MEMORANDUM

To: Honorable Mayor and City Council

From: Debora Storch, Planning and Zoning Director

Date: September 23, 2026

Re: HDDC LLC / Modification (Text Amendment) to Previously Approved Master Development Plan for Homestead Park of Commerce (HPOC Master Plan)

APPLICANT REQUEST

The Applicant, HDDC, LLC, has requested a Modification (Text Amendment) to the previously approved "Master Development Plan for Homestead Park of Commerce" (HPOC Master Plan), which was last amended with Ordinance No. 2022-09-15. The proposed Text Amendment modifies language governing General Architectural Controls (Building Setbacks) for an approximately 4.26 acre parcel of land located within the Homestead Park of Commerce (HPOC) for the development of an 84,684 square foot warehouse building along SW 336 Street. The parcel can further be identified by the below referenced folio number (Property).

The Requested Text Amendment by Applicant is stated below:

GENERAL ARCHITECTURAL CONTROLS

Building Setbacks

"The most important building setback lines occur along Commerce Drive. Buildings shall be setback 50 feet from either side of Commerce Drive R.O.W, with the exception of Miami-Dade County Folio Nos. 10-7921-011-0060 and 10-7921-011-0070, which shall be set back 20 feet from Commerce Drive R.O.W. Along Kingman Road and Alex Muxo Boulevard, the buildings shall be set back 50 feet from the street R.O.W, with the exception of Miami-Dade County Folio Nos. 10-7921-011-0060 and 10-7921-011-0070, which shall be set back 20 feet from Commerce Drive R.O.W Along north canal drive and SW 142nd Avenue, the buildings shall be set back 80 feet from the street R.O.W., with the exception of Miami-Dade County Folio No. 10-7921-011-0070, which shall be set back 20 feet from the street R.O.W., to provide area for an appropriate entrance to the project; notwithstanding the foregoing, the parcel of land identified by Miami-Dade County Folio No. 10-7921-011-0035, shall be setback 25 feet from all surrounding R.O.W and 15 feet from all other property lines; and the land identified by Miami-Dade County Folio No. 10-7922-002-0010 shall be setback 25 feet from the SW 336 Street R.O.W. All buildings shall be setback at least 25 feet from any other property lines."

ANALYSIS

The Homestead Park of Commerce (HPOC) is a part of the Villages of Homestead Development of Regional Impact (DRI). The HPOC consists of approximately 280 acres of property, generally located between SW 142nd Avenue and SW 152nd Avenue on the East and West and between SW 328th Street

on the North and Alex Muxo Boulevard on the South. The HPOC is designated as Planned Regional Activity Center (PRAC) on the Future Land Use Map (FLUM) of the City's Comprehensive Plan. PRAC is a mixed-use designation applicable to the DRI within the City. The HPOC is located within Sector 14 of the DRI Master Plan. The HPOC Master Plan was adopted by the Homestead City Council with the expressed purpose "to describe the standard of high-quality architecture and urban design within Homestead Park of Commerce, Homestead and its relationship to the surrounding areas". The HPOC Master Plan, formerly known as "The Rockefeller Group Foreign Trade Zone for the Homestead Park of Commerce," was adopted by the City pursuant to Ordinance No. 2001-03-08, and recorded in Official Records Book 19690, Page 3466 of the Public Records of Miami-Dade County, Florida (Rockefeller Plan). The HPOC Master Plan has been subsequently amended and modified several times with most recent amendment approved pursuant to Ordinance No. 2022-08-21. The HPOC plan is a generalized guiding document and is not meant to function as a checklist or required criteria for development. Final design, configuration, and orientation details are intended to be a part of the site plan approval process.

Setback variances are not permitted in the HPOC, making the proposed Text Amendment required. The required setbacks for all other Industrial properties within the City, located outside of the HPOC, is twenty-feet front setbacks and zero setback requirements. Generally side setbacks may be required when industrial uses abut non-industrial uses, in which a 10-foot setback would be required.

Please note the proposed Text Amendment is located within the Accident Potential Zones (APZs) as identified in the Homestead Comprehensive Airport Zoning Ordinance (Airport Zoning Ordinance) adopted pursuant to Ordinance No. 2010-09-25. The Airport Zoning Ordinance requires all potential development to meet land use compatibility standards and regulations for properties located within APZs. The Property is located within the Accident Potential Zone II (APZ II), constituting restrictions on the uses permitted within APZ II area.

The requested proposed Text Amendment has been reviewed for compliance with the DRI Master Plan and Development Order, the HPOC Master Plan, all applicable City Code and Comprehensive Plan provisions.

The Applicant proposes a Text Amendment to the language related to setbacks in the HPOC Master Plan only on the Property as referenced above. The Applicant requests the change to efficiently use land resources and accommodate the projected needs. The section in its entirety, including the proposed changes, are attached to the application.

STAFF RECOMMENDATION

Staff recommends consideration of the proposed Text Amendment to the HPOC Master Plan to modify the setbacks within the HPOC Master Plan and Development Order. The Setback modification would only applicable to the Property, as it is relatively consistent with the DRI Master Plan and Development Order, the HPOC Master Plan, and all applicable City Comprehensive Plan and City Code provisions.

SUBJECT AND SURROUNDING PROPERTIES

Location	FLUM	Zoning	Existing Land Use
Subject Site	Planned Regional Activity Center (PRAC)	Planned Unit Development (PUD)	Vacant
North	Planned Regional Activity Center (PRAC)	Planned Unit Development (PUD)	Vacant
South	Planned Regional Activity Center (PRAC)	Planned Unit Development (PUD)	Industrial

East	Planned Regional Activity Center (PRAC)	Planned Unit Development (PUD)	Industrial
West	Planned Regional Activity Center (PRAC)	Planned Unit Development (PUD)	Vacant

LEGAL DESCRIPTION

SPEEDWAY COMMERCE PARK
PB 168-098 T-23025
LOTS 6 7 & 8 & PORT OF LOT 5 BLK
1 BEG SE COR OF LOT 8 TH S 89
DEG W 212.09FT N 500FT N 89 DEG
E212.09FT S 500FT TO POB AKA
PARCEL F PER WP D-23225 OR 28733
PAGE 444
LOT SIZE 106050 SQ FT M/L
FAU 10 7921 011 0026 THRU 0029
FAU 10 7922 002 0050 0070 & 0080

EXHIBITS
Ordinance
Project Fact Sheet
Location Map
Letter of Intent
Ordinance No. 2001-03-08
Ordinance No. 2022-02-05