

Nunez, Victor

From: PB
Sent: Friday, March 19, 2021 4:33 PM
To: Nunez, Victor
Cc: Madan, Rogelio
Subject: FW: NO TO NEW FLAMINGO TOWER DEVELOPMENT

Hi Victor,

Can you please place this in the folder and send to the board members?

Thanks,



Jessica Gonzalez

Clerk of Boards

Planning Department

1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139

Tel: 305-673-7000 x2594 / www.miamibeachfl.gov

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before printing this email.**

From: Ana Sophia March Tanca <anasophiamarch@gmail.com>

Sent: Thursday, March 18, 2021 5:55 PM

To: Gelber, Dan <DanGelber@miamibeachfl.gov>; Richardson, David <DavidRichardson@miamibeachfl.gov>; Samuelian, Mark <Mark@miamibeachfl.gov>; Gongora, Michael <Michael@miamibeachfl.gov>; Steinberg, Micky <MickySteinberg@miamibeachfl.gov>; PB <PB@miamibeachfl.gov>; Arriola, Ricky <RickyArriola@miamibeachfl.gov>; Meiner, Steven <StevenMeiner@miamibeachfl.gov>

Subject: NO TO NEW FLAMINGO TOWER DEVELOPMENT

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Good morning, as longtime residents of this area, Juan and I are opposed to the new Flamingo Tower development for all the reasons listed below. We are also deeply concerned about the escalating violence surrounding spring break and feel that the City needs to take firm action to keep our neighborhoods safe. The problem seems to escalate each year, rather than get better. Violence, drug dealing, drag racing, illegal airbnb's and noise violations have now taken over our city and it's time to put residents first. We value your leadership and dedication to our community and are available to help out in any way we can.

- Flamingo has never been a good neighbor. Their units are filled with Air B&B partiers, they mismanage their maintenance with fire alarms sounding often, their renters are transient, and their bay walk is closed to us at odd hours and filled with dog feces.
- They are offering no added value to the neighborhood through public space, green space or improved bay walk. This property only benefits their pockets and bottom line.
- *They want to change the zoning to allow them to build a 300 foot tower in the parking lot just south of the Ana Capri and our dog walk. The zoning allows them to build 140 feet - the same height as the Capri.*
- They want to change the zoning to allow them to build 27 feet from the Capri property line (referred to as a "setback"). The present zoning requires them to be 47 feet from the property line. Thus making them much closer to us, creating noise and shade.
- The addition of adding more low quality rental units WILL NOT improve the neighborhood
- Putting a tower 27 feet from the Capri will significantly affect the privacy of the residents of the Capri.
- Putting up a tower of that height and proximity to the Capri will affect the views from the Capri
- Putting up a tower of that height and proximity to the Capri will negatively affect the property values at the Capri.
- The Capri is one of the highest generator of property taxes in the area, there is no benefit to the City or neighborhood of allowing the additional density
- The residents of the Capri, counted on the City's existing zoning when they purchased their condominiums – THIS IS UNACCEPTABLE TO CHANGE THE RULES ON US.
- With many more units, we will need more security at our expense.
- Construction is already noisy, messy and relocated vermin to our condo. Construction will continue for years.

Juan Andres Canarte
 Ana Sophia March
 Capri Residents

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 Ana Sophia March
 GD

Nunez, Victor

From: PB
Sent: Friday, March 19, 2021 4:33 PM
To: Nunez, Victor
Cc: Madan, Rogelio
Subject: FW: PB20-0389 RM2 Amendments to Property of Ten Acres or More

Hi Victor,

Can you please place this in the folder and send to the board members?

Thanks,



Jessica Gonzalez

Clerk of Boards

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From: Hal Philipps <halphilipps@aol.com>

Sent: Friday, March 19, 2021 12:04 PM

To: PB <PB@miamibeachfl.gov>

Cc: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>; Gelber, Dan <DanGelber@miamibeachfl.gov>; Arriola, Ricky <RickyArriola@miamibeachfl.gov>; Gongora, Michael <Michael@miamibeachfl.gov>; Meiner, Steven <StevenMeiner@miamibeachfl.gov>; Richardson, David <DavidRichardson@miamibeachfl.gov>; Samuelian, Mark <Mark@miamibeachfl.gov>; Steinberg, Micky <MickySteinberg@miamibeachfl.gov>

Subject: PB20-0389 RM2 Amendments to Property of Ten Acres or More

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Dear Planning Board, Mayor and Commissioners,

I am writing to voice my opposition to the proposed ordinance amending our existing zoning to allow the construction of a 300 foot rental tower in close proximity to the Capri condominium where I live.

I was the first person to buy at the Capri, pre-construction, over 12 years ago. I sold my house on San Marino Island to move there after watching and attending numerous Planning Board meetings. I was so impressed with the thoughtfulness of the City (and in particular, Mr Mooney who I am glad to see is still with the City) in making sure that the Capri development enhanced

and not took away from the neighborhood by preserving sight lines and access to the Bay, stay within the existing zoning and construct a beautiful Baywalk open to all. This gave me the confidence to move and in retrospect, each of the decisions the Planning Board made at the time were the right ones for the long term enjoyment of the area to the residents.

This proposal is exactly the opposite. It is wildly out of scale with the buildings to the north and it significantly impairs sight lines to the Bay. It is in no doubt harmful, not helpful to the neighborhood. But the most disturbing thing to me is the request to reduce the setbacks from our building. The area is quite dense with the existing setbacks. To reduce them further would be ridiculous.

And the Flamingo has never been a good neighbor. It refused to build it's Baywalk which cost the City immense time and money in unnecessary litigation. And then it built a cheap, harsh and unfriendly Baywalk that is poorly maintained. It's a real weak point for the area.

I am in complete agreement with the staff report from the Planning Department with one exception. In my opinion, the proposed building would significantly reduce the property values at the Capri. And this is very important. There are at least 40 apartments at the Capri that would be severely impacted by this proposed tower. And given that those apartment are in the \$2 million to \$5 million range, the potential reduction in property taxes would hardly be made up by the tax revenues from this rental tower.

Turning Miami Beach into Sunny Isles is not the way of the future.

We are counting on you to do the right thing and turn down this egregious, self serving proposal.

Kind regards,

Hal Philipps
1445 16th St
Upper Penthouse 1
Miami Beach, FL 33139

Nunez, Victor

From: PB
Sent: Friday, March 19, 2021 4:34 PM
To: Nunez, Victor
Cc: Madan, Rogelio
Subject: FW: PB20-0389: Flamingo Point application for March 23 meeting

Hi Victor,

Can you please place this in the folder and send to the board members?

Thanks,



Jessica Gonzalez

Clerk of Boards

Planning Department

1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139

Tel: 305-673-7000 x2594 / www.miamibeachfl.gov

**It's easy being Green! Please consider our environment
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From: esss144@aol.com <esss144@aol.com>

Sent: Friday, March 19, 2021 12:23 PM

To: PB <PB@miamibeachfl.gov>

Cc: Gelber, Dan <DanGelber@miamibeachfl.gov>; Arriola, Ricky <RickyArriola@miamibeachfl.gov>; Gongora, Michael <Michael@miamibeachfl.gov>; Meiner, Steven <StevenMeiner@miamibeachfl.gov>; Richardson, David <DavidRichardson@miamibeachfl.gov>; MarkSamueliab@miamibeachfl.gov; Steinberg, Micky <MickySteinberg@miamibeachfl.gov>

Subject: PB20-0389: Flamingo Point application for March 23 meeting

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Sirs:

I am writing to express my concern regarding the desire of The Flamingo to gain an exception to Miami Beach's zoning laws and my profound hope that this application be denied.

My husband and I have been homeowners at The Capri South Beach for the past ten years. Our unit is on the south side of the building - directly opposite The Flamingo. Allowing an exception to the current zoning laws would dramatically decrease both our ability to enjoy our home and the home's value. In fact, it is hard to imagine us or anyone else living there with a huge tower blocking our light and our view.

The Flamingo is already the size of a small town, overwhelming every other property in the neighborhood. I can't imagine what good it would do to anyone, except perhaps the developer, to allow the project to be built.

Please deny this application.

Elizabeth Silverman
1445 16th Street, #1203
Miami Beach, FL 33139