

From: [Samuelian, Mark](#)
To: [Saca, Paul](#)
Subject: Fwd: Item R9E Commission Meeting
Date: Wednesday, September 16, 2020 3:11:53 PM
Attachments: [image008.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Sent from my iPhone

Begin forwarded message:

From: "Samuelian, Mark" <Mark@miamibeachfl.gov>
Date: September 16, 2020 at 3:11:32 PM EDT
To: "Saca, Paul" <PaulSaca@miamibeachfl.gov>
Subject: Fwd: Item R9E Commission Meeting

Sent from my iPhone

Begin forwarded message:

From: Sara de los Reyes <saradlr@outlook.com>
Date: September 15, 2020 at 5:31:50 PM EDT
To: "Gelber, Dan" <DanGelber@miamibeachfl.gov>, "Arriola, Ricky" <RickyArriola@miamibeachfl.gov>, "Samuelian, Mark" <Mark@miamibeachfl.gov>, "Meiner, Steven" <StevenMeiner@miamibeachfl.gov>, "Richardson, David" <DavidRichardson@miamibeachfl.gov>, "Gongora, Michael" <Michael@miamibeachfl.gov>, "Steinberg, Micky" <MickySteinberg@miamibeachfl.gov>
Cc: Sara de los Reyes <saradlr@outlook.com>, THE TOWNHOUSE AT SUNSET HARBOUR <mefreundlich@gmail.com>
Subject: RE: Item R9E Commission Meeting

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL -
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OR ATTACHMENTS]

Dear Mayor and Commissioners;

I am writing in regards of the Sunset Islands 3 & 4 and Terry Bienstock vs. Aaron & Erica Nahmad and Palau Condo Assoc.

Last year I meet with Nahmad's attorney and architect and they presented this beautiful enhanced roof top area for family and children to enjoy. I personally supported this project and thought it was all done and approved. I just find out that while it was approved it is being heard again at one of the committee.

The Sunset Islands residents have all of their back yards facing the Palau and they all enjoy the pool, barbecue and kids playing in their back yard with no complaints nor objections from the Palau nor Sunset Homes. The Nahmad's also have kids and their only private outdoor backyard is their enhanced roof top that they have working to get it done for a couple of years with city and neighborhood approval. They are a family with children just like all the families in Sunset Island 3&4 that face Palau and Sunset Town Homes, except their outdoor space is their roof top.

I totally support their request and please approve this project that has added cost, time and effort for the city and owners of this space.

Why make their lives difficult?

This family has children's staying at home from COVID-19 and they want a safe outdoor environment to enjoy with their family, feel free, safe to play.

I hope you approve this project and we can all move on this issue and they can enjoy their outdoor living with family and children.

Best Regards,



Sara de los Reyes

saradlr@outlook.com

Office: 305-538-8825

Mobile: 305-607-7540



From: Marilyn Freundlich <mefreundlich@gmail.com>

Sent: Tuesday, September 15, 2020 3:37 PM

To: dangelber@miamibeachfl.gov; Ricky Arriola <RickyArriola@miamibeachfl.gov>; Mark Samuelian commissioner MB <MarkSamuelian@miamibeachfl.gov>; stevenmeiner@miamibeachfl.gov; DavidRichardson@miamibeachfl.gov; michael gongora <Michaelgongora@miamibeachfl.gov>; Micky Steinberg <MickySteinberg@miamibeachfl.gov>

Subject: Item R9E Commission Meeting

Honorable Mayor and Commissioners:

I am writing to you regarding the above item: Sunset Islands 3 & 4 and Terry Bienstock v.CMB DRB, Aaron & Erica Nahmad and Palau Condo Assoc.

I personally was involved with the process of Palau from the inception.

The developer bent over backwards to satisfy the demands of Sunset Islands 3 & 4 and Mr. Bienstock, as well as the pressure they put on the City Staff and Boards at the time.

This project has been a magnificent asset to the Sunset Harbour Neighborhood and the residents of the condominium, many of which I know personally, are exemplary citizens who have added their input and expertise to the betterment of the entire Sunset Harbour neighborhood.

The request that the Nahmad family is asking is fair and unobtrusive. Our current DRB, which I find to be extremely exigent and I do follow their meetings closely, have agreed that the project has merits and has approved it. I find it quite arrogant, to be frank, that the residents of the Islands and Mr. Bienstock are able to have a party, a barbecue, have their children play in their yards, particularly now in times of this pandemic which we have no idea how much longer it will last, and they will deny this same rights to the residents of the Palau. I live in the Townhomes and have never heard a noise coming from Palau. We cannot say the same for the party houses in the Islands.

I support this request and ask you kindly to approve it and put this matter to rest once and for all, granting the residents of buildings the same privileges that single family home owners enjoy.

Sincerely,

Marilyn Freundlich

From: [Boksner, Aleksandr](#)
To: [Saca, Paul](#)
Subject: FW: Item R9E Commission Meeting
Date: Wednesday, September 16, 2020 3:30:38 PM

MIAMIBEACH

Aleksandr Boksner, Chief Deputy City Attorney

From: Steinberg, Micky <MickySteinberg@miamibeachfl.gov>
Sent: Wednesday, September 16, 2020 3:11 PM
To: Boksner, Aleksandr <AleksandrBoksner@miamibeachfl.gov>; Kallergis, Nick <NickKallergis@miamibeachfl.gov>
Subject: Fwd: Item R9E Commission Meeting

Begin forwarded message:

From: Marilyn Freundlich <mefreundlich@gmail.com>
Date: September 15, 2020 at 3:36:54 PM EDT
To: dangelber@miamibeachfl.gov, Ricky Arriola <RickyArriola@miamibeachfl.gov>, Mark Samuelian commissioner MB <MarkSamuelian@miamibeachfl.gov>, stevenmeiner@miamibeachfl.gov, DavidRichardson@miamibeachfl.gov, michael gongora <Michaelgongora@miamibeachfl.gov>, Micky Steinberg <MickySteinberg@miamibeachfl.gov>
Subject: Item R9E Commission Meeting

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Sincerely,

Marilyn Freundlich

From: [Boksner, Aleksandr](#)
To: [Saca, Paul](#)
Subject: FW: Dejavu all over again!!!! This was Settled!!! Sunset Islands 3&4 Response
Date: Wednesday, September 16, 2020 3:30:47 PM
Attachments: [SunsetIslands \(5\).pdf](#)
[ATT00001.htm](#)

MIAMIBEACH

Aleksandr Boksner, *Chief Deputy City Attorney*

From: Steinberg, Micky <MickySteinberg@miamibeachfl.gov>
Sent: Wednesday, September 16, 2020 3:12 PM
To: Boksner, Aleksandr <AleksandrBoksner@miamibeachfl.gov>; Kallergis, Nick <NickKallergis@miamibeachfl.gov>
Subject: Fwd: Dejavu all over again!!!! This was Settled!!! Sunset Islands 3&4 Response

Begin forwarded message:

From: Jacqueline Lalonde <Jacqueline.Lalonde@RaymondJames.com>
Date: September 15, 2020 at 4:07:42 PM EDT
To: "Mickysteinberg@miamibeachfl.gov" <Mickysteinberg@miamibeachfl.gov>, Michael Gongora <MGongora@beckerlawyers.com>, Dan Gelber <DanGelber@miamibeachfl.gov>, "rickyarriola@miamibeachfl.gov" <rickyarriola@miamibeachfl.gov>, "davidrichardson@miamibeachfl.gov" <davidrichardson@miamibeachfl.gov>, Steven Meiner <StevenMeiner@miamibeachfl.gov>, Mark Samuelian <Mark@miamibeachfl.gov>, "ricky@rickyarriola.com" <ricky@rickyarriola.com>
Cc: "jacquelineplalonde@gmail.com" <jacquelineplalonde@gmail.com>
Subject: Dejavu all over again!!!! This was Settled!!! Sunset Islands 3&4 Response

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From: [Boksner, Aleksandr](#)
To: [Saca, Paul](#)
Subject: FW: Item R9E Commission Meeting
Date: Wednesday, September 16, 2020 3:30:57 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image001.png](#)

MIAMIBEACH

Aleksandr Boksner, *Chief Deputy City Attorney*

From: Steinberg, Micky <MickySteinberg@miamibeachfl.gov>
Sent: Wednesday, September 16, 2020 3:12 PM
To: Kallergis, Nick <NickKallergis@miamibeachfl.gov>; Boksner, Aleksandr <AleksandrBoksner@miamibeachfl.gov>
Subject: Fwd: Item R9E Commission Meeting

Begin forwarded message:

From: Sara de los Reyes <saradlr@outlook.com>
Date: September 15, 2020 at 5:31:45 PM EDT
To: "dangelber@miamibeachfl.gov" <dangelber@miamibeachfl.gov>, Ricky Arriola <RickyArriola@miamibeachfl.gov>, Mark Samuelian commissioner MB <MarkSamuelian@miamibeachfl.gov>, "stevenmeiner@miamibeachfl.gov" <stevenmeiner@miamibeachfl.gov>, "DavidRichardson@miamibeachfl.gov" <DavidRichardson@miamibeachfl.gov>, michael gongora <Michaelgongora@miamibeachfl.gov>, Micky Steinberg <MickySteinberg@miamibeachfl.gov>
Cc: Sara de los Reyes <saradlr@outlook.com>, Marilyn Freundlich <mefreundlich@gmail.com>
Subject: RE: Item R9E Commission Meeting

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issue and they can enjoy their outdoor living with family and children.

Best Regards,



Sara de los Reyes

saradlr@outlook.com

Office: 305-538-8825

Mobile: 305-607-7540



From: Marilyn Freundlich <mefreundlich@gmail.com>

Sent: Tuesday, September 15, 2020 3:37 PM

To: dangelber@miamibeachfl.gov; Ricky Arriola <RickyArriola@miamibeachfl.gov>; Mark Samuelian commissioner MB <MarkSamuelian@miamibeachfl.gov>; stevenmeiner@miamibeachfl.gov; DavidRichardson@miamibeachfl.gov; michael gongora <Michaelgongora@miamibeachfl.gov>; Micky Steinberg <MickySteinberg@miamibeachfl.gov>

Subject: Item R9E Commission Meeting

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have their children play in their yards, particularly now in times of this pandemic which we have no idea how much longer it will last, and they will deny this same rights to the residents of the Palau. I live in the Townhomes and have never heard a noise coming from Palau. We cannot say the same for the party houses in the Islands.

I support this request and ask you kindly to approve it and put this matter to rest once and for all, granting the residents of buildings the same privileges that single family home owners enjoy.

Sincerely,

Marilyn Freundlich

From: [Boksner, Aleksandr](#)
To: [Saca, Paul](#)
Subject: FW: Item R9E Appeal File No.: 19-002
Date: Wednesday, September 16, 2020 3:31:16 PM
Attachments: [Appeal File 2020-001 Aaron and Erica Nahmad Appeal Summary\[2\].pdf](#)
[ATT00001.htm](#)

MIAMIBEACH

Aleksandr Boksner, *Chief Deputy City Attorney*

From: Steinberg, Micky <MickySteinberg@miamibeachfl.gov>
Sent: Wednesday, September 16, 2020 3:13 PM
To: Kallergis, Nick <NickKallergis@miamibeachfl.gov>; Boksner, Aleksandr <AleksandrBoksner@miamibeachfl.gov>
Subject: Fwd: Item R9E Appeal File No.: 19-002

Begin forwarded message:

From: Graham Penn <GPenn@brzoninglaw.com>
Date: September 14, 2020 at 9:21:22 AM EDT
To: Commissioner Micky Steinberg <micky@miamibeachfl.gov>
Cc: "tathianetrofino@miamibeachfl.gov" <tathianetrofino@miamibeachfl.gov>
Subject: Item R9E Appeal File No.: 19-002

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Commissioner,

Our firm represents Aaron and Erica Nahmad, whose unanimous DRB approval has been appealed. The appeal will be heard by the Commission on Wednesday. Attached is a brief summary of the development timeline and our responses to the arguments raised by the objectors to the application. Also attached are excerpts from the development plans, which are already in the record.

Graham Penn

Bercow Radell Fernandez Larkin & Tapanes

200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131

gpenn@brzoninglaw.com | www.brzoninglaw.com

O: (305) 377 6229 | F: (305) 377 6222

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signature_346776585



From: [Boksner, Aleksandr](#)
To: [Saca, Paul](#)
Subject: FW: Commission Meeting 9/16 - appeal of approved Palau rooftop improvements - CMB Appeal 2019-002 (DRB19-0392 & DRB22889)
Date: Wednesday, September 16, 2020 3:31:16 PM

MIAMIBEACH

Aleksandr Boksner, *Chief Deputy City Attorney*

From: Huff, Amadeus <AmadeusHuff@miamibeachfl.gov>
Sent: Wednesday, September 16, 2020 3:14 PM
To: Kallergis, Nick <NickKallergis@miamibeachfl.gov>; Boksner, Aleksandr <AleksandrBoksner@miamibeachfl.gov>
Cc: Meiner, Steven <StevenMeiner@miamibeachfl.gov>
Subject: FW: Commission Meeting 9/16 - appeal of approved Palau rooftop improvements - CMB Appeal 2019-002 (DRB19-0392 & DRB22889)

Gentlemen,

Below is the email traffic of me setting up a meeting between Commissioner Meiner and the appellants. The date of the meeting has already been disclosed to Nick on a separate email.

Thank you.

MIAMIBEACH
Amadeus Huff
Aide to Commissioner Steven Meiner
Office of the Mayor and Commission
[1700 Convention Center Drive, Miami Beach, FL 33139](#)
Tel: [786-697-7763](tel:786-697-7763)
www.miamibeachfl.gov

From: Matthew Amster <MAmster@brzoninglaw.com>
Date: Thursday, September 3, 2020 at 10:52 AM
To: "Huff, Amadeus" <AmadeusHuff@miamibeachfl.gov>, "Meiner, Steven" <StevenMeiner@miamibeachfl.gov>
Subject: RE: Commission Meeting 9/16 - appeal of approved Palau rooftop improvements - CMB Appeal 2019-002 (DRB19-0392 & DRB22889)

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Thank you. I forwarded it to our client and my partners at the firm who will also join.

Best Regards,

Matt

Matthew Amster

Bercow Radell Fernandez Larkin & Tapanes

200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131

mamster@brzoninglaw.com | www.brzoninglaw.com

O: (305) 377 6236 | F: (305) 377 6222

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From: Huff, Amadeus <AmadeusHuff@miamibeachfl.gov>

Sent: Thursday, September 3, 2020 10:48 AM

To: Matthew Amster <MAmster@brzoninglaw.com>; Meiner, Steven <StevenMeiner@miamibeachfl.gov>

Subject: Re: Commission Meeting 9/16 - appeal of approved Palau rooftop improvements - CMB Appeal 2019-002 (DRB19-0392 & DRB22889)

Perfect. Teleconference works best. The Teams invite will include a call-in number.

Thank you.

MIAMIBEACH

Amadeus Huff

Aide to Commissioner Steven Meiner

Office of the Mayor and Commission

[1700 Convention Center Drive, Miami Beach, FL 33139](#)

Tel: [786-697-7763](tel:786-697-7763)

www.miamibeachfl.gov

From: Matthew Amster <MAmster@brzoninglaw.com>

Date: Thursday, September 3, 2020 at 10:46 AM

To: "Huff, Amadeus" <AmadeusHuff@miamibeachfl.gov>, "Meiner, Steven" <StevenMeiner@miamibeachfl.gov>

Subject: RE: Commission Meeting 9/16 - appeal of approved Palau rooftop improvements - CMB Appeal 2019-002 (DRB19-0392 & DRB22889)

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Amadeus, thanks for getting back to me. Yes, 9/9 at 5:30 pm works for us. Shall I share an invite or will you? Also, we can do a Zoom or Teams virtual call or a teleconference, whatever your preference. Please let me know, thanks!

Matt

Matthew Amster

Bercow Radell Fernandez Larkin & Tapanes

200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131

mamster@brzoninglaw.com | www.brzoninglaw.com

O: (305) 377 6236 | F: (305) 377 6222

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From: Huff, Amadeus <AmadeusHuff@miamibeachfl.gov>

Sent: Thursday, September 3, 2020 10:32 AM

To: Matthew Amster <MAmster@brzoninglaw.com>; Meiner, Steven <StevenMeiner@miamibeachfl.gov>

Subject: Re: Commission Meeting 9/16 - appeal of approved Palau rooftop improvements - CMB Appeal 2019-002 (DRB19-0392 & DRB22889)

Hi Matthew,

How does September 9 at 5:30 pm work for you?

Thanks.

MIAMIBEACH

Amadeus Huff

Aide to Commissioner Steven Meiner

Office of the Mayor and Commission

[1700 Convention Center Drive, Miami Beach, FL 33139](http://1700ConventionCenterDriveMiamiBeachFL33139)

Tel: [786-697-7763](tel:786-697-7763)

www.miamibeachfl.gov

From: Matthew Amster <MAmster@brzoninglaw.com>

Date: Tuesday, September 1, 2020 at 9:33 AM

To: "Meiner, Steven" <StevenMeiner@miamibeachfl.gov>

Cc: "Huff, Amadeus" <AmadeusHuff@miamibeachfl.gov>

Subject: Commission Meeting 9/16 - appeal of approved Palau rooftop improvements - CMB
Appeal 2019-002 (DRB19-0392 & DRB22889)

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Good morning Commissioner Meiner, I hope this finds you well and keeping safe.

In July 2019, we helped AJ and Erica Nahmad, penthouse owners at the Palau at 1201 20 St, other penthouse owners and the Palau at Sunset Harbor Condo Association to get modest and tasteful rooftop improvements, such as decking, shade structures, stair bulkhead and landscaping, approved by the Design Review Board. These improvements will allow their growing family to transform the existing, totally barren rooftop, into a usable backyard. See attached excerpt of approved plans.

The Sunset Islands 3 and 4 Property Owners, Inc. and Terry Bienstock appealed the DRB Approval and the Commission will hear the appeal on 9/16 as a time certain item at 3 pm.

On behalf of the Nahmad family, we would like a few minutes of your time for a teleconference or virtual meeting to discuss the appeal. Please let us know your availability between now and the 9/16 Commission meeting.

Thank you and stay safe.

Matt

Matthew Amster

Bercow Radell Fernandez Larkin & Tapanes

200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131

mamster@brzoninglaw.com | www.brzoninglaw.com

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