

HPB23-0574

1 Lincoln Rd 1671 Collins Av.  
9/12/23 mech "Exhibit B"

# FILE #HPB23-0574

1 Lincoln Road  
1671 Collins Avenue  
1669 Collins Avenue, Unit CU-A

Miami Beach, Florida 33139

---

LETTERS OF SUPPORT

PREPARED BY: RITZ-SAGAMORE OWNERSHIP GROUP

## TABLE OF CONTENTS

---

|                                        |   |
|----------------------------------------|---|
| LIST OF SUPPORTERS .....               | 3 |
| MAP OF SUPPORTERS .....                | 6 |
| LETTERS OF SUPPORT (HARD COPIES) ..... | 7 |

# LIST OF SUPPORTERS

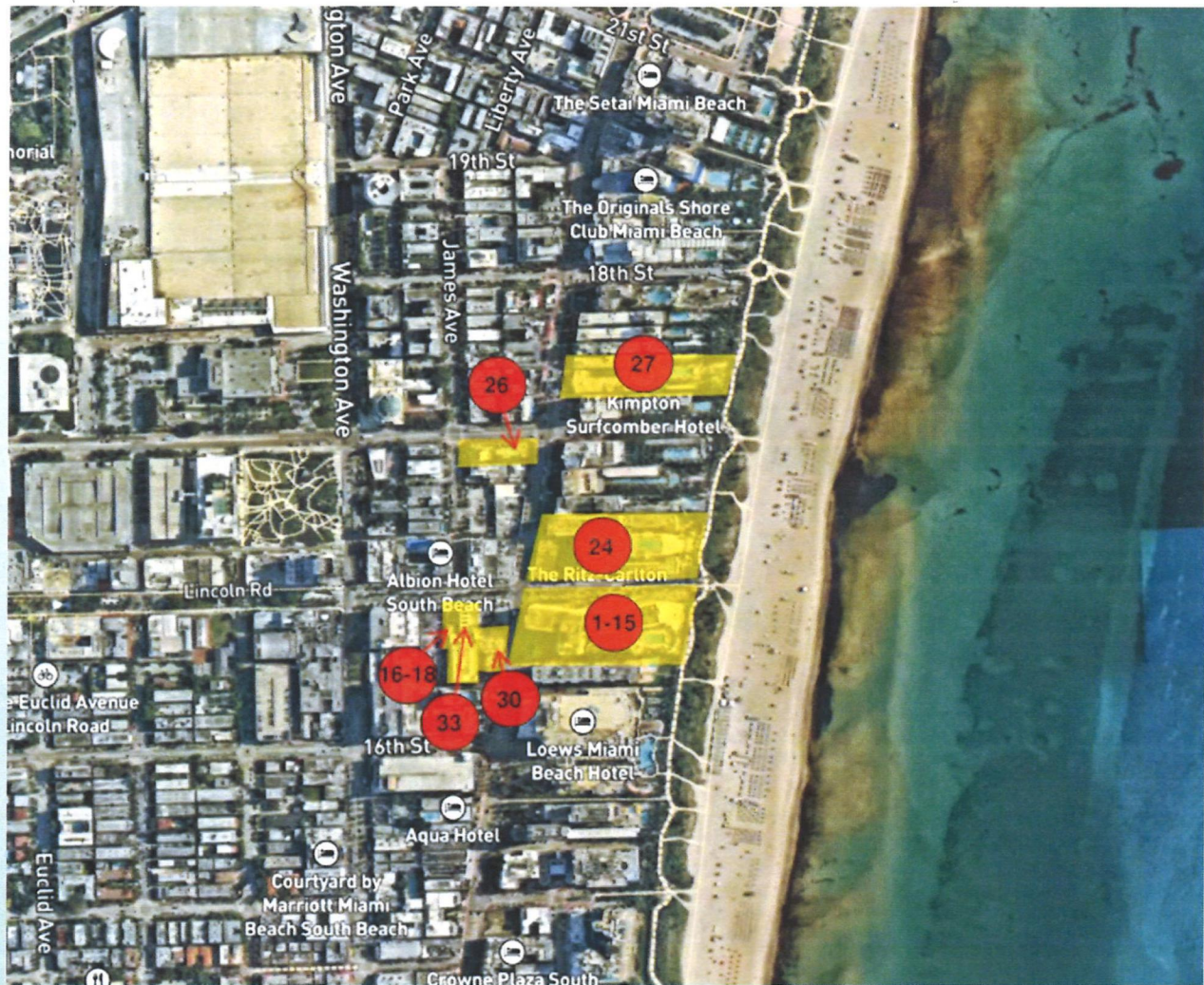
|    | NAME                                                                                                   | PROPERTY                                                      |
|----|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 16 | Steven Fischler<br>AF-BSP Lincoln Funding LLC                                                          | 298-300 Lincoln Road<br>Miami Beach, FL 33139                 |
| 17 | Eyal Alfi<br>AF-BSP Lincoln Funding LLC                                                                | 298-300 Lincoln Road<br>Miami Beach, FL 33139                 |
| 18 | Lazaro Mirabal<br>AF-BSP Lincoln Funding LLC                                                           | 298-300 Lincoln Road<br>Miami Beach, FL 33139                 |
| 19 | Colin Lee<br>New Gables Capital                                                                        | 1020 Meridian Avenue<br>Miami Beach, FL 33139                 |
| 20 | Eugenia Chu                                                                                            | 1415 Sunset Harbour Drive, Apt. 202,<br>Miami Beach, FL 33139 |
| 21 | Fallon Kubecka<br>New Gables Capital                                                                   | 135 San Lorenzo Avenue, Suite 530,<br>Coral Gables, FL 33146  |
| 22 | Gayle Kubecka                                                                                          | 904 Wingate Trl<br>Port Orange, FL 32128                      |
| 23 | Panama Kubecka                                                                                         | 904 Wingate Trl<br>Port Orange, FL 32128                      |
| 24 | Jacqueline Volkart<br>General Manager<br>Ritz Carlton South Beach & Ritz Carlton Bal Harbour           | 1 Lincoln Road<br>Miami Beach, FL 33139                       |
| 25 | John Iodice                                                                                            | 835 Ivy Drive<br>West Palm Beach, FL 33414                    |
| 26 | John Meadow<br>Founder & President<br>LDV Hospitality (Dolce Italian)                                  | 1690 Collins Avenue<br>Miami Beach, FL 33139                  |
| 27 | Robert Balzebre<br>President<br>Chisholm Properties South Beach, Inc.<br>Owner of the Surfcomber Hotel | 1717 Collins Avenue<br>Miami Beach, FL 33139                  |
| 28 | Luis Jose Molla                                                                                        | 521 East Dillido Drive<br>Miami Beach, FL 33139               |
| 29 | Luis O. Dominguez                                                                                      | 427 East San Marino Drive<br>Miami Beach, FL 33139            |
| 30 | Marcelo Paez<br>9Beach Latin Restaurant                                                                | 1628 Collins Avenue<br>Miami Beach, FL 33139                  |

## LIST OF SUPPORTERS

---

|    | NAME                                      | PROPERTY                                      |
|----|-------------------------------------------|-----------------------------------------------|
| 31 | Riccardo Riua                             | 2820 Lake Avenue<br>Miami Beach, FL 33139     |
| 32 | Sara Hafemeister                          | 6811 SW 76th Terrace<br>South Miami, FL 33143 |
| 33 | Vivian Dimond<br>230 Lincoln MB Title LLC | 230 Lincoln Road<br>Miami Beach, FL 33139     |
| 34 | Michael Comras                            | 734-744 Lincoln Road<br>Miami Beach, FL 33139 |
| 35 | Alex Cemaj<br>RFR                         | 318 Lincoln Road<br>Miami Beach, FL 33139     |

# MAP OF SUPPORTERS



1. Ingrite Pujol
2. Amanda Vismara
3. Fernando Litardo
4. Antonio Gorlani
5. Carlos Balsiero
6. Cristiano Villa
7. Dean Galasso
8. Don Wightman
9. Edward Fernandez
10. Fatima Dos Santos
11. Juan Carlos Nahon

12. Stephanie Arias
13. Maria Zuliani
14. Paolo Bottiroli
15. Raymond Guell
16. Steven Fischler
17. Eyal Alfi
18. Lazaro Mirabal
24. Jacqueline Volkart, RCSB
26. John Meadow, LDV
27. Robert Balzebre, Surfcomber Hotel
30. Marcelo Paez, 9Beach Latin

33. Vivian Dimond

*Note: Not all supporters are mapped.*

# LETTERS OF SUPPORT

---

## Mail Room

---

Miami 20/08/23

My name is Ingrite Pujol and I am the owner of unit 811 at The Decoplage Condominium.

I am writing to let The Preservation Board know how much I am in support of the Ritz Tower and the revitalization of Lincoln Road.

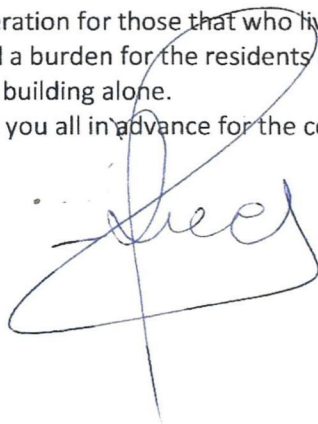
A need transformation for the area. While I understand the need to preserve the historical aspects I believe it's necessary to innovate and take other facts

In consideration. One of them having a more residential area will change the demographics and will bring the area to another level.

Take in consideration for those that who live and visit Miami where Lincoln Road meets the beach became a real fiasco for the City and a burden for the residents of The Decoplage where on a low season day over 2000 thousand people circulate in the building alone.

I want to thank you all in advance for the consideration to pass this beautiful and need it project.

Ingrite Pujol

A handwritten signature in blue ink, appearing to read 'Ingrite Pujol', with a large, stylized loop at the end.

MYSELF, AMANDA VISMARA OWNER OF UNIT #  
629 AND FERNANDO LITARDO, OWNER OF  
UNIT # 805 ARE IN FAVOR OF THE LINCOLN  
ROAD AND SAGAMORE PROJECT BECAUSE  
WE UNDERSTAND IT WILL BRING BEAUTY  
AND VALUE TO OUR COMMUNITY.

SINCERELY,



FERNANDO LITARDO



AMANDA VISMARA

## Administrative Assistant

---

**From:** Antonio Gorlani <dottagorlani@gmail.com>  
**Sent:** Thursday, August 17, 2023 12:38 PM  
**To:** Administrative Assistant  
**Subject:** Support for the development of the 100 Lincoln rd zone

Dear decoplage;

Dear president of the Condominium Board; I am the owner of the units 328/438/532/817/1227 at the Decoplage 100 Lincoln rd Miami Beach, I want to express my total assent to the redevelopment project of the area promoted by the Ritz Carlton, because I believe that this initiative is extremely favorable to the improvement of the area surrounding our condominium, both as regards the economic enhancement of our apartments and as regards the social enhancement of the area.

In the hope that all this will be developed, I offer my best regards.

Sincerely

Dr. A. Gorlani  
DPCBAM LLC

Inviato da iPhone

Inviato da iPhone

## Administrative Assistant

---

**From:** Ingrite Pujol VP <pujolvdecoplage@gmail.com>  
**Sent:** Monday, August 21, 2023 12:49 PM  
**To:** Administrative Assistant  
**Subject:** Fwd: Ritz Carlton

Sent from my iPhone

Begin forwarded message:

**From:** Carlos Balseiro <carlosbalseiro2002@yahoo.com>  
**Date:** August 19, 2023 at 3:41:44 PM EDT  
**To:** Ingrite Pujol VP <pujolvdecoplage@gmail.com>  
**Subject:** Ritz Carlton

Dear Ingrite.

Before leaving I would like to tell you how happy we are to have heard of the evolution of the Ritz Carlton project.

Its construction will revitalize our area, who is becoming visibly more and more depleted of residents and commerces.

Such a beautiful building will more likely attract other developments and it will therefore reverse the present tendency, implying also that the value of properties will continue rising, and reinforcing the privileged position of our building. The beautification of our street and the 300 block foreseen on the project is a remarkable step also in the same sense.

It is true that a certain percentage of the owners of Decoplage will lose some view from our units (me among them), but it will be largely compensated by the gains on many grounds: beautification of our surroundings, increase of safety, increased commercial activities, all conducting to an increase also on the value of our properties

Thank you very much for the excellent handling of this case that this Board has made, by establishing an intelligent mutually beneficial collaboration with our neighbors of Ritz Carlton.

Sincerely,

314

1631

## Administrative Assistant

---

**From:** ingrite pujol <decopresident21@gmail.com>  
**Sent:** Friday, August 18, 2023 5:32 PM  
**To:** Administrative Assistant  
**Subject:** Fwd: Ritz Carlton project

Sent from my iPhone

Begin forwarded message:

**From:** Cristiano Villa <cristianovilla.1972@gmail.com>  
**Date:** August 18, 2023 at 2:05:46 PM EDT  
**To:** decopresident21@gmail.com  
**Subject:** Ritz Carlton project

To who may concern

I am the owner of unit 548 and have seen the Lincoln area deteriorating very fast and i want to express my opinion on the new development of the Ritz /sagamore project and revitalization.

This is the best thing can happened to improve the area and the values

I appreciate if my consideration is granted.

Cristiano Villa

Inviato da iPhone

## Administrative Assistant

---

**From:** Dean Galasso <deangalasso@yahoo.com>  
**Sent:** Friday, August 18, 2023 8:12 AM  
**To:** Decopresident21@gmail.com; Administrative Assistant; Property Manager  
**Subject:** Sagamore revitalization

I am a Miami Beach resident at the Decoplage. I am the owner of unit 1411 and 1428. I support the Sagamore Ritz Revitalization project.

Sincerely,  
Sent from Dean's iPhone

## Administrative Assistant

---

**From:** ingrite pujol <decopresident21@gmail.com>  
**Sent:** Friday, August 18, 2023 5:33 PM  
**To:** Administrative Assistant  
**Subject:** Fwd: Ritz Project

Sent from my iPhone

Begin forwarded message:

**From:** don wightman <donwightman@hotmail.com>  
**Date:** August 18, 2023 at 9:13:43 AM EDT  
**To:** ingrite pujol <decopresident21@gmail.com>  
**Subject:** Ritz Project

Hello Ingrite,

Responsible city halls encourage people and businesses to invest in the city. The ritz project is a textbook example.

I am in favor of the Ritz project. The planned building is attractive and deserves thoughtful consideration. The first 3 blocks of Lincoln Road are an eyesore, and it's because of the Ritz we are even talking about addressing this.

I hope this will provide the incentive to the city to stop the downward direction south because is taking because of crime, filth and homelessness.

Regards,

Don Wightman

Sent from my MetroPCS 5G Android device  
Get [Outlook for Android](#)

## Administrative Assistant

---

**From:** Ingrite Pujol VP <pujolvdecoplage@gmail.com>  
**Sent:** Monday, August 21, 2023 12:49 PM  
**To:** Administrative Assistant  
**Subject:** Fwd: Letter

Sent from my iPhone

Begin forwarded message:

**From:** ed fernandez <edwardjfernandez@yahoo.com>  
**Date:** August 20, 2023 at 10:08:46 AM EDT  
**To:** Ingrite Pujol VP <pujolvdecoplage@gmail.com>  
**Subject:** Letter

Ingrite,

This letter is to confirm that I am in favor of the proposed Ritz tower. When I bought my unit 30 yrs ago there was a premium for an ocean drive view. When the Lowes was built it blocked 25% of the Decoplage units ocean drive views. It did increase traffic, with bars, pool scene, and restaurants. It changed the facade of the whole area. I believe it even touch our Collins retail locations with Walgreens being the 24 hour heartbeat of the area.

I believe the new remodel of Lincoln Rd will expand to the beach a retail promenade improving the area for a better quality of life at the Decoplage.

BR,

Edward Fernandez

UNIT 924

17/08/2023

Dear Ritz-Carlton  
Management/Board

Good evening, I hope you are doing well!

I am writing as one of your owner neighbors  
from the Decolage unit #16!

I want to express our excitement at the  
proposed plans to construct a residential  
tower and redevelop the area around us.

I truly believe with a passion this a huge  
step in a direction that will greatly improve  
ambience and area we live in.

Regards,

Fatima Dos Santos

August 17, 203

Subject: Ritz Carlton Proposal

To: Ingrid Pujols and Decoplage Board Members

We am writing this in support of the Ritz Carlton project for the revitalization of 100 Lincoln Rd and construction of a new residential building.

Our names are Juan Carlos Nahon and Stephanie Arias we are investors who own unit 843 and spend considerable time in the winter season in the building.

Any revitalization project either public or private should be welcomed in the community. The area has slowly been declining for decades. We believe the Decoplage and all its owners, residents and staff members will benefit from the project as it will increase property values, support us financially in our renovation efforts and try to deal with the homelessness issues on Lincoln Rd which, if successful, would improve the street and the city significantly. While some Decoplage residents will lose some beach view the vast majority will not be impacted and stand to benefit. **The beach view and construction impact will be kept to a minimal if residential tower is built as proposed on 17<sup>th</sup> street (north) side instead of on Lincoln Rd (south) where Decoplage is located.**

To ease owners' angst and rally community support. We encourage the Ritz to make a bigger effort to provide the Decoplage compensation which will be used to revitalize the building. It is critical we continue with the renovation efforts in our building as well.

This is a revitalization that is needed in our community due to the lack of investments by the city to improve the quality of life in Miami Beach and attract better residents. I fully support their construction applications to create a better community.

If you have questions about this letter of support, you can contact us at [jc@nainvestments.net](mailto:jc@nainvestments.net) or (951) 768-2714

Sincerely,



Juan Carlos Nahon



Stephanie Arias

## Administrative Assistant

---

**From:** ingrite pujol <decopresident21@gmail.com>  
**Sent:** Friday, August 18, 2023 5:36 PM  
**To:** Administrative Assistant  
**Subject:** Fwd: Ritz project

Sent from my iPhone

Begin forwarded message:

**From:** maria zuli <admiamiinc@gmail.com>  
**Date:** August 17, 2023 at 10:44:21 PM EDT  
**To:** decopresident21@gmail.com  
**Subject:** Ritz project

Dear Sir

good morning with reference to the construction project of the Ritz being the owner of Unit 709 I hereby confirm that we are completely in agreement with the construction of the new tower because we think it will increase the value of the property and improve the surrounding environment of the building.

Maria Zuliani

## Administrative Assistant

---

**From:** ingrite pujol <decopresident21@gmail.com>  
**Sent:** Friday, August 18, 2023 5:35 PM  
**To:** Administrative Assistant  
**Subject:** Fwd: Unit 637 and unit 1027

Sent from my iPhone

Begin forwarded message:

**From:** paolo bottiroli <Bottirilipaolo@gmail.com>  
**Date:** August 17, 2023 at 10:50:31 PM EDT  
**To:** decopresident21@gmail.com  
**Subject:** Unit 637 and unit 1027

Dear Sir

good morning with reference to the construction project of the Ritz being the owner of Unit 637 and unit 1027 hereby confirm that we are completely in agreement with the construction of the new tower because we think it will increase the value of the property and improve the surrounding environment of the building. Paolo Bottiroli ( Bottiroli inc )

## Administrative Assistant

---

**From:** ingrite pujol <decopresident21@gmail.com>  
**Sent:** Friday, August 18, 2023 5:34 PM  
**To:** Administrative Assistant  
**Subject:** Fwd: Revitalization of our area

Sent from my iPhone

Begin forwarded message:

**From:** Ray Guell <rayguell@aol.com>  
**Date:** August 18, 2023 at 8:00:48 AM EDT  
**To:** Ingrite Pujol <decopresident21@gmail.com>  
**Subject:** Revitalization of our area

To whome it may concern:

I am a Miami Beach resident and owner of unit 1638 at the Decoplage since 1984. I am in complete support of the revitalization of our forgotten area and I believe we need to add more residential units so we can change the demographics of our area. I believe this will further enhance the area and increase our property values.

But most important, I believe it will clean up the area of the increasing amount of crime, vagrants and the homeless population that seem to call this area home.

As an owner I have seen the area around my home deteriorate at a very rapid pace.

I feel the revitalization will also bring better type clients to the area, such as higher end restaurants and will be a positive for the also deteriorating Lincoln Road Mall area.

I understand that some residents of my building are trying to represent the Decoplage and all its owners. But they do not represent the majority of owners that seem to feel the same way I did of the Leows Hotel. I was not happy because I had a 90 degree view of the ocean, Ocean Drive and even Fisher Island. I lost half my view. But I also realized it was a necessary sacrifice as the Loews did enhance our area at the time and was a catalyst for further improvements.

Unfortunately, now it is time to revitalize our area further. Crime is out of hand, the type of individuals congregating in our area do not add to the positives of our beautiful city. And it is time to continue to beautify the main corridor to the ocean from Lincoln Road.

I am aware the the Ritz is committed to investing for the beautification and safety or our area and in building this beautiful tower, according to the photo renderings that I have seen, it will escalate the areas appearance, value, tax revenues, safety and bottom line, a win win situation for all the owners of the Decoplage Condominium even with the loss of some full views as they had before.

Thank you and I am excited to see the new changes to our area.

Kind regards,

**Raymond Guell**  
**Decoplage Owner of Unit 1638**

Confidentiality Note: The information contained in this electronic mail is privileged and confidential and is intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please immediately notify the sender and delete all copies.

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:

I have a business at 298 Lincoln Road, Miami Beach, FL. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By:  \_\_\_\_\_

Name (Print): Steven Fischler

Business Name (if applicable): AF-BSP Lincoln Funding LLC

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:

I have a business at 298 Lincoln Rd, Miami Beach. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By: 

Name (Print): Eyal Alfi

Business Name (if applicable): \_\_\_\_\_

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:

I have a business at 300 Lincoln Rd, Miami Beach, FL. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By: Lazaro Mirabal

Name (Print): Lazaro Mirabal

Business Name (if applicable): \_\_\_\_\_

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:

I live at 1020 Meridian Avenue Miami Beach. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By: Colin Lee

Name (Print): Colin Lee

Business Name (if applicable): \_\_\_\_\_

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Members of the Historic Preservation Board

I live a few blocks from Lincoln Road. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signature: 

Name: Eugenia Chu

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:

I live at 944 Wingate Trl Port Orange, FL. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By: Fauna Kubrick

Name (Print): Fauna Kubrick

Business Name (if applicable): \_\_\_\_\_

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:

I live at 904 Wingate Trl Port Orange. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By: \_\_\_\_\_

Name (Print): \_\_\_\_\_

Business Name (if applicable): \_\_\_\_\_

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:

I live at 904 WINGATE TRL Port Orange, FL. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By: Panama J. Kubecka

Name (Print): PANAMA J KUBECKA

Business Name (if applicable):



THE RITZ-CARLTON

SOUTH BEACH

July 31<sup>st</sup>, 2023

City of Miami Beach  
Member of the Historic Preservation Board  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz-Carlton/Sagamore Residential Expansion  
(HPB23-574 and HPB23-575)

Dear Mayor and Distinguished Member of the City of Miami Beach Board of Commissioners;

I submit this letter as the spokesperson on behalf of the Executive Leaders at The Ritz-Carlton, South Beach. As Luxury Hospitality Professionals, dedicated to elevating tourism experiences, we are committed to offering truly memorable experiences to emotionally engage all guests to return. Unfortunately, the glamour of our city has slowly faded due to increase of crime, homelessness, and overall deterioration of structures along the eastern portion of the Lincoln Road corridor. This situation has become a challenge to our business. It has been brought to my attention, there are conversations between the owners of The Ritz-Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. Moreover, the discussions include an application, filed with the City of Miami Beach, from the owners of The Ritz-Carlton and Sagamore to add a new residential building to the combined property and improve its entrance to Lincoln Road.

This letter is to document my full support of these efforts.

It would certainly be an iconic and refreshing addition to have Lincoln Road East of Collins Avenue (100 Block), become the main pedestrian entrance to the Beach walk, as the area of Lincoln Road east of Collins is in desperate need of improvement. As General Manager of The Ritz-Carlton, South Beach for the past three years, I have seen the beach access and rotunda become in desperate need of a complete make over to allow fluid passage of vehicles, vendor trucks, enhance pedestrian safety, and a prominent newly designed beach access. This is more than city beautification, it is about pedestrian safety, improving the area for residents and restoring the luxury back as further value to the tourist industry, while investing in our 100 Block of Lincoln Road.

Furthermore, after reviewing the proposed renovation plans for The Ritz-Carlton and Sagamore properties, as well as, the design of the new residences proposed for the site, I believe this proposal represents a significant new narrative for our eastern side of Lincoln Road. The proposed improvements will be compatible with the surrounding development and will bring new residents and commerce to the area. Based on my tenure as Luxury Hospitality professional I strongly believe these proposed improvements will be transformative and have an impactful restart to the quality of life for the residents of South Beach and the neglected city center. I urge you to join this vision and help make this plan a reality for a new, improved, glamorous Lincoln Road.

Kindest regards,

Jacqueline Volkart, Market General Manager  
The Ritz-Carlton, South Beach  
The Ritz-Carlton, Bal Harbour

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:

I live at 835 IVY DR W.P.B. FL 33414. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By: \_\_\_\_\_

Name (Print): \_\_\_\_\_

JOHN JODICE

Business Name (if applicable): \_\_\_\_\_

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:

I have a business at 1690 COLLINS AVE. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By: \_\_\_\_\_

Name (Print):

JOHN MEADOW

Business Name (if applicable):

DOLCE ITALIAN

LDV GALE, LLC



CHISHOLM PROPERTIES SOUTH BEACH, INC.

---

1717 Collins Avenue  
Miami Beach, FL 33139  
Tel 305 779 3808

August 28, 2023

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

RE: SUPPORT FOR LINCOLN ROAD IMPROVEMENTS AND RITZ  
CARLTON/SAGAMORE RESIDENTIAL EXPANSION (HPB23-574 AND HPB23-  
575)

Dear Honorable Members of the Historic Preservation Board:

I am the owner of the Surfcomber Hotel. I have been the owner for more than twenty years. I love this City but over the past few years we have hit a bump in the road. I have seen the steady increase of crime, homelessness, and blight along the eastern portion of the Lincoln Road corridor. I understand the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels about a program that will greatly improve this eastern end of Lincoln Road. I also understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to their combined property and to improve their entrance on Lincoln Road.

I am writing to express my full support for those efforts.

**Lincoln Road East of Collins Avenue (100 block).** As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. This project is long overdue. The current pedestrian access in this area is unpleasant. It's often dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements will improve the quality of life for local residents and pedestrians.

**Ritz/Sagamore Improvements.** I also reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residential expansion proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements look compatible with the surrounding development and will bring new residents to the area, which will greatly help to diversify this area's population and better support the local businesses.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Respectfully,

Robert Balzebre  
President

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Members of the Historic Preservation Board

I live or have a business at \_521 E Dildo Dr, Miami Beach, FL. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signature: \_\_\_\_\_

Name: Luis Jose Molla

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Members of the Historic Preservation Board

I live or have a business at 427 E SAN MARINO Dr. 33139. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signature: [Signature]

Name: Luis O. Dominguez

Homeowner/Resident over 50 years

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Members of the Historic Preservation Board

I live or have a business at 531 W 49th ST Miami Beach, FL 33140. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signature: marcelo paez

Name: Marcelo Paez

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Members of the Historic Preservation Board

I live or have a business at 2820 LAKE AV. MIAMI BEACH. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signature: 

Name: RICARDO RIVA

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners

I live at 1,811 SW 7th Ter, South Miami, FL 33147. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By: Sara Hafemeister

Name (Print): Sara Hafemeister

Business Name (if applicable): \_\_\_\_\_

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Members of the Historic Preservation Board

I live or have a business at 230 Lincoln Road 33139. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signature: Vivian Z Dimone

Name: Vivian Z Dimone

Owner, managing partner  
230 Lincoln MB title, LLC.

September 11, 2023

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:

I am the owner of 734-744 Lincoln Road. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.



---

738 Lincoln Road LLC  
President

Members of the Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Members of the Historic Preservation Board

We are the owners of 318 – 334 Lincoln Road located on the south side of the 200-300 block. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

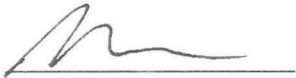
Lincoln Road West of Collins and East of Washington (200-300 block): I have reviewed the preliminary renderings from Raymond Jungles and fully support the need to pedestrianize the roadway and relocation of the bus stop. The envisioned modifications promise to enhance the street's aesthetics, invigorate pedestrian engagement, and establish a seamless connection along the entirety of Lincoln Road, seamlessly bridging the gap from the beach to Alton Road. We have grown increasingly concerned by the

consistent stream of complaints from our tenants regarding the compromised safety of the street and the escalating deterioration of the surrounding area in recent years.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

318 Lincoln LLC

Signature: \_\_\_\_\_

A handwritten signature in black ink, consisting of a stylized 'M' followed by a horizontal line.