

June 2nd, 2021

To the City of North Miami Beach, Planning and Zoning Board

To whom it may concern:

RE: Letter of Intent for a proposed new Professional Office Building

Owner: FV GOLDEN GROUP, LLC

**Land Location: 11 NW 168th STREET, NORTH MIAMI BEACH, FLORIDA
33169**

Folio: #07-2113-007-0480

Project: 168 Professional Office Building

We represents **FV Golden Group, LLC** (the "Applicant"), in connection with the property generally located at 11 NW 168th STREET, NORTH MIAMI BEACH, FLORIDA 33169, which is further identified by Miami-Dade County Property Appraiser Folio No. 07-2113-007-0480 (the "Property"), in the City of North Miami Beach, Florida ("City"). Please accept this letter of intent in support of the enclosed Planning & Zoning Application (the "Application"). The purpose of the Application is to seek the approval of a new development at the new current Zoning District designated MU-IB Mix-Use International Boulevard District, Edge Sub-Area.

The subject property consists of approximately 10,125 Square Feet (0.23 Acres) and is currently vacant.

The project consists of 4 floors, parking area to ground floor, and levels of spaces for professional offices, with an area per floor of approximately 4,900 Sq. Ft. (Gross) for a total of 14,700 Sq. Ft.

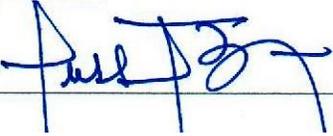
The area around our proposal is under the same zoning.

We request that you accept our presentation, which, in general terms, meets the requirements that this District requests.

ConstruKomUSA / Plana International

Based on the foregoing, we respectfully request your favorable consideration of the Application. Should you have any questions or require additional information, please do not hesitate to contact me directly at 954-999-6085.

Sincerely



Gustavo Bolado

ConstrukomUSA / Plana International

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