

February 23, 2017

Mr. Clarence Sirmons, AICP
Director of Development Services
City of Riviera Beach
600 W. Blue Heron Blvd
Riviera Beach, FL 33404

Re: Island Cove Development

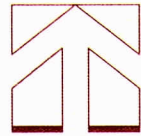
Dear Mr. Sirmons;

Attached please find electronic copies of additional sheet showing the rooftop amenities in more detail. We have included some stock photographs to represent “the look” and materials proposed. Also enclosed are the revised elevations that show the balconies that were included in the original design. The revised site plan, previously submitted shows the fencing and electric gates at both ends of the development.

The addition of the rooftop amenities and retaining the balconies for about ¼ of the units were suggestions made after the Plan Commission hearing. Having some balconies allows those owners who value and desire private balconies to have a choice. All residents will have access to the rooftop seating/BBQ areas at each building. These are situated on the east end of the buildings’ roof to afford a better ocean view from the rooftop. Two dog runs, with exercise equipment and watering station on artificial turf are provided on the west ends of the roofs of buildings I and III. Building II will have an open play area for now. This is a flex amenities area that could be fitted with kids playground equipment, rental outdoor gathering area (for residents use only), or outdoor exercise equipment, board games, etc., as we get a better idea of the mix and desires of the residents.

The three outdoor seating areas will have soft seating, planters, dining tables with umbrellas, and 2 fixed charcoal-fired BBQ’s for use by the residents. All furniture will be fixed to avoid wind damage. Flooring will be precast concrete pavers over the roofing. Soft, residential type lighting will be provided for a minimum safe lighting without being obtrusive to the views and neighbors. A steel trellis structure at the west end of these seating areas will provide some shade for relief from the afternoon sun.

This letter is also to confirm that this development will be marketed solely as a market-rate condo development from the groundbreaking through completion. Should the market prove to be “soft” and the sales effort does not produce many sales; the



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Developer will then market up to 26 of the units as rental units under his management. There will be a period of maximum 3 years from the completion of the project when these units will be market-rate rental units, while still marketed as condos for sale, in order to allow absorption of the units into the condo market. Thereafter; the homeowners association can decide whether to continue allowing rentals by the owners or the Developer, or not. We believe it is in the best interest of all parties to have occupied units than vacant units. Occupancy of rental units will be limited to 3 persons in one bedroom units and 4 persons in two bedroom units.

I trust that the above clarifies the added amenities' nature and details, as well as the type of the project we have proposed.

Sincerely;

Mehran Farahmandpour