

185 Palm Dr.
Suite P
Naples, FL. 34112



City of Miami Beach
Planning Department
1700 Convention Center Dr,
Miami Beach, FL. 33139

RE: 1238-1250 Normandy Dr.

Applicant: Miguel Angel Caruso

Owner: Namuncura Organization Inc.

Operator: The Caruso Group of Companies

This letter is to confirm the submittal of an application for a Conditional Use on the above referenced property.

The Owner intends to renovate the property, formerly used as a take out food facility ("Blue Sky") for a new use as a video arcade complex. The previous use will not be utilized but the facility will retain the existing kitchen area for possible future use. The new use is consistent with commercial uses on this neighborhood and will not create any hardship on the neighborhood or immediate properties.

The Zoning district is CD-2, allowing for this use under a conditional Use Permit. Note, Sec 142-303 (a) (6) lists Video Game Arcades. The accessory use of an outdoor bar counter will be retained for non-alcoholic service during hours of operation for the arcade.- see Sec 142-304. The interior counter will also be retained to serve customers of the Arcade.

The site meets and exceeds requirements of Sec 142-306 for minimum lot size, etc. See cover page for site dimensions.

Setback requirements: The current building does not meet setbacks as it was built prior to the current requirements and thus considered a non conforming building. No additional space or building extension is proposed.

Parking requirements for the property fall under Parking district #4 under Sec 130-31: "There shall be no off-street parking requirement for uses in this district" with some exemptions- this property does not

fall under any listed exemption. The existing parking area will be retained and remarked using the minimum standards in the code to maximize new landscaping along the east boundary line while retaining the current number of spaces as shown on site plan.

Bicycle parking area is proposed near the entrance- see site plan.

A traffic study has been conducted and shows no adverse effects are expected from the new use as most users will be arriving via pedestrian, bike, and drop off means. The new use will not be open late hours or cause noise outside the facility. There will be very limited exterior construction on the property, mostly limited to new landscaping, parking stripping, painting and signage as per City of Miami Beach approvals for those actions.

As the owners representative for this project, please contact me with any questions or concerns, thank you,

Victor Morales

Architect