

February 25, 2022

City of North Miami Building
Department 17050 NE 19th Ave
North Miami Beach, FL 33162

Re: SOLESTE ON THE BAY Site Plan Modification
Architects Design Intent - 16375 Biscayne Boulevard

To whom it may concern;

As the Architect of record for the above referenced project, I am pleased to proffer the following design intent statement in support of the project.

This project sits on a very dynamic but challenging site. The property, which is part of the Mixed-Use Waterfront District (MU/SWF), makes up the South portion of the originally approved Riverwalk at North Miami Beach site. The site is adjacent to the 100' wide FPL Easement that impacts it's Southern boundary, narrowing the buildable area on the site into a wedgelike shape. This factor, combined with the broad frontage of Biscayne Blvd, are two key elements that influenced the overall building design.

We felt strongly that this building had to serve two major functions, those being; a. Take advantage of the stunning surround views, and b. Present a strong frontal façade to the urban traffic of Biscayne Boulevard. When designing a high-rise tower in the South Florida environment, we felt that the project site and it's prevailing environmental orientation had to be a major driving forces. The fact that the site is just yards away from the Maule Lake, the Oleta River State Park to the South, and could take advantage of views to the beaches further East all had a strong influence on the overall massing and geometry of the Project. Given the program for this site, and the Owners desire to keep the building within the buildable height, we felt that the development of a T-Shaped footprint over the parking podium would result in a dynamic massing and provide for multiple view opportunities around the site. The building steps back at level 18 to further breakdown and articulate the overall massing. The existing FPL easement on the South boundary lead us to carve away at this façade in order to break down the massing and to make up for the lack of the required podium setback. This results in an interesting symmetrical composition facing South which terminates at the main roof element above.

In addressing the main Biscayne Blvd façade, we proposed a prominent public arcade which creates a continuous covered promenade for the retail component of the project. Restaurant and café seating will take advantage of this covered public space and greatly enhance the main façade.

A prominent drop-off feature off the main site entrance directs visitors to the main lobby while all residential and loading vehicle access is oriented deep into the site through the South garage façade. We have also proposed a secondary visitors entrance to the leasing office from the South that will give future tenants additional access into and through the main lobby.

Pedestrian connectivity is maintained and enhanced with this proposal giving residences 360deg access around and through the site.

This is a complex site with complicating features but we believe the design manages to take full advantage of its dramatic position within the City of North Miami Beach and enhances the City and its urban amenities.

We look forward to bringing this project to the City and we hope that it will be a strong contributor to it's continued growth and success.

Please feel free to contact me with any questions you may have or if I can be of assistance in any way.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'O' followed by a series of loops and a long horizontal stroke extending to the right.

Omar A. Morales,
AIA Principal
Architect