ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE MASTER DEVELOPMENT PLAN FOR THE HOMESTEAD PARK OF COMMERCE (HPOC), AS REQUESTED BY HDDC, LLC., TO AMEND THE GENERAL ARCHITECTURAL CONTROLS (BUILDING SETBACKS) ON A PORTION OF THE PROPERTY IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NO. 10-7922-002-0010 LOCATED WITHIN THE EAST END DISTRICT OF THE HPOC; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, HDDC, LLC, (the "Applicant") has applied to the City of Homestead, Florida (the "City"), for approval of an amendment to the Master Development Plan for the Homestead Park of Commerce (HPOC) located within the Villages of Homestead (VOH) Development Of Regional Impact (DRI) to modify the language governing the General Architectural Controls related to building setbacks, with the above referenced modifications specifically limited to the parcel identified as Miami-Dade County Property Appraiser Folio No. 10-7922-002-0010 (Application PH2026-23); and

WHEREAS, the Master Development Plan for the HPOC was originally approved by the City Council on April 16, 2001, as the Rockefeller Group Foreign Trade Zone Master Development Plan (RGFTZ Master Development Plan), pursuant to Ordinance No. 2001-03-08; and

WHEREAS, the RGFTZ Master Development Plan established specific permitted uses, design standards and architectural control guidelines necessary to insure a high quality of architecture and urban design on properties located within the HPOC; and

WHEREAS, pursuant to Ordinance No. 2001-03-08, the City Manager was authorized to administratively review and approve reasonable modifications and amendments to the RGFTZ Master Development Plan, which may be requested by the developer in the future; and

WHEREAS, the RGFTZ Master Development Plan was subsequently amended administratively by the City Manager in 2008; and

WHEREAS, on August 19, 2020, the City Council amended the RGFTZ Master Development Plan, pursuant to Ordinance No. 2020-08-03 at the request of Copart of Connecticut, Inc.; and

WHEREAS, on October 21, 2020, the City Council amended the RGFTZ Master Development Plan, pursuant to Ordinance No. 2020-10-10 at the request of Doug, LLC; and

WHEREAS, on July 21, 2021, the City Council amended the RGFTZ Master Development Plan, pursuant to Ordinance No. 2021-07-10 at the request of Pivotal Utility Holdings, Inc. (FCG); and

WHEREAS, on February 16, 2022, the City Council amended the RGFTZ Master Development Plan, pursuant to Ordinance No. 2022-02-05 at the request of Doug, LLC; and

WHEREAS, on September 21, 2022, the City Council amended the RGFTZ Master Development Plan, pursuant to Ordinance No. 2022-09-15 at the request of Moss Worldwide LLC; and

WHEREAS, staff recommended consideration of this request in its report dated September 23, 2026; and

WHEREAS, the City Council, sitting as the Local Planning Agency, reviewed this request at its September 23, 2026, meeting, and voted to recommend approval/denial; and

WHEREAS, the City Council hereby finds and declares that adoption of this Ordinance is necessary, appropriate, and in the public interest of citizens of this community.

NOW, THEREFORE, BE IT ORDAINED 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 Ordinance.

Section 2. Adoption of the Amended Master Development Plan. The City Council hereby adopts the Amended Master Development Plan for the HPOC attached to this Ordinance as Exhibit "A" as the General Architectural Controls- Building Setbacks for the Property legally described in Exhibit "B".

Section 3. Modifications and Amendments. The City Manager is hereby authorized to review and approve reasonable modifications and amendments to the Master Development Plan for the HPOC, which may be requested by the Developer in the future.

Section 4. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Recording. The City, or the Applicant if so requested by the City Clerk, shall record this Ordinance at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption on second reading.

PASSED on first reading this _____ day of _____ 2026.

PASSED AND ADOPTED on second reading 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	_____
Councilwoman Kimberly Konsky	_____
Councilman Clemente Canabal	_____
Councilman Sean L. Fletcher	_____
Councilman Larry Roth	_____

Exhibit "A"

AMENDED GENERAL ARCHITECTURAL CONTROLS FOR FOLIO NUMBER 10-7922-002-0010

MASTER DEVELOPMENT PLAN – HPOC

General Architectural Controls - Building Setbacks[1]

* * * *

"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."

[1] Proposed additions to existing City Code text are shown by underlining; proposed deletions from existing City Code text are shown by strikethrough.

Exhibit "B"

Miami-Dade County Folio No. 10-7922-002-0010

Legal Description

Lot 1 and a portion of Lot 2, Block 1, SPEEDWAY COMMERCE PARK, according to the Plat thereof, as recorded in Plat Book 168, at Page 98, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
Begin at the Southwest corner of said Lot 1; thence N0°26'40"W, along the West line of said Lots 1 and 2, for 730.86 feet; thence N89°33'20"E, along the Westerly projection of the North line of Lot 5, Block 1, of said SPEEDWAY COMMERCE PARK, for 254.00 feet; thence S0°26'40"E, along the East line of said Lots 1 and 2, for 731.01 feet; thence S89°35'22"W, along the South line of said Lot 1, for 254.00 feet to the Point of Beginning; containing 185,656 square feet (4.262 acres), more or less.