

January 29, 2020

Village of El Portal
Planning/Zoning Department
500 NE 87th Street, El Portal, FL 33138

Letter of Intent: 533 and 561 NE 83rd Street

To Whom It May Concern:

The Deck Miami LLC is submitting this Letter of Intent as we have secured a 10 year lease agreement for the properties located at 533 and 561 NE 83rd Street with the intent to build a state-of-the-art skate park and pump track in order to service the community and serve as a destination for families from South Florida to visit El Portal.

533 and 561 NE 83rd Street is a 40,000 square foot vacant lot. The Deck Miami will retain a portion of the lot to remain as Free Parking to potential users of the proposed skate space. The intent is to develop a 28,000 (+/-) square foot, event space that will service as a regional draw for skateboard/bicycle related activities and events for families.

Now that skateboarding is an Olympic Sport, and the fact that within the last year alone, 3 public skateparks opened, we feel the need that there needs to be a park that will allow for education and lessons of skateboarders, currently not permitted in public parks in South Florida. The primary use of this facility is for education. In order to satisfy the customer base, hosted events, and generate daily traffic, the park will generate ancillary income through rental of retail/food and beverage space built in as temporary shipping containers and there will be an outreach for grant funding via private and public sources. The park expects to employ more than 20 staff in different fields and will be used as a great entry level to the workforce for the local community. They will operate seven days per week 10:00 AM to 10:00 PM. The park will promote walkability, bikability, and skateability to the park in order to promote a healthy lifestyle amongst the community. As part of the development, The Deck Miami wants to ensure that the entire community is included in being a part of the project as well as welcoming residents of El Portal to feel as if it is their own.

Nick Gelpi, of Gelpi Projects has been selected as the architect and Jonathan Strauss of Skateboard Supercross has been selected as the skatepark specialty contractor as a pioneer in design/build/operate of these creative skate spaces. The general contractor will be Shane Shackleford of Baseline Development because of his local tie to the skateboard scene in South Florida and 20 plus years as a skateboarder. Rene Portieles of Epic Engineering and Forensics will be the Engineering Firm on the project to ensure the structural, MEP, and civil integrity of the space. The goal of this project is to make a sustainable facility that will help provide opportunities related to the skateboard/lifestyle industry for South Florida. This project will be a first of its kind to Florida and only 2nd of its kind in the United States. It is important to note that the first project was operated by Jonathan Strauss in Williamsburg, NY but unfortunately was closed last Fall because the land owner wanted to replace the memorable community space with a 60 story rental building. El Portal should be proud that this space will be unique in nature and will generate a lot of attention Worldwide as part of the Skateboard Supercross portfolio of parks.

The plan of the project is to create a Public Active Use space from Sun Up to 11PM daily, year round as it is what South Florida lends itself to. Activities in the park include, skate and bike opportunities, lessons, clinics, food vending, retail, birthday parties, art shows, farmers markets, intimate lifestyle brand launches, and a community gathering space for like-minded individuals. The purpose of the covering is

to create an indoor space for meeting/events not requiring the use of skateboard obstacles, but also to create shade and cover from the elements for those passionate about skateboarding. The outdoor uncovered space is to truly showcase what an outdoor active/passive use space can really be for a community.

A typical day at the park would begin at 11AM as local businesses arrive at the space to simply have a pleasurable covered lunch experience while watching those fortunate enough to do some exercise at their lunch hour by skateboarding around. At 1PM, the young 3-5 year old demographic begins arriving by Bike or Skateboard with their parents in order to take a balance bike lesson or similar. At 3PM the after school traffic arrives to take their lessons from 4PM-6PM so that they can improve on their skills. At 6PM community members, students, and their families can continue to enjoy the park for an enjoyable ambient music and food atmosphere for an easy dinner. At 8PM- 10PM, once mom or dad have tucked their kids in bed, they can come and escape to this beautiful space to feel what its like to live in the present moment and enjoy a good ride on the park space. Weekends and Holidays will be similar however, the park will open earlier for camps and families to attend or host their own events within the space. The space is designed to always be available for some sort of Public Use.

Due to the community style atmosphere, all of the shipping containers on the ground level will be reserved for food or retail, with the exception of one large space to incorporate a Public Restroom. The second and third level of the shipping containers will be a mixed use of viewing space and storage for the park below. We comply with the parking spots necessary by utilizing the public parking spots directly across the street as well as the spaces already existing within the two lots. Alternative offsite parking will be available at the church. We believe this is a great opportunity for the Village to add additional parking the entire length of NE 83rd Street which will help create additional revenue for the Village.

If you have any questions about this project you can contact Jonathan Strauss at The Deck Miami LLC at (305) 283-6391.

Sincerely,

Jonathan Strauss