MEMORANDUM

To: Mayor and Members of the City Council

Thru: Debora Storch, NCARB, AIA Associate, Planning & Zoning Director

From: Derrick Cook, MBA, AICP, Planning & Zoning Deputy Director

Date: September 23, 2026

Re: Flightway Twenty LLC / REZONING from Agricultural Use (AU) to Light Industrial (I-1)

APPLICANT REQUEST

Flightway Twenty LLC (the "Applicant") is requesting a REZONING from Agricultural Use (AU) to Light Industrial (I-1) zoning district 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"), pursuant to City Code Section 30-41, "Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan."

The Property has a Future Land Use Map (FLUM) designation of Industrial Use (IU) and is currently zoned Agricultural Use (AU). The proposed rezoning would bring the Property into consistency with the established Industrial Use (IU) FLUM designation and would align the zoning with adjacent parcels to the east that have previously been rezoned to Light Industrial (I-1).

STAFF RECOMMENDATION

Staff recommends APPROVAL of the proposed REZONING, as the request is consistent with the City's Comprehensive Plan and in compliance with applicable City Code provisions, including but not limited to Section 30-41, "Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan."

ANALYSIS

The subject site is designated Industrial Use (IU) on the City's Future Land Use Map and is currently zoned Agricultural Use (AU). The requested rezoning to Light Industrial (I-1) would align the zoning district with the underlying future land use designation and support the area's planned transition toward coordinated industrial development.

The Applicant indicates that the rezoning is being processed in coordination with related applications for Site Plan Amendment and Tentative Plat approval. The tentative plat, titled "FLIGHTWAY SOUTH," proposes to replat the four parcels into two tracts to accommodate a unified development consisting of two commercial/industrial buildings. The associated development concept includes two approximately 196,928 square foot industrial buildings, totaling approximately 393,856 square feet, which will be reviewed through the appropriate site plan and platting processes.

The proposed rezoning may proceed independently of the associated tentative plat under PH2025-29 and site plan amendment PH2025-28 applications. Future technical, design, compatibility, infrastructure, access, buffering, drainage, landscaping, traffic, and other site-specific matters will be addressed through the applicable development review processes.

a. **PROJECT DESCRIPTION**

The subject application is reviewed pursuant to City Code Section 30-41, "Changes and amendments to Zoning Chapter, Zoning Map, or the Comprehensive Plan." The request would rezone two approximately five-acre parcels from Agricultural Use (AU) to Light Industrial (I-1). The overall subject acreage is identified in the planning review materials as approximately 8.55 acres.

The rezoning would facilitate zoning consistency for the Property and allow the Applicant to move forward with a coordinated industrial development program involving the subject parcels and the adjacent parcels to the east. The rezoning itself does not approve a site plan or plat; those applications are subject to separate review and approval.

b. **HISTORY**

In 2006, the City adopted Ordinance Nos. 2006-09-38 and 2006-09-39, which granted small scale amendments to the Comprehensive Plan changing the land use designation of approximately 5.0-acre properties located west of the southwest corner of SW 147th Avenue and SW 328th Street from Planned Regional Activity Center (PRAC) Use to Industrial Use (IU).

The two neighboring parcels to the east, identified by Miami-Dade County Folio Nos. 10-7921-001-0020 and 10-7921-001-0010, were previously rezoned to Light Industrial (I-1). The current request would extend zoning consistency across the related parcels and support a cohesive development pattern within the area.

The Applicant's rezoning request is being processed as Project Code PH2025-30 and was reviewed by the City's planning consultant. The consultant review identified minor comments approved as noted and recommended approval based on consistency with the Industrial Use (IU) FLUM designation, applicable City Code provisions, and the ongoing transition of adjacent properties.

a. COMPREHENSIVE PLAN CONFORMITY

ELEMENT	POLICY / OBJECTIVE
Land Use	**Goal 1**. To establish and implement a future development pattern which promotes the health, safety and welfare of Homestead's residents by providing adequate lands for growth and redevelopment; encouraging the most appropriate use of those lands; enhancing the unique quality of life and sense of community derived from the agricultural lifestyle in concert with planned urban and industrial development; fostering growth in the City's traditional economic base and potential new industries; and assuring the cost-effective provision of municipal infrastructure and services. The proposed rezoning supports this goal by aligning the Property's zoning with the Industrial Use (IU) FLUM designation and supporting planned industrial development in an area transitioning toward industrial use.
Land Use	**Policy 1.2**: Rezonings shall not involve spot zoning. The proposed rezoning does not constitute spot zoning because the Property is designated Industrial Use (IU) on the FLUM and the request promotes zoning continuity with nearby Light Industrial (I-1) parcels.

Land Use	**Policy 1.4**: Greater consideration in zoning matters will be given to the protection of established conforming investments rather than future investments. The proposed rezoning is consistent with the City's prior land use action designating the Property for Industrial Use and will allow future development to be evaluated under the City's development review standards.
Land Use	***Policy 2.2:*** Continue to encourage the reduction and elimination, where possible, of uses incompatible with adjacent land uses and/or inconsistent with the community's character as expressed in the Future Land Use Element and Map. The proposed rezoning promotes consistency between the Property's zoning and its Industrial Use (IU) FLUM designation while allowing future compatibility issues to be addressed during site plan review.

b. SUBJECT AND SURROUNDING PROPERTIES

LOCATION	FLUM	ZONING	EXISTING LAND USE
Subject Site	Industrial Use (IU)	Agricultural Use (AU) Pending Light Industrial (I-1)	Vacant / Agricultural Use
North	*Low Density Residential (LRU)*	*Planned Unit Development (PUD)*	*Single Family/Townhome Residence/North Canal*
South	Planned Regional Activity Center (PRAC)	*Planned Unit Development (PUD)*	*Park of Commerce: Warehouse/Commercial Use*
East	Industrial Use (IU)*)*	*Light Industrial (I-1)*	*Vacant*
West	Planned Regional Activity Center (PRAC)	*Planned Unit Development (PUD)*	*Park of Commerce: Warehouse/Commercial Use*

LEGAL DESCRIPTION

Tract 3, Block 1, of Lands Belonging to the MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, less that portion of Tract 3 lying within the North 135 feet of said Section 21.
And
That portion of Tract 3, Block 1, of Lands Belonging to the MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, lying within the North 135 feet of said Section 21.
And
Tract 4, Block 1, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, less the North 30 feet thereof.

EXHIBITS

Proposed Ordinance
Project Fact Sheet
Staff Memorandum
Letter of Intent
Boundary Survey