



## MIMO BISCAYNE ASSOCIATION, INC.

March 10, 2008

Kathleen Kaufmann  
Historic Preservation Officer  
444 NE 2nd Avenue  
Miami, FL 33130

Dear Kathleen,

RE: MIMO BISCAYNE ASSOCIATION REJECTS PROPOSED GREEN CARWASH AT 6401 BISCAYNE BOULEVARD

On February 26<sup>th</sup>, the MiMo Biscayne Association, at a regularly scheduled membership meeting invited Norman Paul, Architect and Chris Peterson, developer of a proposed Green Carwash to be built at 6401 Biscayne Boulevard in the historic MiMo district. The architect and developer discussed their proposed carwash plan and identified the site location with respect to the surrounding neighborhood. They also addressed the following points:

During weekdays, 6 employees would be wiping down vehicles – on weekends that number would increase to 9 persons in an effort to make the process move faster and not clog traffic in the adjacent neighborhood. The hours of operation would be 8AM -8PM.

Noise: They have agreed to increase the existing wall on the east side of the project from 4' to 8' in order to buffer the noise exposure to abutting residents. They claimed blowers are low frequency, emitting less noise. Cars will move through the wash facility on conveyor belts. Engines will be turned off. They agreed to monitor music emitted from the property to avoid spill-over to abutting neighborhoods.

The facility will not have a cafe. Free coffee will be provided. There will be children's activities to hold their attention during the wash.

Automobile cleaning supplies will not be sold over the counter

Entrance will be from the side street. The property will accommodate 32 vehicles waiting for a wash within the perimeter of the facility.

The members present at the Association passed a motion to not support the proposed car wash project. The Association then presented the aforementioned motion to all their members via an email vote. The members were asked to vote whether they wanted the Association to support the concept of a carwash at 6401 Biscayne Boulevard. With 27 responses, the members rejected the concept 35 to 1 (MiMo Businesses have 2 votes each) of the car wash for the following reasons:

The Historic MiMo District already has 4 car washes within a 20 block radius

The proposed project abuts a single family home district, and will add noise and traffic and pollution to the area

The proposed project is incompatible with the neighborhood's vision of the historic district

The proposed project will limit the pedestrian quality of Biscayne Boulevard and the adjacent single family home neighborhood

The proposed project will limit the historic quality of Biscayne Boulevard as a destination for tourists and residents

The MiMo Biscayne Association encourages new, quality infill within the historic district

Under the current SD-9 zoning overlay for the MiMo district, car washes are conditional uses with limitations contained in City Code Sec. 609.4. In addition, according to SD-9, car washes in C1 Districts are to be approved only by "Special Exceptions".

The MiMo Biscayne Association, therefore, respectfully requests the Historic Preservation Department to recommend rejection of the proposed Green Car Wash, and that this letter be presented to the members of the Historic and Environmental Preservation Board for their concurrence.

Sincerely,



Fran Rollason  
President

Cc: Commissioner Mark D. Sarnoff, City of Miami District 2  
Ana Gelabert Sanchez, Director of Planning  
Ellen Uguccioni, Preservation Specialist