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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 & Flightway Eighteen LLC / Letter of Intent for Site Plan Amendment / Folio Nos. 10-7921-001-0040, 10-7921-001-0030, 10-7921-001-0020, & 10-7921-001-0010

Dear Mr. Cook:

This letter serves as our formal Letter of Intent on behalf of Flightway Twenty LLC & Flightway Eighteen LLC (collectively hereinafter the "Applicant"), for a site plan amendment for the four parcels located within the City of Homestead (the "City"), identified by Miami-Dade County (the "County") Property Appraiser Folio Nos. 10-7921-001-0040, 10-7921-001-0030, 10-7921-001-0020, & 10-7921-001-0010, and located at the southwest corner of SW 328th Street (SE 8th Street) and SW 147th Avenue (the "Property"). has also concurrently filed the following applications: (1) Rezoning Application for the two westernmost parcels from AU to I-1 and (2) a Tentative Plat Approval Request for the four parcel assemblage.

The Property has a Future Land Use Map ("FLUM") designation of IU (Industrial Use) and is currently vacant. Upon approval of the concurrent rezoning request for the two westernmost parcels, the underlying zoning category for the entire Property will be I-1. Pursuant to City Resolution R2025-04-50, the easternmost parcels recently received site plan approval for the development of a single warehouse and office building. The Applicant has subsequently acquired the neighboring two parcels to the west and now wishes to incorporate these additional parcels into the existing site plan for the development of two adjacent mirroring industrial/office buildings. This incorporation aims to enhance the overall project by optimizing land use and providing a cohesive development plan that aligns with the City's strategic goals for economic growth and infrastructure improvement.

Site Plan Amendment. Accordingly, as set forth in the enclosed plans, the Applicant is proposing the development of two ± 196,928 square foot industrial buildings for a total of ± 393,856 square feet, each featuring ± 24,520 square feet of office space, ± 146,120 square feet of

warehouse space, and ± 26,288 square feet of mezzanine area on the four tracts of the Property (the "Project"). The Project will provide 515 off-street surface parking spaces, in excess of the City Code requirements to accommodate the Project's operational demand (509 spaces are required).

The proposed Project will be in-line with the "Mixed-Use and Non-Residential Development Standards" set forth in Division 9 of the City Code and will incorporate enhanced architecture and high-end materials and finishes that will enhance the attractiveness and visual appeal of the surrounding neighborhood. Moreover, the unification of the Property under a site plan will serve to reduce traffic congestion and improve traffic circulation both internally to the Project and the surrounding area. The Project will also include a meticulously landscaped perimeter to enhance the look and feel of the area.

Additionally, during the recent approval process for the two easternmost parcels owned by Flightway Eighteen LLC, the owner committed that they would evaluate and consider the addition of a dedicated westbound left turn lane on SW 328th Street. Being as that site is now a part of this larger assemblage, we look forward to working with the City on this as part of these development approvals.

The proposed Project complements the surrounding uses and will serve as a catalyst for the redevelopment and further activation of this area in the City. Additionally, the proposed Project will be designed in an effort to meet the general purposes and intent of the land development code and will enhance both the functional and aesthetic elements of the surrounding community. The Applicant is committed to ensuring that the development adheres to all local regulations and enhances the aesthetic and functional character of the neighborhood. As such, the proposed Project will not be injurious to the neighborhood, nor will it adversely affect public welfare. In fact, the proposed use will contribute to the City's economic prosperity and viability and will serve to increase the City's ad valorem tax base.

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



Notary Public State of Florida

Mercy Arce

Print Name

My Commission Expires: October 18, 2028