City of Homestead
Council Agenda Report

Item Number: 5177

AGENDA ITEM INFORMATION

Meeting:	Council Meeting	Meeting Date:	9/23/2026
Department:	Development Services	Department Head:	Debora Storch, NCARB, AIA Associate
Item Type:	Resolution	Author:	Debora Storch, NCARB, AIA Associate
Title:	PH2025-28 Site Plan Amendment Approval for Flightway 18 & 20, LLC.		
Requested Action:	Approval of Resolution		

Recommendation:

Staff recommends approval of the proposed amendment to a previously approved site plan, as it is consistent with the City's Comprehensive Plan and applicable City Code provisions, including, but not limited to, Section 30-47, "Unified Site Plan Requirements and Review" for the development of two warehouses each, totaling 393,856 square feet multi-tenant office/warehouse facility on an approximately ±16.90 acre parcel of land located south of SW 328th Street/SE 8th Street and west of SW 147th Avenue (the "Property"). It is the staff's opinion that the development is consistent with the City's Comprehensive Plan and Land Development Regulations.

1. Fiscal Impact: N/A
2. Funding Source: Private Funding
3. City Impact: District 3 Villages - Councilman Larry Roth
4. Strategic Plan: Economic Development

BACKGROUND AND SUPPORTING DOCUMENTATION

Background Information:

Flightway Eighteen LLC & Flightway Twenty LLC, (Applicant) is requesting a Site Plan Amendment for the development of two warehouses on approximately 16.90 acres of land. The Property, located at the southwest corner of SW 328th Street (SE 8th Street) and SW 147th Avenue (Property). The Property currently includes 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 rezoning application and a tentative plat application.

Exhibit Attachment(s): (0)

Exhibit Description(s)				
1	Propsed Resolution	6	Proposed Site Plan
2	Projeft Fact Sheet	7	
3	Staff Memorandum	8	
4	Location Map	9	
5	Letter of Intent	10	

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FUNDING INFORMATION

Finance Approval:	Reviewed-Carlos M. Perez 9/14/26	Total Approved Amount:	
1 - Account Name:		Account Number:	
Amount:		Current Balance:	
2 - Account Name:		Account Number:	
Amount:		Current Balance:	
3 - Account Name:		Account Number:	
Amount:		Current Balance:	

PROCUREMENT SECTION

Received Date:		Reference Number:	
Transaction Type:		Bids Solicited / Received:	
Vendor Name and Information:			
Procurement Amount:		Details:	
Procurement Notes:	The procurement process is not applicable to this item.		
Review Committee Members:			
Completed Date:	9/14/2026	Completed By:	Malia Rivera, NIGP-CPP, CPPO, CPPB

REVIEW - APPROVALS

Fleet:	Not Applicable	Initials:	IS	Additional Approvals:
HR / Risk:	Not Applicable	Initials:	BF	Finance & Budget: Cost Recovery balance for PH2025-28 at 09/04/2026 is $2,363.11.
ITD:	Not Applicable	Initials:	YC	

Legal Review:	James E. White, Esq., AICP	Legal Date:	9/11/2026
Director Authorization:	Debora Storch, NCARB, AIA Associate	Director Date:	9/11/2026
City Manager Authorization		Item Status:	

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