RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING TENTATIVE PLAT APPROVAL, AS REQUESTED BY FLIGHTWAY TWENTY LLC & FLIGHTWAY EIGHTEEN 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 25 "Subdivisions," Article II "Plats and Platting Procedure," Division 3 "Preliminary Plat," Sections 25-46 through 25-56 of the City Code, Flightway Twenty LLC & Flightway Eighteen LLC (the "Applicant"), has applied to the City of Homestead, Florida (the "City"), for approval of a Preliminary (Tentative) Plat attached as Exhibit "B," for property legally described in Exhibit "A" (the "Property") (Application 2026-28); and

WHEREAS, Staff recommended approval of the proposed Preliminary (Tentative) Plat 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 Preliminary (Tentative) Plat 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 Preliminary (Tentative) Plat. Pursuant to the requirements set forth in Chapter 25 "Subdivisions," Article II, "Plats and Platting Procedure," Division 3 "Preliminary Plat," Sections 25-46 through 25-56, of the City Code, the proposed Preliminary (Tentative) Plat, 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. 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. 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 they must comply with all other applicable requirements of the City prior to commencement of 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.

_____
Mayor Steven D. Losner

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	_____

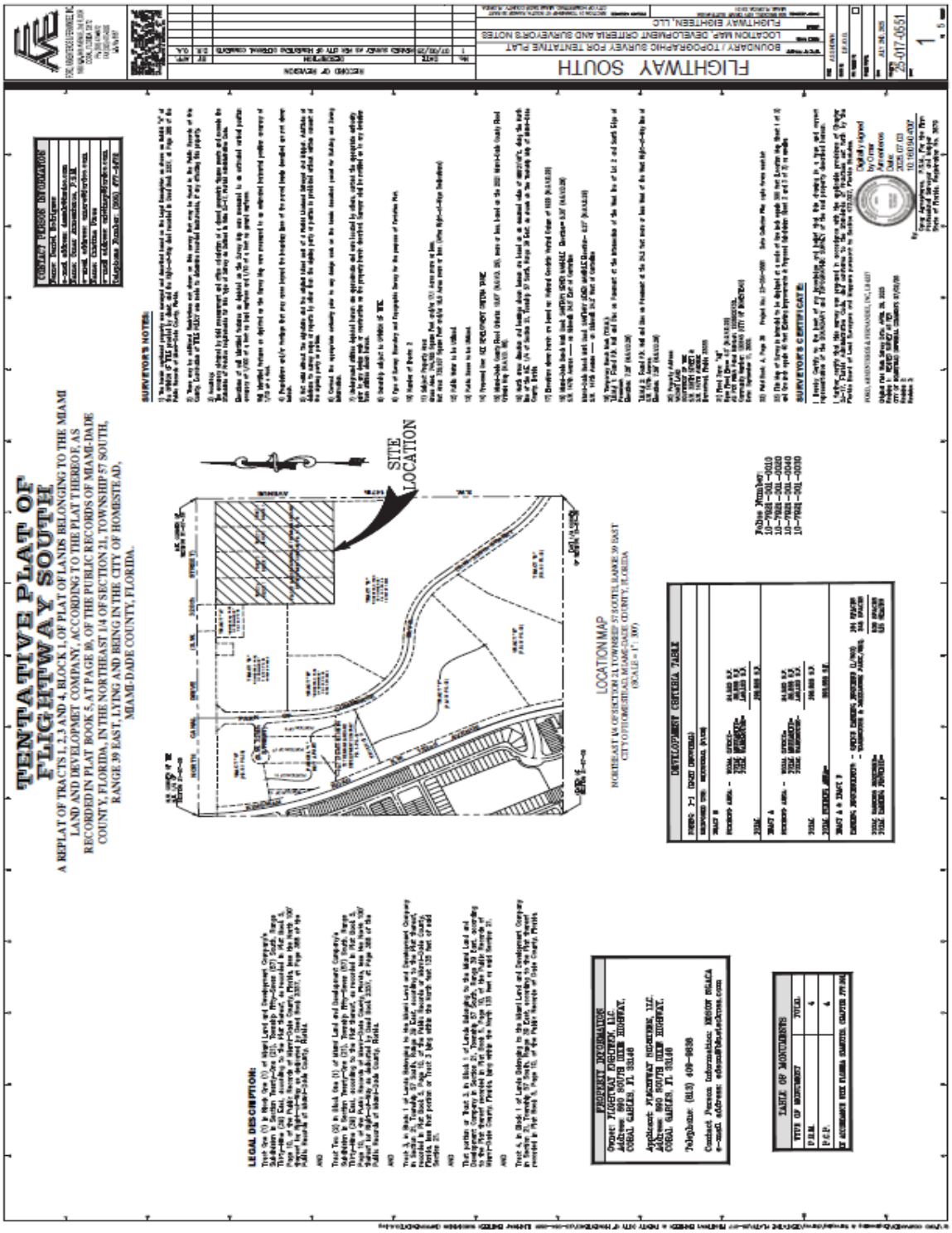
EXHIBIT "A"

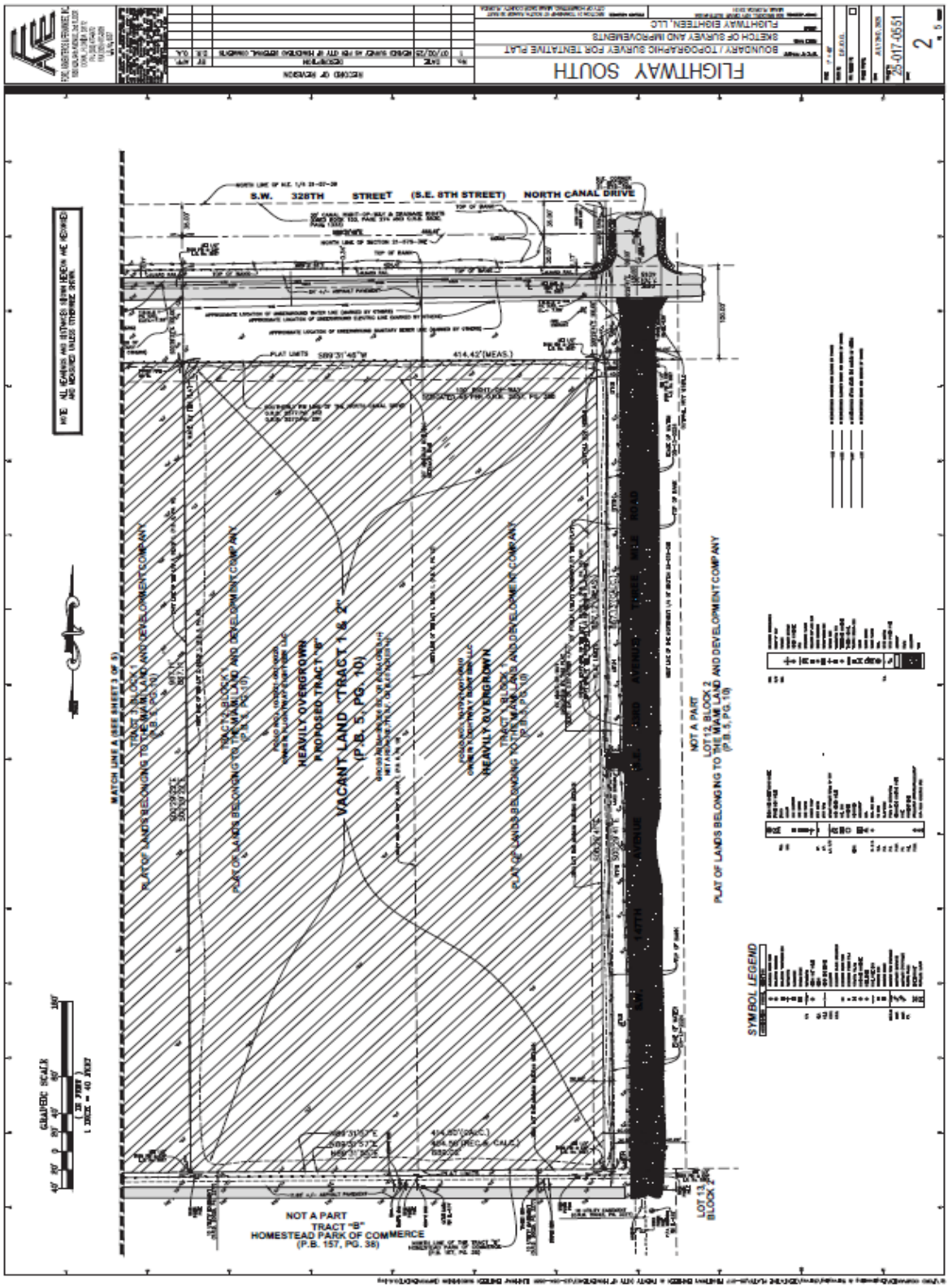
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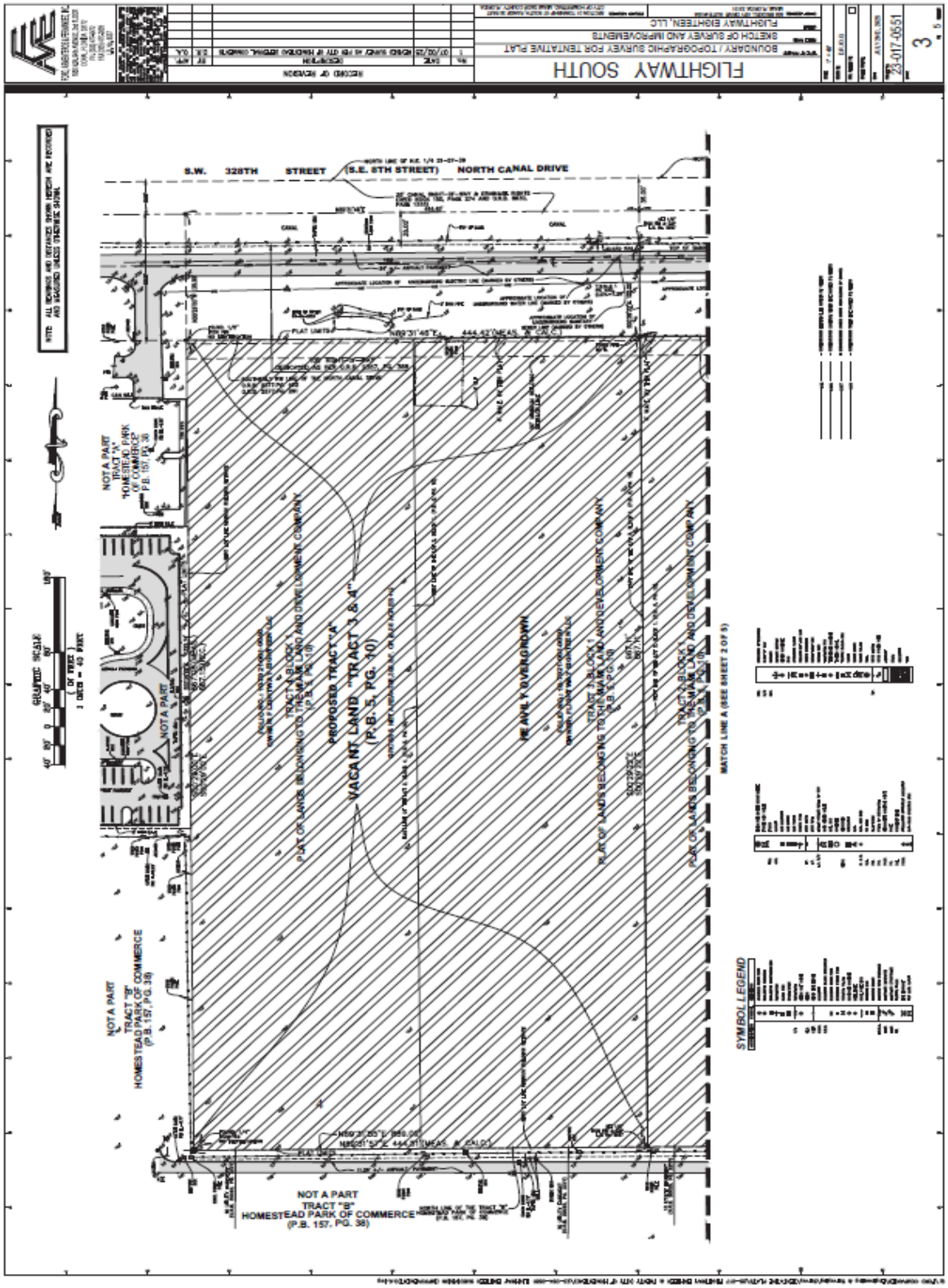
TRACT (1) IN BLOCK ONE (1) OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISON IN SECTION TWENTY ONE (21) TOWNSHIP FIFTY-SEVEN (57) SOUTH, RANGE THIRTY-NINE (39) EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
AND
TRACT (2) IN BLOCK ONE (1) OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION IN SECTION TWENTY ONE (21), TOWNSHIP FIFTY-SEVEN (57) SOUTH, RANGE THIRTY-NINE (39) EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

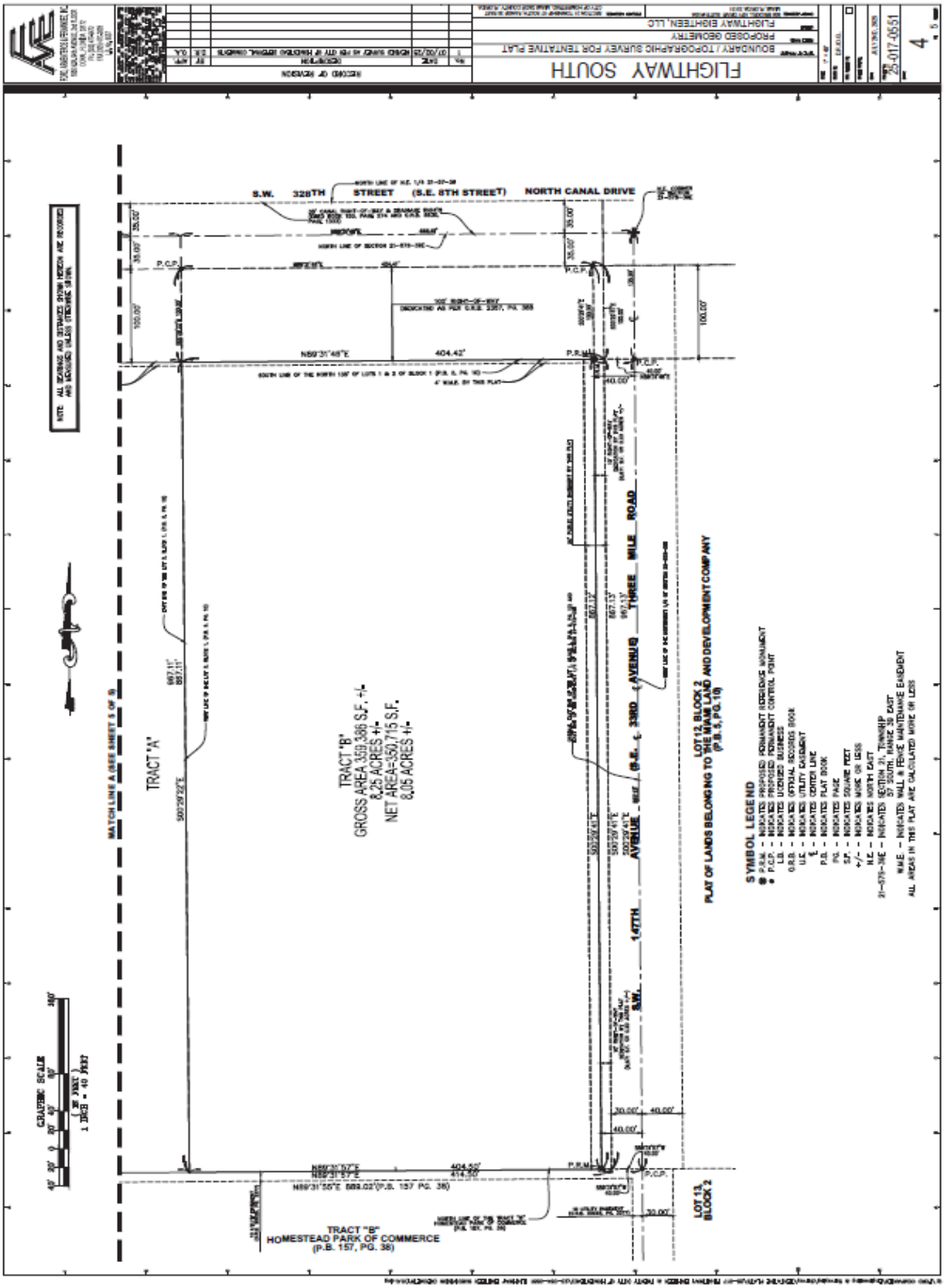
Tract 3, Block 1, of Lands Belonging to the MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, less that portion of Tract 3 lying within the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

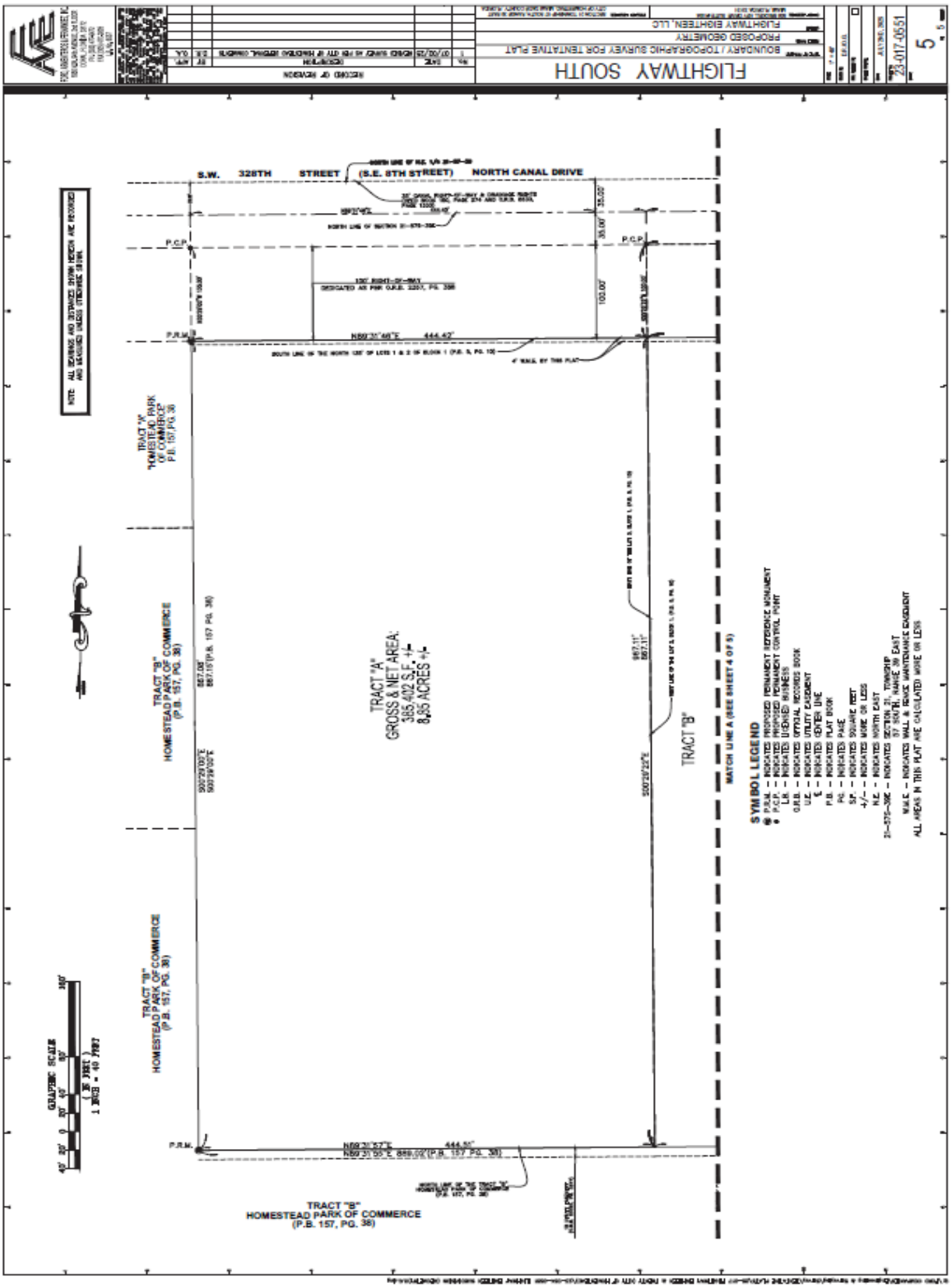
EXHIBIT "B"


TENTATIVE PLAT OF
FLIGHTWAY SOUTH
A REPLAT OF TRACTS 1, 2, 3 AND 4, BLOCK 1, OF PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMET COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.
FLIGHTWAY SOUTH
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
LOCATION MAP DEVELOPMENT CRITERIA AND SURVEYOR'S NOTES
FLIGHTWAY EIGHTEEN, LLC
SURVEYOR'S NOTES:
LEGAL DESCRIPTION:
SITE LOCATION
LOCATION MAP
NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA
(SCALE = 1" = 300')
DEVELOPMENT CRITERIA TABLE
PROPERTY INFORMATION
Owner: FLIGHTWAY DIRECTOR, LLC
Address: 980 NORTH NORM SQUARE
OPA# 07-7821-001-0010
07-7821-001-0020
07-7821-001-0040
07-7821-001-0030
Applicant: FLIGHTWAY EIGHTEEN, LLC
Address: 980 NORTH NORM SQUARE
OPA# 07-7821-001-0010
07-7821-001-0020
07-7821-001-0040
07-7821-001-0030
Telephone: (813) 498-9838
Contact Person Information: KENNY HSAIA
e-mail address: khsaia@bahamianna.com
TABLE OF MONUMENTS
TYPE OF MONUMENT
P.R.M.
P.C.P.
Digitally signed by Omar Amenteros
Date: 2020.07.03 10:18:00 -04'00'
25-017-0051
1 of 1


FLIGHTWAY SOUTH
SOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF SURVEY AND IMPROVEMENTS
FLIGHTWAY EIGHTEEN, LLC
25-017-0551
2
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE
414.43'(MEAS.)
VACANT LAND "TRACT 1 & 2"
(P.B. 5, PG. 10)
HEAVILY OVERGROWN
PROPOSED TRACT "B"
PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY
TRACT 1, BLOCK 1
(P.B. 5, PG. 10)
TRACT 2, BLOCK 1
(P.B. 5, PG. 10)
TRACT 15, BLOCK 2
(P.B. 5, PG. 10)
NOT A PART
LOT 12, BLOCK 2
PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY
(P.B. 5, PG. 10)
LOT 13, BLOCK 2
NOT A PART
TRACT "B"
HOMESTEAD PARK OF COMMERCE
(P.B. 157, PG. 38)
SYMBOL LEGEND
GRAPHIC SCALE
1 INCH = 40 FEET


FLIGHTWAY SOUTH
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF SURVEY AND IMPROVEMENTS
FLIGHTWAY EIGHTEEN, LLC
23-017.0651
S.W. 328TH STREET (S.E. 5TH STREET) NORTH CANAL DRIVE
VACANT LAND "TRACT 3 & 4" (P.B. 5, PG. 10)
PROPOSED TRACT "A"
PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY
TRACT 3, BLOCK 1
TRACT 4, BLOCK 1
HEAVILY OVERGROWN
NOT A PART TRACT "A" HOMESTEAD PARK OF COMMERCE (P.B. 157, PG. 38)
NOT A PART TRACT "B" HOMESTEAD PARK OF COMMERCE (P.B. 157, PG. 38)
NOT A PART TRACT "B" HOMESTEAD PARK OF COMMERCE (P.B. 157, PG. 38)
SYMBOL LEGEND
MATCH LINE A (SEE SHEET 2 OF 3)


FLIGHTWAY SOUTH
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
PROPOSED GEOMETRY
FLIGHTWAY EIGHTEEN, LLC
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE
TRACT "A"
TRACT "B"
GROSS AREA 359,386 S.F. +/-
8.25 ACRES +/-
NET AREA=350,715 S.F.
8.05 ACRES +/-
THREE MILE ROAD
328D AVENUE
147TH AVENUE
PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY
(P.B. 5, PG. 10)
LOT 12, BLOCK 2
LOT 13, BLOCK 2
TRACT "B"
HOMESTEAD PARK OF COMMERCE
(P.B. 157, PG. 38)
SYMBOL LEGEND
MATCH LINE A (SEE SHEET 5 OF 5)
GRAPHIC SCALE
1 INCH = 40 FEET


FLIGHTWAY SOUTH
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
FLIGHTWAY EIGHTEEN, LLC
PROPOSED GEOMETRY
23-017.4651
5
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE
TRACT "A"
HOMESTEAD PARK OF COMMERCE
P.B. 157/PG. 38
TRACT "B"
HOMESTEAD PARK OF COMMERCE
(P.B. 157, PG. 38)
TRACT "A"
GROSS & NET AREA:
385,402 S.F. +/-
8.85 ACRES +/-
TRACT "B"
MATCH LINE A (SEE SHEET 4 OF 5)
SYMBOL LEGEND
GRAPHIC SCALE
1 INCH = 40 FEET