

April 11, 2024

 Palm Bay Suites & Residences
Palm Bay Development Group, LLC
Palm Bay, Florida

Reference: Preliminary Development Plan – Parcel 1

To whom it may concern,

It is acknowledged that if BRPH were to follow the requirements for the City of Palm Bay - Land Development Code section 185.140 G – Amount of off-street parking required, the parking load requirements would be 266 parking spaces. But, as allowed per the same land development code section 185.140 (F) Parking Computations (3) Multiple Uses, lots that have multiple uses may be approved to have a shared parking arrangement:

(F)(3) Lots containing more than one (1) use shall provide parking in an amount equal to the total of the requirements for all uses unless a shared parking arrangement is approved pursuant to division (E).

According to Section (E)(2) -Shared Parking Spaces:

(E)(2) The Director of Growth Management may permit the required parking spaces for one use to be shared with required parking spaces for one or more uses upon a finding that:

- (a) The shared parking spaces are in close proximity and readily accessible to the uses served; and*
- (b) The uses served have different peak parking demands and operating hours; and*
- (c) The design of the parking area in terms of traffic circulation, vehicular and pedestrian access, stormwater management, landscaping, open space preservation, and public safety meets the requirements set forth in Chapter 185.*

BRPH is respectfully requesting that the parking spaces for one use be shared with required parking spaces for one or more uses, as all uses identified are located within the same building. Furthermore, it is understood that a significant number of hotel guests will be the same occupants for the other uses within the building (i.e., Restaurants and Banquet Rooms).

Other jurisdictions within the same county follow similar approach of parking requirements for multiple uses within the same building (i.e., hotels) to calculate minimum parking space requirements. For example:

1. Brevard County's Land Development Code (Article VIII – Site Plans, Section 62 (23)), allows for a 70% reduction of other uses parking requirements.

(23) Motels and hotels: One and third spaces per unit or room, plus 30 percent of the parking space requirements associated with other uses permitted in addition to overnight lodging accommodations.

2. City of Melbourne, Land Development Code (Article V – Parking and Loading Requirements; Sec 9.72 (23)), allows for a 50% reduction of restaurant parking requirements.

(33)Hotels, motels, or rooming houses—One space for each sleeping unit plus one space for the owner or manager, and one space for each three employees. If restaurant facilities or cocktail lounges are included, 50 percent of the required parking for a restaurant shall be provided.



BRPH believes that this logic can be applied to the Palm Bay Site. As such, BRPH uses the most minimum parking requirements by utilizing 50% reduction of parking spaces of other uses with the building (restaurant and banquet halls (better known as, places of public assemblies)), as these spaces are located within the same building, thus having a shared number of occupants between the uses.

This approach will need to be respectfully presented and approved by the director of Growth Management as required by Section 185.140 (E)(2).

Should there be any questions or comments regarding the above issue, please do not hesitate to contact the Architect of Record.

Sincerely,



Jose G. (Jerry) Benítez Mier, AIA, NCARB

Architectural Studio Leader, Principal

E jbenitez@brph.com | C [321-408-0544](tel:321-408-0544)



2420 S. Lakemont Avenue, Suite 300 | Orlando, FL 32814 | AR95381

CREATIVE IDEAS. PRECISELY DELIVERED.



Jose (Jerry) Benítez Mier, AIA, NCARB
ARCHITECTURAL STUDIO LEADER, TECHNICAL ARCHITECT, SUBJECT MATTER EXPERT

Jerry has 20+ years of architectural design and construction administration experience for a number of facility types, including high-end hospitality, entertainment, recreational, theme park, restaurant, retail, mixed-use, office and multifamily residential. Among other projects, he was the production manager and construction specialist on The Reunion Grande, a 300,000-SF, 12-story luxury hotel, which received the Associated Builders and Contractors Eagle Award in 2007.



YEARS OF EXPERIENCE

8 Years with BRPH
 21 Years in Industry



EDUCATION

Master of Architecture, University of Florida
 Bachelor of Science, Architecture, University of Michigan



**REGISTRATIONS/
 CERTIFICATIONS**

Registered Architect: FL, NC, PR, TN, LA
 American Institute of Architects (AIA)
 National Council of Architectural Registration Boards (NCARB)



RELEVANT EXPERIENCE

The Frankie at Fenton, a Tribute Portfolio by Marriott, Mainsail Lodging & Development, Cary, NC; Architect-of-Record. The upscale hotel (a Tribute Portfolio by Marriott) will be strategically located within Fenton, the next "go-to" premier mixed-use district in Cary, near the Triangle. BRPH was recently awarded full architecture and interior design services for another project with Mainsail Lodging & Development.

Harborview Hotel and Marina, Clearwater Beach, FL; Architect-of-Record. BRPH was called upon to develop the creative concept for the exterior and interior aesthetic for the 91-unit Harborview Hotel and Marina in Clearwater Beach. Located on the scenic Gulf Intracoastal Waterway, the property boasts one-, two- and three-bedroom floorplans and penthouses.

The Maritime, Holiday Inn Vacation Club, New Orleans, LA; Conversion Support; Project Architect. BRPH is providing architect-of-record, engineer-of-record, to this 105-key conversion, as well as interior design services to all public spaces to the timeshare property.

Margaritaville Compass Hotel & Multifamily, Location NDA; Architect-of-Record.
Marriott Residence Inn, Mainsail Lodging & Development, Wesley Chapel, FL; Architect-of-Record. BRPH provided full architecture, engineering and interior design services to create a fully integrated 126-key Residence Inn, including modifications to the prototype. The 85,000-SF hotel includes a new room type, rooftop bar, kitchen, pool, sports court, courtyard and parking.

Reunion Grande Hotel*, Ginn Company, Reunion, FL; Production Manager and Construction Specialist. Jerry was responsible for overseeing all aspects of a 12-story, 300,000-SF luxury condo-hotel and convention center, which includes a fine dining restaurant with a pool on the top floor. The hotel also included another fine dining restaurant with kitchen to also serve the convention center. *Winner of the 2007 Associated Builders and Contractors Eagle Award. \$90 million.*

Bà Nà Hills Resort*, Vietnam. A french village themed mountaintop resort, the resort was created to offer an authentic Medieval French Village experience, high in the mountains of Vietnam, while integrating modern resort amenities.

Vista Royale*, Osceola County, Florida; Production Manager, Condo/Hotel Tower.

Belek Golf Club and Resort*, Belek Turkey. The Belek Golf Club and Resort in Belek, Turkey is a world-class golf and spa resort including 12,000 SF villas, multifamily residences, golf clubhouse, village center, spa and boutique hotel.

Grand Floridian Resort, Walt Disney World, Orlando, FL; Project Architect. Provided on-site architectural services addressing the client's design modifications, value engineering, accessibility and constructability issues as part of the development of a timeshare located adjacent to the Victorian-style flagship hotel. This \$65 million development is employed a design-build delivery methodology with an integrated project delivery approach and BIM technology.

** Work from Previous Employer*



Harborview Hotel and Marina



Vista Royale*



Grand Floridian Resort*



Marriott Residence Inn



Reunion Grande Hotel*