RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING SITE PLAN APPROVAL, AS REQUESTED BY HDDC II, LLC., FOR THE DEVELOPMENT OF AN APPROXIMATELY 84,684 SQUARE FOOT WAREHOUSE BUILDING ON AN APPROXIMATELY 4.26 ACRE PARCEL OF LAND WITHIN THE EAST END DISTRICT OF THE HOMESTEAD PARK OF COMMERCE (HPOC), GENERALLY LOCATED NORTH OF SW 336 STREET, WEST OF SW 142 AVENUE AND EAST OF SW 36 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 30 "Zoning," Article II "Administration," Division 2 "Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances," Section 30-47 "Unified Site Plan Requirements and Review" of the City Code of Ordinances (the "City Code"), HDDC II, LLC (the "Applicant") has applied to the City of Homestead, Florida (the "City"), for approval of a Site Plan attached as Exhibit "B," for property legally described in Exhibit "A" (the "Property") (Application 2026-22); and

WHEREAS, Staff recommended approval of the requested Site Plan in its report dated October 28, 2026; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Council finds that the proposed Site Plan, as conditioned and limited herein, is consistent with the City's Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED 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 Resolution.

Section 2. Approval of Site Plan. Pursuant to Chapter 30 "Zoning," Article II "Administration," Division 2 "Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances," Section 30-47 "Unified Site Plan Requirements and Review" of the City Code, the requested Site Plan, attached as Exhibit "B," is hereby approved.

Section 3. Conditions. The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions, to which the Applicant stipulated at the public hearing:

1. Development of the site shall comply with the City's lighting, landscaping, and signage requirements and standards.

2. Development shall be consistent with the following plans, as revised to meet the above conditions: Trading Unlimited Site Plan - Cover Sheet - Sheet A100, Dated 01/14/2026; Sheet A101 – Fire Truck Path Plan, Dated 01/14/2026; Sheet A200 – Ground Floor Plan – North Half, Dated 01/14/2026; Sheet A201 – Ground Floor Plan – North Half, Dated 01/14/2026; Sheet A300 – Elevations, Dated 1/14/2026; Sheet A301 – Elevations, Dated 01/14/2026; Sheet A302 – Color Renderings, Dated 01/14/2026; Sheet A303 – Color Renderings, Dated 01/14/2026; Sheet L-1 – Landscape Plan, Dated 05/29/2026; Sheet L-2 – Landscape Plan, Dated 5/29/2026; Sheet C600.00 – Pavement Marking and Signage Plan, Dated 05/29/2026; Sheet C601.0 – Pavement Marking and Signing Details, Dated 05/29/2026; Sheet C700.0 – Garbage Maneuverability Plan, Dated 05/29/2026; End of sheets.

3. Public Works Department Conditions of Approval: The following comments need to be addressed during the Building and ROW permit processes:

a. Provide DERM Water Control Section approval.

b. Provide site plans with spot elevation around the property and ensure that the stormwater runoff form SE 14 Ct to public right of way is contained within SE 14 Ct. install curb and gutter, proper sidewalk to comply with ADA requirements and install sod in the swale at the NW corner of SW 142 Ave. and SE 14 Ct.

c. Per Section 32-21 of the City Code, provide City approved pedestrian/street lighting along SW 336 St/ Park of commerce Blvd.

d. 10-ft wide multi-use path along SW 142 Ave. will be required.

e. Install F-Type curb and gutter along SW 336 St/ Park of commerce Blvd. with related drainage system.

f. Per Section 25-97 of the City Code, Property lines at street intersection shall be rounded with a radius of twenty- five (25) feet. A greater radius may be required by the Public Works (PW) department in special cases and in accordance with the uniform standards set forth in the Miami-Dade County Manual of Public Works Construction The development services department may permit comparable cut-offs or chords in place of rounded corners.

g. PW acknowledges that that the applicant has started the LOA process.

h. Any work or utility connection within the City's right of way requires a right of way permit at the time of development.

i. Utility installation within the city road requires trench restoration and milling and resurfacing of the width of the road for a length of 25-ft on either side of the centerline of the trench.

j. All asphalt restoration must be in compliance with Miami-Dade County Road Specifications, Section 40 & Standard Detail R21.1.c

k. Other comments may be generated during the building permit review.

l. It is required that the top right corner of the plans remain clear for the City Stamp.

4. Planning Department Conditions of Approval:

a. The walkway adjacent to the office shall be extended up to the property line and a pedestrian crossing to the sidewalk on the east side shall be provided.

b. A photometric plan shall be provided for building permitting and the illumination of SE 37th Avenue shall be part of the plan, by fixtures on the building wall.

5. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of the development. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. Violation of Conditions. Failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this Resolution may be revoked by the City Council at any time upon a determination that the Applicant is not in compliance with the City Code.

Section 5. **Recording.** The City, or the Applicant if so requested by the City Clerk, shall record this Resolution at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 6. **Effective Date.** This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS _____ day of _____, 2026.

_____
STEVEN D. LOSNER
Mayor

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 _____
Councilman Clemente Canabal _____
Councilman Sean L. Fletcher _____
Councilwoman Kimberly Konsky _____
Councilman Larry Roth _____

Exhibit A

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.

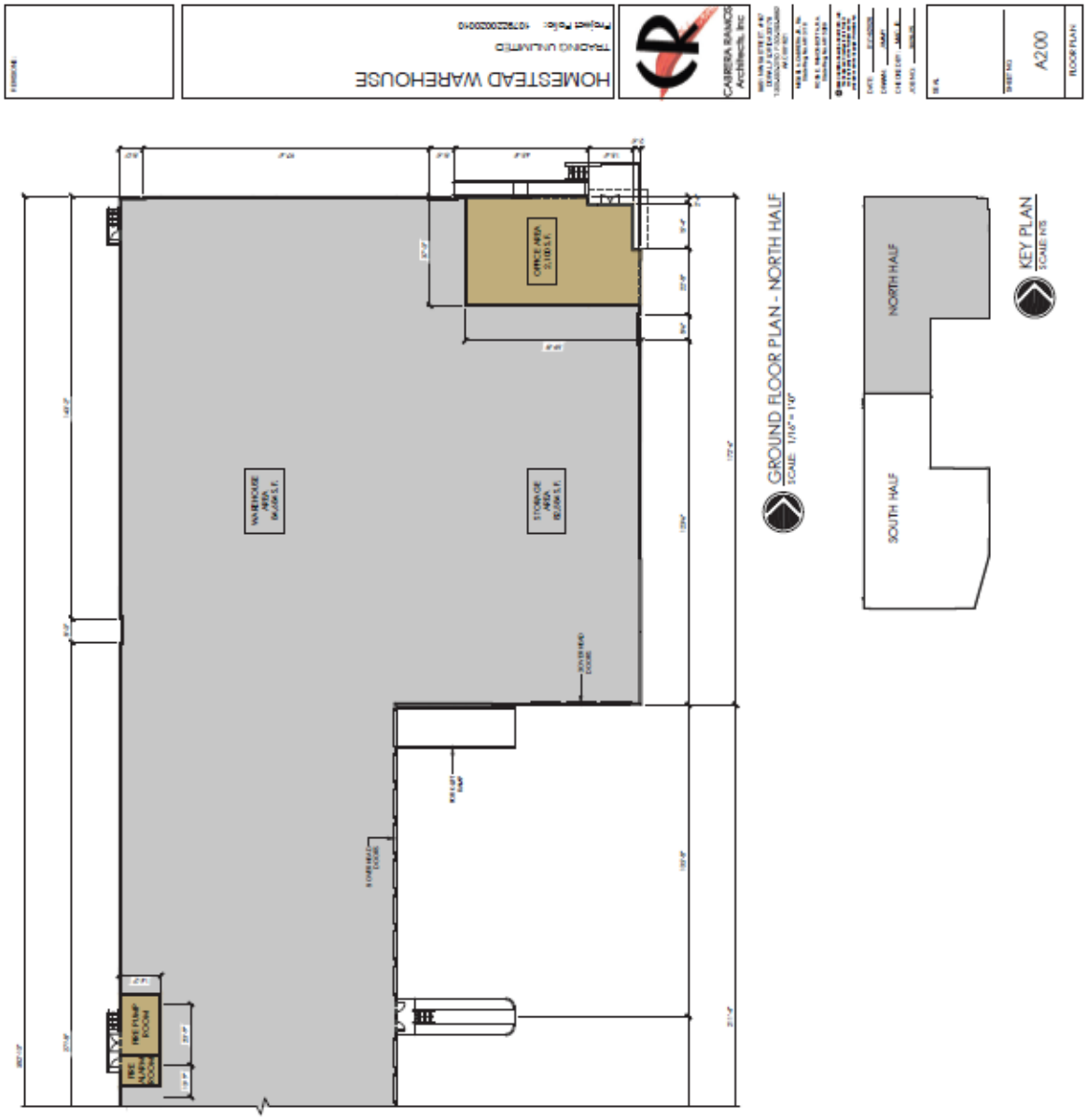
Exhibit B

SITE PLAN



HOMESTEAD WAREHOUSE
TRADING UNLIMITED
CARRERA RAMOS Architects, Inc
A100
SITE PLAN
SCALE: 1"=30'-0"
SITE LOCATION MAP
SCALE: NTS
S.E. 19th Street (Park of Commerce Blvd) (S.W. 36th Street)
S.E. 37th Avenue (Speedway) (Private Road)
WAREHOUSE BUILDING 64,180 SF
OFFICE 1,000 SF
STORAGE AREA 10,000 SF
TRUCK COURT Conc. APRON
LEGAL DESCRIPTION
APPLICABLE CODES
SITE ACCESSIBILITY NOTES
SOIL TERMITE PROTECTION STATEMENT
ZONING INFORMATION
PARKING CALCULATION
TYPE OF CONSTRUCTION
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS - FBC TABLE 601
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS - FBC TABLE 705.5
MAXIMUM AREA OF OPENINGS ALLOWED OF EXTERIOR WALLS - FBC TABLE 705.8

HOMESTEAD WAREHOUSE
CABRERA RANCH
Architects, Inc
A101
FIRE TRUCK PATH PLAN
SCALE: 1" = 30'-0"
OFFICE
21,000 SF
WAREHOUSE AREA
63,184 SF
WAREHOUSE
BUILDING
84,684 SF
Speed Way
S.E. 37th Avenue
PARK OF COMMERCE BOULEVARD
LEGEND
VEHICLE
MDC FIRE TRUCK


HOMESTEAD WAREHOUSE
TRADING UNLIMITED
CABRERA RAMOS Architects, Inc
A200
FLOOR PLAN
GROUND FLOOR PLAN - NORTH HALF
NORTH HALF
SOUTH HALF
KEY PLAN

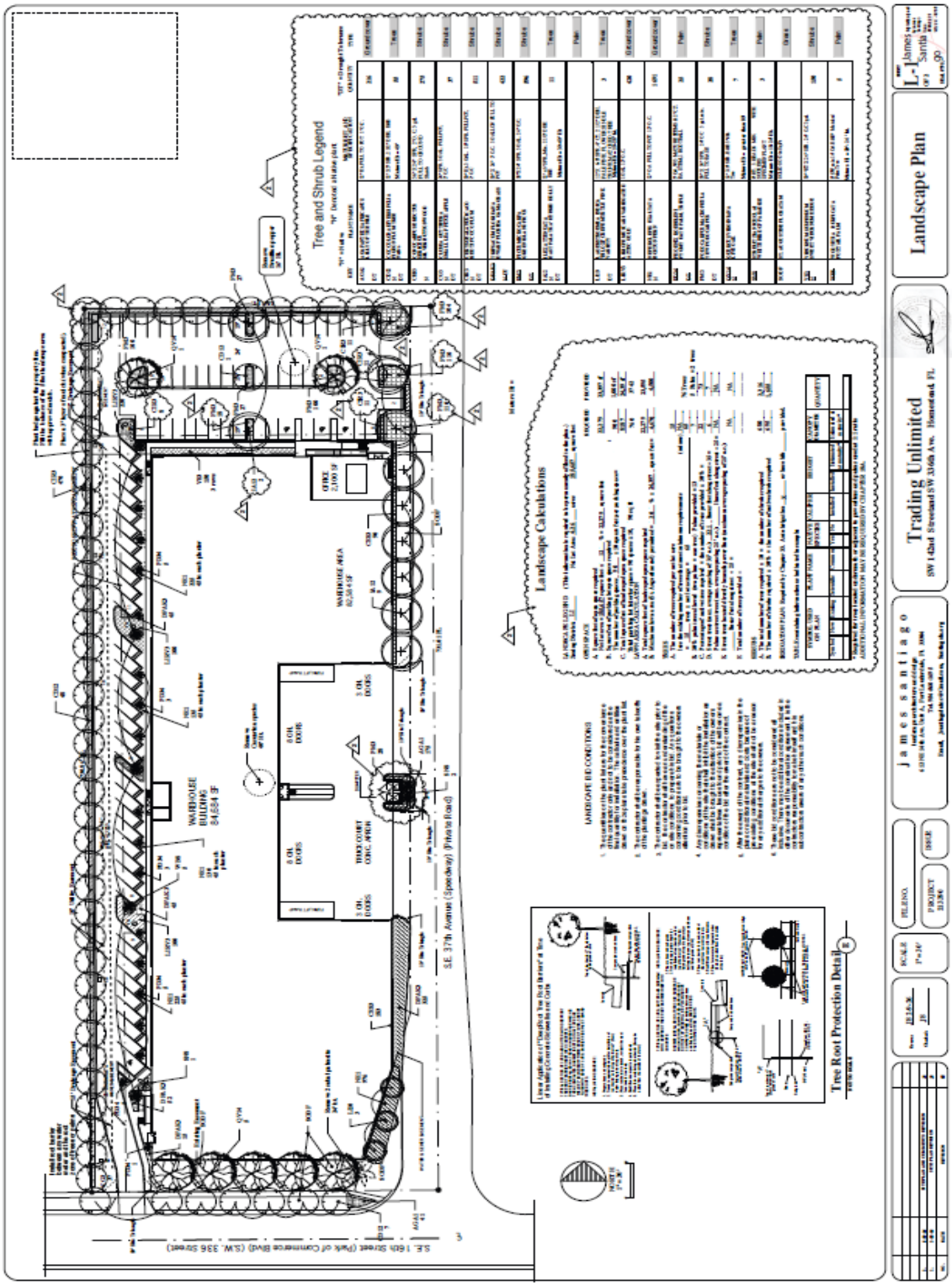
HOMESTEAD WAREHOUSE
TRADING UNLIMITED
CARRERA RAMOS Architects, Inc
A201
FLOOR PLAN
GROUND FLOOR PLAN - NORTH HALF
SCALE: 1/16" = 1'-0"
KEY PLAN
SCALE: NTS
NORTH HALF
SOUTH HALF
STORAGE AREA
FIRE PUMP ROOM

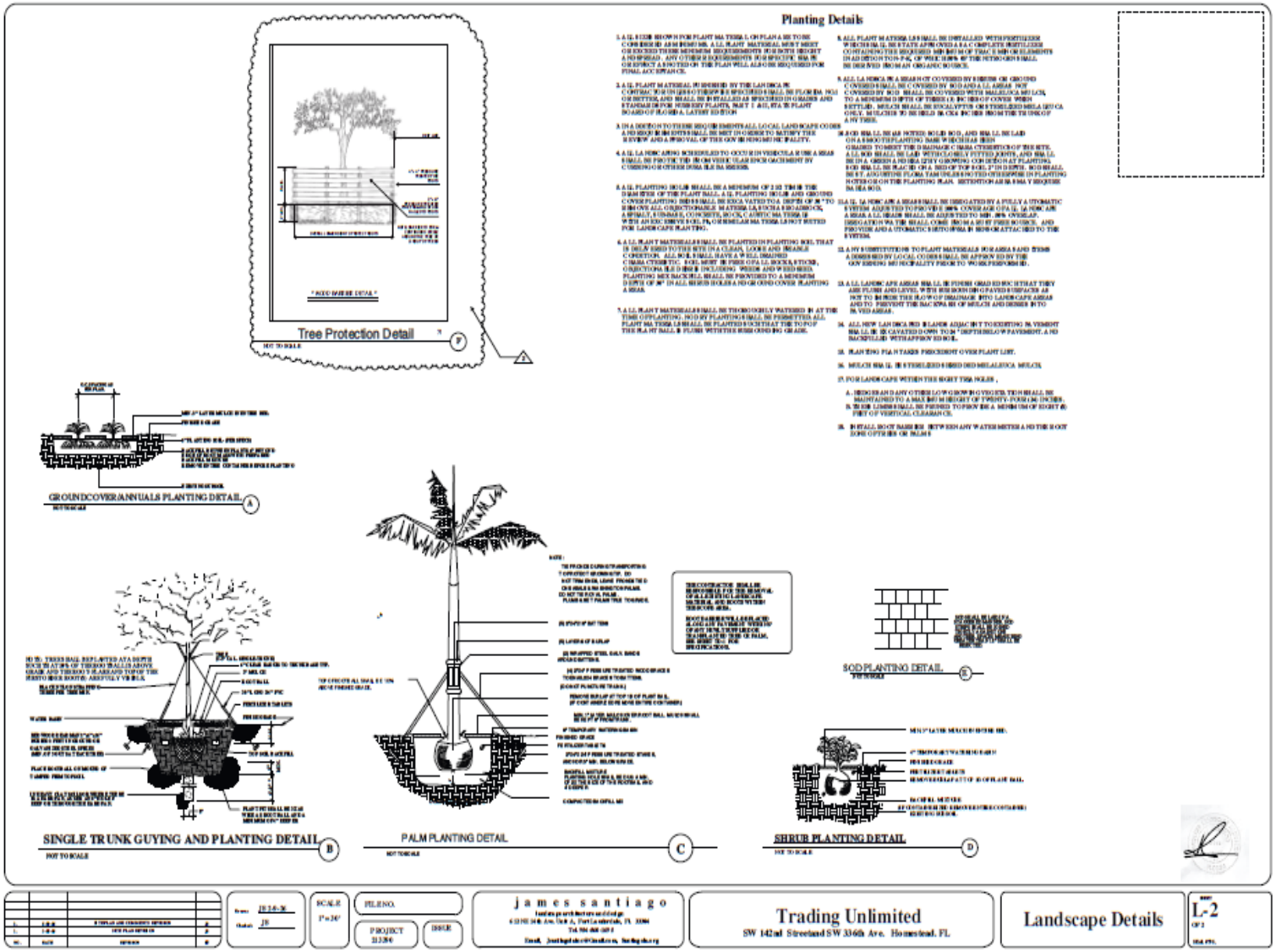
HOMESTEAD WAREHOUSE
TRADING UNLIMITED
CABRERA RANCH
Architects, Inc
A300
NORTH ELEVATION
EAST ELEVATION - NORTH HALF
EAST ELEVATION - SOUTH HALF
REAR ELEVATION

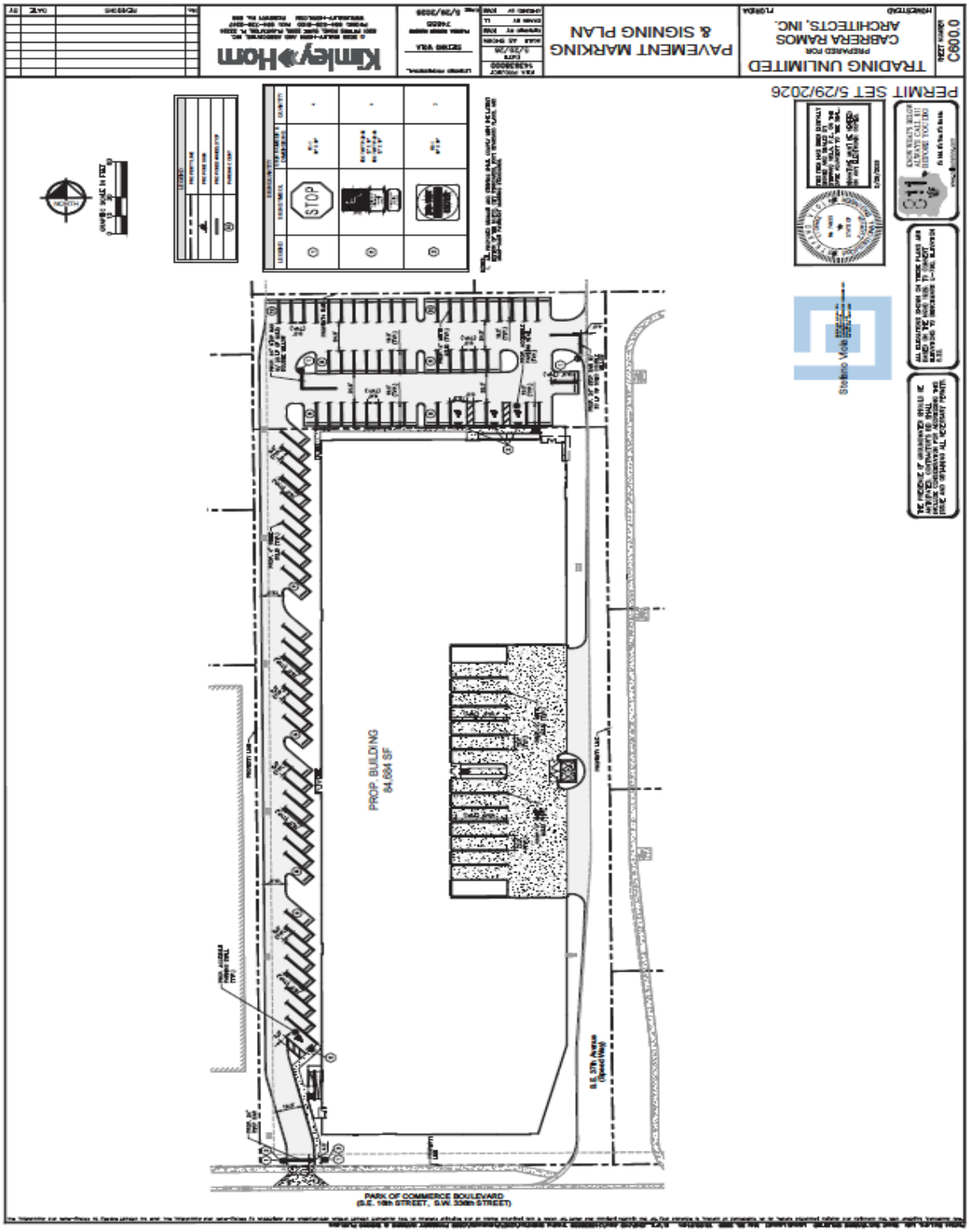
HOMESTEAD WAREHOUSE
TRADING UNLIMITED
CABRERA RANCE Architects, Inc
A301
SOUTH ELEVATION
WEST ELEVATION - NORTH HALF
WEST ELEVATION - SOUTH HALF

HOMESTEAD WAREHOUSE
TRADING UNLIMITED
CABRERA RANCH Architects, Inc
A302
3D VIEWS
AERIAL 3D VIEW
SOUTH 3D VIEW - 2
SOUTH 3D VIEW - 1
TRADING UNLIMITED

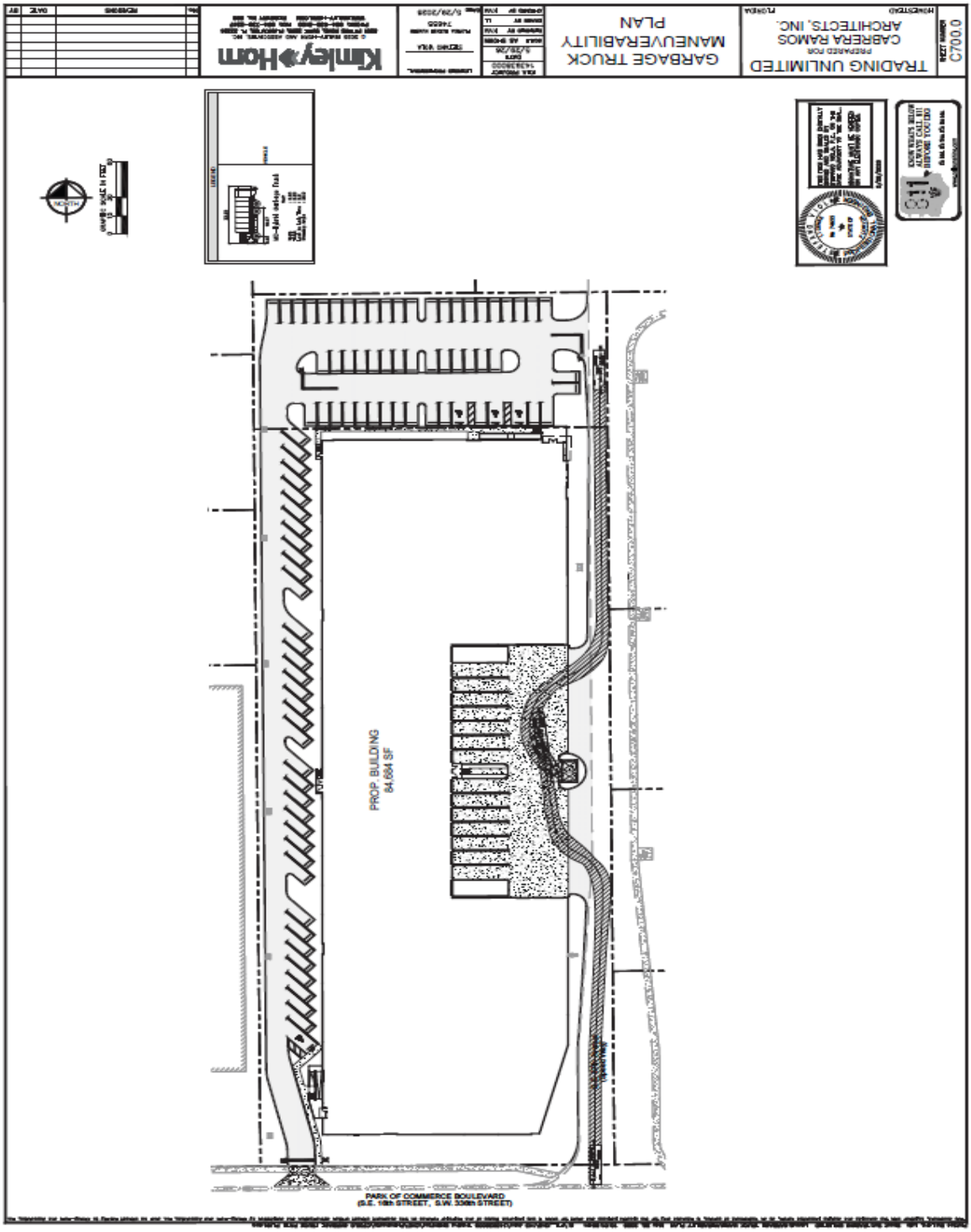
HOMESTEAD WAREHOUSE
TRADING UNLIMITED
CARRERA RAMOS
Architects, Inc
A303
3D VIEWS
AERIAL 3D VIEW
SCALE: N/S
WEST 3D VIEW
SCALE: N/S
EAST 3D VIEW
SCALE: N/S
"TRADING UNLIMITED"


Landscape Plan
Trading Unlimited
Tree and Shrub Legend
Landscape Calculations
Tree Root Protection Detail
WAREHOUSE BUILDING
S.E. 37th Avenue (Speedway) (Private Road)
S.E. 16th Street (Park of Commerce Blvd) (S.W. 336 Street)


Planting Details
Tree Protection Detail
GROUNDCOVER/ANNUALS PLANTING DETAIL
SINGLE TRUNK GUYING AND PLANTING DETAIL
PALM PLANTING DETAIL
SOD PLANTING DETAIL
SHRUB PLANTING DETAIL
james santiago
Trading Unlimited
SW 142nd Streetand SW 336th Ave. Homestead, FL
Landscape Details
L-2


TRADING UNLIMITED
CABRERA RAMOS ARCHITECTS, INC.
PAVEMENT MARKING & SIGNING PLAN
C600.0
PERMIT SET 5/29/2026
PROP. BUILDING
84,684 SF
PARK OF COMMERCE BOULEVARD
(S.E. 18th STREET, S.W. 33rd STREET)
S.E. 37th Avenue
(Speed Way)
STOP

TRADING UNLIMITED
PREPARED FOR
CABRERA RAMOS
ARCHITECTS, INC.
PAVEMENT MARKING
& SIGNING DETAILS
C601.0
PERMIT SET 5/29/2026
WHEELSTOP DETAIL
STOP BAR MARKING DETAIL
R-1 STOP SIGN LOCATION DETAIL
ACCESSIBLE PARKING PAVEMENT MARKING
HANDICAPPED PAVEMENT SYMBOL
STRIPING DETAIL
STANDARD PARKING DETAIL
PAVEMENT LINES
FTP-2006 HANDICAP SIGN
STOP


TRADING UNLIMITED
PREPARED FOR
CABRERA RAMOS
ARCHITECTS, INC.
GARBAGE TRUCK
MANEUVERABILITY
PLAN
C700
PROP. BUILDING
84,664 SF
PARK OF COMMERCE BOULEVARD
(S.E. 18th STREET, S.W. 30th STREET)