



File No:	_____
Date:	_____
MCR No:	_____
Amount:	_____
Zoning Classification	_____
(For Staff Use Only)	

PLANNING DEPARTMENT STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- | | |
|---|--|
| <input type="checkbox"/> BOARD OF ADJUSTMENT | <input type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input checked="" type="checkbox"/> DESIGN REVIEW BOARD | <input type="checkbox"/> PLANNING BOARD |
| <input type="checkbox"/> FLOOD PLAIN MANAGEMENT BOARD | |

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. ☒ A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
- b. ☐ AN APPEAL FROM AN ADMINISTRATIVE DECISION
- c. ☒ DESIGN REVIEW APPROVAL
- d. ☐ A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- e. ☐ A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- f. ☐ A CONDITIONAL USE PERMIT
- g. ☐ A LOT SPLIT APPROVAL
- h. ☐ AN HISTORIC DISTRICT/SITE DESIGNATION
- i. ☐ AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- j. ☐ AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- k. ☐ TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
- l. ☐ OTHER: _____

3. NAME & ADDRESS OF PROPERTY: 1747 Bay Road

LEGAL DESCRIPTION: See Exhibit A

4. NAME OF APPLICANT 1747 Bay Road Properties, LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

% Crescent Heights 2200 Biscayne Blvd.

Miami

FL

33137

ADDRESS OF APPLICANT

CITY

STATE

ZIP

BUSINESS PHONE # 305-374-5700

FAX # 305-847-3354

CELL PHONE # _____

E-mail address: rgalbut@crescentheights.com

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Same

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # FAX # CELL PHONE #

E-mail address:

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN
Urban Robot Associates 420 Lincoln Road Miami Beach FL 33139

NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # 786 246 4857 FAX # CELL PHONE #

E-mail address: jj@urbanrobot.net

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Graham Penn, Esq. 200 S. Biscayne Blvd., Suite 850 Miami FL 33131
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-377-6229 FAX # 305-377-6222 CELL PHONE #

E-mail address: gpenn@brzoninglaw.com

b. Russell Galbut 2200 Biscayne Blvd., Miami FL 33137
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-573-4127 FAX # 305-573-8489 CELL PHONE #

E-mail address: rgalbut@crescentheights.com

c. NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # FAX # CELL PHONE #

E-mail address:

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: Design approval of new main use parking garage and side setback variance

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES ☒ NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? ☒ YES [] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): N/A SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) N/A SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- *Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."*
- *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*
- *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.*
- *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action (exclusive of all legal or professional design services). Such disclosure shall:*
 1. *Be in writing.*
 2. *Indicate to whom the consideration has been provided or committed.*
 3. *Generally describe the nature of the consideration.*
 4. *Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.*

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- *When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF Florida
COUNTY OF Miami-Dade

Ronruss Corporation is the General Partner of Ronruss Partners, Ltd., which is the Managing Member of 1747 Investments, which is the Managing Member of 1747 Bay Road Properties, LLC

I, Russell Galbut being duly sworn, depose and say that I am the Director of Ronruss Corporation and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

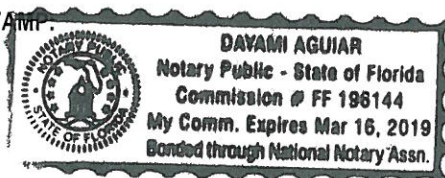
Russell Galbut, Director of Ronruss Corporation

PRINT NAME

[Signature]
SIGNATURE

Sworn to and subscribed before me this 5 day of Feb, 2016. The foregoing instrument was acknowledged before me by Russell Galbut, Director of Ronruss Corp, on behalf of such entity, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

[Signature]
NOTARY PUBLIC

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

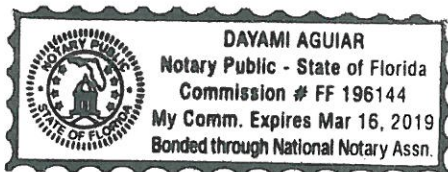
I, Russell Galbut, being duly sworn and depose say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for design review relative to the subject property, which request is hereby made by me OR I am hereby authorizing Bercow Radell & Fernandez PA to be my representative before the Design Review Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Russell Galbut, Director of Ronruss Corporation
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 5 day of Feb, 2016. The foregoing instrument was acknowledged before me by Russell W. Galbut, Director of Ronruss Corp who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

[Signature]
NOTARY PUBLIC
DAYAMI AGUIAR
PRINT NAME

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

NAME
NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT
% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

1747 Bay Road Properties, LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

See attached

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

N/A

TRUST NAME

NAME AND ADDRESS

% OF STOCK

3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

N/A

PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

	NAME	ADDRESS	PHONE #
a.	Michael Larkin, Esq.	200 S. Biscayne Blvd., Suite 850 Miami FL 33131	305-374-5300
b.	Graham Penn, Esq.	200 S. Biscayne Blvd., Suite 850 Miami FL 33131	305-374-5300
c.			

Additional names can be placed on a separate page attached to this form.

* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

Russell Galbut, Director

I, Ronruss Corporation

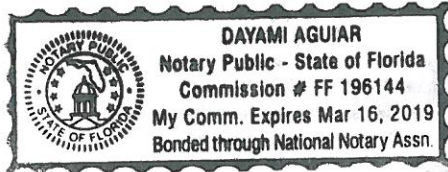
, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

Ronruss Corporation is the General Partner of Ronruss Partners, Ltd., which is the Managing Member of 1747 Investments, which is the Managing Member of 1747 Bay Road Properties, LLC


SIGNATURE

Sworn to and subscribed before me this 5th day of Feb, 2016. The foregoing instrument was acknowledged before me by Russell W. Galbut, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

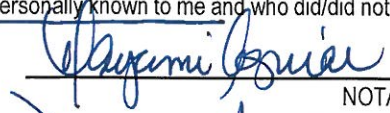

NOTARY PUBLIC
Dayami Aguiar
PRINT NAME

EXHIBIT A – LEGAL DESCRIPTION

Unit 2 of the 1747 Bay Road Condominium, as recorded in Official Record Book 28357, pages 2554-2650 of the Public Records of Miami-Dade County, Florida.

SUPPLEMENTARY DISCLOSURE OF INTEREST

Interests in 1747 Bay Road Properties, LLC.

	Percentage of Interest
1747 Investments, LLC. 2200 Biscayne Blvd. Miami FL 33137	32%
Sharon Mirmelli 2200 Biscayne Blvd. Miami FL 33137	30%
MJK Group, LLC. 2200 Biscayne Blvd. Miami FL 33137	18%
Philip Mirmelli 2200 Biscayne Blvd. Miami FL 33137	10%
Sean Mirmelli 2200 Biscayne Blvd. Miami FL 33137	10%

Interests in 1747 Investments, LLC.

	Percentage of Interest
Ronruss Partners, Ltd. 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in Ronruss Partners, Ltd.

	Percentage of Interest
Ronruss Corporation 2200 Biscayne Blvd.	1%

Miami FL 33137

Russell Galbut 2200 Biscayne Blvd. Miami FL 33137	44.1%
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Ronalee Galbut 2200 Biscayne Blvd. Miami FL 33137	44.1%
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Marisa Galbut 2200 Biscayne Blvd. Miami FL 33137	5.52%
--	-------

Jenna Galbut 2200 Biscayne Blvd. Miami FL 33137	5.52%
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Interests in Ronruss Corporation

Percentage of Interest

Russell Galbut 2200 Biscayne Blvd. Miami FL 33137	49.5%
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Ronalee Galbut 2200 Biscayne Blvd. Miami FL 33137	49.5%
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Abraham and Nancy Galbut 2200 Biscayne Blvd. Miami FL 33137	1%
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Interests in MJK Group, LLC.

Percentage of Interest

Keith Menin 2200 Biscayne Blvd. Miami FL 33137	33.33%
--	--------

Marisa Galbut
2200 Biscayne Blvd.
Miami FL 33137

33.33%

Jared Galbut
2200 Biscayne Blvd.
Miami FL 33137

33.33%



DIRECT LINE: (305) 377-6229
E-Mail: gpenn@BRZoningLaw.com

VIA HAND DELIVERY

May 13, 2016

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

Re: Main Use Garage/Towing Facility for 1747 Bay Road - Design Board Review and Variance.

Dear Tom:

This firm represents 1747 Bay Road Properties, LLC (the "Applicant"), the applicant and owner of the property located at 1747 Bay Road ("Property"). As you know, the Property is currently developed with the Tremont Towing facility. The instant application seeks design review approval for a new "main use" garage on the site. The garage will include accessory office and commercial space, including the new offices for the Tremont use. The approval of this new design will allow Tremont to fully enclose the towing operation on the Property, which, along with the introduction of a beautiful new building to the neighborhood, will be a significant benefit to the Sunset Harbour neighborhood. The Applicant has also filed a companion Planning Board applications, including an application that will remove the condition of the Property's lot split approval related to the ability to seek variances.

Property. The Property consists of two platted lots at the southeast corner of Bay Road and 18 Street. The Property is zoned for Industrial use under the City Land Development Regulations. "Main use" parking garages and towing are both permitted uses in the district. The proposed building is consistent with all of the "main use" garage requirements as well as the setbacks of the district. The property is developed with the existing towing operation and a cellular tower. The instant application seeks to significantly reduce the neighborhood impact of both the towing use and the cellular tower.

Proposed Development. The Applicant proposes to develop the Property with four level main use valet-operated parking garage. The street facing portions of the garage will be lined with commercial and office uses, including both the customer service portion of the Tremont towing use and third party office space. The garage has been designed to fully accommodate and contain the towing operation.

The Applicant is also proposing to fully enclose the existing cellular tower within the building, leaving only the portion of the tower with antenna facilities visible to the public. The Applicant is in discussions with the ownership of the tower to potentially relocate the cellular antennas in the future. The proposed relocation of the antennas would allow the Applicant to remove the tower completely. However, we believe that the proposed enclosed of the tower already represents a significant reduction in the visual impact of the tower.

As you will note, the western portion of the proposed building will feature a unique façade with a herringbone inspired design. In order to limit the visual impact of vehicles parked on the roof, the Applicant is proposing to use a combination of shade structures and patterned concrete. Herringbone style pavers will be included on all publicly viewable areas of the ground floor driveway and the walls of the parking entrance area will be treated to avoid the appearance of a blank wall. In sum, the proposed design represents a gigantic leap forward for this site and towing uses in the City.

Variance Request. Because of the special nature of the towing use, the Applicant is seeking a three-foot variance of the maximum building height of 40 feet. The Applicant needs to develop a taller first level so that towing vehicles can enter and exit the facility. As you will note from the submitted plans, the Applicant is not seeking to apply any additional height to the office floors – all of the additional height is being devoted to allowing towing vehicles to enter the building.

Code Standards. The relevant listed standards in Section 118-353(d) are below and will be followed by a brief analysis. In general, great care has been taken in the design of the building to limit or remove the negative impacts associated with a garage and towing operation. The enclosure of the towing use, by itself, will be a great boon to the area, which is undergoing a transition from an industrial backwater to one of the most livable neighborhoods in the City.

- (1) special conditions exist that are peculiar to the applicant's land;

The Property is one of only two sites issued permits for towing use in the entire City. As such, it is uniquely impacted by the need to accommodate the special needs of a towing operation under the City's regulations and towing requirements, including the need to accommodate adequate head room for towing vehicles.

- (2) the special conditions were not created by the applicant;

The Applicant did not create the special conditions inflicted on the Property – including size, existing development status, and unique use.

- (3) granting the requested variance would not confer upon the applicant special privileges;

The approval of the requested variance will only serve to bring the Property into parity with similarly situated sites, which have not been burdened with the size, neighborhood, and use issues seen here, and would allow the Applicant to directly benefit the public through the enclosure of an industrial use.

- (4) literal application of the City's standards would result in unnecessary and undue hardship;

This Property is so uniquely impacted by the above-described issues that it would cause unnecessary hardship on the Applicant if the variance was not approved.

- (5) the variance would be the minimum necessary for a reasonable use of the land, building, or structure;

The requested variance is the minimum needed to develop a main-use garage on the Property that incorporates a towing use.

- (6) the variance would be in harmony with the general intent of the City's regulations; and

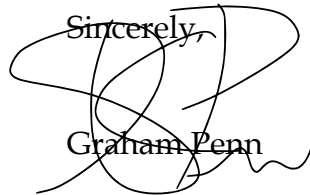
The approval of the requested variance would permit the development of an innovative and compatible mixed-use development on this Property. The City's regulations are intended to promote compatible development throughout the City. The instant application seeks approval of a project that is compatible with its. The

revised design concept will drastically reduce the impact of the development on our neighbors from the existing use.

- (7) the granting of the variance would be consistent with the City's comprehensive plan and does not reduce minimum levels of service established in the comprehensive plan.

The requested variance will keep the development consistent with the Comprehensive Plan and will not intensify the development of the land in a manner inconsistent with established levels of service.

Conclusion. The Applicant is excited to bring this new development to the Sunset Harbour area. 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: Russell Galbut
Keith Menin
Manuel Diaz
Michael Larkin, Esq.