

CITY OF HOMESTEAD

Sports, Real Estate, & Economic Development

Laying the Foundation for South Dade's New Economic Engine



OCTOBER 17, 2025



Homestead: Where the Future Lives

- **Resilient and Visionary:** Homestead has transformed from post-Andrew recovery to a leader in South Florida's growth and innovation.
- **Sports as Economic Identity:** From rodeo to motorsports to soccer, sports continue to fuel tourism, small business, and civic pride.
- **Partnerships that Deliver:** Strategic public-private projects drive private investment, enhance public benefit, and shape Homestead's long-term vision.



Sports Performance Hub at Homestead Regional Park

Homestead Regional Park – A \$275 Million Game Changer



- The Homestead Regional Park redevelopment transforms the 86-acre property into a premier mixed-use sports and recreation campus, anchoring South Dade's economic growth strategy.
- **Major Features:** 10,000-seat stadium, hotel, 24 athletic fields, youth academy, community hub, rodeo venue, and the arrival of Miami FC.
- **Economic Impact:** \$275M private investment, 4,300 construction jobs, 600 permanent positions, and millions in local revenue.
- **Smart Partnership:** 80-year lease with public access, City Days, and infrastructure upgrades — no taxpayer cost.



Homestead Regional Park

NASCAR Driving Homestead's National Visibility



- **A City-Owned Economic Engine:** The Homestead-Miami Speedway generates jobs and year-round business for local hospitality and retail.
- **National Exposure:** Over 80,000 visitors and millions of global viewers showcase Homestead as a motorsports destination.
- **Economic Boost:** NASCAR weekends fill hotels, boost sales tax revenue, and spark investment along Speedway Blvd and the Park of Commerce.



Homestead-Miami Speedway

The Next Frontier – Sports, Space, and the Future of South Dade



- **Spaceport Territory:** Homestead's designation aligns the City with Florida's aerospace economy, creating high-skill job opportunities.
- **Sports Meets Innovation:** Miami FC's arrival links global sports, youth engagement, and economic development.
- **Regional Growth Hub:** The Speedway, Regional Park, and aerospace zone together diversify Homestead's economy — from recreation to innovation.
- **The Future Lives Here:** Homestead is where South Dade's next era of prosperity begins.



City of Homestead & Miami FC

The Next Frontier – Sports, Space, and the Future of South Dade



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City of Homestead & Miami FC

OLD CITY HALL SITE

Downtown Homestead Redevelopment Opportunity



Key Features:

- +/- 13.5 acres of City owned property
- City initiated rezoning underway to support mixed-use redevelopment
- Flagler Avenue utility replacement to support redevelopment beginning in early 2026
- Krome Avenue utility and streetscape replacement project to follow Flagler Avenue
- Located within Miami-Dade County's Rapid Transit Zone (RTZ)
- Anchor site in the Downtown Master Plan
- Approximately 1.5 miles from the Florida Turnpike
- US-1 & Campbell Drive, AADT 56,000

Within Walking Distance of:

- Historic Krome Avenue & Downtown restaurants, retail, and attractions
- Miami-Dade College Homestead Campus
- City Hall & Public Services
- Homestead Station (entertainment center with theater, bowling, restaurants, and Bus Rapid Transit public parking)
- Miami-Dade County Bus Rapid Transit
- Harris Field & Sports Park



FLAGLER LOT

Downtown Homestead Redevelopment Opportunity



Key Features:

- +/- 37,000 sq ft site (0.85 acres) of CRA owned property
- City zoning supports mixed-use redevelopment
- Flagler Avenue utility replacement to support redevelopment beginning in early 2026
- Krome Avenue utility and streetscape replacement project to follow Flagler Avenue
- Located within Miami-Dade County's Rapid Transit Zone (RTZ)
- Previous design development plans approved by the CRA Board included a five-story residential building with surface parking below and rooftop amenities

Within Walking Distance of:

- Historic Krome Avenue & Downtown restaurants, retail, and attractions
- Miami-Dade College Homestead Campus
- City Hall & Public Services
- Adjacent to Homestead Station (entertainment center with theater, bowling, restaurants, and Bus Rapid Transit public parking)
- Adjacent to Miami-Dade County Bus Rapid Transit



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CIVIC COURT SITE

Downtown Homestead Redevelopment Opportunity



Key Features:

- +/- 2.4 acres of City owned property
- City zoning supports mixed-use redevelopment
- Flagler Avenue utility replacement to support redevelopment beginning in early 2026
- Krome Avenue utility and streetscape replacement project to follow Flagler Avenue
- Located within Miami-Dade County's Rapid Transit Zone (RTZ)
- High visibility as a gateway to Downtown, City Hall, and Miami-Dade College

Within Walking Distance of:

- Historic Krome Avenue & Downtown restaurants, retail, and attractions
- Miami-Dade College Homestead Campus
- City Hall & Public Services
- Homestead Station (entertainment center with theater, bowling, restaurants, and Bus Rapid Transit public parking)
- Miami-Dade County Bus Rapid Transit
- Harris Field & Sports Park



8th ST. & 1st AVE.

Downtown Homestead Redevelopment Opportunity



Key Features:

- +/- 22,500 sq ft site (0.51 acres) of CRA owned property comprised of two vacant lots
- City zoning primarily supports multi-family residential, with:
 - up to 10 du / ac
 - 6-story height, or 70-feet
- May qualify for Miami-Dade County's Rapid Transit Zone (RTZ) increased density with:
 - up to 20 du / ac
 - 4-story height
- Major utility replacement projects anticipated to begin in early 2026 to support larger scale redevelopment

Within Walking Distance of:

- Historic Krome Avenue & Downtown restaurants, retail, and attractions
- Miami-Dade College Homestead Campus
- City Hall & Public Services
- Homestead Station (entertainment center with theater, bowling, restaurants, and Bus Rapid Transit public parking)
- Adjacent to Miami-Dade County Bus Rapid Transit



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THANK YOU!

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