

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"](mailto:ycimentmb@gmail.com);
["Elizabethklatone@gmail.com"](mailto:Elizabethklatone@gmail.com); ["planningboardmarks@gmail.com"](mailto:planningboardmarks@gmail.com); ["San1455@att.net"](mailto:San1455@att.net)
Subject: FW: SOUTH BEACH REGAL THEATER
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
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1700 Convention Center Drive, Miami Beach, FL 33139
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 1:24 PM
To: Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>; Herrera, Miriam <MiriamHerrera@miamibeachfl.gov>
Subject: FW: SOUTH BEACH REGAL THEATER

FYI

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Jessica Freking, Clerk of Boards

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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: James Hooker <jameshooker2691@gmail.com>

Sent: Wednesday, August 20, 2025 11:25 AM

To: Planning Info <PlanningInfo@miamibeachfl.gov>

Subject: SOUTH BEACH REGAL THEATER

You don't often get email from jameshooker2691@gmail.com. [Learn why this is important](#)

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Dear Planning Board and City of Miami Beach Officials,

I am writing this email to express my disbelief that another South Beach local staple is once again in danger of being replaced by another infrastructure that does not truly represent the lifestyle of our community. I hope that before you make a decision, you take the time to meditate and consider what the South Beach Regal theater stands for at South Beach. If you grew up or have lived in this fascinating city for the last 30 years, you will know that, in addition to presenting movies, the theater has hosted film festivals year-around, bringing local residents, visitors, and their families together. It is more important than ever to continue having a venue like this in our community, so we can get together and get to know each other.

I hope you reflect on the impact that your decision will have in our lives at South Beach, and make a conscious decision to keep the South Beach Regal theater open for business, taking into consideration that events at the theater bring more people together than events at our community centers.

Yours truly,

James N. Hooker