City of Homestead
Council Agenda Report

Item Number: 5091

AGENDA ITEM INFORMATION

Meeting:	Council Meeting	Meeting Date:	9/23/2026
Department:	Development Services	Department Head:	Debora Storch, NCARB, AIA Associate
Item Type:	Ordinance Second Reading	Author:	Debora Storch, NCARB, AIA Associate
Title:	PH2025-30 Flightway Twenty, LLC., Rezoning from AU to I-1 Light Industrial		
Requested Action:	Approval of Ordinance [Second Reading]		

Recommendation:

Staff recommends that the Local Planning Agency and the Mayor and City Council approve the proposed Ordinance rezoning the Flightway Twenty LLC parcels from Agricultural Use (AU) to Light Industrial (I-1), pursuant to City Code Section 30-41, “Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan.”The request is consistent with the City's Comprehensive Plan, the Industrial Use (IU) Future Land Use Map designation, and applicable City Code provisions.

1. Fiscal Impact: N/A
2. Funding Source: Private Fundin
3. City Impact: District 2 - Keysgate - Councilman Sean L. Fletcher
4. Strategic Plan: Economic Development

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

Flightway Twenty LLC (the Applicant) is requesting a rezoning from Agricultural Use (AU) to Light Industrial (I-1) for two parcels located at the southwest corner of SW 328th Street (SE 8th Street) and SW 147th Avenue, identified by Miami-Dade County Folio Nos. 10-7921-001-0030 and 10-7921-001-0040. The Property has an Industrial Use (IU) Future Land Use Map designation and is currently zoned Agricultural Use (AU). The rezoning would align the Property's zoning with the Industrial Use (IU) designation and with adjacent parcels to the east that were previously rezoned to Light Industrial (I-1). The subject site is approximately 8.55 acres and is currently vacant/agricultural in character.
The request is being processed in coordination with related Site Plan Amendment and Tentative Plat applications. The tentative plat, titled 'FLIGHTWAY SOUTH,' proposes to replat four parcels into two tracts for a unified commercial/industrial development. Future technical, design, compatibility, infrastructure, access, buffering, drainage, landscaping, traffic, and other site-specific
matters will be addressed through the applicable development review processes. In 2006, the City adopted Ordinance Nos. 2006-09-38 and 2006-09-39, changing the land use designation of approximately 5.0-acre properties in this area from Planned Regional Activity Center (PRAC) Use to Industrial Use (IU). Staff finds the proposed rezoning consistent with the Comprehensive Plan and applicable City Code provisions.

Exhibit Attachment(s): (7)

Exhibit Description(s)				
1	Proposed Ordinance	6	Boundary Survey
2	Project Fact Sheet	7	Business Impact Estimate
3	Staff Memorandum	8	
4	Location Map	9	
5	Letter of Intent	10	

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FUNDING INFORMATION

Finance Approval:	Reviewed-Carlos M. Perez 7/8/26	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:	7/1/2026	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:	7/1/2026	Completed By:	Xintia Rubio-Rojas, CPPB

REVIEW - APPROVALS

Fleet:	Not Applicable	Initials:	IS	Additional Approvals:
HR / Risk:	Not Applicable	Initials:	BF	Finance & Budget: Cost Recovery Balance for PH2025-30 at 07/08/26 id $1,060.85.
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:	

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