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 / Tentative Plat Approval

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APPLICANT REQUEST

Flightway Twenty LLC & Flightway Eighteen LLC (Applicant) is requesting Tentative Plat Approval Pursuant to the City of Homestead Code of Ordinances, Section 25-46 "Procedure for Tentative Plat," for the development of two warehouses on a 17.10 acre property located south of SW 328th Street (SE 8th Street) within the City of Homestead, Florida and further identified by the above referenced folio numbers (Property).

STAFF RECOMMENDATION

Staff recommends the Approval of the Requested tentative Plat, as the request is in compliance and consistent with Chapter 25 "Subdivisions and Platting," City Code, with Chapter 28 "Subdivisions", Miami-Dade County Code, and with Chapter 177, Part I – Platting, Florida Statutes. The Tentative Plat is generally consistent with the standard of practice as set forth by the Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

ANALYSIS

The proposed Tentative Plat was reviewed in accordance with the provisions of the City of Homestead, Miami-Dade County, and Florida Statutes.

a) PROJECT DESCRIPTION

The Property, consisting of approximately 17.10 acres of land, has a Future Land Use Designation Industrial Use and is currently zoned Agriculture and Industrial.

The Property consists of 4 parcels (Folio Nos. 10-7921-001-0040, 10-7921-001-0030, 10-7921-001-0020, 10-7921-001-0010), located between SW 328th Street (SE 8th Street) and Park of Commerce Blvd

Owner/Applicant	Flightway Eighteen, LLC and Flightway Twenty, LLC
Applicant Address	890 South Dixie Highway
Site Address	South SW 328th Street (SE 8th Street) and North of Park of Commerce Blvd
Site Acreage	17.10 acres

Folio Number	10-7921-001-0040 10-7921-001-0030 10-7921-001-0020 10-7921-001-0010

The Applicant is seeking approval of the proposed Tentative Plat for the development of two (2) warehouses.

b) HISTORY

The subject site, located within the City's boundaries, has historically been used for agriculture. In recent years the parcels to the west and south in the Homestead Park of Commerce have been for warehouse uses.

c) SUBJECT AND SURROUNDING PROPERTIES

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

LEGAL DESCRIPTION

Tract One (1) in Block One (1) of Miami Land and Development Company's Subdivision on Section Twenty one (21), Township Fifty-Seven (57) South, Range Thirty Nine (39) East, according to the Plat thereof recorded in Plat Book 5, page 10 of the Public Records of Miami-Dade County, Florida.

AND

Tract Two (2), Block One (1), of the Miami Land and Development Company, 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, Public Records of Miami-Dade County, Florida.

EXHIBITS
Project Fact Sheet
Location Map
Letter of Intent
Proposed Tentative Plat
City Surveyor's Approval Letter