

From: [BOA](#)
To: [Bueno, Lizbeth](#); [Fons, Monique](#)
Cc: [Belush, Michael](#)
Subject: FW: ZBA21-0135 (310 Meridian Ave)
Date: Friday, January 7, 2022 9:20:14 AM
Attachments: [image001.png](#)

Hi Lizbeth,

Please process.

Thanks,



Jessica Gonzalez
Clerk of Boards
Planning Department

1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139
Tel: 305-673-7550 / www.miamibeachfl.gov

It's easy being Green! Please consider our environment before printing this email.

From: Ravi Kochhar <rkkochhar@gmail.com>
Sent: Friday, January 7, 2022 12:03 AM
To: BOA <BOA@miamibeachfl.gov>
Subject: Re: ZBA21-0135 (310 Meridian Ave)

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

Hello,

I live and own property at 325 Meridian Ave for the last several years.

I have become aware of a meeting tomorrow (Jan 7) to discuss a zoning change for property located at 310 Meridian Ave. Unluckily I am not able to attend in person or by zoom, but wish to state my position on this important matter.

As I understand it, this property is an apartment building, and recently there was a zoning change to allow it to operate as a daily rental, AirBNB type, building. This essentially converts it to a hotel with transient visitors.

Needless to say I am strongly opposed to this type of daily-rental building in one of the few remaining residential blocks of South Pointe. How this zoning change was considered and approved is a mystery to me, as I was not aware of this until a few days ago. This decision goes to the heart of

the type of city we want, both for visitors and residents. To make this decision without proper public feedback is a black eye for City administration. We need transparency, not opaqueness.

It is confounding at a time when rents are going up steeply, so clearly there is a need for more apartments, not less. People I know are being forced to move away from Miami Beach because they cannot afford rent increases. The zoning did not need a change. We do not need residents moving out to make room for more daily rentals. We should be encouraging more apartments so people who work here can live here.

I urge you to do whatever is necessary to reverse this change, and make it impossible or more difficult for the future.

Thank you,

Ravi Kochhar
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