

**The Chairperson and Members of the
Miami Beach Historic Preservation Board
c/o Mr. Thomas Mooney and Ms. Deborah J. Tackett
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139**

Date:

**Re: Letter of Support for the Ritz-Sagamore Project / Historic Preservation Board
Application File Nos. HPB22-0506, HPB21-0497 and HPB21-0457**

Dear Board Members,

The Lincoln Rd./historic city center area has always been the glue holding the city together, and now it needs our help. Allowing quality residences in our high-density areas on the city edge along Collins Ave. is a sound way to begin the process of elevating the touristic and residential experience while providing a base to support the business and cultural activities so vital to our lives.

We need to change our city's image and balance our transient character with a sense of permanence, safety, and place. We need to make a statement that we stand for residents first to foster the best expression of human enjoyment and activity for all, tourists and residents alike.

We, therefore, urge you to approve the plans and investment for a 178 ft. residential building to construct quality residential dwellings by the Ritz Carlton-Sagamore group who have demonstrated their consistent contributions to Miami Beach as a family/resident-owned enterprise for many decades.

Sincerely,



Name: BENJAMIN MORDECAI OPPENHEIT

Business: 9 BEACH LANE RESTAURANT