

From: [Freitas, Gabriela](#)
Cc: [Tackett, Deborah](#); [Seiberling, James](#); [Kallergis, Nick](#); [Freking, Jessica](#); [Herrera, Miriam](#)
Bcc: [John Stuart](#); [Linsey Lovell](#); [COLLINS PARK](#); [Elizabeth Camargo](#); [haskelhp01@gmail.com](#); [rp.hollingworth@gmail.com](#); [Mitch Novick](#)
Subject: FW: 1800 Michigan Application/ June 17th Meeting
Date: Monday, June 16, 2025 5:55:00 PM
Attachments: [image001.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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From: Tackett, Deborah <DeborahTackett@miamibeachfl.gov>
Sent: Wednesday, June 11, 2025 9:45 AM
To: Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Cc: Seiberling, James <JamesSeiberling@miamibeachfl.gov>
Subject: FW: 1800 Michigan Application/ June 17th Meeting

Good Morning Gaby,

Can you please transit the public comment below and place in the file for HPB24-0641?

Thanks,

MIAMIBEACH

Debbie Tackett, *Historic Preservation & Architecture Officer*
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From: Dill Elizer <billiondillon@gmail.com>
Sent: Tuesday, June 10, 2025 11:55 PM
To: Tackett, Deborah <DeborahTackett@miamibeachfl.gov>
Subject: Re: 1800 Michigan Application/ June 17th Meeting

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Dear Ms. Tackett and Members of the Historic Preservation Board,

Thank you for the opportunity to provide comments regarding the property at 1800 Michigan Avenue in anticipation of the upcoming June 17th hearing. Below are my observations and concerns, provided respectfully for your review and consideration:

Observations and Concerns

1. Questionable Executor Conduct

The law firm currently managing the estate's affairs appears to be acting beyond its traditional role as executor. Rather than efficiently executing their fiduciary duty to liquidate the property and distribute proceeds to the designated charity, they seem actively involved in extensive property activities typically associated with property developers. Their stated rationale has been to "maximize value" before the sale, yet these actions have led to significant delays and questionable legal compliance, potentially diminishing rather than enhancing the estate's value.

2. Misrepresentation and Unfulfilled Expectations

In discussions I personally had with representatives of the law firm, they indicated an intentional strategy to delay the sale until after the recent presidential election, explicitly stating that property values would substantially increase if Donald Trump were re-elected. This speculative approach has not only failed—market values have not increased—but has also raised concerns about their overall strategy and fiduciary prudence.

3. Unpermitted Demolition and Potential Violations

It has been observed that the firm has carried out demolition activities without securing the necessary permits. Furthermore, there is credible concern that additional unpermitted demolitions may occur. Such unauthorized activities pose potential legal risks and further diminish the integrity and value of the property. It has also been observed that they forced a tenant out of the remaining structure and are purposely causing water leaks in order to have the remaining structure condemned. The members of the neighborhood who are actually residents have spent great time and expense keeping up with the board's requirements with all updates and additions to our homes being under strict scrutiny by the board. The average age of a home in this neighborhood is 85 years old.

Is it truly fair — or even ethical — that out-of-town attorneys, with no physical, personal, environmental, or ecological ties to this neighborhood, are now attempting to assume the

role of developers — using underhanded tactics to bypass your very stringent standards — despite the fact that their sole role, as I've always understood it, was simply to sell the property and donate the proceeds to a cancer charity? They've already stalled that process for years — all while racking up their own fees — and now, instead of honoring the original intent, they're positioning themselves to profit further. And still, no one steps in to stop it?

4. Lack of Transparency Regarding Charitable Beneficiary

There has been no clear or publicly available information regarding the specific charitable organization set to benefit from the estate's proceeds. Given the ongoing actions of the law firm, transparency is essential to confirm that the stated charitable purposes align with the executor's actions and strategy.

Recommendations and Requests

To ensure the fiduciary responsibilities are transparently met and community interests are protected, I respectfully propose the following:

- Immediate disclosure of the designated charity and the detailed intentions for distributing the proceeds from the property's eventual sale.
 - Comprehensive review and disclosure of all recent property-related activities performed by the law firm, ensuring they align with fiduciary obligations.
 - Independent market appraisal conducted by an impartial party to establish fair market value and prevent continued speculation or unrealistic pricing.
 - Suspension of further demolition or construction activities until all required permits and approvals are transparently obtained and reviewed.
- Transparency regarding how much the estate has paid the attorneys for pursuing this development work on their own initiative, without authorization from other parties.

I appreciate your thorough consideration of these important matters, which significantly impact both community integrity and historic preservation within our neighborhood.

Kind regards,

Dillon Warren