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VIA HAND DELIVERY

August 24, 2016

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

Re: Sunset Harbour Mixed-Use Development Land Development Regulations Modification.

Dear Tom:

This firm represents SH Owner, LLC and Sunset Land Associates, LLC (collectively the "Applicant"), the applicants and owners of the property located at 1718, 1724, 1738, 1752 Bay Road and 1733, 1743, 1747, 1759 Purdy Avenue ("Property"). Please consider this letter the Applicant's letter of intent in support of an application seeking amendments to the height and setbacks for certain mixed-use developments located along Purdy Avenue and Dade Boulevard south of 18th Street in the Sunset Harbour neighborhood.

As you know, the Sunset Harbour area has undergone quite a transition over the last five years. While tall residential buildings (Sunset Harbour Condominiums and the Lofts of South Beach, for example) have been in place for several decades on the perimeter of the neighborhood, the core of the neighborhood has historically been developed with industrial and heavy commercial uses. It is becoming clear that these high intensity uses are becoming less and less compatible with the neighborhood. The Applicant believes that property owners within the CD-2 zone south of 18th Street should be incentivized to develop compatible mixed-use buildings by permitted a reasonable amount of additional height and reduced setbacks for residential floors. Focusing on the perimeters of the neighborhood will limit any visual impact of the proposed additional height as the lots fronting Purdy Avenue and Dade Boulevard are

either across from Maurice Gibb Park or are impacted by the raised roadway of Dade Boulevard (and will be impacted by the new West Avenue bridge).

In sum, the proposed ordinance would allow the development of mixed-use buildings at up to 90 feet in height on assemblages with 150 feet or more of frontage on Purdy Avenue. The ordinance would also allow parcels with frontage on Dade Boulevard to develop mixed-use buildings at up to 60 feet. Both categories of mixed-use developments would be permitted to utilize reduced setbacks for the residential floors.

Compliance with Relevant Code Standards. We believe the application, as submitted, is consistent with all of the relevant criteria of the City's Land Development Regulations. This letter will address each relevant criterion in turn.

The criteria, codified in Section 118-163(3), are below, along with a description of the application's consistency with each:

- a. Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.

The proposed change would not alter the uses or intensities permitted and therefore would have no impact on the comprehensive plan.

- b. Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.

The proposed change is unrelated to the zoning of the impacted properties.

- c. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The proposed change will not increase the density or intensity of development in the area. Permitting additional height, without a concomitant increase in floor area, will result in less bulky buildings.

- d. Whether the proposed change would tax the existing load on public facilities and infrastructure.

The proposed change will not increase the density or intensity of development in the area and will therefore not lead to any increase in potential load on facilities and infrastructure.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The proposed change is unrelated to the zoning of the impacted properties.

- f. Whether changed or changing conditions make the passage of the proposed change necessary.

As noted above, the neighborhood has undergone significant changes in the last decade that make the proposed changes necessary.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

The proposed change will have no negative impact on living conditions and will encourage high quality new development.

- h. Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.

The proposed change will not increase the density or intensity of development in the area and will therefore not lead to any increase in traffic impact.

- i. Whether the proposed change will seriously reduce light and air to adjacent areas.

Permitting additional height, without a concomitant increase in floor area, will result in less bulky buildings.

- j. Whether the proposed change will adversely affect property values in the adjacent area.

The proposed change will encourage high quality new development that will increase area property values.

- k. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

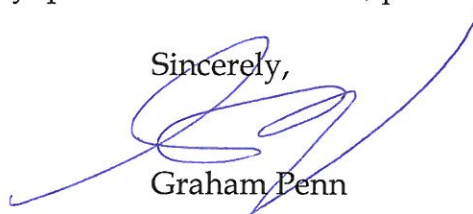
The proposed change will not deter the development of adjacent sites under existing regulations.

1. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

The proposed change is unrelated to the zoning of the impacted properties.

Conclusion. The Applicant is excited to encourage new high quality 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