

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: Please add to 1300 Lenox files
Date: Monday, June 30, 2025 4:10:00 PM
Attachments: [image001.png](#)

Hello bcc'd Board members and Staff,

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

Thanks so much.

Kind regards,

MIAMIBEACH

Gabriela C. Freitas, Office Associate V
PLANNING DEPARTMENT
1700 Convention Center Drive, Miami Beach, FL 33139
Office: 305.673.7550 or Direct: 305.673.7000 ext.26302

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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.

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From: Jon Rosenblatt <jmrosenblatt@gmail.com>
Sent: Monday, June 30, 2025 10:51 AM
To: Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Subject: Please add to 1300 Lenox files

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Thanks

Sincerely



Andrew Mirmelli

To:

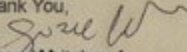
PHB Miami Beach
De : 1300 Lenox avenue
Approval of modifications to existing building

Jon Rosenblatt
Fifth wave investments LLC
Owner

I am one of the owners of 1343 Lenox Avenue and neighbor to 1300 Lenox owned by Jon Rosenblatt. Jon has many years' experience renovating historic properties starting in the 1980s in Providence, Rhode Island.

I believe that he will do an excellent job in maintaining the historic character of 1300 Lenox. I want to express my support for his application in front of the Board for plan approval.

Thank You,


Susan Whitebrook
1343 Lenox Avenue
Miami Beach, Florida

Andrew Mirmelli
1210 Michigan Ave
Miami Beach, FL 33139

June 29, 2025

Miami Beach Historic Preservation Board
1700 Convention Center Drive
Miami Beach, FL 33139

Dear Miami Beach Historic Preservation Board Members,

I'm here to convey my support for Jon Rosenblatt's plans for the property at 1300 Lennox Ave. I've known Jon for eleven years and have always been impressed with Jon's service to our South Beach community, always being proactive in contributing to our community as both an accomplished real estate developer and as a local resident. Jon is currently a board member at the Yacht Club at Portofino Condo where together we own four large units, including the Penthouse where Jon lives.

For forty years, Jon has been involved in historic preservation. First in Providence, Rhode Island and more recently here in Miami Beach. The issue at hand today is extremely minor and simply provides the property at 1300 with the much needed facelift that our neighborhood should welcome and incentivize. The exterior of the property will remain the same with only slight modifications, returning the south facade to its original historic appearance by removing a small piece of the Florida Room.

A small garage is added but otherwise the facade maintains its original Mediterranean revival look. Almost identical to the property right across the street in appearance.

I've met with Jon several times who has expressed a much welcome love for our Flamingo Park West neighborhood. I've bumped into Jon at its annual meeting several months ago where he was vocal in his strong commitment to improve it by investing the requisite capital both of his time and check book to further the desperately needed property improvements required to combat the very serious challenges and problems that have recently plagued our residents. Namely blight due to residents moving out of their homes and becoming victims to homeless squatters who ironically broke into the very property in question today as Jon encountered unfortunate delays in attempting to gain this board's approval.

Please approve 1300 Lennox today so Jon may pull the required building permit and improve our community at his earliest convenience.

Thank you for your consideration,

Sent from my iPhone