

November 2, 2020

Flamingo Point Center,
Landlord 1500 Bay Road
Miami Beach, FL 33139

SUBJECT: DOG PARK IN FRONT OF SCHOOL

To Whom It May Concern:

Elevate Salon Institute (ESI) Miami Beach is a licensed institution with the State of Florida, approved by the Florida Department of Education and we are nationally accredited through the National Accreditation Commission of Career Arts & Sciences (NACCAS). There are educational and commercial guidelines required that we follow; including, but not limited to Health and Safety regulations for our students, staff and salon clients.

As commercial tenants of the Flamingo Point Center, we are concerned that there is a dangerous condition on the property that deserves your prompt attention. As you know, we rented the commercial space in early 2019, the exterior courtyard was under construction and we had no idea that a dog park would later be built directly outside of our school.

ESI, Miami Beach is located on a low point directly below the dog park in the courtyard and sometimes the school floods. Unfortunately, legal ramifications, design considerations, and environmental and health issues relating to dogs and humans have not been adequately addressed in the design of this area.

We have now had several floods, animal discretions from the dog park running into the school is one of the challenges that we now face and is the result of the building being at a lower elevation of the courtyard. As an interim solution – building management has put sandbags nearby but, this only helps the risk to the building and there is still a large health risk of potential contamination.

It is our opinion, therefore, that you should take steps to rectify this situation by moving the dog park to another location in the complex and the elevation issue be fixed to avoid future flooding of our commercial space.

Thank you for your prompt consideration of this matter.

Regards,

David Shapiro