

Homestead Assemblage Opportunity

Addresses:

- 131 S Flagler Ave
- 129 S Flagler Ave
- 124 SE 1 Rd
- 306 SE 1 Ave

Location: Across from **Homestead Station / Downtown Homestead**

Nearby Landmark: 4 S Krome Ave, Homestead, FL 33030

Property Summary

Address	Building Size (SF)	Lot Size (SF)
131 S Flagler Ave	13,768	32,375
129 S Flagler Ave	—	2,500
124 SE 1 Rd	4,140	7,500
306 SE 1 Ave	—	7,500
Total	17,908	49,875

Development Highlights

- **Rapid Transit Development Area**
 - **Zoning:** Currently **B-3** → Proposed **TMU (Technological Mixed Use)**
 - **Density:** 31 units per acre
 - **Total Units Allowed:** ~35 units (for 49,875 SF lot)
 - **Height:** Up to 4–5 stories
 - **Building Type:** 3-story building possible (no elevator required)
 - **Parking:** No parking requirement
 - **Unit Minimum Size:** 1,000 SF (2-bedroom) per Section 30.398
 - Add 150 SF per additional bedroom
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Rezoning & Development Process

- **Rezoning Steps:**
 - Submit **site plan**
 - **Check sewer/water availability**
 - Conduct **hydraulic analysis**
 - Confirm if **plat** is required
 - **Application Timeline:** ~3–6 months
 - Can be done **concurrently** with DRC submission
 - **DRC process:** Site plan review
 - **Entitlements:** Must have defined **date to break ground**
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Comparable / Area Context

- Nearby projects:
 - **Springs Town Center (Miami Springs)** – reference development
 - **New McDonald's** and **Cao Bakery** in vicinity
 - **Summerset Charter School Expansion**
 - **Catholic Church nearby**
 - **D.R. Horton:** 1,100-unit development + commercial component
 - **2025 projection:** ~4,000 building permits issued in the area
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Zoning Transition

- **From:** Commercial Liberal
 - **To:** Technological Mixed Use (TMU)
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