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To Whom It May Concern:

As the landlord for the tenant seeking Zoning approval for lots 533 and 561 NE 83rd Street in El Portal, we are aware of the parking code requirements for compliance of the Skatepark concept being brought forward by our Tenant, represented by Mr. Jonathan Strauss. Currently, the proposed lot in its current situation can handle 28 vehicles. It is our understanding that our tenants upgrades with ADA accessibility could have a lot with 27 vehicles parked, however, the current code required no parking in the first 70 feet of frontage which would limit our Tenant to 20 parking spaces. We know that our heavy traffic parking hours are opposite of our Tenants and are willing to provide the 15-22 spots necessary to comply with the code so that at our tenant's peak time, they can have the necessary spots available as per code within the appropriate distance of the Main Entrance to the new space. We also are aware of the 15+ street parking spaces that are in the City of Miami that will be an alternate option for all of our visitors.

As an owner and inhabitator of this land for more than 30 years, we are extremely excited to welcome this Skatepark concept which we believe will make our community a destination for family's all over the South Florida Region. In addition to this letter, we will have a representative of our family in attendance at the Public Meeting on March 10th in support of the project.

Sincerely,

Don Bailey Jr.

• DON BAILEY WILL BEAT ANY WRITTEN ESTIMATE •
14831 NW 7th Ave, Miami, FL 33168 • Phone: (305) 757-1578 • Fax: (305) 681-1268