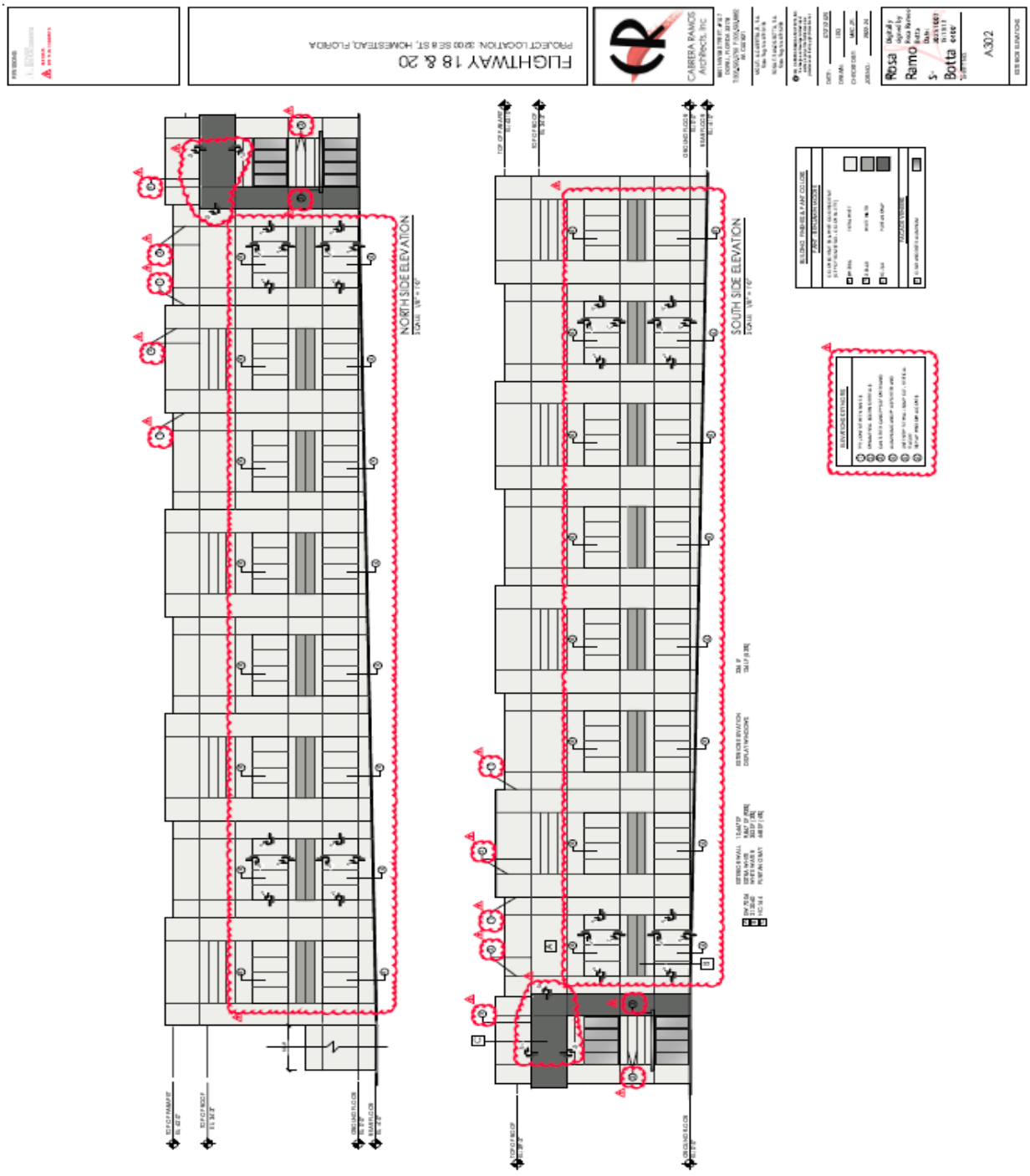


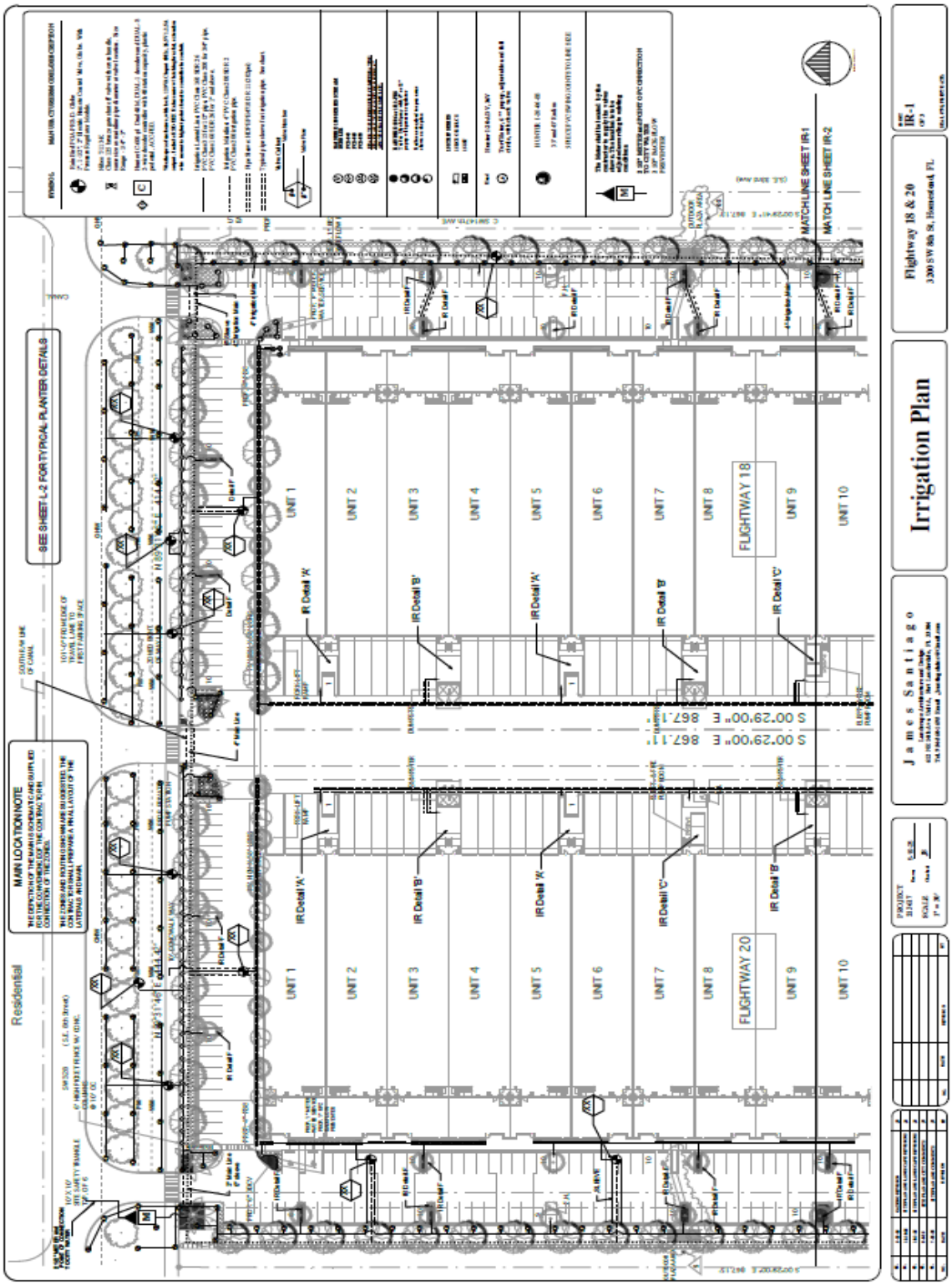
FLIGHTWAY 18 & 20
PROJECT LOCATION: 3100 SE 8 ST, HOMESTEAD, FLORIDA
CABRERA RAMOS Architects, Inc
SP-1
SW 389th ST
SW 147th AVE
SITE PHOTOMETRY

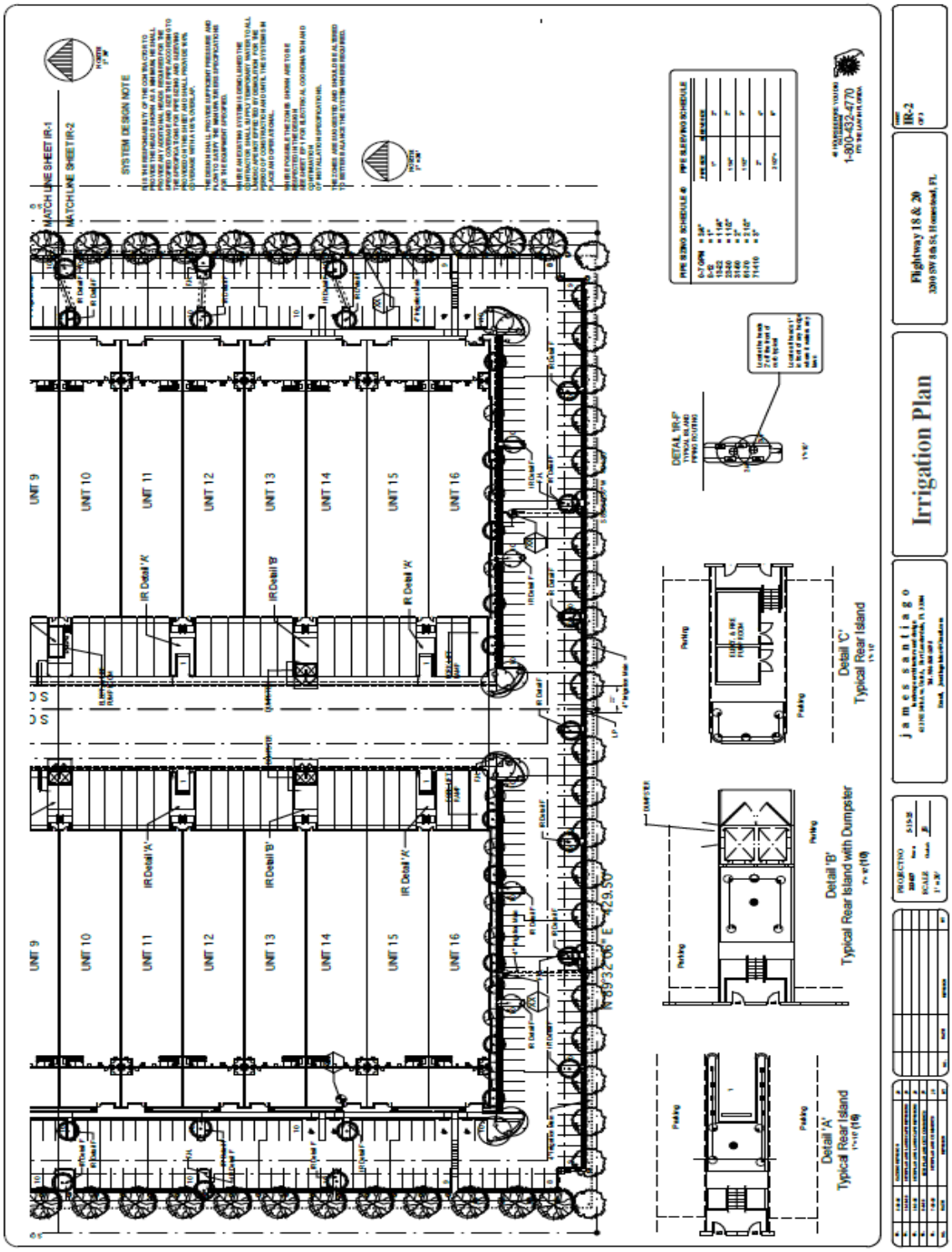
FLIGHTWAY 18 & 20
PROJECT LOCATION: 3000 SE 8 ST, HOMESTEAD, FLORIDA
CABRERA RAMOS ARCHITECTS, INC
A101
PLEASE REFER TO CIVILS DRAWINGS FOR PARKING DETAILS
DUMPSTER SECTION
DUMPSTER ELEVATION
DUMPSTER DETAIL
TYP. PAVER DTL 3
TYP. PAVER DTL 2
TYP. PAVER DTL 1
TYP. PICKET FENCE DTL
TYP. FENCE SECTION

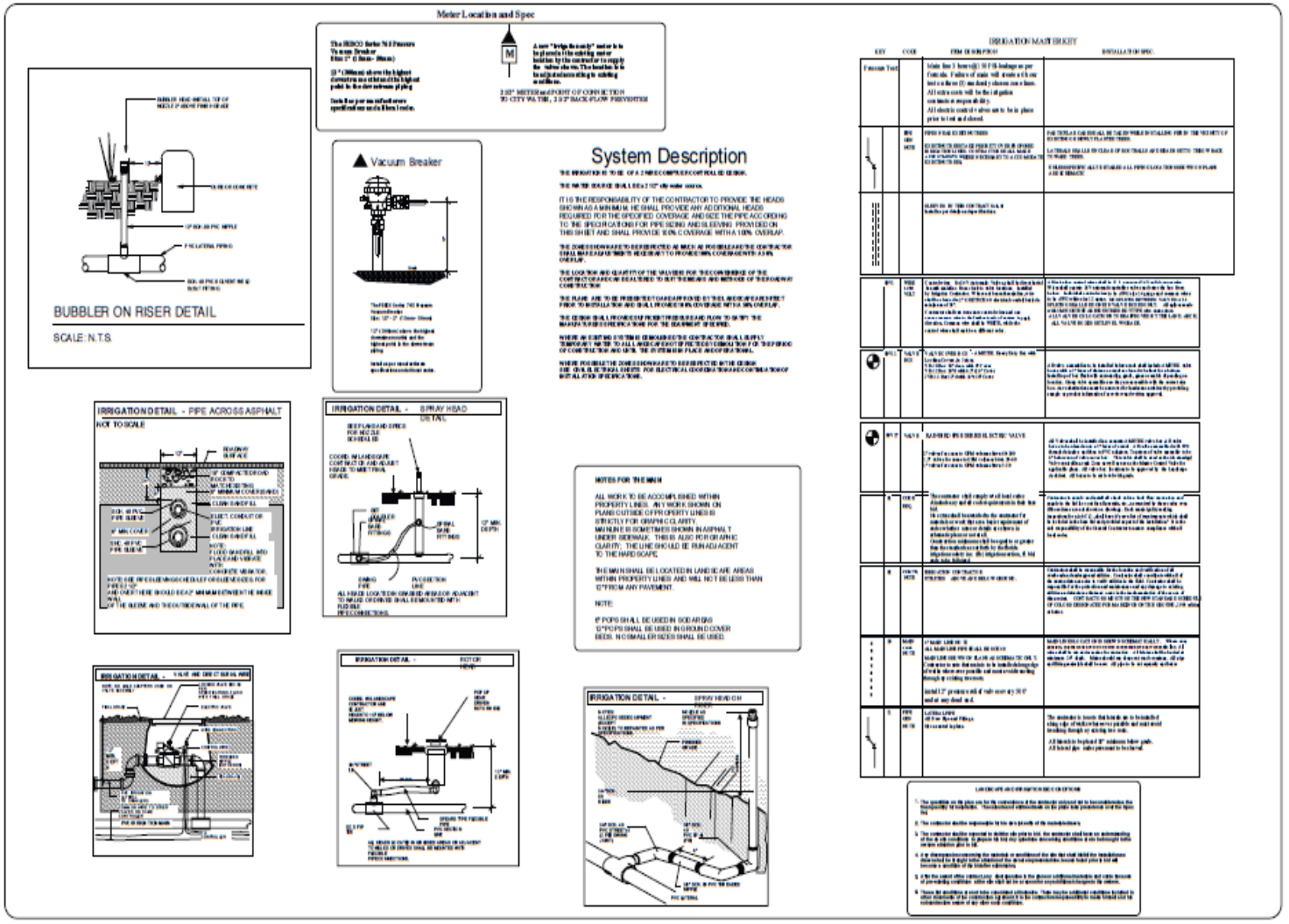
FLIGHTWAY 18 & 20
PROJECT LOCATION: 3000 SE 8 ST, HOMESTEAD, FLORIDA
CARRERA RAMOS ARCHITECTS, INC.
A300
FRONT ELEVATION
SCALE: 1/8" = 1'-0"
FRONT ELEVATION
SCALE: 1/8" = 1'-0"
FRONT ELEVATION
SCALE: 1/8" = 1'-0"
1 JOINT BETWEEN PANELS
2 TYP. PANEL REVEAL DETAIL
3 CANTILEVER CANOPY
4 ALUMINUM CANOPY

FLIGHTWAY 18 & 20
PROJECT LOCATION: 8400 SE 8 ST, HOMESTEAD, FLORIDA
CABRERA RAMOS Architects, Inc
Rosa Ramos Botta
A301
REAR ELEVATION
REAR ELEVATION
REAR ELEVATION

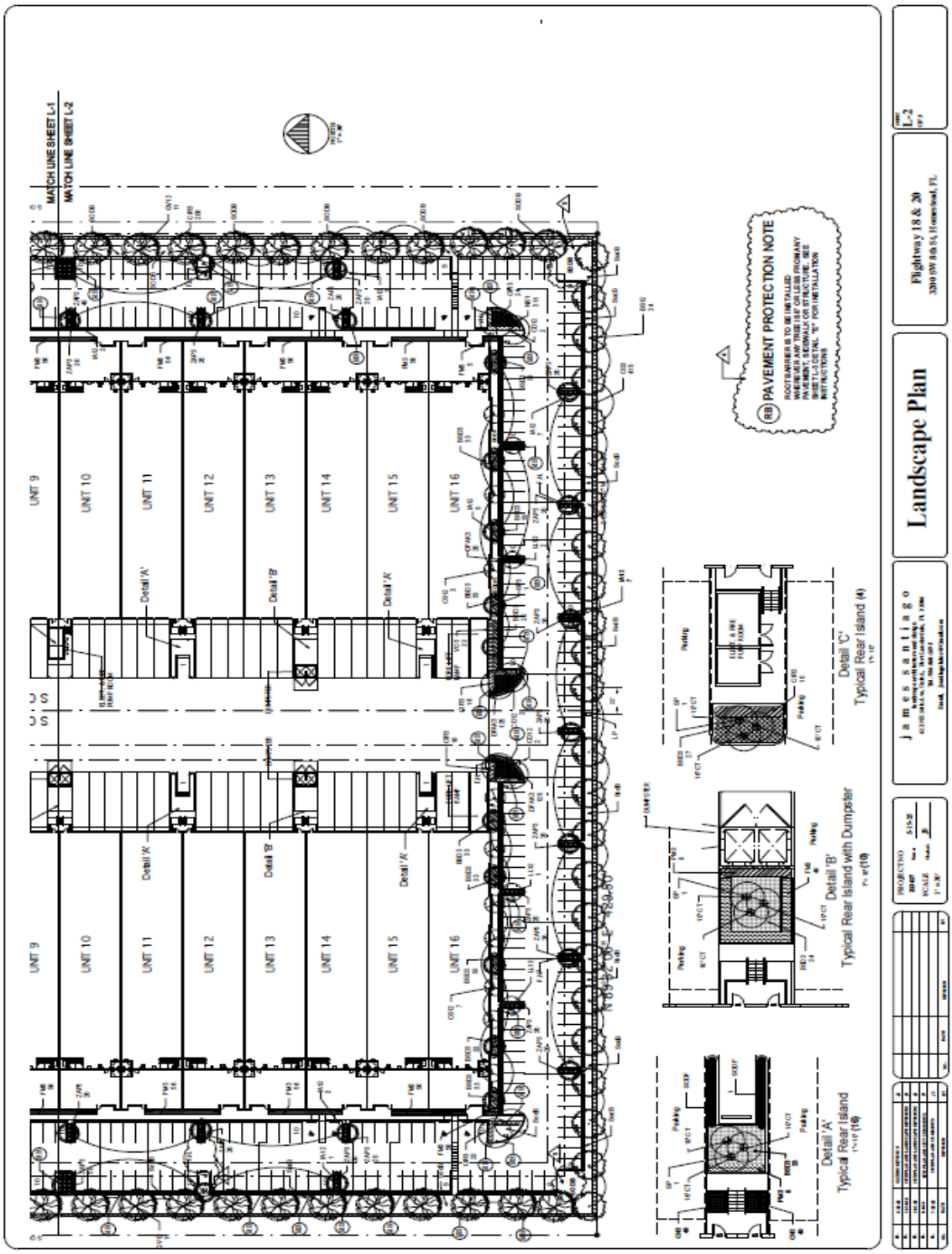

FLIGHTWAY 18 & 20
PROJECT LOCATION: 8300 SE 8 ST, HOMESTEAD, FLORIDA
CABRERA RAMOS
Architects, Inc
A302
NORTH SIDE ELEVATION
SOUTH SIDE ELEVATION

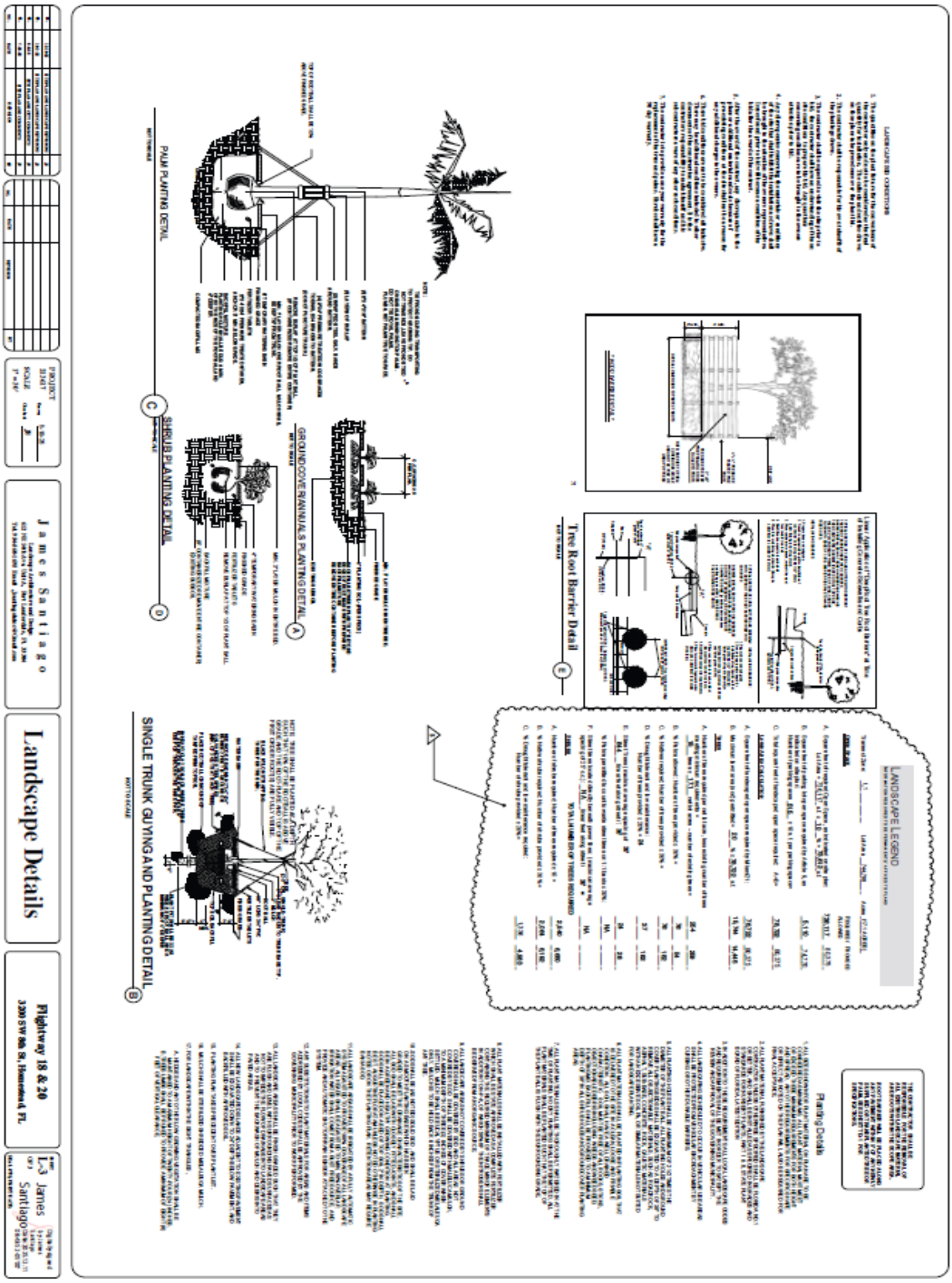

Irrigation Plan
Flightway 18 & 20
3300 SW 8th St, Homestead, FL
James Santiago
IR-1
MAIN LOCATION NOTE
SEE SHEET L-2 FOR TYPICAL PLANTER DETAILS
MATCH LINE SHEET IR-1
MATCH LINE SHEET IR-2
FLIGHTWAY 18
FLIGHTWAY 20
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
Residential

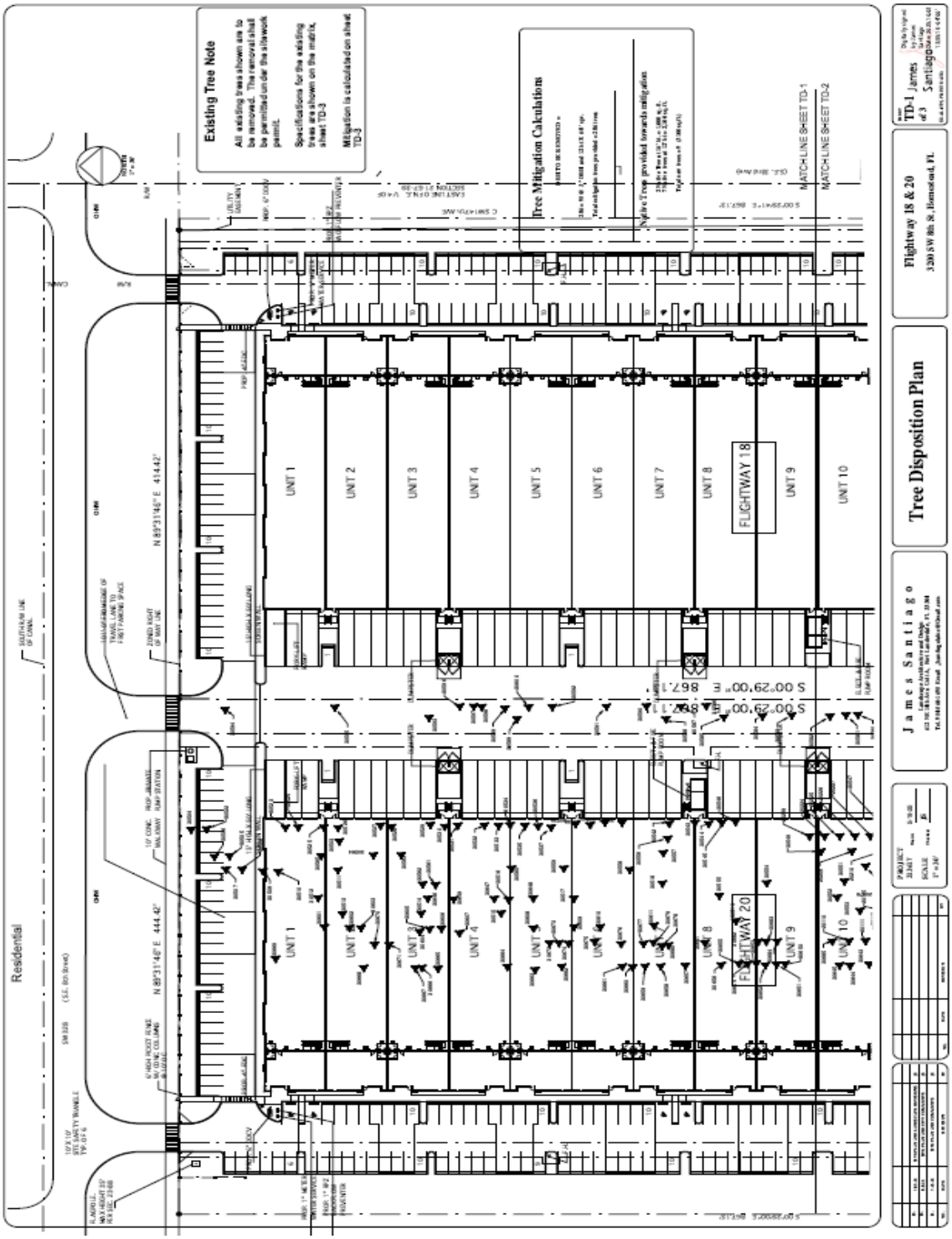

Irrigation Plan
Flightway 18 & 20
IR-2
Detail 'A'
Typical Rear Island
Detail 'B'
Typical Rear Island with Dumpster
Detail 'C'
Typical Rear Island
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16


Meter Location and Spec
BUBBLER ON RISER DETAIL
SCALE: N.T.S.
Vacuum Breaker
System Description
IRRIGATION MASTER KEY
IRRIGATION DETAIL - PIPE ACROSS ASPHALT
NOT TO SCALE
IRRIGATION DETAIL - SPRAY HEAD
IRRIGATION DETAIL - ROTOR
IRRIGATION DETAIL - SPRAY HEAD CH
NOTES FOR THE MAIN
James Santiago
Irrigation Details
Flightway 18 & 20
3200 SW 8th St, Homestead, FL
IR-3 James Santiago

Residential
SEE SHEET L-2 FOR TYPICAL PLANTER DETAILS
Tree and Shrub Legend
PAVEMENT PROTECTION NOTE
MATCH LINE SHEET L-1
MATCH LINE SHEET L-2
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
FLIGHTWAY 18
FLIGHTWAY 20
Detail 'A'
Detail 'B'
Detail 'C'
S 00°29'00" E 867.11'
James Santiago
Landscape Plan
Flightway 18 & 20
3300 SW 8th St, Homestead, FL
L-1


MATCH LINE SHEET L-1
MATCH LINE SHEET L-2
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
Detail 'A'
Detail 'B'
Detail 'C'
Typical Rear Island (4)
Typical Rear Island with Dumpster
Typical Rear Island
(RB) PAVEMENT PROTECTION NOTE
Landscape Plan
Flightway 18 & 20
L-2


Landscape Details
Flightway 18 & 20
James Santiago
Tree Root Barrier Detail
LANDSCAPE LEGEND
SINGLE TRUNK GUYING AND PLANTING DETAIL
SHRUB PLANTING DETAIL
GROUNDCOVER/ANNUALS PLANTING DETAIL
PALM PLANTING DETAIL
Planting Details


Existing Tree Note
All existing trees shown are to be removed. Tree removal shall be permitted under the sitework permit.
Specifications for the existing trees are shown on the matrix, sheet TD-3
Mitigation is calculation sheet TD-3
Tree Mitigation Calculations
Native Trees provided towards mitigation
Residential
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
FLIGHTWAY 18
FLIGHTWAY 20
MATCH LINE SHEET TD-1
MATCH LINE SHEET TD-2
James Santiago
Tree Disposition Plan
Flightway 18 & 20
3200 SW 8th St. Homestead, FL
TD-1 James Santiago
of 3

Existing Tree Note
All existing trees shown are to be removed. The removal shall be permitted under this sitework permit.
Specifications for the existing trees are shown on the matrix, sheet TD-3
Mitigation is calculated on sheet TD-3
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
N 89°32'06" E 429.50'
1-800-432-4770
Tree Disposition Plan
Flightway 18 & 20
3200 SW 8th St, Homestead, FL
TD-2 James Santiago

Tree Mitigation Calculations
Trees provided towards mitigation = 259
Canopy trees 155
Palms provided towards trees, (542) = 27
James Santiago
Tree Disposition Plan
Tree Legend
Flightway 18 & 20
3200 SW 8th St. Homestead, FL
TD-3 James Santiago

FLIGHTWAY 18 & 20
LOCATION
SW CORNER OF SW 328 ST
AND SW 147 AVE
PROJECT LOCATION
VICINITY MAP
PREPARED BY:
Kimley»Horn
PROJECT TEAM
PROJECT LOCATION
MIAMI-DADE COUNTY
Sheet List Table
Sheet Number
Sheet Title
COVER SHEET
GENERAL NOTES
KEY MAP
PAVEMENT MARKING AND SIGNING PLAN
EROSION CONTROL AND DEMOLITION PLAN
EROSION CONTROL AND DEMOLITION DETAILS
DEMOLITION NOTES
PAVING & GRADING PLAN
PAVING & GRADING DETAILS
DRAINAGE PLAN
DRAINAGE DETAILS
PAVING, GRADING, & DRAINAGE DETAILS
TYPICAL CROSS SECTIONS
WATER & SEWER PLAN
WATER & SEWER DETAILS
GARBAGE TRUCK MANEUVERABILITY
FIRE TRUCK MANEUVERABILITY
WB-40 TRUCK MANEUVERABILITY
COVER SHEET
FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
PERMIT SET 12/10/2025

GENERAL NOTES

FLIGHTWAY 18 & 20

FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC

PREPARED FOR:

HOMESTEAD FLORIDA

C100.0

PERMIT SET 12/10/2025

Kimley»Horn

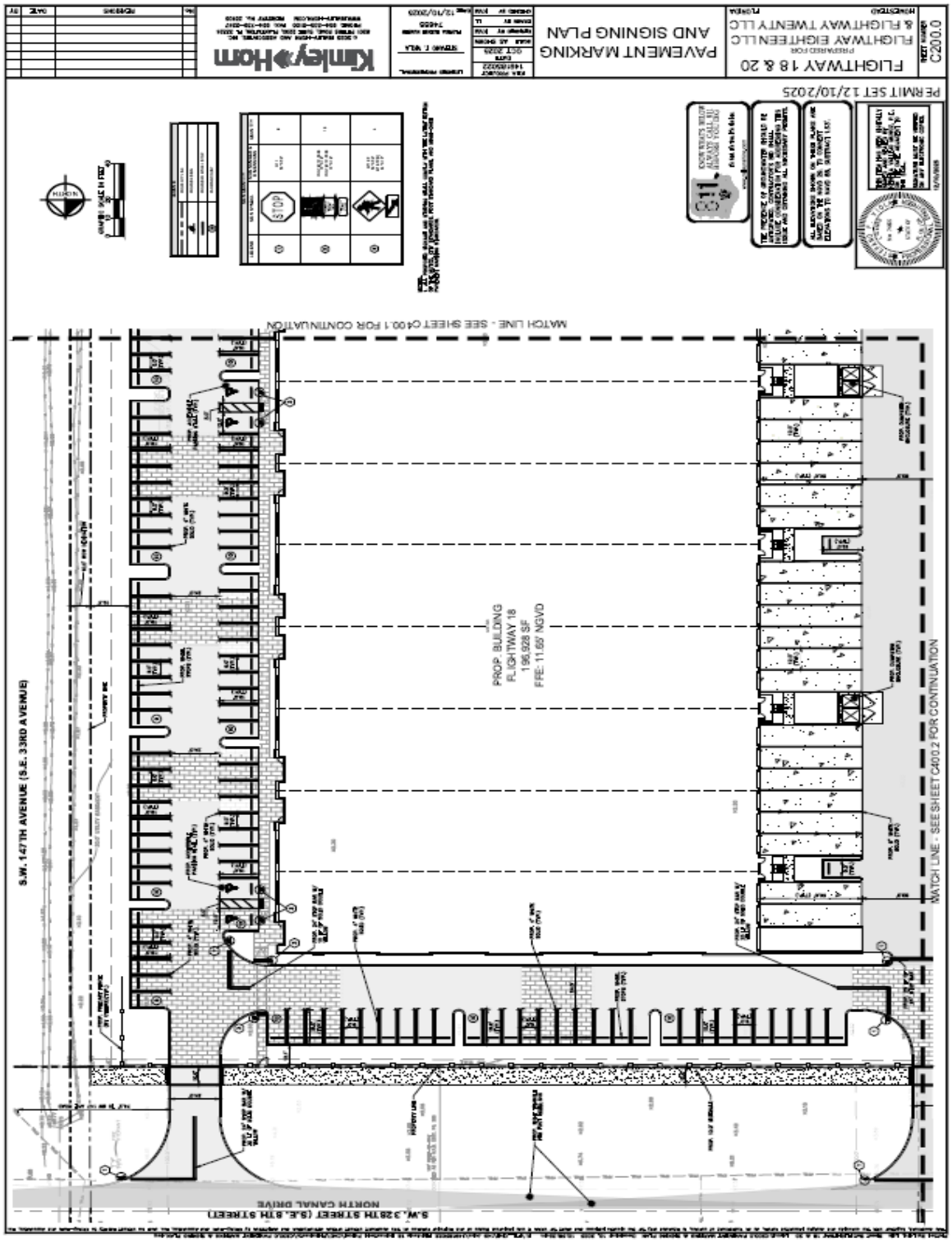
STEVEN F. VIOLA

FLORIDA PE 74620

12/10/2025

NO.	REVISIONS	DATE	BY

FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
C101.0
KEY MAP
PERMIT SET 12/10/2025
BUILDING FLIGHTWAY 18
BUILDING FLIGHTWAY 20
C200.1 C300.1 C401.1 C500.1
C200.3 C300.3 C401.3 C500.3
C200.0 C300.0 C401.0 C500.0
C200.2 C300.2 C401.2 C500.2
SW 147TH AVE
SW 328TH ST


FLIGHTWAY 18 & 20
PAVEMENT MARKING AND SIGNING PLAN
C200.0
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.65' NGVD
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE
MATCH LINE - SEE SHEET C400.1 FOR CONTINUATION
MATCH LINE - SEE SHEET C400.2 FOR CONTINUATION

FLIGHTWAY 18 & 20
PAVEMENT MARKING AND SIGNING PLAN
C200.1
PERMIT SET 12/10/2025
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.65' NGVD
MATCH LINE - SEE SHEET C200.3 FOR CONTINUATION
MATCH LINE - SEE SHEET C200.0 FOR CONTINUATION

FLIGHTWAY 18 & 20
PAVEMENT MARKING AND SIGNING PLAN
C200.2
PERMIT SET 12/10/2025
MATCH LINE - SEE SHEET C200.3 FOR CONTINUATION
MATCH LINE - SEE SHEET C200.0 FOR CONTINUATION
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD
NORTH CABLE DRIVE
S.W. 32ND STREET (S.E. 8TH STREET)

FLIGHTWAY 18 & 20
PAVEMENT MARKING AND SIGNING PLAN
C200.3
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD
MATCH LINE - SEE SHEET C200.1 FOR CONTINUATION
MATCH LINE - SEE SHEET C200.2 FOR CONTINUATION

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOUSTON TX
PAVEMENT MARKING AND SIGNING PLAN DETAILS
C201.0
PERMIT SET 12/10/2025
Kimley»Horn
WHEELSTOP DETAIL
STOP BAR MARKING DETAIL
R-1 STOP SIGN LOCATION DETAIL
STRIPING DETAIL
ACCESSIBLE PARKING PAVEMENT MARKING
HANDICAPPED PAVEMENT SYMBOL
STANDARD PARKING DETAIL
PAVEMENT LINES
FTP-20.06 HANDICAP SIGN
STOP

FLIGHTWAY 18 & 20
EROSION CONTROL AND DEMOLITION PLAN
C300.0
PERMIT SET 12/10/2025
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE
MATCH LINE - SEE SHEET C300.1 FOR CONTINUATION
MATCH LINE - SEE SHEET C300.1 FOR CONTINUATION

FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
EROSION CONTROL AND DEMOLITION PLAN
C300.1
Kimley»Horn
PERMIT SET 12/10/2025
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
MATCH LINE - SEE SHEET C300.3 FOR CONTINUATION
MATCH LINE - SEE SHEET C300.0 FOR CONTINUATION

FLIGHTWAY 18 & 20
EROSION CONTROL AND DEMOLITION PLAN
C300.2
PERMIT SET 12/10/2025
MATCH LINE - SEE SHEET C300.0 FOR CONTINUATION
MATCH LINE - SEE SHEET C300.3 FOR CONTINUATION
S.W. 32ND STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE

FLIGHTWAY 18 & 20
EROSION CONTROL AND DEMOLITION PLAN
C300.3
PERMIT SET 12/10/2025
MATCH LINE - SEE SHEET C300.1 FOR CONTINUATION
MATCH LINE - SEE SHEET C300.2 FOR CONTINUATION

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

DEMOLITION NOTES

C302.0

PERMIT SET 12/10/2025

Kimley»Horn

CIVIL RELATED DEMOLITION NOTES AND SPECIFICATIONS

GENERAL

DESCRIPTION

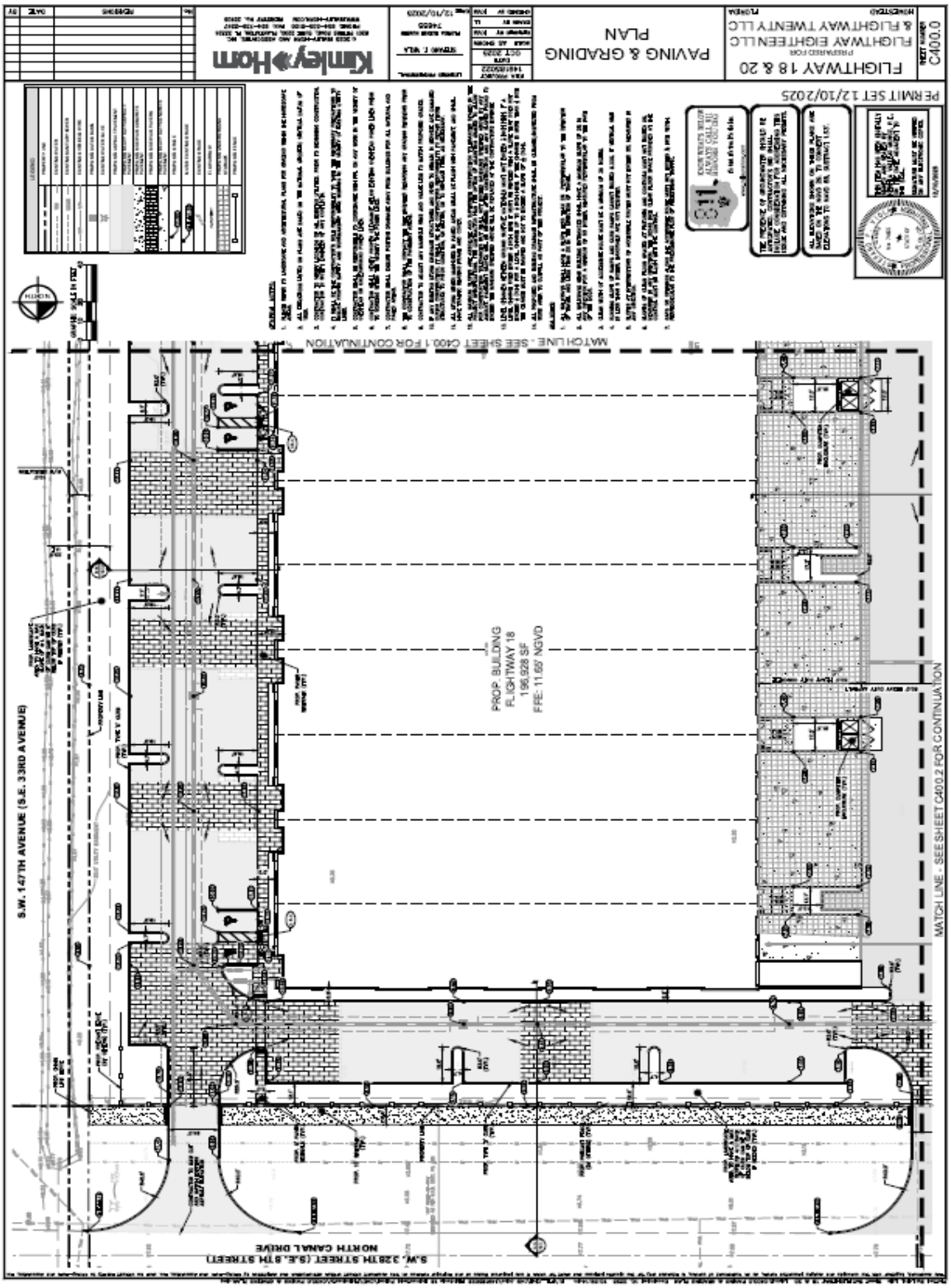
APPLICABLE CODES

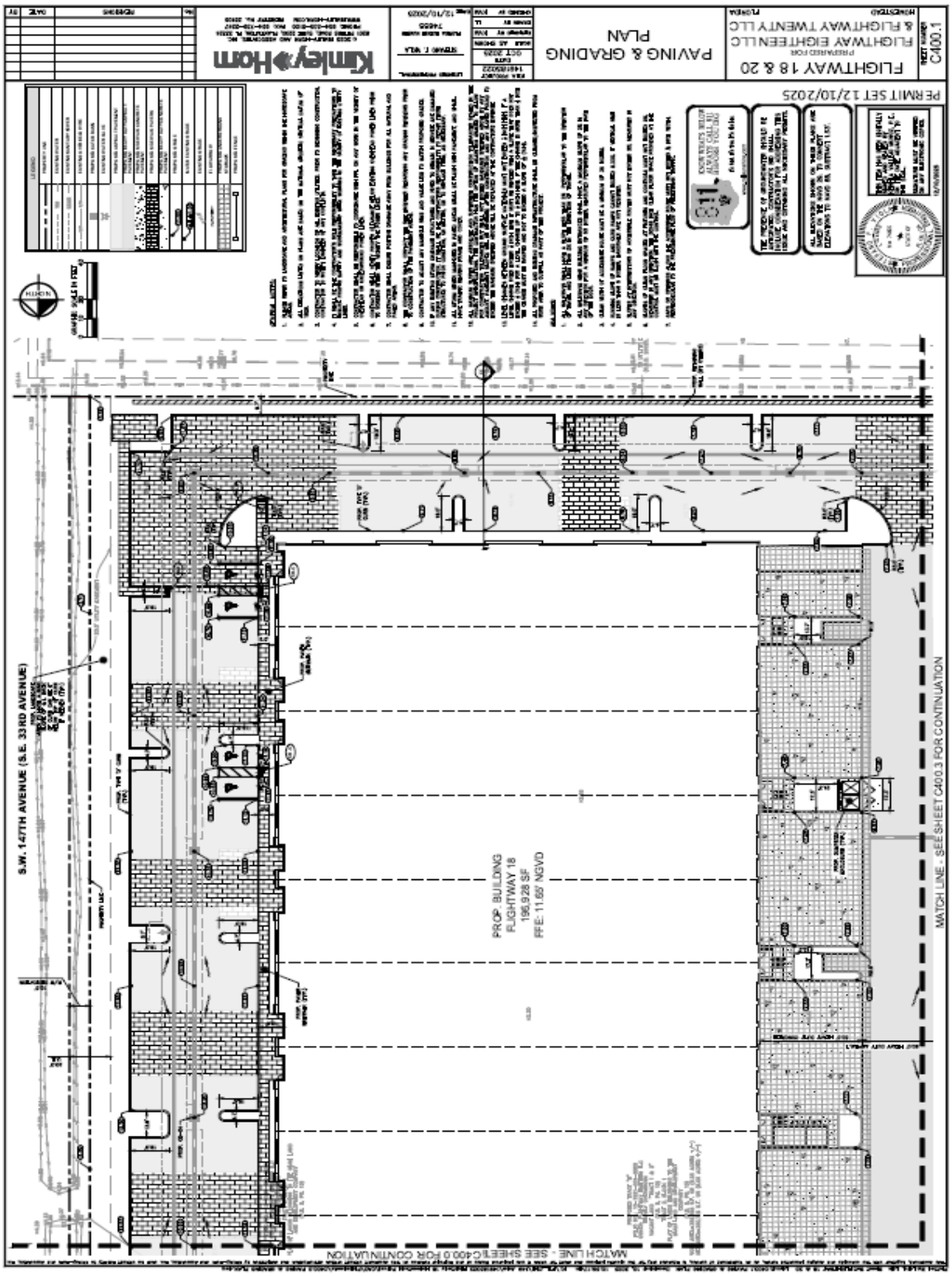
SEQUENCING AND SCHEDULING

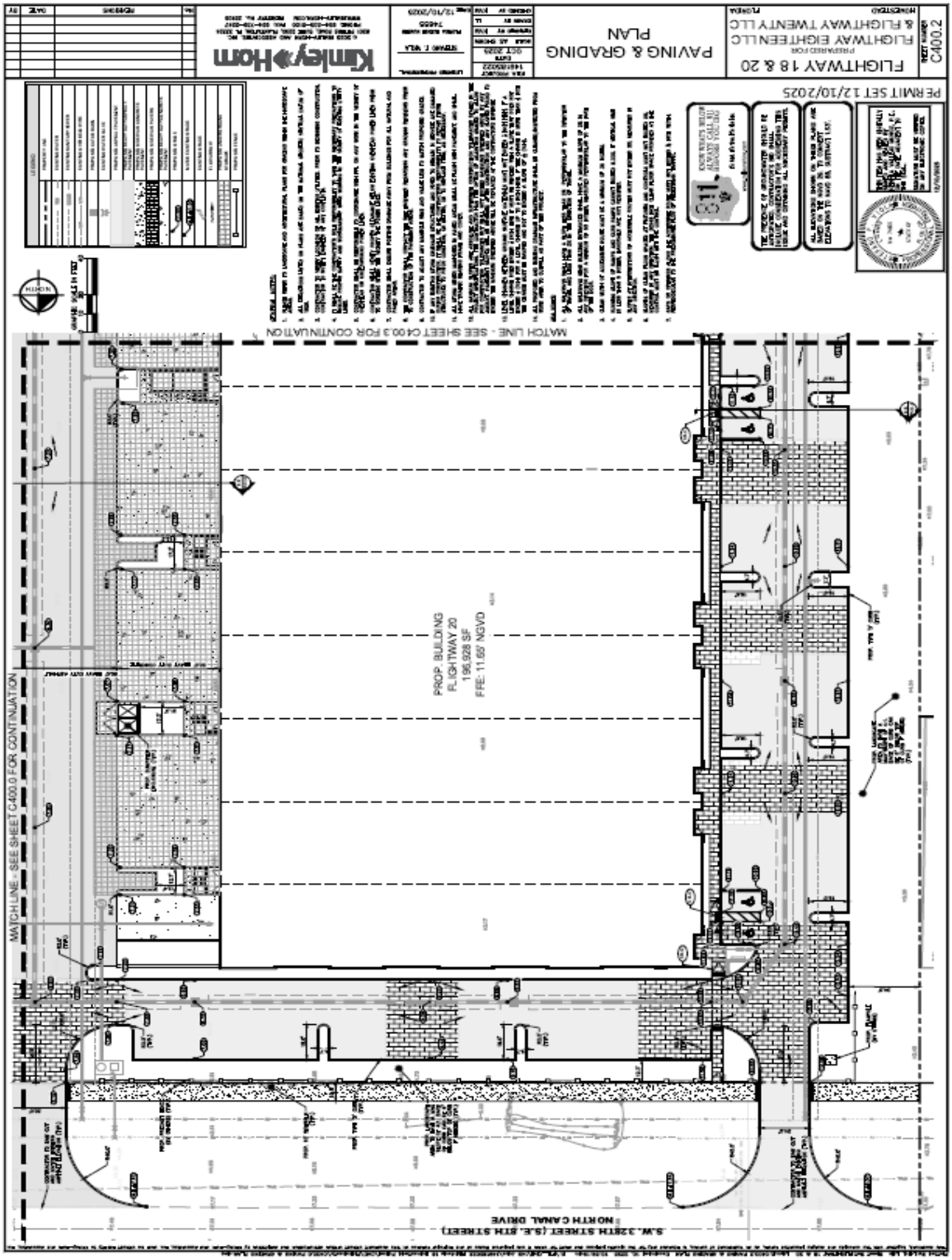
ENVIRONMENTAL PROTECTION

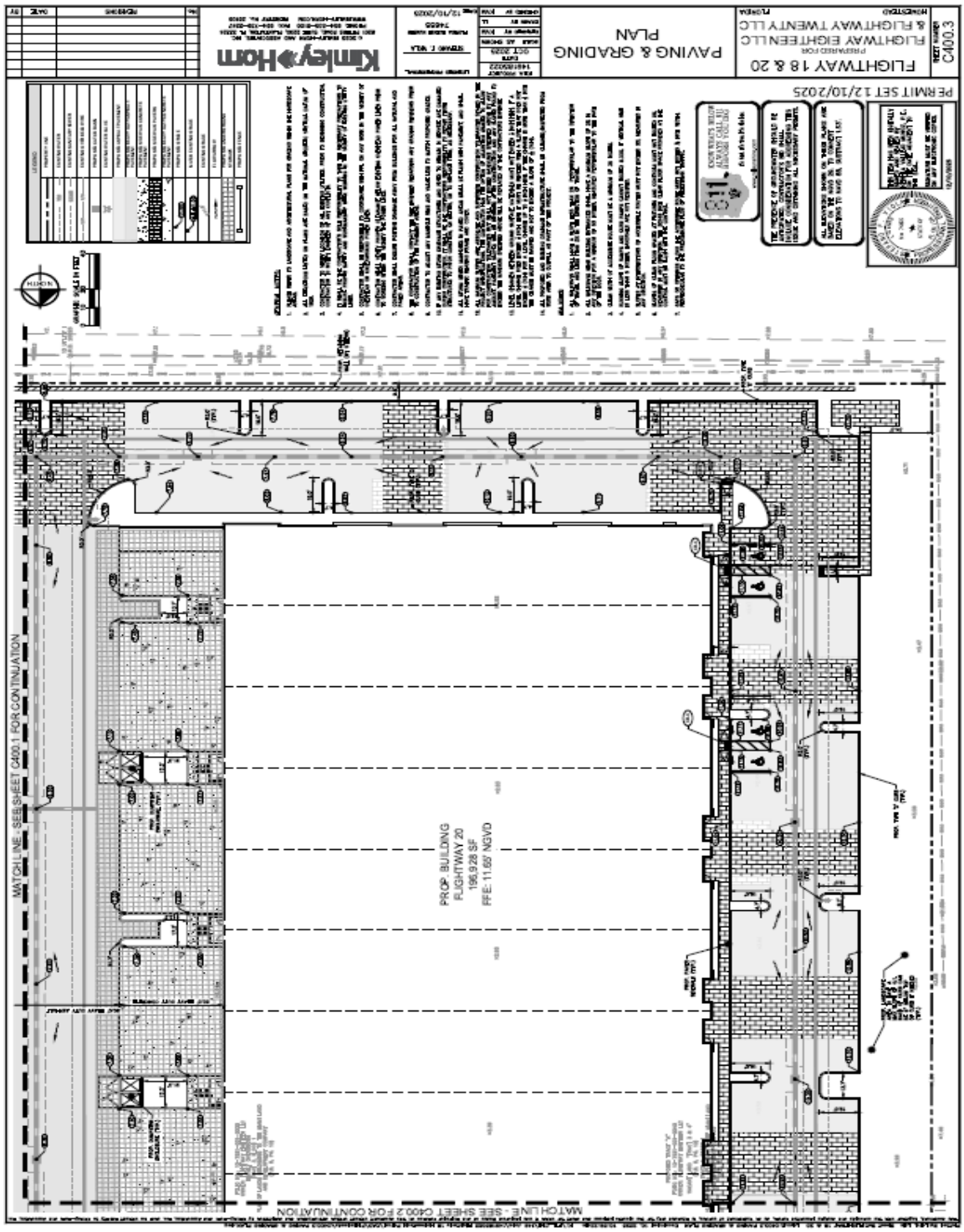
TRAFFIC MAINTENANCE

CLEAN UP

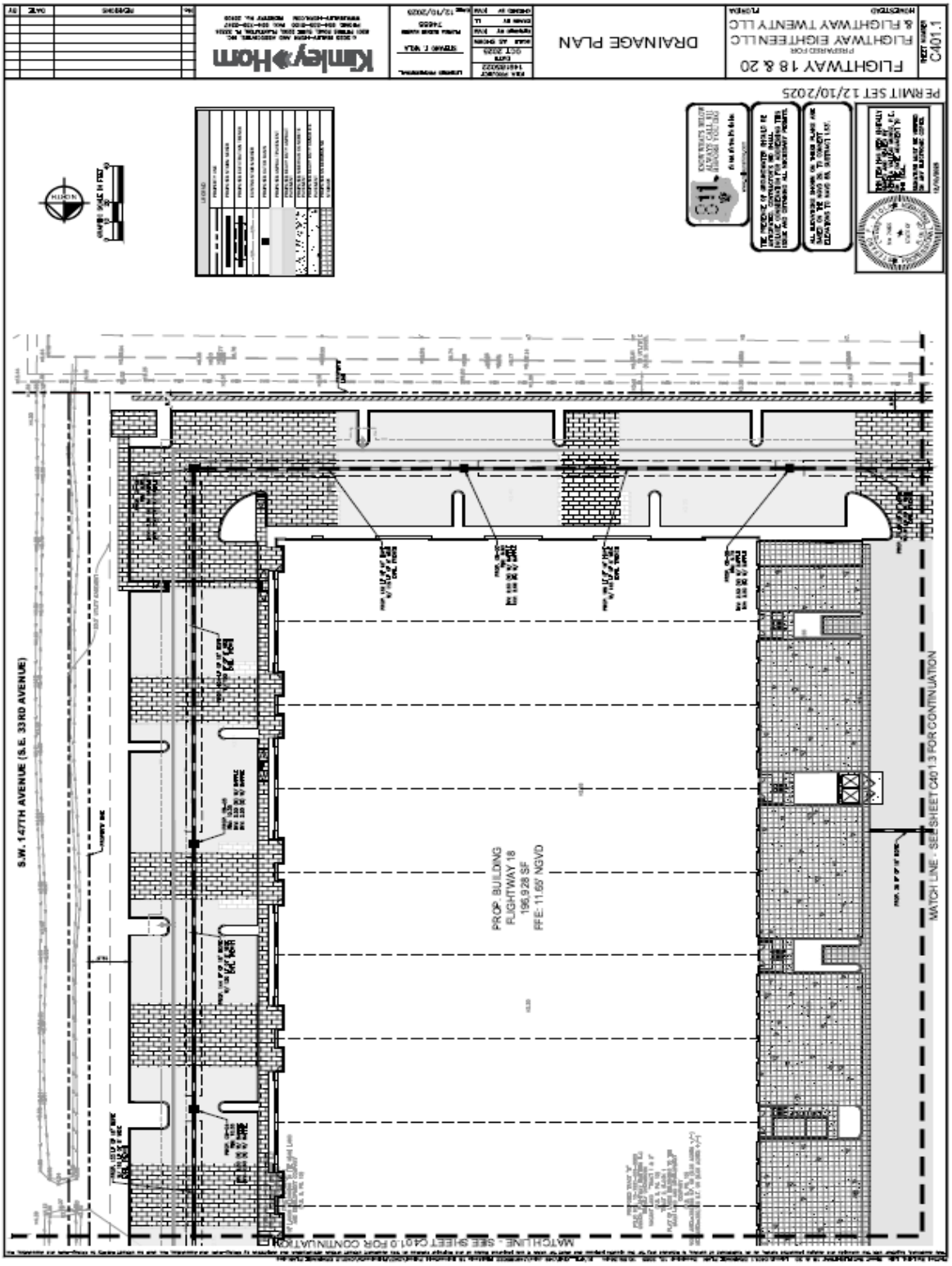

FLIGHTWAY 18 & 20
PAVING & GRADING PLAN
C400.0
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.65' NGVD
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE
MATCH LINE - SEE SHEET C400.2 FOR CONTINUATION


FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
PAVING & GRADING PLAN
C400.1
PERMIT SET 12/10/2025
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.65' NGVD
MATCH LINE - SEE SHEET C400.0 FOR CONTINUATION
MATCH LINE - SEE SHEET C400.3 FOR CONTINUATION


FLIGHTWAY 18 & 20
PAVING & GRADING PLAN
C400.2
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD
MATCH LINE - SEE SHEET C400.3 FOR CONTINUATION
MATCH LINE - SEE SHEET C400.0 FOR CONTINUATION
S.W. 32TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE

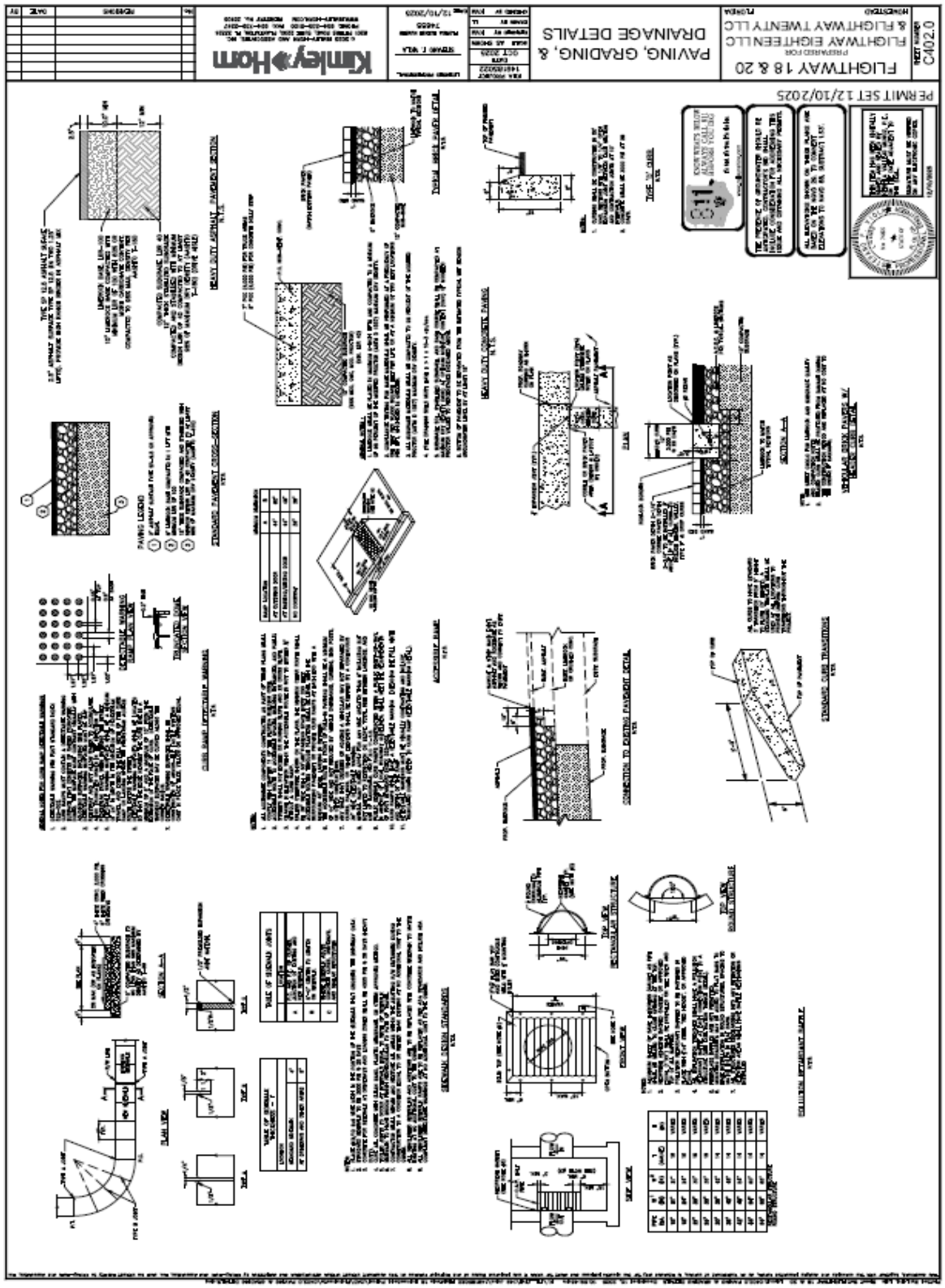

FLIGHTWAY 18 & 20
PAVING & GRADING PLAN
C400.3
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
RFE: 11.65' NGVD
MATCHLINE - SEE SHEET C400.2 FOR CONTINUATION
MATCHLINE - SEE SHEET C400.1 FOR CONTINUATION

FLIGHTWAY 18 & 20
DRAINAGE PLAN
C401.0
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.69' NGVD
MATCH LINE - SEE SHEET C401.2 FOR CONTINUATION
MATCH LINE - SEE SHEET C401.1 FOR CONTINUATION
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE


DRAINAGE PLAN
FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
C401.1
PERMIT SET 12/10/2025
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.69' NGVD
MATCH LINE - SEE SHEET C401.3 FOR CONTINUATION
MATCH LINE - SEE SHEET C401.0 FOR CONTINUATION

FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
DRAINAGE PLAN
C401.2
PERMIT SET 12/10/2025
MATCH LINE - SEE SHEET C401.0 FOR CONTINUATION
MATCH LINE - SEE SHEET C401.3 FOR CONTINUATION
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD
S.W. 32ND STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE

FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
DRAINAGE PLAN
C401.3
PERMIT SET 12/10/2025
PROP BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD
MATCH LINE - SEE SHEET C401.2 FOR CONTINUATION
MATCH LINE - SEE SHEET C401.1 FOR CONTINUATION


FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
PAVING, GRADING, & DRAINAGE DETAILS
C402.0
PERMIT SET 12/10/2025

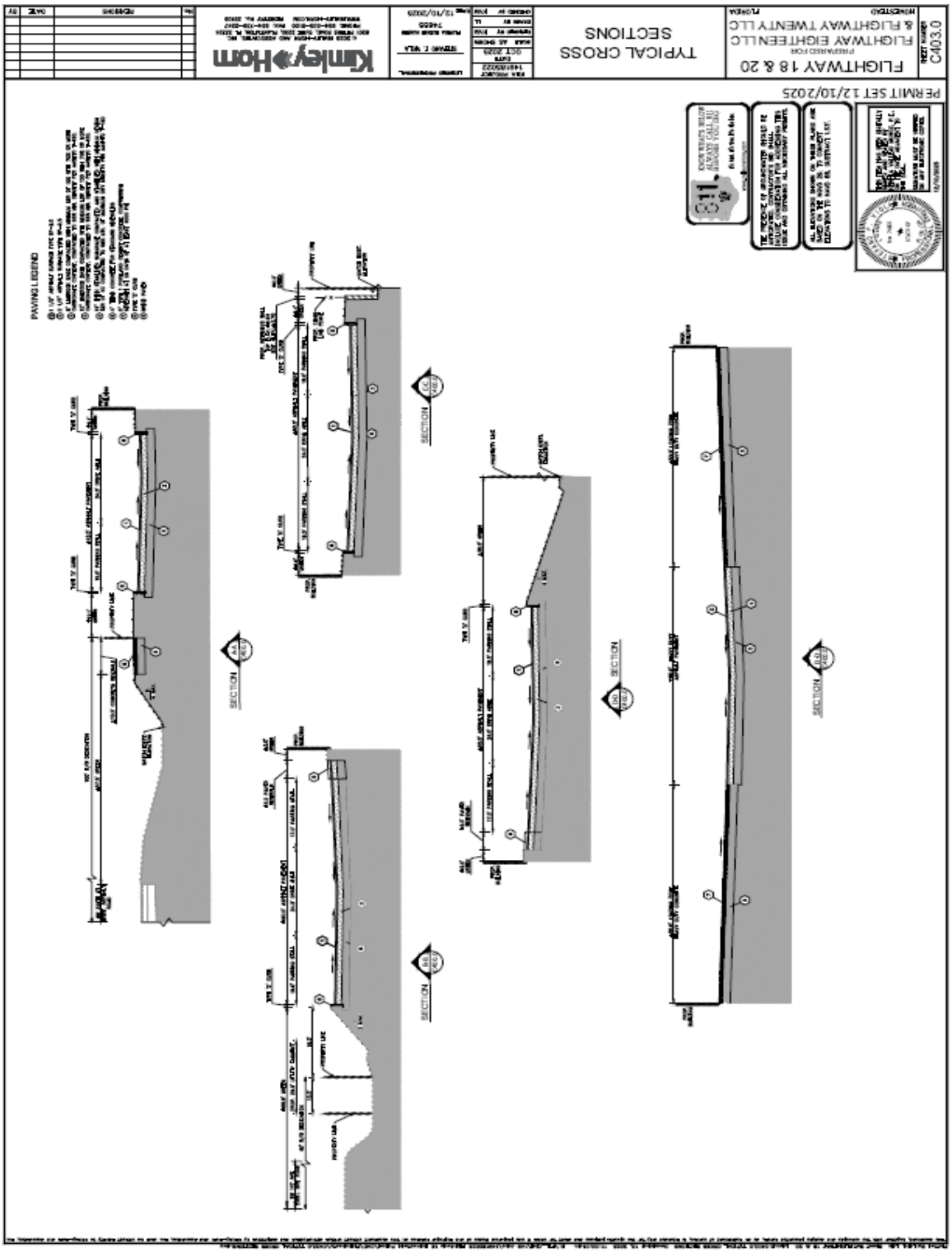
FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

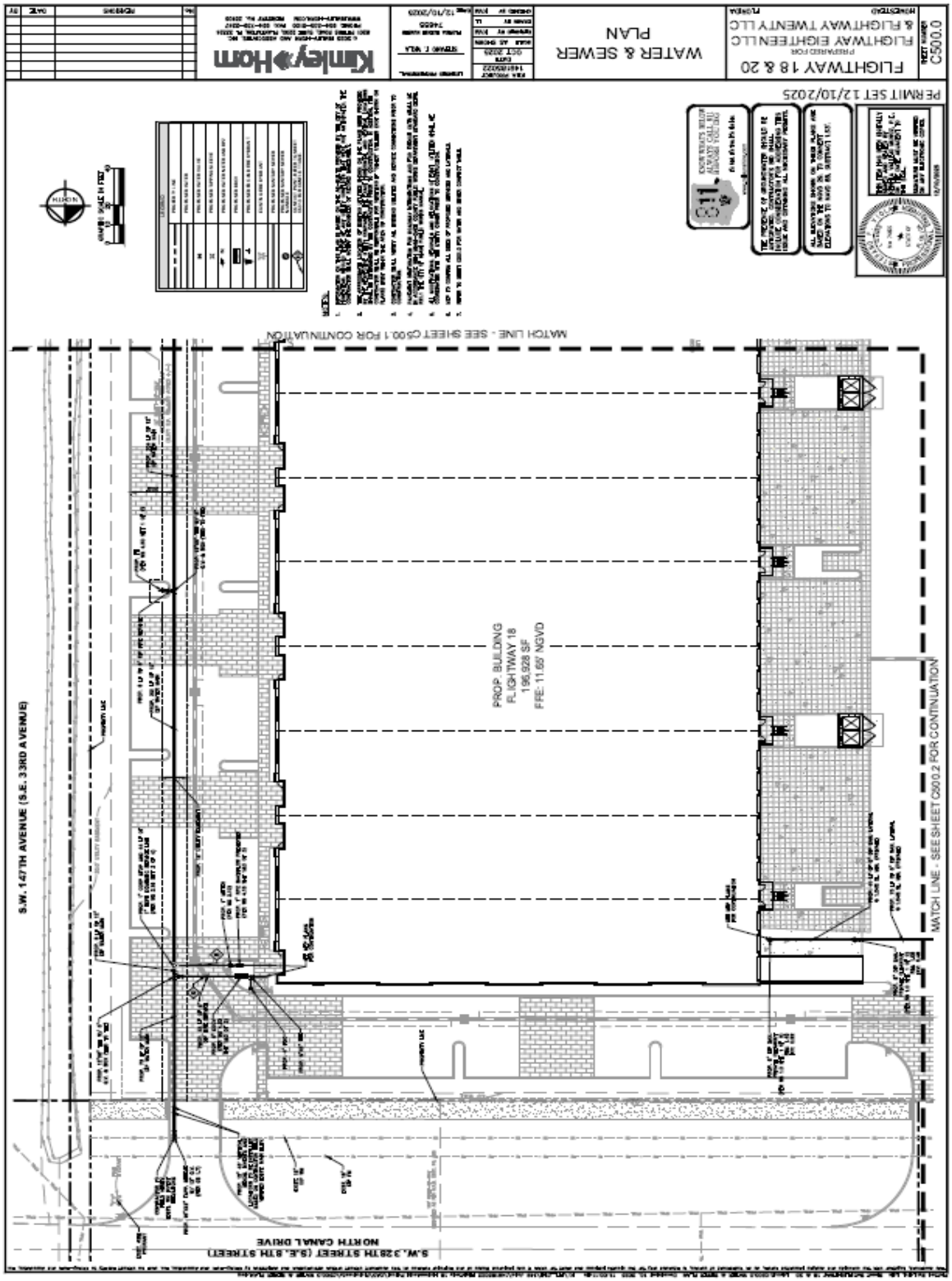
C402.1

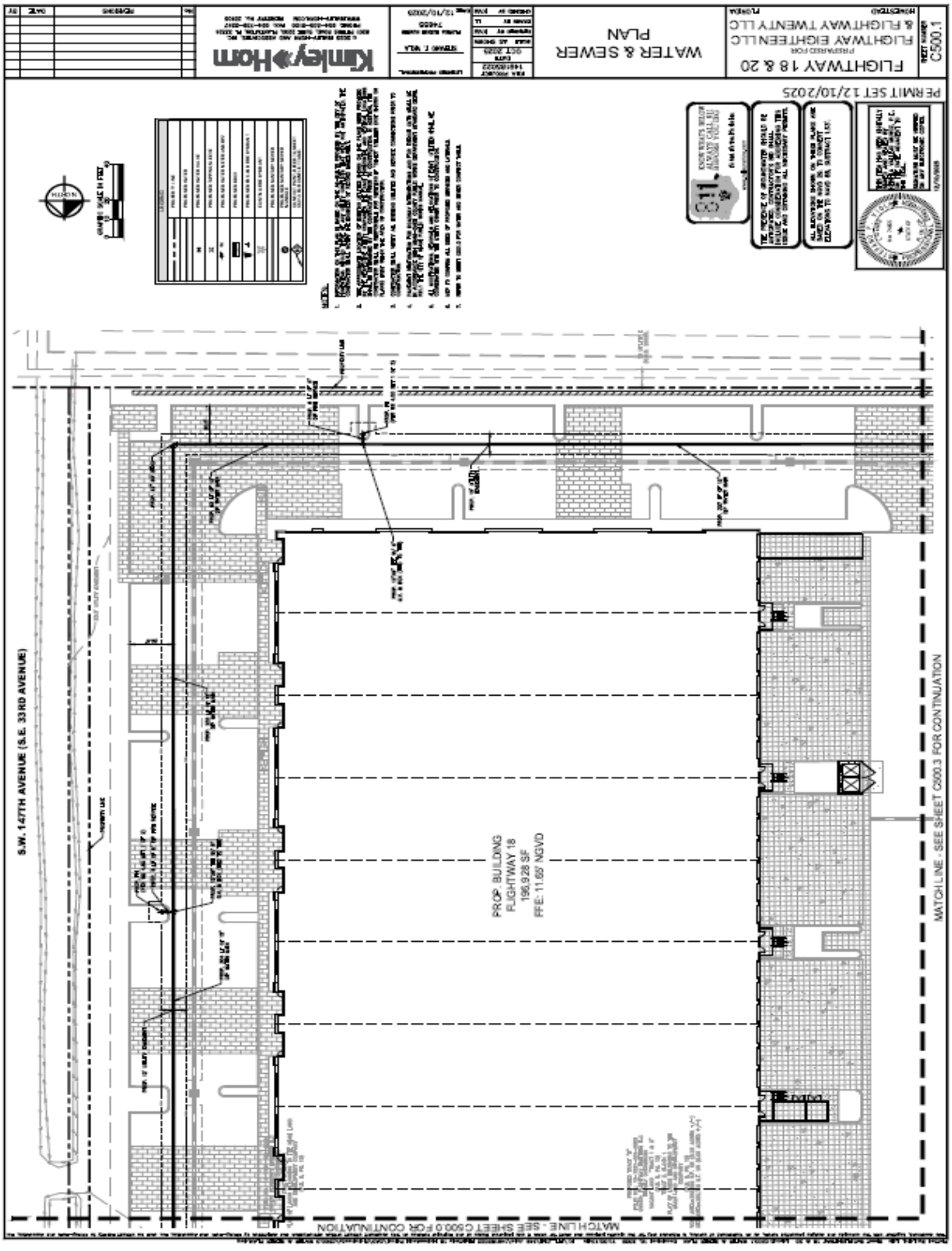
PAVING, GRADING, & DRAINAGE DETAILS

Kimley»Horn

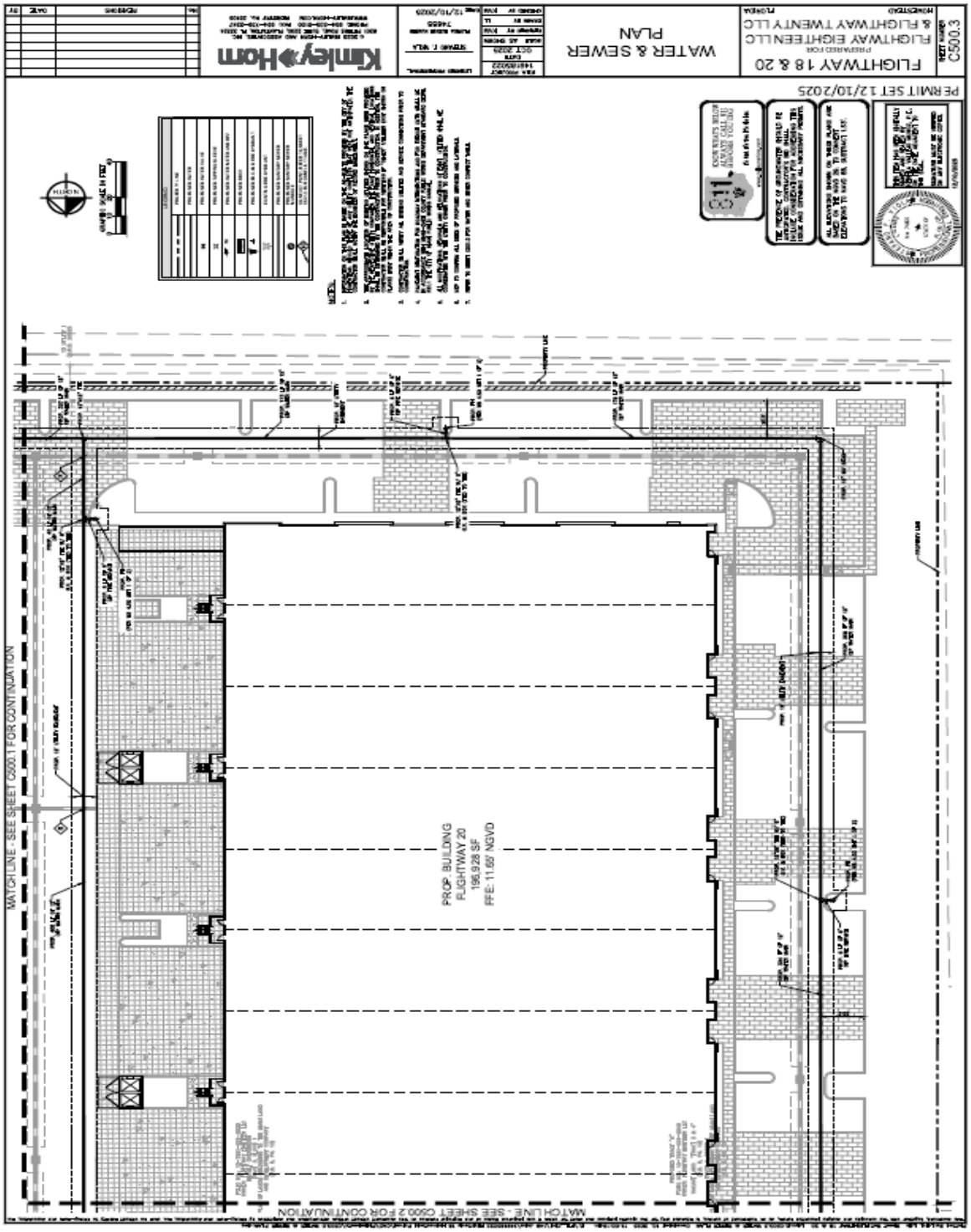
PERMIT SET 12/10/2025


FLIGHTWAY 18 & 20
TYPICAL CROSS SECTIONS
C403.0
PERMIT SET 12/10/2025
PAVING LEGEND
SECTION
Kimley»Horn


FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
WATER & SEWER PLAN
C500.0
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.65' NGVD
MATCH LINE - SEE SHEET C500.2 FOR CONTINUATION
MATCH LINE - SEE SHEET C500.1 FOR CONTINUATION
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE


FLIGHTWAY 18 & 20
WATER & SEWER PLAN
C500.1
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.65' NGVD
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
MATCH LINE - SEE SHEET C500.3 FOR CONTINUATION
MATCH LINE - SEE SHEET C500.0 FOR CONTINUATION

FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
WATER & SEWER PLAN
C500.2
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD
MATCH LINE - SEE SHEET C500.3 FOR CONTINUATION
MATCH LINE - SEE SHEET C500.0 FOR CONTINUATION
S.W. 32ND STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE


FLIGHTWAY 18 & 20
WATER & SEWER PLAN
C500.3
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
PFE: 11.69' NGVD
MATCH LINE - SEE SHEET C5001 FOR CONTINUATION
MATCH LINE - SEE SHEET C5002 FOR CONTINUATION

FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

WATER & SEWER DETAILS

C501.1

PERMIT SET 12/10/2025

Kimley»Horn

TYPICAL FIRE SERVICE CONNECTION TO MAIN

TYPICAL FIRE & DOMESTIC WATER CONNECTION TO MAIN

NOTES:

PLAN VIEW

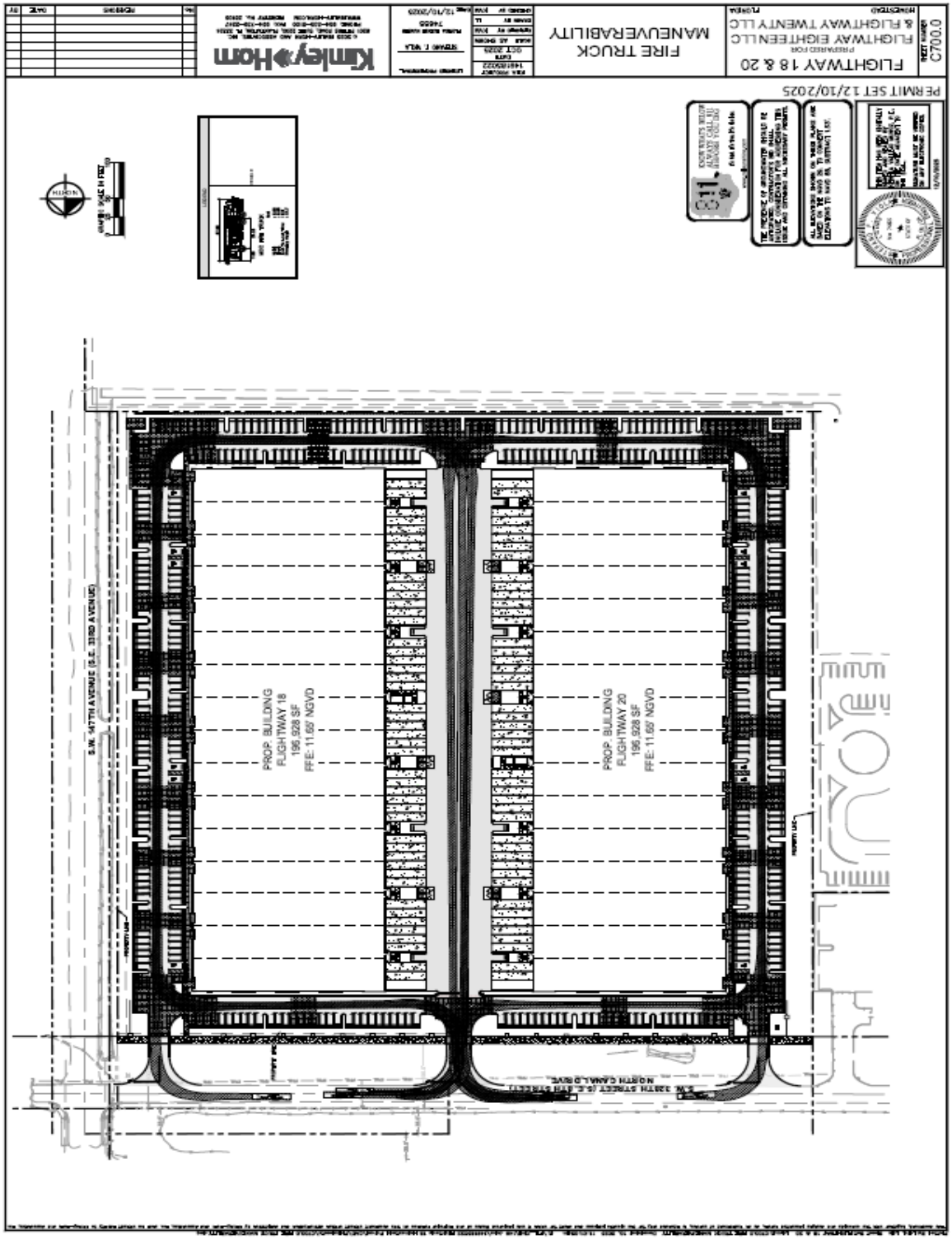
ELEVATION VIEW

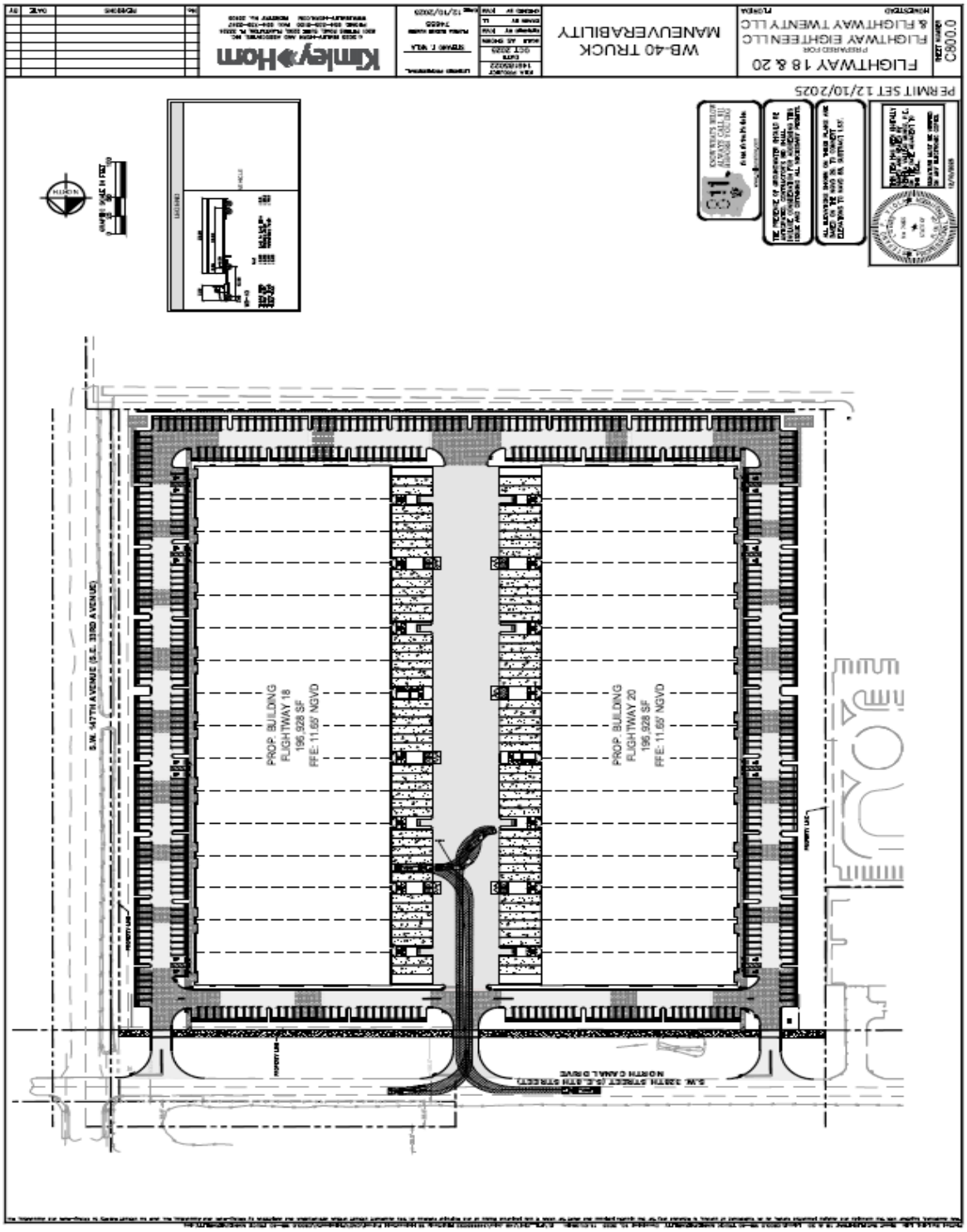
ELEVATION

PLAN

NOTES:

FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
GARBAGE TRUCK MANEUVERABILITY
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.69' NGVD
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.69' NGVD
S.W. 147TH AVENUE (S.R. 826)
SW 152ND STREET (S.R. 874 STREET)
NORTH CANAL DRIVE


FIRE TRUCK
MANEUVERABILITY
FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
C700.0
PERMIT SET 12/10/2025
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.65' NGVD
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE


FLIGHTWAY 18 & 20
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
WB-40 TRUCK
MANEUVERABILITY
PERMIT SET 12/10/2025
C800.0
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.65' NGVD
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE

SW 147TH AVE -
DITCH FILLING
LOCATION
SW147 AVE
HOMESTEAD, FL 33033
PREPARED BY:
Kimley»Horn
VICINITY MAP
1"=200'
PROJECT LOCATION
PROJECT TEAM
PROJECT LOCATION
MIAMI-DADE COUNTY
Sheet List Table
Sheet Number
Sheet Title

COVER SHEET
C100.0
GENERAL NOTES
C200.0
ENGINEERING PLAN
COVER SHEET
SW 147TH AVE - DITCH FILLING
PERMIT SET 2/10/2026

SW 147TH AVE - DITCH FILLING
FLIGHTWAY EIGHTEEN LLC &
FLIGHTWAY TWENTY LLC
ENGINEERING PLAN
PERMIT SET 2/10/2026
C200.0
Kimley»Horn