

From: [Freitas, Gabriela](#)
Cc: [Belush, Michael](#); [Deschamps, Giselle](#); [Kallergis, Nick](#); [Freking, Jessica](#); [Herrera, Miriam](#)
Bcc: [Brian D. Elias](#); melissa@melissabeattie.org; [Jonathan Freidin](#); ycimentmb@gmail.com; Elizabethklatone@gmail.com; planningboardmarks@gmail.com; San1455@att.net
Subject: FW: Don't let the South Beach Regal be replaced
Date: Wednesday, August 20, 2025 4:58:00 PM
Attachments: [image001.png](#)
[image002.png](#)

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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Office: 305.673.7550 or Direct: 305.673.7000 ext.26302

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From: Planning Info <PlanningInfo@miamibeachfl.gov>
Sent: Wednesday, August 20, 2025 2:07 PM
To: Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Subject: FW: Don't let the South Beach Regal be replaced

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Jessica Freking, Clerk of Boards
PLANNING DEPARTMENT
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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: Lucia Prado <lprado90@hotmail.com>

Sent: Monday, August 18, 2025 5:46 PM

To: PB <PB@miamibeachfl.gov>

Cc: Planning Info <PlanningInfo@miamibeachfl.gov>; Meiner, Steven <StevenMeiner@miamibeachfl.gov>; Melissa@melissabeattie.org; YCIMENTMB@gmail.com; belias@fowler-white.com; jonathan.planningboard@gmail.com; matthew@betterstreetsmb.com; ElizabethKLatone@yahoo.com; san1455@att.net

Subject: Don't let the South Beach Regal be replaced

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Dear Planning Board and City of Miami Beach staff,

I am writing to urge you to please not allow our beloved South Beach Regal theater to be gutted and replaced by the “superhuman museum”. The South Beach Regal Movie Theater has been a staple of the Miami Beach community for almost 3 decades.

Replacing the only movie theater in all of Miami Beach with an “immersive” art experience will only hurt our communities. This is not an exhibit that will be often attended by individuals, families and couples. Artechouse closed after a few years in South Beach. The Michelangelo exhibit is off to disappointing reviews. These immersive exhibits are only temporary, but cinema is long lasting and impactful to our communities, and to all ages.

Miami Beach has The Bass Museum and the FIU Wolfsonian. Close by across the bridge we have the PAMM and the Frost Museum. Our city has access to quality museums and immersive art exhibits all over our county.

The South Beach Regal theater draws visitors to Lincoln Road, to shop or grab a bite before or after a watching a film. It also allows locals and their families to enjoy movies nearby. You're guaranteed there is always something good playing at all hours of the day. The theater is there for kids during their summer school break, to enjoy a fun movie in the cold AC. It's so lively after any Marvel release, as everyone takes their superheroes seriously. It's always there on a rainy day, when you can't enjoy the park or the beach - but you can catch the newest thriller. The South Beach Regal also houses film festivals throughout the year allowing for residents and visitors to have a cultural experience in

their backyard.

I understand if one day this theater would need to be replaced, but I would hope it would be by something that actual enriches our local Miami Beach residents and visitors. Not the hologram projections of a temporary exhibit that is destined to close.

I hope you keep our movie theater open for business so generations can continue watching films they won't forget in Miami Beach.

Kind regards,

Lucia P.