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May 10, 2022

**VIA ELECTRONIC FILING**

Thomas Mooney, Director  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Building Permit Deadline Extension for PB20-0341 – 2901-11 Indian Creek Drive.

Dear Tom:

This firm represents 29 ICD, LLC (the "Owner"), the successor in interest to the original applicant and owner of the property located at 2901-2911 Indian Creek Drive, Miami Beach, Florida (the "Property"). Please consider this letter the Owner's letter of intent for a one-year extension of time to secure a full building permit for the approved project.

As you know, the proposed redevelopment plan is one of the first private developments to incorporate the principles of the City's "Buoyant City" study. At its January 11, 2021 meeting, the Board approved the redevelopment of the Property with a unified residential development that includes the restoration, relocation, reorientation, and raising of the existing building at 2911 Indian Creek and the development of a new six-story building with rooftop deck on the eastern portion of the Property. The project required Planning Board approval for the use of mechanical parking lifts. We believe that this project will serve as a model for resilient redevelopment of historic properties in the City.

Progress on the project has been slowed due to litigation regarding the Property, which has now concluded in the Owner's favor. The end to the litigation will permit the permit applications to be filed. Given the litigation-imposed delay and the complexity of the project, we believe it is appropriate for the project to be provided an additional year to obtain a full building permit.

The Owner is excited to bring this new development to a property that has been ignored for too long. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn

cc: Jason Halpern  
Sebastian Velez  
JJ Wood