



January 23, 2015

Dear Residents:

On December 31, we filed an appeal of the City of Miami Zoning Administrator's determination that the Developer's proposed alternative five story design providing for 62 condominium residences and new Club Facilities are consistent with the City's zoning regulations. On Tuesday, January 20th, we received a response from the City Attorney's Office advising that the Zoning Administrator's determination was not a "decision" at all, but rather, a mere review of the Developer's preliminary drawings, and such a review is not appealable.

Stated differently, the Developer and the City's Zoning Department have been involved in the private process of "reviewing" the Developer's plans..... a process from which the Association was excluded. According to the City, "the intent of the process is to guide the applicant and help make the permit process more effective and efficient by providing general comments to schematic preliminary drawings." The Board and counsel believe that this process should not be private since this review appears to be part of an overall process designed to facilitate final approval of the Developer's plans and the issuance of permits. The Board maintains that our input should have been considered as part of this "review" process and we intend to continue with our challenge to the Zoning Administrator's determination.

In light of this recent development and in anticipation of the City's response to the Developer's request for an administrative permit for demolition, we have instructed our counsel to object to the request and appeal the issuance of any permit for demolition which may follow.

As we have stated before, this administrative process has only just begun and it is our intent to continue in our efforts to protect Grove Isle Association's rights throughout this process.

Very truly yours,

The Board of Directors