

architecture - interiors - planning

March 25, 2016

City of North Miami Beach  
Community Development Department  
17050 N.E. 19th Ave.  
North Miami Beach, FL 33162

Reference: The Canopies  
Residential Mixed Use Development  
1640 N.E. 164th Street  
North Miami Beach, FL 33162  
Architect's Project #15201

### LETTER OF INTENT

To Whom It May Concern:

The above referenced project is an Eight Story Apartment Building with Retail/ Commercial spaces on the First Floor. The Site is located along the tree lined, main thoroughfare of 164th Street just south of Snake Creek Park. It is zoned Mixed Use Town Center (MUTC), which allows maximizing height and density, while reducing the required parking spaces in order to encourage the use of Public Transportation. This promotes a more Urbane feel in the area, where safe pedestrian movement is paramount. This is in keeping with the City of North Miami Beach's Comprehensive Plan for the area.

The Two Retail Spaces on the First Floor have a combined square footage of 2,020 sf. The spaces are accessed by the public directly from 164th Street. The retail spaces have high ceilings and is enveloped in clear storefront glass, allowing for a visual connection with pedestrians and other passersby. The First Floor also has the main entry to the Apartment Lobby, this is also accessed by the public from 164th Street. The Apartment Entry is grand and the "carved" wall around it, frames it to stand out separately from the other storefront doors along the street.

Above the Retail and Apartment Lobby Level are the Apartment Units. There are 52 units in total, ranging from a one bedroom/ one bath to a three bedroom/ two baths. The sizes of the units vary from 567 sf to 1147 sf. A majority of the units have balconies or outdoor terraces, large windows, open floor plans and in unit washers and dryers. All are designed for modern downtown living.

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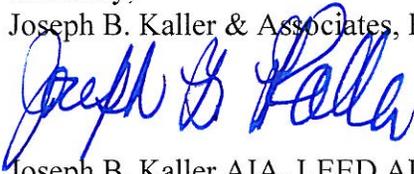
The rear of the Building has an attached three level Parking Garage that houses all of the required parking spaces for both the Residential and Commercial uses. The number of parking spaces proposed meets the requirements of the North Miami Beach Land Development Code. One Loading Space is provided off of the alley, which will serve garbage collection, as well as, moving and delivery vans. The roof of the Garage has a large Terrace for the use of the residents. The Terrace has a Pool, Spa, Barbeque Area and Restrooms. This area is accessed, by the residents, from the third floor of the Apartment Building. All of the mechanical units will be housed on the roof above the eighth floor. These air conditioning units will be located behind the higher parapets which will shield them from being visible from the street. Access to the roof will be from the westernmost exit access stair.

The Building's Architecture is modern in style. Textured finishes to the walls and the earthy color palette provides warmth to the architecture. A covered colonnade at the street level, in conjunction with the existing street tree canopies, provides a Pedestrian friendly environment which in turn promotes opportunities for sitting and gathering.

The overall project is designed to provide a more urban, downtown feel to the area and also to encourage the use of Public Transportation, and Pedestrian movement. The storefront on the ground floor will provide a reflective quality that will mirror the street trees and activity happening on the street. The project will serve to enhance the Mixed Use Town Center and have a positive impact on the City of North Miami Beach.

Should you have any question or comments, please do not hesitate to contact my office.

Sincerely,  
Joseph B. Kaller & Associates, P.A.



Joseph B. Kaller AIA, LEED AP BD+C  
President