

June 2<sup>nd</sup>, 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 168<sup>th</sup> 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 168<sup>th</sup> 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.

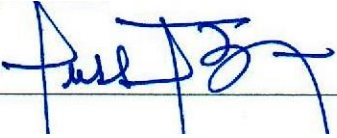
The area around our proposal is under the same zoning.

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

A handwritten signature in blue ink, appearing to read 'Gustavo Bolado', is written over a horizontal line.

Gustavo Bolado

ConstruKomUSA / Plana International

954-999-6085

**ConstruKomUSA / Plana International**