September 05, 2024

SKLARchitecture

City Of North Miami Beach
Planning Department
17050 NE 19th Ave 1st Floor
North Miami, Florida 33162
Phone: (305) 948-2966

Ref: Letter of Intent for a new 12-unit Residential Building to be located at 317 NE 168th St North Miami Beach FL.

Dear Planning Staff and to whom it may concern:

We are pleased to submit a proposal for a new 12-unit residential development on a vacant corner lot located at 317 NE 168th St North Miami Beach, FL. The property spans 13,008 square feet and is bordered by NE 3rd Ave to the West, with an Advance Auto Parts and Urgent Care and retail center to the South along NE 168th St., and residential properties to the North and East.
This proposed development will be four stories tall, encompassing 12 residential units and 25 parking spaces, with a total building area of 33,248 square feet. The architectural design reflects a clean, contemporary aesthetic that integrates well with the surrounding neighborhood.

Property Zoning Compliance
The property is zoned MU / IB and is located within the Edge Sub-district. Our design adheres to the minimum setback and zoning requirements, and we have worked closely with the City Planning staff to ensure full compliance with the city's guidelines. However, we respectfully request the following three variances and one waiver:

Variance #1:
The flex building typology requires a 30-foot interior side and rear setback when adjacent to an existing single-family home. We are requesting a variance to reduce the Rear East setback to 5'-0".

Variance #2:
The flex building typology requires a 30-foot interior side and rear setback when adjacent to an existing single-family home. We request a variance to reduce the Side North setback to 5'-0".

Variance #3:
As per TABLE MU/IB-1.
Public Open space sizes. 1 Public Open Space should have a minimum area of 4,052 sf.
We request a variance to reduce the public open space to 1,113 sf.

Waiver #1:
The lot currently does not meet the minimum required Lot depth of 130 feet for this building typology. We request a waiver to permit a Lot depth of 113'-0".

ARCHITECTURE
Commercial & Residential

Interior Architecture & Design

Urban Renovation

Architectural Design of Children's Environments

Development Consulting

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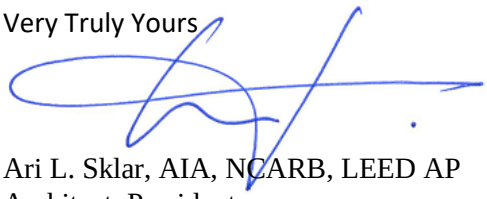
This project has been carefully designed with the best interests of the City of North Miami Beach in mind, taking into account the character of the surrounding neighborhood. We believe the proposed development will be a valuable addition to the community and align with the city's vision for growth and modernization.

We respectfully request your review and approval of this development proposal.

Very Truly Yours



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Architect, President