

The BENTLEY BAY

October 10, 2016

LETTER OF INTENT

The iconic **Bentley Bay**, a boutique residential condominium of 168 units, is located at 6th street on West Avenue in Miami Beach. The area immediately surrounding **Bentley Bay** has undergone a significant transformation over the past 14 months, due being a central focus of ***Rising Above***, the City's flood control and road raising program.

We have cooperated with the City in addressing drainage, infrastructure and elevation of this space. As part of this program **Bentley Bay** was obligated to harmonize our west tower plaza with the newly raised street elevation, an increase of approximately three feet.

The Association is requesting approval of a new landscape design for the area along West Avenue at the entrance between the towers from 6th to 7th Street, respectively. We seek a modification to an existing DRB approval.

The proposed landscape design was guided by the following objectives:

- Create an urban landscaped environment that enhances the elegance of the Arquitectonica designed structures and elevates the ambiance of the neighborhood in keeping with other similar, upscale South Beach condominiums. Too, an aim was to add pervious landscape, replacing the former paver hardscape for enhanced water and flood control.
- Clearly delineate the public and private property at West Avenue, to address heightened security needs, minimize association liability and protect property investment. Security requirements have changed considerably since the most recent DRB approved plans. Building staff are regularly confronted by pedestrians (including cyclists, skate boarders, Segways, etc.) violating our private property, and with increasing frequency, using our main entrance and plaza as an access to the bay walk. Too, the Crescent Heights development underway between 6th and 7th streets on West Avenue will add a potential 400 one- bedroom rental units to the neighborhood. Future development of the 500 Alton Road property will add additional pedestrian congestion and traffic.
- The 5th and Alton neighborhood has seen a definite increase in homeless population that adds to the urgency of enhancing security. The proposed landscape will be well lighted and monitored 24/7 by building security systems and personnel.
- Create a preserve/oasis for Association and Marina owners/residents.

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Our recently completed \$1.8 million renovation of tower lobbies and interior public space has significantly elevated our ambiance at Bentley Bay. Our proposed landscape design and plantings have been developed to assure synergy between the iconic architectural design, our new interiors and our exterior landscape. When completed, we are confident the landscape will complement and enhance surrounding condominium communities, while distinguishing the Bentley Bay.

Submitted with pride, we are enthusiastic about completing this initiative early in 2017.

Respectfully,

E. Peter McLean

Vice President

Bentley Bay Condominium Association