



ZONING, LAND USE AND ENVIRONMENTAL LAW

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VIA ELECTRONIC MAIL

September 30, 2022

Kent Walia, Director of Community Development
Community Development Department
City of North Miami Beach
17050 NW 19 Avenue
North Miami Beach, FL 33162

Re: 15801 Biscayne Boulevard

Dear Mr. Walia:

This law firm represents Biscayne Development, LLC in relation to the enclosed application for site plan review and a development agreement approval. This letter shall serve as the applicant's letter of intent in support of the application. The Applicant is also requesting approval of a Conditional Use permit in relation to the proposed structured parking garage addition.

Property. The property is located on the east side of Biscayne Boulevard at approximately NE 181st Street, and is approximately 152,239 square feet or 3.49 acres in size.

The property is zoned B-2, General Business, and is presently developed with a two-story office building of approximately 17,423 square feet in size, a three-story office building of approximately 22,151 square feet and a bank and office building of approximately 9,808 square feet, including three (3) drive through lanes. The current total adjusted square footage is 51,635 square feet.

Site Plan. The applicant intends to develop the property with an additional three-story office building approximately 18,000 square feet in size, along Biscayne Boulevard, and a six-story structured parking garage of approximately 68,200 square feet. The total parking will be increased to 246 spaces as a result of the proposed improvements.

The proposed plan will increase the total square footage to 149,231 square feet, which will be comprised of new restaurant area of approximately 1,500, new retail of approximately 4,500 square feet, and new office of approximately 12,000 square feet.

The Applicant's proposed improvements will make a more efficient use of the property, while bringing additional active uses to the Biscayne Boulevard frontage, and adding parking to the project. The plan meets the applicable B-2 General Business zoning standards and will provide a total open space of 27.6%, and a total lot coverage of 15.65%. The project will also provide a minimum of 197 parking spaces, at all times during the redevelopment process as is described in the enclosed plans prepared by Design Tech International Architects.

The valet stand has been located approximately 200 feet from the main entrance. The valet stand is depicted on the site plan and the parking and retrieval routes to and from the structured garage will follow the flow of traffic into and from the garage as depicted on the site plan.

Conditional Use Permit Parking. The architectural design of the proposed parking garage will be compatible with the existing center and will provide additional parking spaces in an efficient manner. In addition, the Conditional Use is appropriate for the following reasons:

- The parking structure will be compatible with the existing natural environment and other properties within the neighborhood.
- The parking structure will create no substantial detrimental effects on neighborhood property values.
- The parking structure can be accommodated by adequate community facilities and utilities.
- The parking structure will have adequate provisions for vehicular and pedestrian traffic movement, both internal to the use and in the area which will serve the use.
- The parking structure will have adequate drainage systems to service the use.
- The parking structure will have adequate setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust, and other nuisances.
- The parking structure will be located on property which is sufficient, appropriate and adequate for any reasonably anticipated expansion thereof.

In sum, the proposed site plan and the conditional use approval will improve the current shopping center by providing patrons with a greater variety of uses and services on the Property.

For the foregoing reasons we request your favorable review and approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "BF-12", is positioned above the name Ben Fernandez.

Ben Fernandez

BF/bl

Enclosures