

February 10, 2020

James Murphy
City of Miami Beach
Planning Department
1700 Convention Center
Drive, 2nd Floor
Miami Beach, FL 33139

**RE: Letter of Intent: North Beach Town Center West Lot DRB Final April 2020
Submittal Redevelopment Proposal**

Dear James,

North Beach Town Center Development, LLC, an affiliate of Pacific Star Capital, LLC (both hereinafter referred to as "Owner"), is proposing a comprehensive redevelopment of a significant stretch of the North Beach Town Center comprising of approximately 49,820 square feet of land located; south of 71st Street, west of Abbott Avenue and east of Byron Avenue. The Owner's goal is to implement the vision of Plan NoBe and to transform the area from an underutilized collection of single-use buildings and surface parking lots into a vibrant pedestrian-oriented town center with new retail and multi-family units, while also providing much needed parking, for the surrounding community.

Background

Since the inception of Pacific Star Capital in June 2003, the Owner has developed and acquired a real estate portfolio totaling in excess of \$700 million. Recent major projects the Owner has successfully completed nationwide include: rehabilitation of an 1,100 unit apartment complex in Houston, Texas; renovation of a 265,000 square foot regional shopping center in Chicago, Illinois; development of an urban site for Whole Foods in Los Angeles; and renovation of a 116,000 square foot community shopping center in southern California. Locally, Pacific Star developed a 44,000 square foot Whole Foods-anchored shopping center at 123rd Street and Biscayne Boulevard in North Miami.

In April 2017, the Owner acquired the properties owned by City National Bank on the south side of 71st Street within the North Beach Town Center area. Dr. Aria Mehrabi, principal of Pacific Star, is a thoughtful leader in innovative development who serves as a Governor of the Urban Land Institute and is on the advisory board of the Lusk Center at the University of Southern California, one of the country's premier graduate real estate development programs.

The Project

The Owner purchased these parcels to develop a cohesive and transformative project for the North Beach community. This one-block swath of land in the heart of the Town Center represents a golden opportunity to inject new investment into the area and create a vibrant activity node. The Plan NoBe North Beach Master Plan ("NoBe Master Plan")¹ states that "***the Town Center is intended to be the center of activity for North Beach,***" and the Owner is committed to delivering a lively mixed-use project that can fulfill the directives of the NoBe Master Plan.

The Owner is proposing the following elements to realize this vision (collectively referred to as the "Project"):

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- Redevelopment of Owner's properties between Abbott and Byron Avenues into a thriving retail and multi-family mixed-use center. The Owner is proposing a ground floor Target Store to serve as an anchor for the Project. The Target Store will be approximately 30,010 square feet, with 170 multi-family units above.
- Redevelopment of properties between Abbott and Byron Avenues would also include a parking garage with approximately 175 spaces, to serve customers of the retail tenants and apartment residents.
- The proposed structure will be over 125 feet in height. We plan to comply with Section 142-747.g – expedited development construction, in order to satisfy the required contribution to the public benefits program as detailed in Section 142-747 of the City of Miami Beach code. In the event Owner is unable to satisfy the expedited development construction, Owner will be required to contribute to the public benefits fund or satisfy one of the other public benefit options detailed in Section 142-747.
- Per plans submitted to the City of Miami Beach Public Works Department, and reviewed by Aaron Osborne, this water main is to be cut, capped and abandoned upon new water meters being placed at the front of the affected properties. This easement is to be vacated upon completion of the above work.

The Project will expand off the local Art Deco architectural heritage and create a surrounding atmosphere like Purdy Avenue in Sunset Harbour. North Beach needs additional retail options and is lacking national credit retailers. The combination of these large and small businesses will generate a lively shopping and gathering space in the Town Center.

In addition, residents of the apartment units will enjoy ample on-site amenities including; a Target urban store, open green space and a 3,679 square foot clubhouse located on the roof of the parking garage.

Sea Level Rise and Resiliency Criteria.

The Owner's proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.
The Owner will provide a recycling or salvage plan during permitting.
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.
The structure will have hurricane impact windows throughout the Property, as applicable.
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Passive cooling systems, such as operable windows & balcony doors, may be installed as appropriate.
4. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided in accordance with Chapter 126 of the City Code.
All new landscaping will consist of Florida friendly plants.
5. The project shall consider the adopted sea level rise projecting in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also

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specifically study the land elevation of the subject property and the elevation of surrounding properties.

In compliance with the TC-C land development code, the Project intentionally features outdoor activation: 10' clear pedestrian path to the South and the green amenity space – architectural sheet A5.1. The Project will comply with all flood proofing requirements to maintain the ground floor area in accordance with the Florida Building Code. To build to BFE 8' NGVD, would require significant ramping & access. This would impede the ground floor 'activation' and be a significant detriment to the patrons of this Town Center Project. The Project has been designed with significant ground floor ceiling height to allow for future adaptation.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public right-of-way's and adjacent land.

The City has not proposed to raise the roadways in the near future, nor any committed sources of funding to facilitate any road raising and infrastructure improvements. However, the Project is designed with future street raising in mind so the slope into ground floor spaces will not require significant revision.

7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

Where feasible, mechanical and electrical systems will be located above base flood elevation. Any mechanical and electrical systems located below base flood elevation will be floodproofed in accordance with Florida Building Code requirements.

8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base floor elevation, plus City of Miami Beach Freeboard.

Not applicable. The subject site currently consists of surface parking lots.

9. When habitable space is located below the base floor elevation plus city of Miami Beach Freeboard, wet or dry floor proofing systems will be provided in accordance with Chapter of 54 of the City Code.

The Project will feature wet or dry flood proof to the extent applicable.

10. As applicable to all new construction, stormwater retention systems shall be provided.

The Owner will study various water retention systems for the Project.

11. Cool pavement material or porous pavement materials shall be utilized.

The Project will feature cool pavement material as necessary.

12. The design of each project shall minimize the potential for heat island effects on-site.

Not applicable.

Proposed Operational Plan:

Prior to the issuance of a building permit for the project, the Owner shall submit an operational plan and narrative for the operation of the parking garage. This operational plan and narrative shall be subject to the review and approval of staff and, at a minimum, shall satisfy the following:

- a) That the garage may be in operation 24 hours per day, 7 days per week, as proposed

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by the Owner.

- b) There shall be monitoring of the garage during all hours of operation.
- c) Warning signs prohibiting horn honking or car alarm sounding shall be posted prominently in a location, subject to the review and approval of staff.

The following shall apply to the operation of the entire facility:

- a) All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- b) Adequate air-conditioned and noise baffled trash room space shall be provided, in a manner to be approved by the Planning staff. Doors shall remain closed and secured when not in active use.
- c) Trash dumpster covers shall be closed at all times except when in active use.
- d) Delivery trucks shall not be allowed to idle in loading areas or in the alley.
- e) Trash pick-ups and deliveries shall only take place between 10:00 AM and 6:00 PM on Mondays through Fridays; and 10:00 AM and 6:00 PM on Saturdays and Sundays.
- f) Except as may be required for security, fire or building code/Life Safety Code purposes, no speakers affixed to or otherwise located on the exterior of the building shall be permitted.

Description of Requests:

The Owner requests a waiver from Section 142-745.a.12.c. to waive the requirement that driveways for parking and loading be combined.

The Owner requests a waiver from Section 142-745.g.3.b. to waive the requirement that Class C driveways be spaced no closer than 30 feet apart.

¹ See Page 1.5 of the NoBe Master Plan, adopted by the City Commission on October 19, 2016.

² The Project lying between Abbott and Byron Avenues contains the following properties: 02-3211-002-1050, 02-3211-002-1040, 02-3211-002-1030, 02-3211-002-1020, 02-3211-002-1010, 02-3211-002-0990, 02-3211-002-0970.

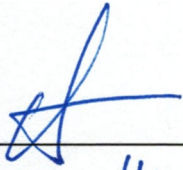
Conclusion

In sum, this is an exciting and unique opportunity for the Owner to comprehensively redevelop a significant stretch of 71st Street in the North Beach Town Center. The Project will address and follow many of the recommendations in the NoBe Master Plan, to make the Town Center a true center of activity for North Beach. In addition to removing underutilized and economically stagnant parking lots for better quality development, the Project will celebrate the architectural heritage of the area and create new opportunities for the entire neighborhood to enjoy.

For all of the aforementioned reasons, we look forward to working with the City to bring the Project to the North Beach community.

Sincerely,

Aria Mehrabi

By: 
Name: Aria Mehrabi
Title: Manager

³ See Page 2.5 of the NoBe Master Plan.

⁴ See Pages 2.5, 2.12 and 2.66 of the NoBe Master Plan.