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**Cc:** [Victor Nieves](#); [Marisa Galbut](#); [Ben Rozsansky](#)  
**Subject:** 10th to 12th Street Public Bay Walk and Marina  
**Attachments:** [Public Bay Walk and Marina.pdf](#)  
[bay\\_unit\\_comps2.xls](#)  
[Wave Baffle.pdf](#)

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Dear President Bhojwani and members of the board,

Thank you for the opportunity to speak with you regarding the Baywalk and Marina proposal behind our properties.

As owners in the Mirador we believe this project would greatly enhance the value of all our units, provide for better security of our properties and extend the life of the sea walls protecting our garages.

From the excel schedule above you will see the comparable sales of buildings along a public marina and ourselves.

The sale prices per foot of all recent unit sales adjacent to the MB Marina or Sunset Marina is \$982 a ft. while our average at the Mirador remains at \$368.

This price differential cannot be explained by building type either, as you will note Yacht Club (an inferior building to ours) sells at over double our values.

As for security by endorsing this project we will be taking back our pool deck at the Mirador.

Under our condo declaration the developer owns all riparian rights to the water as well as the seawall and part of our pool deck.

This gives him further rights to use our facilities including traversing our pool deck to get to the Mondrian.

By getting the developer to give these rights back to us at the Mirador it would allow us to fully secure our own pool deck and stop anyone from using it as a walkway.

From the attached plan, you will note that the bay walk continues south to north 10 feet west of our existing sea wall that protects our garage.

Different than the existing docks today, it will be a floating walkway rising with the level of the tide.

Depending on the time of day and the tide it would be approximately 7.5 to 10.5 feet below the height of our pool deck today and much less visible.

The public connection to this Baywalk and Marina will only be from 10<sup>th</sup> street and it will be closed at night after 8pm to 6am.

The outer protective dock will contain a complete baffle system like the South Beach Marina which will prevent all wave wash on our parking garage walls and help extend those useful lives.

The marina itself will permanently house a fire boat and accommodate a police boat both of which will only be accessible from 10<sup>th</sup> street.

This is a unique opportunity that should not be lost.

We look forward to discussing in further detail.