MEMORANDUM

To: Mayor and Members of the City Council

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

Date: October 28, 2026

Re: PH2026-22 / HDDC ll, LLC

APPLICANT REQUEST

The Applicant, HDDC, LLC., is requesting SITE PLAN APPROVAL pursuant to City Code Section 30-47, "Unified Site Plan Requirements and Review," for an approximately 4.26-acre parcel of undeveloped land located 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 for the development of an 84,684 square feet warehouse including 2,100 square feet of office (the "Property").

The Applicant has also submitted a related application for an amendment to the HPOC Master Plan to modify the General Architectural Controls for Building Setbacks (PH2022-22) for concurrent review and consideration.

ANALYSIS

The Property is zoned Planned Unit Development (PUD) with a Future Land Use Map (FLUM) designation of Planned Regional Activity Center ("PRAC") pursuant to Policy 2.1 of the City's adopted Comprehensive Plan and is part of the Villages of Homestead ("VOH") Development of Regional Impact ("DRI"). PRAC is a flexible mixed-use designation applicable to the VOH DRI within the City. It can include any mixture of the land use designations defined in approved Development Orders and integrated into a coordinated and self-contained master plan of development for the designated area approved pursuant to Chapter 380, Florida Statutes, and as amended from time to time. Non-residential uses include light industrial and office uses, conservation uses, hotels and motels, recreational facilities, schools and other public facilities and utilities, country club and related facilities, sports stadiums and related facilities, and motorsports parks and related facilities.

The Property is governed by the PUD Master Development Plan for the HPOC, prepared by Kimley-Horn and Associates, Inc., dated July 25, 2008, and recorded in Official Records Book 26564, Pages 3345-3368 of the Public Records of Miami-Dade County, Florida, as amended from time to time (the "HPOC Master Development Plan"). The HPOC Master Development Plan was formally known as "The Rockefeller Group Foreign Trade Zone Master Development Plan for the Homestead Park of Commerce," which was adopted by the City pursuant to Ordinance No. 2001-03-08, and recorded in Official Records Book 19690, Page 3466 of the Public Records of Miami-Dade County, Florida (the "Rockefeller Plan"). The HPOC is located within Sector 14 of the VOH DRI Master Plan, and consists of approximately 280-acres of land designed, planned, and intended to support a mix of light industrial uses, office uses, and a commerce center

generally located between SW 142nd and SW 152nd Avenues on the east and west respectively and between SW 328th Street on the north and Alex Muxo Blvd on the south.

The HOPC Master Development Plan sets forth the regulations, architecture and guidance for development within the HPOC and envisions the entire area as a light manufacturing, light assembly, office and distribution center with a small commercial component at the foot of the lake. The purpose of the HPOC Master Development Plan is to describe the standard of high-quality architecture and urban design within the HPOC and its relationship to the surrounding areas. The HPOC Development Master Plan is intended to provide an overview of the future development and its impact on the community. The HPOC Master Development Plan states "because the plan was to be implemented over a period of time, there was less emphasis on individual building requirements, but more attention paid to the location and scale of building masses, their relationship to a coordinated landscape plan and the creation of a friendly, high-quality, marketable environment."

The HPOC Master Development Plan is principally organized around three (3) distinctly different areas located within the HPOC, which is comprised of the following: Lake District, East End, and West End. The Lake District is primarily assigned and designated as the commercial center with public amenities around the lake. Both the East End and West End are primarily assigned and designated for warehouses, and other light industrial uses. The HPOC Master Development Plan references the need for setting buildings back far enough to provide and emphasize the curvilinear aspect of Commerce Drive and to provide visibility to the Lake.

The Property is primarily located within the East End of the HPOC Master Development Plan. The permitted uses on the Property include warehousing, light manufacturing, light assembly, and distribution centers. All development on the Property is subject to the regulations for architecture, guidance for development, and restrictions set forth in the HPOC Master Development Plan and City Code Chapters 30 (Article IV, Division 9) and 32. The configuration of the proposed project is consistent with the HPOC Master Development Plan, which envisioned grouped warehouse buildings on the East End organized in response to the abutting curvilinear portion of Park of Commerce Boulevard.

The site plan application is for the development of a parcel that is currently vacant, with an 84,684 square feet warehouse building that includes 2,100 square feet of office area. The proposed building is 42 feet high and provides 90 parking spaces. The proposed development is compatible with the surrounding area and in compliance with the relevant land development regulations. The proposed development will accommodate the expansion of an established local business relocating to a larger, state-of-the-art facility.

The proposed SITE PLAN was reviewed for consistency with the City's Comprehensive Plan, as well as compliance with all applicable City Code provisions, the HPOC Master Development Plan, the VOH DRI Development Order, and the VOH DRI Master Plan.

SUBJECT AND SURROUNDING PROPERTIES

LOCATION	FLUM	ZONING	EXISTING LAND USE
Subject Site	*Planned Regional Activity Center (PRAC)*	*Planned Unit Development (PUD)*	*Vacant*
North	*Planned Regional Activity Center (PRAC)*	*Planned Unit Development (PUD)*	*Vacant*
South	*Planned Regional Activity Center (PRAC)*	*Planned Unit Development (PUD)*	*Warehouse*
East	*Planned Regional Activity Center (PRAC)*	*Planned Unit Development (PUD)*	*Vacant*
West	*Planned Regional Activity Center (PRAC)*	*Planned Unit Development (PUD)*	*Warehouse*

COMPREHENSIVE PLAN CONFORMITY

ELEMENT	POLICY / OBJECTIVE
Land Use	***Goal, Objectives, and Policies.*** 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, and encouraging the most appropriate use of those lands; avoiding undue concentration of population; enhancing the unique quality of life and sense of community derived from the agri-rural lifestyle in concert with planned urban and industrial development; conserving the financial value of the built environment and environmental value of the City's natural resources and nearby attractions; fostering growth in the City's traditional economic base and potential new industries of the 21st century; and assuring the cost-effective provision of municipal infrastructure and services. ***The proposed site plan will support and advance infill development.***
Land Use	***Policy 1.1:*** Encourage development and redevelopment by providing flexibility in site development standards, such as minimum lot size and other parameters. ***The proposed site plan will not be contrary to this policy.***
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 site plan will not be contrary to this policy.***
Land Use	***Policy 1.7:*** Enhance community esthetics and protect property values by regulating the number, size and visual characteristics of signs, fences and other property improvements; providing for subdivision standards; providing for attractive landscaping and sound environmental protection; regulating development in areas subject to seasonal or periodic flooding; providing for adequate drainage and storm water

	management; providing for the safe and convenient on-site traffic flow; and considering the need for vehicle parking. ***The proposed plan is in compliance with this policy.***
Land Use	***Policy 1.13:*** Provide for drainage and storm water management, open space, safe and convenient on-site traffic flow, and vehicle parking through the Land Development Code. ***The proposed plan is in compliance with this policy.***
Land Use	***Policy 1.14:*** Ensure that all development and redevelopment comply with the applicable regulations including the City's adopted building code. ***The proposed plan is in compliance with this policy.***
Public Infrastructure	***Policy 9.1:*** Provide that the public facilities and services necessary to meet the level-of service standards established in this Plan are available concurrent with the impacts of development, and that the facilities which are planned to provide utility service are authorized at the same time as the land uses they are intended to serve. ***The public facilities and services necessary to meet the required levels of service for the development.***
Conservation	***Policy 6.2:*** Continue to implement xeriscape landscape methods, including drought tolerant species, grouping of plant material by water requirements, use of low volume irrigation systems and restrictions on the amount of irrigated lawns, and consistent with the water conservation requirements of Miami-Dade County. ***The request is consistent with this policy as the proposed development is consistent with water conservation requirements.***

STAFF RECOMMENDATION

Staff recommends *APPROVAL* of the proposed *SITE PLAN*, as it is consistent with *City Code provisions set forth Section 30-47, Unified Site Plan Requirements and Review and relevant code sections.*

EXHIBITS

Proposed Resolution

Project Fact Sheet

Location Map

Letter of Intent

Proposed Site Plan