

Freitas, Gabriela

From: Freitas, Gabriela
Sent: Monday, September 11, 2023 5:01 PM
Cc: Tackett, Deborah; Seiberling, James; Kallergis, Nick; Gonzalez, Jessica; Herrera, Miriam
Subject: FW: HPB Meeting September 12 - HPB23-0574, 1 Lincoln Road & 1671 Collins Avenue & HPB23-0575, 100 Block of Lincoln Road Right-of-Way and 1 Lincoln Road

Hello bcc'd Board members and Staff,

Please see below public comment. Should you have any questions please contact us.

Thanks so much.

Kind regards,

| MIAMIBEACH

Gabriela C. Freitas, Office Associate V

PLANNING DEPARTMENT

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www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

It's easy being Green! Please consider our environment before printing this email.

From: HPB <HPB@miamibeachfl.gov>
Sent: Monday, September 11, 2023 2:16 PM
To: Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Subject: FW: HPB Meeting September 12 - HPB23-0574, 1 Lincoln Road & 1671 Collins Avenue & HPB23-0575, 100 Block of Lincoln Road Right-of-Way and 1 Lincoln Road

Hi Gaby,
Can you please process?

From: Stephan Ginez <stephan@gaythering.com>
Sent: Monday, September 11, 2023 11:24 AM
To: HPB <HPB@miamibeachfl.gov>
Subject: HPB Meeting September 12 - HPB23-0574, 1 Lincoln Road & 1671 Collins Avenue & HPB23-0575, 100 Block of Lincoln Road Right-of-Way and 1 Lincoln Road

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Re: HPB meeting Sept 12 - HPB23-0574, 1 Lincoln Road & 1671 Collins Avenue & HPB23-0575, 100 Block of Lincoln Road Right-of-Way and 1 Lincoln Road

Attn: HPB Board members

The application does not refer to a location in Palm View Neighborhood but is of prime importance to our residents for several reasons:

- Any project with a positive impact on Lincoln Rd has favorable consequences for Palm View.
- The location at the east end of Lincoln Rd is our preferred access to the Beach Walk and the new design is correcting a lot of the issues experienced at this prime location.
- The experimentation of a new activation to prevent nuisance and crime is of great interest to the residents of Palm View. If successful, the type of activation proposed by the applicant could be used at other locations with similar issues like Pride Park where we are already experiencing identical concerns.

If our primary focus is on the public benefits proposed by the Ritz Carlton, we do understand that none of these would move forward without the approval of the new residential component and historic renovation presented to your board.

We will not make a specific assessment on the tower as this should be the prerogative of your board, city staff and direct neighbors. We do however support the significant reduction of hotel rooms to be replaced by permanent residents. This is a pattern we would like to see duplicated in South Beach as it has a direct impact on the residents' quality of life.

The offer of the Ritz Carlton to take over the maintenance of the first block of Lincoln Rd is a positive improvement and so is the effort of the applicant with the design of the block of Lincoln Rd between Washington and Collins. This could be the most important redevelopment for the area.

A full presentation was made by the applicant and its team to our board of directors on Wednesday August 30. We had the opportunity to ask questions about the projects which were answered by the architect, Landscape architect, and attorneys.

The board of directors of Palm View Neighborhood association supports the application presented by the Ritz Carlton and hopes that this will trigger more beautification and improvement for Lincoln Rd.

Thank you for your consideration.

Sincerely,

For the board of Directors,
Stephan Ginez
President, Palm View Neighborhood Association.
1821 Michigan Avenue ▪ Miami Beach, Fl. 33139
Cell 305-308-5770

