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BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6227 office
305.377.6222 fax
mharo@brzoninglaw.com

VIA ELECTRONIC SUBMISSION

August 21, 2026

Ms. Debora Storch
Development Services Director
City of Homestead City Hall
100 Civic Court
Homestead, FL 33030

Re: PH2026-95: Letter of Intent for Modifications to Approved Site Plan for Aspen Estates East Under Resolution Nos. 2023-07-97 and 2023-07-96

Dear Ms. Storch:

This law firm represents DR Horton, Inc. (the "Applicant"), the owner of the 74-lot Aspen Estates East subdivision, recorded in Miami-Dade County Plat Book 179 Page 1, and located north of SW 304 and just west of SW 192 Avenue (the "Property") within the municipal boundaries of the City of Homestead (the "City"). See Exhibit A, Plat. This letter shall serve as the Applicant's required letter of intent in connection with an application requesting a minor modification to the approved site plan application to add an additional, two (2) story, model for future homebuyers to choose from.

Property. The Property, formerly identified by Folio Nos. Folio Nos. 10-7811-002-0020, 10-7811-000-0070, and 10-7811-000-0120, is currently under construction and comprised of 74 individually platted single-family lots known as the Aspen Estates East subdivision. See Figure 1. Aerial. Through Ordinance 2023-04-08 and Resolution Nos. 2023-07-97, 2023-07-98, 2023-07-96 and 2024-08-92 the City approved the following requests to allow the development of a seventy-four (74) unit single-family home community at the Property (the "Project"):

1. Rezoning from AU to A-2;

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2. Variance of Section 30-98 to allow a minimum lot area of 16,080 square feet for 52 of the 74 single family homes;

3. Tentative Plat Approval

4. Site Plan Approval; and

5. Final Plat Approval.

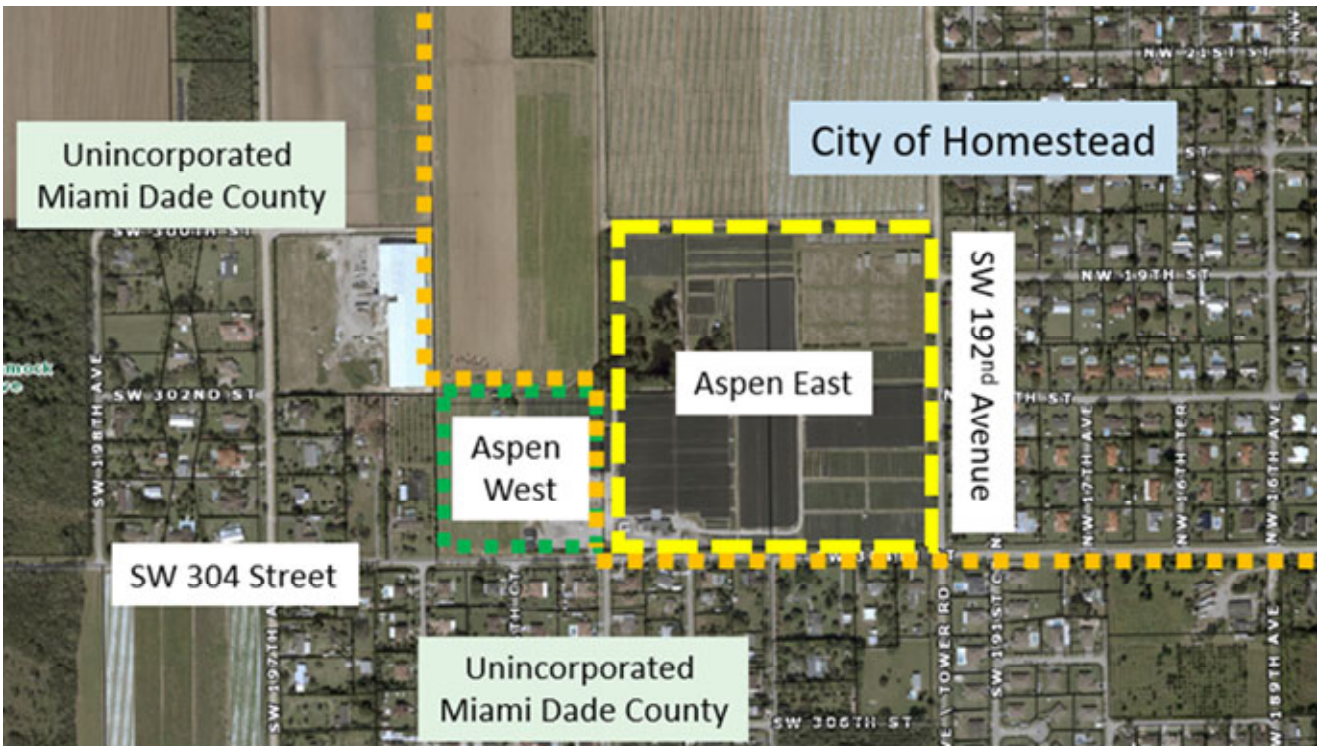

Figure 1. Aerial.

Modification to Approved Site Plan. Pursuant to Resolution No. 2023-07-97, the approved site plan for the Project permits the development of the Property with 74 one-story single-family homes. The approved site plan contemplates four (4) separate high-end, one-story, single-family home models for lot purchasers to choose from. As a result of changing market conditions and potential purchaser preferences, and in order to provide additional selection and variety in the community, we are now seeking to add a two (2) story model that purchasers can choose from. This model is available in Aspen Estates West (the abutting subdivision located in unincorporated Miami Dade County), and it is anticipated that some Aspen Estates East purchasers will desire this model.

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The proposed additional model, named the "Ponte Vedra," is a two (2) story, five (5) bedroom, four (4) bathroom, 3,072 square foot luxury single-family home with a three (3) car garage and elevated high-quality interior and exterior finishes. The Ponte Vedra model is consistent with the four (4) existing home models available for purchase and D.R. Horton's "Emerald Series" estate community with sophisticated architectural design and interiors, lush landscaping and signature curb appeal. The Ponte Vedra model would only be available to purchasers of lots that can accommodate the model while complying with the relevant lot and development standards established in the previous approvals and provided in the Code. Notably, the Applicant is not seeking any other revisions to the approved site plan and only seeks to incorporate an additional model which will further increase the architectural diversity of the community.

The proposed modification is consistent with the intent and purpose of the original approvals and will not alter the overall density, lot configuration, circulation pattern, infrastructure, open space, or character of the approved development. The addition of the Ponte Vedra model simply expands the range of housing options available to future homeowners while maintaining compliance with all applicable development regulations and previously approved conditions. Allowing two-story residences will promote architectural diversity, enhance consumer choice, and improve the marketability of the community without creating any adverse impacts on surrounding properties. Moreover, the availability of this model within the adjacent Aspen Estates West community demonstrates its compatibility with the established neighborhood character and provides continuity between the two developments. Because the request does not seek any increase in the number of dwelling units, any modification to the approved subdivision layout, or relief from existing development standards, the proposed change constitutes a minor enhancement to the approved project that advances the City's interest in fostering high-quality residential development and supporting diverse housing products responsive to current market demands.

Conclusion. The proposed additional home model will increase the variety of homes available to the purchasers of lots within the Project, increasing the ability to satisfy the needs of the purchasers and the diversity and uniqueness of the Project as a whole. We respectfully request your prompt review and scheduling of this application.

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Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at (305) 377-6225.

Very truly yours,

Signed by:
Maritza Haro Salgado
DD302A488C7B447...

Maritza Haro Salgado

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ❑ physical presence or X online notarization this ___ day of 08/21/2026, by _____, who is _ personally known to me or _ has produced _____ as identification.

(SEAL)

BETTY LLERENA
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH769036
My Commission Expires 3/5/2030
ONLINE NOTARY

Signed by:
788F9D422726421...

Betty Llerena, Notary Public
State of Florida
Commission No. HH769036
My Commission expires: 03/05/2030

cc: Keith F. Leonard
Cynthia Caldevilla
Melissa Tapanes Llahues
Benjamin Sherry