

From: [Chiroles, Erick](#)
To: [Goldberg, Morgan](#)
Subject: FW: 10th to 12th Street Public Bay Walk and Marina
Date: Tuesday, September 05, 2017 8:55:35 AM
Attachments: [Public Bay Walk and Marina.pdf](#)
[bay_unit_comps2.xls](#)
[Wave Baffle.pdf](#)
[image001.png](#)

Letter addressed to President Latini.

Best,
Erick

MIAMIBEACH

Erick Chiroles, *Aide to Commissioner Arriola*
Office of the Mayor and Commission
1700 Convention Center Drive, 4th Floor
Miami Beach, FL 33139

Tel: 305-673-7000 x6274 www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community

From: Russell Galbut <rgalbut@CrescentHeights.com>
Date: Friday, September 1, 2017 at 1:20 PM
To: "Tony Latini (aalatini@gmail.com)" <aalatini@gmail.com>
Cc: "rgaccione7@gmail.com:" <rgaccione7@gmail.com>, "dramirez!@apmanagement.net" <dramirez!@apmanagement.net>
Subject: 10th to 12th Street Public Bay Walk and Marina

Dear President Latini and members of the board,

We would love the opportunity to speak with the association members regarding the Baywalk and Marina proposal behind our properties.

As unit owners in the Mirador 1200 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 at 1200.

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 10th 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 10th street.

This is a unique opportunity that should not be lost.

We look forward to discussing in further detail.