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April 23, 2026

City of Homestead

Development Services Department

Planning & Zoning Division

100 Civic Court

Homestead, Florida 33030

Letter of Intent/FLUM – Hiram Landing's South – 8 Single-Family Residences

Dear Planning and Zoning Division:

This letter serves as formal notice of our intent to submit construction drawings and related application materials for the above-referenced project. We respectfully request a Public Hearing for a Future Land Use Map (FLUM) Amendment for a portion of the subject property, requesting a change from Institutional Use (ISU) to Low Residential Use (LRU); a rezoning application requesting a change from General (G) to Single-Family Residential (R-1); a Site Plan application; and a Tentative Plat application for the development of an eight (8) lot single-family residential subdivision "Hiram Landing's South".

The subject property is identified by the following:

- Folio Number: 10-7908-000-0643
- Legal Description: 8 57 39 2.69 AC M/L NW1/4 OF SE1/4 OF SE1/4 LYG ELY OF C-103-1 CANAL R/W COC 23533-3111 06 2005 6(2)

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Project Description & Site History

The property was purchased in 2007 by owner, Elite Construction & Development, under President & Applicant Hiram Collazo. The site is currently vacant land and has existing means of ingress and egress through Dade Folio 30-7908-000-0641 which recently has been approved by Dade to develop vacant land for 19 Units Ru-1M(b).

The proposed development consists of eight (8) new single-family residences within an R-1 zoning classification, utilizing CBS construction. The subdivision will include two (2) distinct building models, identified as Models A and B, in order to maintain a cohesive neighborhood character.

Consistency With Comprehensive Plan

The requested amendment is consistent with the City of Homestead Comprehensive Plan, including its goals, objectives, and policies that support orderly residential growth, compatibility with surrounding uses, and the efficient use of land within established development areas. The proposed FLUM Amendment from Institutional Use (ISU) to Low Residential Use (LRU), together with the rezoning from General (G) to Single-Family Residential (R-1), advances the City's long-term planning vision by promoting a residential use that is compatible with the surrounding neighborhood and the existing development pattern.

The amendment also supports policies that encourage infill development, housing choice, and land use decisions that reinforce the character and

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stability of existing residential areas. The proposed development will provide a logical continuation of the surrounding single-family neighborhood while remaining consistent with the intent of the Comprehensive Plan.

Surrounding Zoning & Compatibility

The subject property is located within an area that is predominantly characterized by low-density residential development. Immediately to the west, R-1 residential development is currently underway, with existing R-1 Homes surrounding the area to the north and in adjacent neighborhoods primarily composed of single-family homes. In addition, the site is in close proximity to Two (2) schools k-12, as well as a variety of retail and service establishments that provide convenience and service to future residents.

This existing land use pattern clearly supports low residential development and demonstrates that the proposed R-1 designation is compatible with the surrounding neighborhood fabric. The requested rezoning is consistent with the City's planning objectives by encouraging orderly growth, reinforcing compatible land use relationships, and supporting the development of attainable housing within an established residential corridor.

The proposed use will maintain the existing scale, density, and character of the area while serving as a logical extension of surrounding residential development. Based on the current land use pattern, the compatibility with adjacent properties, and consistency with planning goals.

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Public Benefit

The proposed development will provide an interesting public benefit by creating new housing opportunities for school teachers & staff with schools being directly next-door adjacent to the East, as well for many other essential members of the community. By offering attainable single-family homes in a location close to schools, retail, and service centers, the project may help support the long-term retention of individuals who serve as vital pillars of the Homestead community!

This development will create a welcoming addition to Homestead and contribute to the continued growth and strength of the community. By providing quality housing for essential professionals, the project will help support the area they serve while reinforcing Homestead's social and economic development. As the community continues to expand, these homes will assist the City's efforts to provide housing options that allow essential workers to remain in the area and continue supporting the local community.

Contractor Information

Contractor Company: Coninmaq LLC
Qualifier: Ana Gutierrez
License Number: CGC #1514716
Phone: (786) 285-3073
Email: coninmaqllc@gmail.com

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We acknowledge responsibility for ensuring full compliance with all applicable building codes, zoning regulations, and safety standards. All required permit applications and supporting documentation, including site plans, structural drawings, and related materials, will be submitted in accordance with City of Homestead requirements.

Please advise if there are any additional approvals, permits, or prerequisites that must be addressed prior to commencement.

Thank you for your time and consideration.

Sincerely,

Hiram Collazo
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