

Nunez, Victor

From: Madan, Rogelio
Sent: Monday, March 22, 2021 3:58 PM
To: Nunez, Victor
Cc: Gonzalez, Jessica; Garavito, Alejandro
Subject: Fwd: 1501 Collins -- PB20-0416

Hi Victor,

Can you please add this email to the file for PB20-0416. The applicant is requesting a continuance to April.

Thanks,
Rogelio

MIAMIBEACH

Rogelio A. Madan, AICP

Chief of Community Planning & Sustainability
City of Miami Beach Planning Department

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Sent from my iPad

Begin forwarded message:

From: Graham Penn <GPenn@brzoninglaw.com>
Date: March 22, 2021 at 1:15:31 PM EDT
To: ayssapb@gmail.com, mmeland@melandbudwick.com, brantley.planning@gmail.com, dwieder@wiederlaw.com, tkbcmplanning@gmail.com, fernandezalexj@gmail.com
Cc: "Madan, Rogelio" <RogelioMadan@miamibeachfl.gov>, "W. Tucker Gibbs" <tucker@wtgibbs.com>
Subject: 1501 Collins -- PB20-0416

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Members of the Planning Board,

Our firm represents Bancroft Oceans Five Holdings, LLC, the owner of the Bancroft Hotel and Ocean Steps property at 1501 Collins Avenue. Our application seeking Conditional Use approval for an exciting redevelopment of the property is set for review by the Board on March 23. The redevelopment plan calls for the replacement of a large nightclub/performance space with new Class A+ office space and new restaurant concepts. We believe that the redevelopment will be part of the City's planned reinvention of this area of the City, anchoring the north end of Ocean Drive with a truly transformative use.

As part of the process, we have met and presented the project to all local stakeholders, including, but not limited to, the: (1) 1500 Ocean, the Drake, and Il Villaggio condominiums; (2) the Ocean Drive Association; and (3) SOBESafe. Overall, we have heard nothing but enthusiasm for the new uses proposed for the property. City staff has also recommended approval of the application.

Our neighbors at 1500 Ocean had an Association election on March 16, through which the Board membership changed significantly. Given the change in the Association Board, 1500 Ocean has requested that the applicant agree to continue the application to the April Planning Board meeting. The continuance will allow the new 1500 Board to organize, meet with us, and offer a formal position on the project at the next Planning Board hearing.

The applicant hereby requests a continuance to the April Planning Board meeting to allow the discussions to take place. We are taking this step with the understanding that the new 1500 Ocean Board has committed to meeting with us as soon as possible and continuing to work with us in good faith.



Graham Penn

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