MEMORANDUM

To: Honorable Mayor and City Council

From: Debora Storch, Planning and Zoning Director

Date: September 23, 2026

Re: Flightway Twenty LLC & Flightway Eighteen LLC / PH2025-28 / Site Plan Amendment Approval

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SCOPE OF PROJECT

Flightway Eighteen LLC & Flightway Twenty LLC, (Applicant) is requesting an amendment to a previously approved Site Plan pursuant to City of Homestead Code of Ordinances (the "City Code"), Section 30-47 "Unified Site Plan Requirements and Review," for the development of two warehouses on approximately 16.90 acres of land (the "Property"). The Property, located at the southwest corner of SW 328th Street (SE 8th Street) and SW 147th Avenue and currently consists of four parcels. The proposed development consists of two warehouses each, approximately 196,928 square feet in size, totaling about 393,856 square feet combined.

The proposed development includes a tentative plat application.

GENERAL PROJECT INFORMATION

Owner / Applicant	**Flightway 18, LLC. & Flightway 20, LLC.**
Applicant Address	**890 South Dixie Highway**
Site Address	**Vacant**
Site Acreage	**~16.90 Acres**
Folio Number	**10-7921-001-0010, -0020, -0030 & -0040**
Contact Person / Owner Representative	**Amanda Naldjieff**
Phone Number	**305-789-7462**
E-mail Address	**Amanda.naldjieff@hklaw.com**

SUBJECT AND SURROUNDING PROPERTIES (18)

Location	FLUM	Zoning	Existing Land Use
Subject Site	Industrial Use (IU)	Agricultural (AU)	Vacant
North	Low Residential Use (LRU)	Planned Unit Development (PUD)	Residential
South	Planned Regional Activity Center (PRAC)	Planned Unit Development (PUD)	Warehouse
East	Industrial Use (IU)	Light Industrial Development (I-1)	Agricultural

West	Planned Regional Activity Center (PRAC)	Planned Unit Development (PUD)	Educational & Warehouse

SUBJECT AND SURROUNDING PROPERTIES (20)

Location	FLUM	Zoning	Existing Land Use
Subject Site	Industrial Use (IU)	Light Industrial District (I-1)	Vacant
North	Low Residential Use (LRU)	Planned Unit Development (PUD)	Residential
South	Planned Regional Activity Center (PRAC)	Planned Unit Development (PUD)	Warehouse
East	Industrial Use (IU)	Agricultural District (AU)	Agricultural
West	Planned Regional Activity Center (PRAC)	Agricultural District (AU)	Vacant

SITE ANALYSIS

The Property is located within the Miami Land & Development COS Subdivision. It has Industrial (IU) Future Land Use Map designation, AU (Agriculture District) zoning designation for parcels 0040 and 0030 and Light Industrial District (I-1) zoning designation for parcels 0020 and 0010.

The proposed development involves a Tentative Plat approval application for the subject site.

The site layout features two warehouses fronting SW 328th Street (S.E. 8th Street). Each warehouse consists of approximately 196,928 square feet, totaling about 393,856 square feet combined. Each building includes approximately 24,520 square feet of office space, 146,120 square feet of warehouse space, and 26,288 square feet of mezzanine area. The site provides three points of egress onto SW 328th, all of which connect to internal drives. The interior drive serves as the loading and unloading area for delivery trucks for the 16 units in each warehouse building, while the two exterior drives provide access to the office spaces of each unit. The exterior of the site would feature a 35-foot green buffer on the west side and a 20-foot buffer on the east side. The site will be re-plated to be consistent with the proposed tentative plat and site plan.

STAFF RECOMMENDATION

The site plan amendment is recommended for approval contingent upon the approvals of the Tentative Plat, as the request is consistent with the City's Comprehensive Plan, as well as in compliance with all applicable City Code provisions, including but not limited to City Code Chapter 30, Article II, Section 30-47 "Unified Site Plan Requirements".

COMPREHENSIVE PLAN CONSISTENCY

The proposal is consistent with the City of Homestead Comprehensive Plan as follows:

Policy 1.6: Adequate buffers shall be provided between different, adjoining land uses districts through enforcement of applicable Land Development Code provisions during Plan amendment, rezoning and site plan reviews

Policy 1.7: Enhance community esthetics and protect property values by regulating the number, size and visual characteristics of signs, fences and other property improvements; providing for subdivision standards; providing for attractive landscaping and sound environmental protection; regulating development in areas subject to seasonal or periodic flooding; providing for adequate drainage and storm water management; providing for the safe and convenient on-site traffic flow; and considering the need for vehicle parking.

Policy 2.4: Prohibit the location of industrial and commercial activities, which utilize hazardous materials within the immediate "cone of influence" of the City's public well fields, as deemed by Rule 9J-5, Florida Administrative Code (F.A.C.).

Policy 3.6: Ensure that the Future Land Use Map contains an adequate inventory of vacant commercial and industrial lands, properly located, such that expanding and new businesses can readily access the community's labor force, local suppliers and product markets, and are well-served by infrastructure.

Exhibits
Proposed Resolution
Project Fact Sheet
Location Map
Letter of Intent
Proposed Site Plan