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VIA ELECTRONIC SUBMISSION

March 13, 2026

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

Re: Letter of Intent for Property Identified by Folio No. 10-7922-002-0010 within the City of Homestead, Florida

Dear Ms. Storch:

This law firm represents HDDC II LLC (the "Applicant"), the owner of the property identified by Folio No. 10-7922-002-0010 (the "Property") within the municipal boundaries of the City of Homestead (the "City"). See Exhibit A, Property Appraiser Summary. This letter shall serve as the required letter of intent in connection with the Applicant's requests for site plan approval and an amendment to the Master Development Plan for the Homestead Park of Commerce General Architectural Controls to allow a reduced setback along SW 336 Street in order to develop the Property with a warehouse building consistent with the development pattern in the area.

Property. The Property is located on the north side of SW 336 Street just west of SW 142 Avenue and is approximately 185,657 square feet (4.26 acres) in size. The Property is currently unimproved. See Figure 1, Aerial.

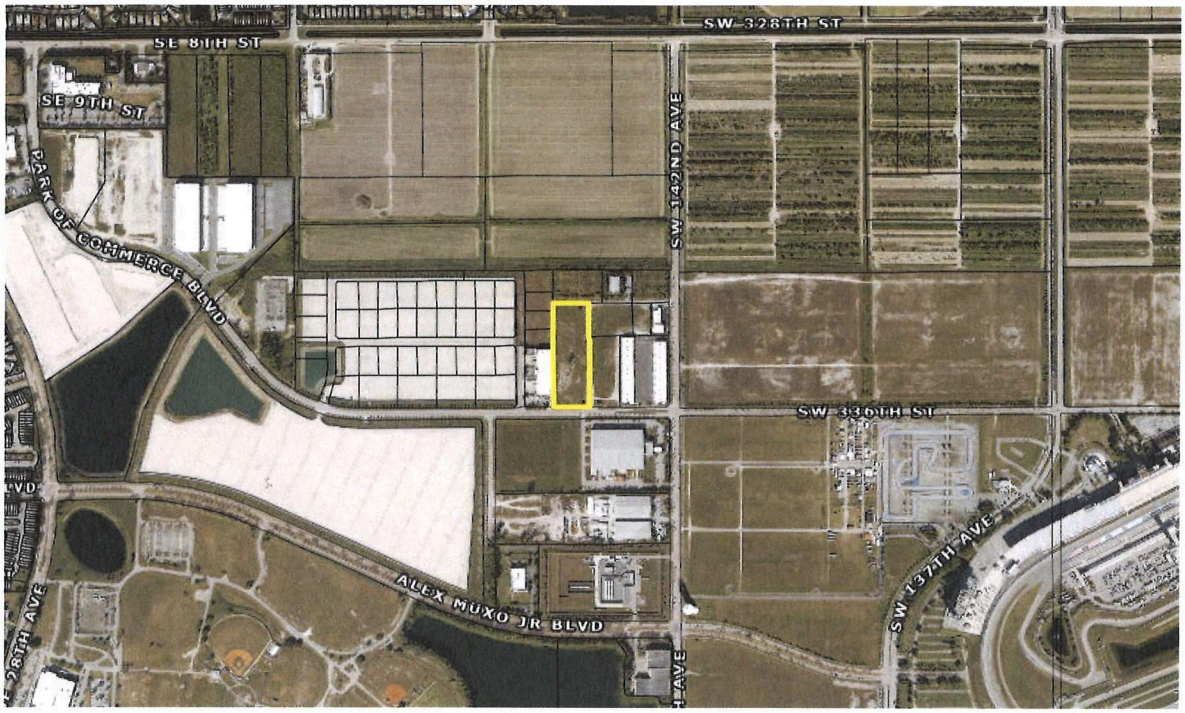

Figure 1. Aerial.

Land Use. The Property is designated Planned Activity Center (PRAC) on the City's Future Land Use Map. See Figure 2. Future Land Use Map, below.

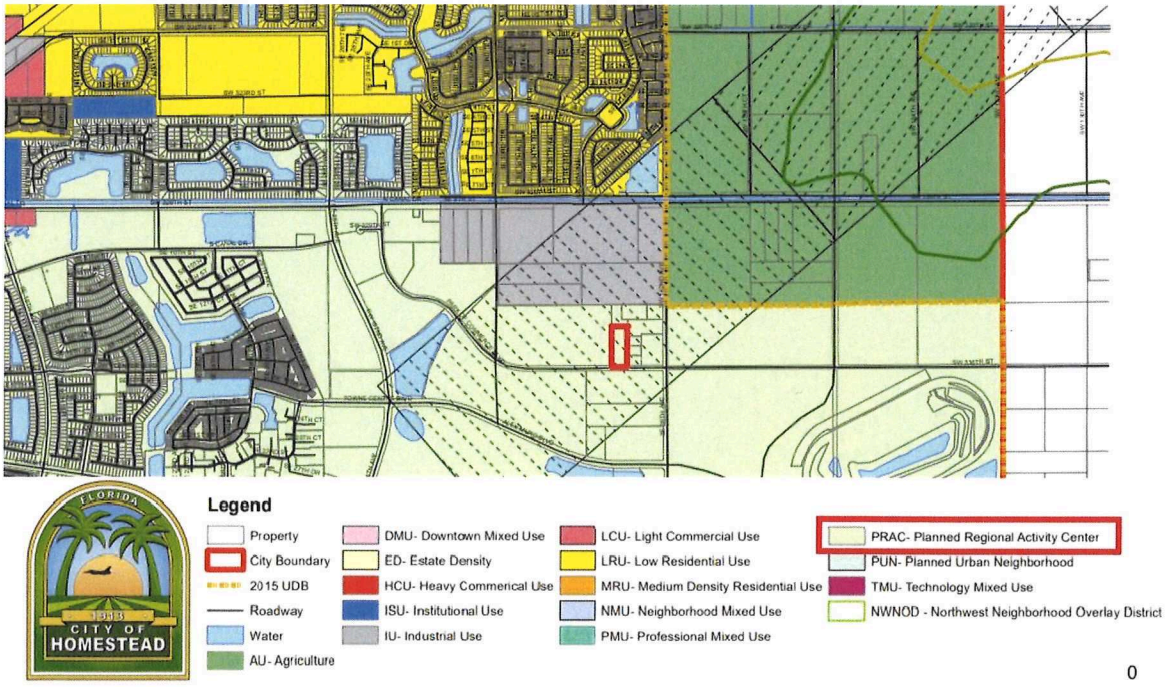

Figure 2. Future Land Use Map.

Zoning. The Property is further located in the Planned Unit Development (PUD) zoning district. See Figure 3. Zoning Map, below. More specifically, the Property is located within the Villages of Homestead DRI ("VOH DRI"). The City Council adopted Ordinance 2023-0407 in April 2023, which amended the VOH DRI Master Plan. Pursuant to the VOH DRI Master Plan, the Property is designated for industrial use and located within Section 14. See Figure 4. VOH DRI Master Plan Map, below. The Property is further identified as within the "East End" of the Homestead Park of Commerce, which is subject to the Master Development Plan prepared by Kimley-Horn and Associates, Inc. and dated July 25, 2008.

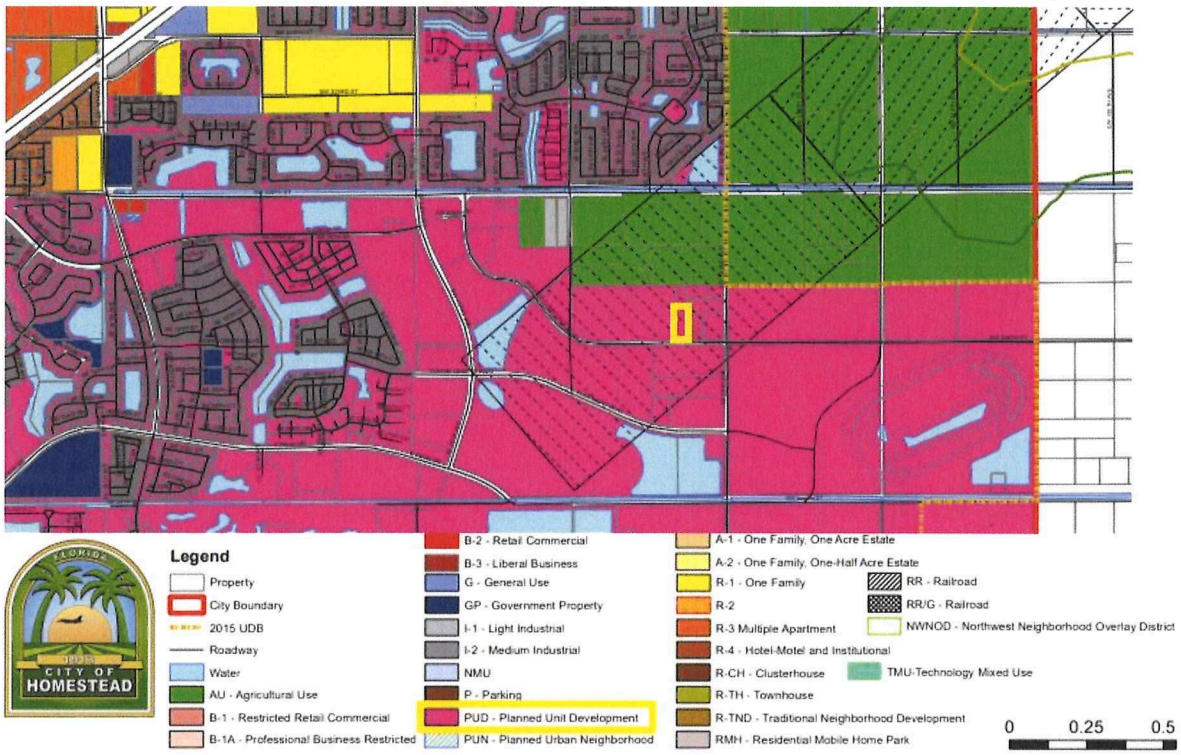

Figure 3. Zoning Map.

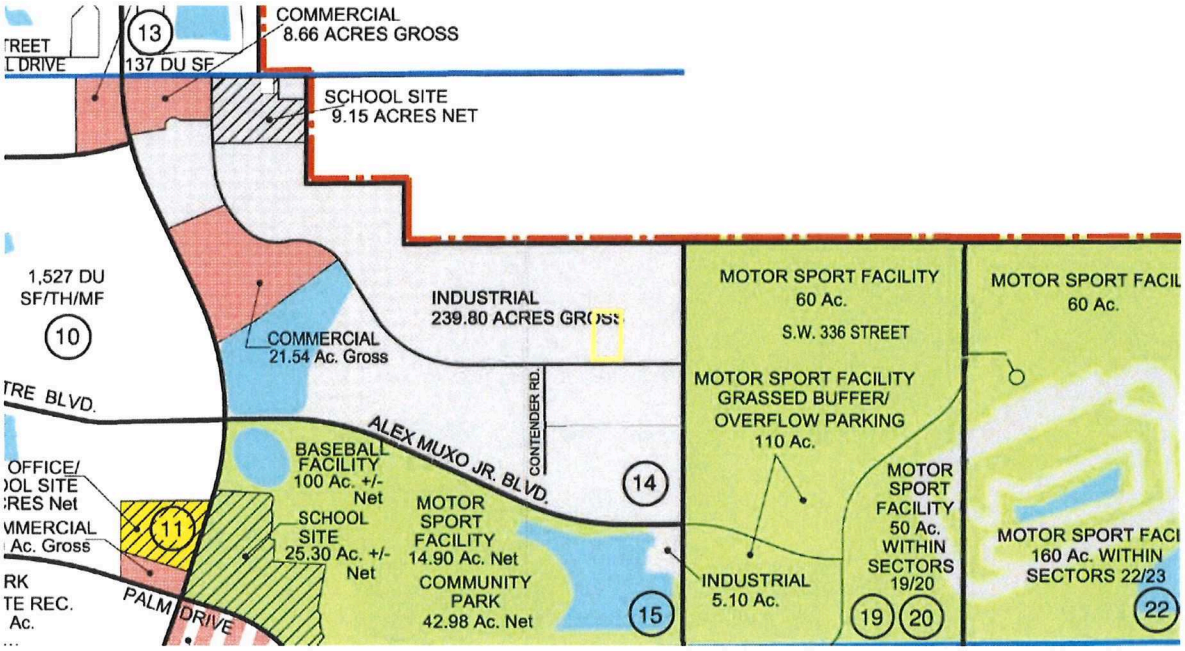

Figure 4. VOH DRI Master Plan Map.

Air Installation Compatible Use Zone (AICUZ) Study. It must be noted that the City's Future Land Use and Zoning Maps identify the Property as within the Homestead Air Reserve Base ("HARB") AICUZ Accident Potential Zone II. Pursuant to the AICUZ Study, the recommended land use compatibility guidelines for properties within the Accident Potential Zone II include various industrial uses, as proposed for the Property. Accordingly, the Project does not conflict with the AICUZ Study.

Land Development Regulations. The PUD zoning district requires development to occur in accordance with the adopted PUD Master Plan, which designates the type of uses and intensities that can occur within each particular PUD. The Master Development Plan for the Homestead Park of Commerce ("HPOC") permits industrial uses and establishes specific land development regulations. Specifically, on the north side of Commerce Drive, enhanced landscaping, pedestrian circulation sidewalks, and lighting are identified. General Architectural Controls include ensuring buildings align along a building setback to create a unified street. Specifically, a fifty foot (50') front setback is required for the Property, and buildings are limited to sixty-five feet (65') in height. Specifications for building facades and materials include requiring warehouse buildings be durable, efficient, and cost effective, identifying the most appropriate construction technique as tilt-up concrete panels. The Plan further establishes parking lots must be landscaped with shade trees on a sixty-foot (60') grid with parking spaces and drive aisles in between.

The Master Development Plan for the HPOC further establishes in the "Introduction" that the standards and criteria set forth in the Homestead City Code shall, when not in conflict with this plan, be generally followed, consistent with the spirit and intent of this plan. Notably, the Introduction further states that such standards and criteria, however, may be reduced, waived or eliminated as part of the site plan approval process, without the need for a variance, provided the City Manager or the City Council, as appropriate, determines that the reduction, waiver or elimination of such standards and criteria is consistent or compatible with the intent of the plan and is appropriate and in the best interest of the public health, safety and general welfare.

Accordingly, as confirmed by the Development Services Director on January 22, 2026, the site shall follow the I-1 regulations provided in the City Code where the Master Development Plan for the HPOC is silent. As a result, for example, the maximum lot coverage permitted at the Property is 90 percent (90%), pursuant to the I-1 regulations.

The Project. The Applicant is proposing to construct a 84,684 square foot warehouse building containing 82,584 square feet of warehouse area and 2,100 square feet of office area (the "Project"). The Project is 42 feet in height and provides generous rear and side setbacks. The Project further provides a total of 90 parking spaces for the proposed use. The Project is designed to be compatible with the Property and surrounding area and compliant with the relevant land development regulations.

Requests. In furtherance of developing the Project at the Property, the Applicant respectfully requests the following:

1) Site Plan Approval; and

2) Amendment to the Master Development Plan for the HPOC General Architectural Controls to permit a reduced setback of 25 feet where 50 feet is required.

Site Plan Approval Application. The Applicant seeks site plan approval pursuant to Section 30-142 and 30-143 of the Code. The site plan approval application includes a detailed site plan of the development, all required plans and deliverables, and will allow the development of the Property with a compatible and consistent project as contemplated by the Comprehensive Plan, Code, and Master Development Plan for the HPOC.

Amendment to HPOC Master Development Plan. The Applicant is further requesting an amendment to the Master Development Plan for the HPOC to permit a 25-foot front setback at the Property where a 50-foot setback is required. As setback variances are not permitted in the HPOC, approval of this amendment will accommodate the proposed Site Plan for the Project which requires relief from the established front setback. Approval of this amendment will allow the Property to be developed with a project that is consistent and compatible with the surrounding properties. Notably, through Ordinance 2022-09-15, the City approved an amendment to the Master Development Plan for the HPOC decreasing the front setback requirement from 50 feet to 25 feet for the parcel just east of the Property along SW 336 Street, further identified by Folio No. 10-7921-011-0035. It is further noted that the required front setbacks for all other industrial properties within the City, located outside of the HPOC, is 20 feet.

Accordingly, the Applicant is requesting the following amendment to the text of the Master Development Plan for the HPOC:

> The most important building setback lines occur along Commerce Drive. Buildings shall be setback 50 feet from either side of Commerce Drive R.O.W, with the exception of Miami-Dade County Folio Nos. 10-7921-011-0060 and 10-7921-011-0070, which shall be set back 20 feet from Commerce Drive R.O.W. Along Kingman Road and Alex Muxo Boulevard, the buildings shall be set back 50 feet from the street R.O.W, with the exception of Miami-Dade County Folio Nos. 10-7921-011-0060 and 10-7921-011-0070, which shall be set back 20 feet from Commerce Drive R.O.W Along north canal drive and SW 142nd Avenue, the buildings shall be set back 80 feet from the street R.O.W., with the exception of Miami-Dade County Folio No. 10-7921-011-0070, which shall be set back 20 feet from the street R.O.W., to provide area for an appropriate entrance to the project; notwithstanding the foregoing, the parcel of land identified by Miami-Dade County Folio No. 10-7921-011-0035, shall be setback 25 feet from all surrounding R.O.W and 15 feet from all other property lines; and the land identified by Miami-Dade County Folio No. 10-7922-002-0010 shall be setback 25 feet from the SW 336 Street R.O.W. All buildings shall be setback at least 25 feet from any other property lines.

Conclusion. The Applicant intends to develop the Property with a Project that is compatible and consistent with the Comprehensive Plan, relevant land development regulations, and the surrounding neighborhood. Accordingly, we respectfully request your prompt review and approval of the requests. Should you have any questions or

concerns regarding this letter, please do not hesitate to phone my direct line at (305) 377-6227.

Very truly yours,

Melissa Tapanes Llahues

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

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ❑ online notarization this 13th day of March, 2026, by Melissa Tapanes Llahues, who is ☑ personally known to me or ❑ has produced _____ as identification.

(SEAL)

ANDREINA ESPINA
MY COMMISSION # HH 246403
EXPIRES: April 23, 2026

Andreina Espina, Notary Public
State of Florida
Commission No. HH246403
My Commission expires: April 23, 2026

cc: Maritza Haro Salgado
Benjamin Sherry

EXHIBIT A

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/13/2026

PROPERTY INFORMATION

Folio	10-7922-002-0010
Property Address	0 , FL
Owner	HDDC II LLC
Mailing Address	300 OAKWOOD LN HOLLYWOOD, FL 33020
Primary Zone	9300 PLANNED UNIT DEVELOPMENT
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	185,655 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	$1,856,550	$1,856,550	$1,856,550
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$1,856,550	$1,856,550	$1,856,550
Assessed Value	$970,107	$881,916	$801,742

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	$886,443	$974,634	$1,054,808

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

SPEEDWAY COMMERCE PARK
PB 168-098 T-23025
LOT 1 & PORT OF LOT 2 BLK 1 DESC
BEG SW COR OF LOT 1 TH N
730.86FT N 89 DEG E 254FT S

TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$970,107	$881,916	$801,742
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$1,856,550	$1,856,550	$1,856,550
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$970,107	$881,916	$801,742
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$970,107	$881,916	$801,742

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/30/2025	$3,190,000	34995-1920	Qual by exam of deed
05/27/2014	$100	29175-2322	Corrective, tax or QCD; min consideration

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at https://www.miamidadepa.gov/pa/disclaimer.page