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VIA ELECTRONIC DELIVERY

May 9, 2025

Mr. Derrick Cook, MBA, AICP
Development Services Director
City of Homestead
100 Civic Court
Homestead, FL 33030

Re: Flightway Twenty LLC / Letter of Intent for Rezoning Application / Folio Nos. 10-7921-001-0040 and 10-7921-001-0030

Dear Mr. Cook:

This letter serves as our formal Letter of Intent on behalf of Flightway Twenty LLC (the "Applicant"), concerning the rezoning of two parcels located within the City of Homestead (the "City"), identified by Miami-Dade County (the "County") Property Appraiser Folio Nos. 10-7921-001-0040 and 10-7921-001-0030 and located at the southwest corner of SW 328th Street (SE 8th Street) and SW 147th Avenue (the "Property"). The Applicant is requesting a rezoning of the Property from "AU (Agricultural)" to "I-1 (Light Industrial)" in accordance with the City Zoning Code. The Applicant also intends to file the following additional applications in the July DRC cycle: a (1) Modification to Site Plan and (2) a Tentative Plat Approval Request—both of which include the two neighboring parcels to the east identified by County Folio Nos. 10-7921-001-0020 & 10-7921-001-0010, which were previously rezoned to "I-1 (Light Industrial)."

The Property has a Future Land Use Map ("FLUM") designation of "IU (Industrial Use)" and is currently vacant. This designation supports the proposed rezoning to "I-1 (Light Industrial)" and aligns with the City's planning objectives, promoting economic development and job creation within the community.

The proposed rezoning to I-1 will facilitate the development of industrial facilities that are compatible with the surrounding area and contribute positively to the City's economic growth. The Applicant is committed to ensuring that the development adheres to all local regulations and enhances the aesthetic and functional character of the neighborhood.

We look forward to your favorable consideration of this application. Should you have any questions or require further information, please feel free to contact me directly.

Respectfully submitted,

HOLLAND & KNIGHT LLP

Amanda M. Naldjieff, Esq.

Enclosures

Cc: Hugo P. Arza, Esq.
Erica Adams, Esq.
Mercy Arce, Land Use Planner

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [X] or online notarization [ ] by **Amanda M. Naldjieff, Esq.**, and for the purposes stated herein. (He)(She) is personally known to me or has produced _____ as identification.

Sworn to and subscribed before me on the 9th day of May, 2025.

Notary Public Signature

MERCY ARCE
MY COMMISSION # HH 594419
EXPIRES: October 18, 2028

Notary Public State of Florida

Mercy Arce

Print Name

My Commission Expires: October 18, 2028