

STATEMENT OF USE/COVER LETTER

Date: January 28, 2022

To: Mr. Jethro Francois, Planner I - City of N. Miami Beach Planning Dept.

From: Kathleen J. Hess, VP – Hunt Real Estate Services, Inc.

Re: 16635 NE 19th Ave - Conditional Use & Site Plan Submittal Package

The attached Planning & Zoning Application with Supporting Information is being submitted for an existing office building located at 16635 NE 19th Ave, N. Miami Beach. We are respectfully requesting Conditional Use and Site Plan approval to allow our Tenant, MuV, a Medical Cannabis Dispensary, to locate their business operations at this location. A Pre-Application meeting was held with Mr. Kent Walia, Community Development Director, on September 20, 2021 to discuss the change in use. The following materials are being submitted per that meeting, as well as Landscape Plans as requested by Mr. Walia last week.

We would appreciate your review of the attached materials, let us know if you need any additional information, and advise us of any next steps to allow this project to be reviewed at the TRAD Meeting on February 24, 2022.

Thank you in advance for consideration of this request,

HUNT REAL ESTATE SERVICES, INC.



Kathleen J. Hess
Vice President of Construction

encl: List of Supporting Information

cc: MIRI 38, LLC
Ms. Cristina Hernandez, Esq

SUPPORTING INFORMATION

1. Planning & Zoning Application
2. Aerial Photographs
3. Affidavit – see #1 Application
4. Application Fees: Fee breakdown and copy of check
5. Application representation and contact information – see Application: Kathleen J. Hess, Hunt Real Estate Services, Inc., 5601 Mariner St, Tampa FL 33609. Phone: 727-458-4055. Email: khess@huntresco.com.
6. Architectural/Building Elevations (Color)
7. Architectural/Building Elevations Architectural Elements (Color)
8. Building Floor Plans and Roof Plan
9. Concurrency Service Demand Analysis
10. Lighting Plan – see #15 Site Plan
11. Proof of Lobbyist Registration
12. Photographs of Property, adjacent uses and/or streetscape
13. Property Owner's List within 500ft & Radius Map
14. Survey & Legal Description (Signed and Sealed within the last year)
15. Traffic Impact Statement
16. Traffic Stacking Analysis
17. Warranty Deed

SITE PLAN CHECKLIST

1. Design Narrative
2. Survey – see #14 above
3. Site Plans & Details
4. Building Elevations – see #6 & 7 above
5. Landscape Plans