

Fons, Monique

From: Belush, Michael
Sent: Thursday, October 24, 2019 10:18 AM
To: Gayle; Madan, Rogelio; Fons, Monique
Cc: Mooney, Thomas; Morales, Jimmy; Carpenter, Eric; Clare McCord; SOUTH POINTE; John Honker; 'John Stimmel 2'; 'Keith Marks' <KMarks@bhsusa.com>; Ronald Starkman ; shawnpatrickbryant@gmail.com; 'Tim Carr'; Aguila, Raul; City Clerk's External Mail
Subject: RE: BOA, Nov 1st, Appeal by 500 Alton ZBA19-0097

Monique,

Please forward this email to the BOA members and include this in the Board packages if they have not already been sent out for copying.

Thanks,

MIAMI BEACH
Michael Belush, **AICP**
Chief of Planning and Zoning

PLANNING DEPARTMENT
1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7000 x6258 / Fax: 305-673-7559 / web.miamibeachfl.gov/planning

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

From: Gayle <gayle@cfsystems.com>
Sent: Thursday, October 24, 2019 10:12 AM
To: Madan, Rogelio <RogelioMadan@miamibeachfl.gov>
Cc: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>; Morales, Jimmy <JimmyMorales@miamibeachfl.gov>; Carpenter, Eric <EricCarpenter@miamibeachfl.gov>; Clare McCord <claremccord@earthlink.net>; SOUTH POINTE <fdelvecchio@atlanticbb.net>; John Honker <jhonker20@gmail.com>; 'John Stimmel 2' <johnstimmel@aol.com>; 'Keith Marks' <KMarks@bhsusa.com> <'KeithMarks'<KMarks@bhsusa.com>; Ronald Starkman <rpstarkman@gmail.com>; shawnpatrickbryant@gmail.com; 'Tim Carr' <timparr@aol.com>; Aguila, Raul <RaulAguila@miamibeachfl.gov>; Belush, Michael <MichaelBelush@miamibeachfl.gov>; City Clerk's External Mail <CityClerk@miamibeachfl.gov>
Subject: BOA, Nov 1st, Appeal by 500 Alton ZBA19-0097

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Attn: Rogelio Maden,
Please ensure this letter is recorded in the public record, given to the members of the Board of Adjustment and included in the package of the BOA appeal.

Attn: Members of the Board of Adjustment

RE: ZBA19-0097 BOA, Nov 1st, Appeal by 500 Alton

The Gateway Alliance strongly opposes the developer applicants' appeal to change the definition of "F.A.R." The current definition is fair and balanced. Investors and the general public have relied on this definition consistently applied to all development in the city for decades. A change in the definition would improperly add enormous F.A.R. to this project and every project in the city.

We also believe that this appeal is a dishonest attempt by the developer to skirt the conditions of the Development Agreement by delaying the creation of the agreed-upon public park. The public park was the catalyst in approving a profit-making height increase for the develop, from 70 feet to 519 feet.

The documents traveling with the Board of Adjustment appeal should include the Development Agreement. Page 5 of 220 of the Development Agreement states:

"Developer shall complete the construction of the Park Project in 3 phases, as follows:
Completion of Phase I of the Park Project within the earlier of eighteen months following the Park Zoning Approval and the expirations of all appeal periods, or forty-eight months from the effective date of the Development Agreement."

Here is the link: Development Agreement <http://wavna305.com/wp-content/uploads/2019/01/Development-Agreement-500-700-Alton.pdf>

Thank you for your attention to this crucial matter.

Best regards,
Gateway Alliance
Shawn Bryant
Tim Carr
Frank DelVecchio
Gayle Durham
John Honker
Keith Marks
Clare McCord
Ron Starkman
John Stimmel