From:	Tackett, Deborah
To:	Bueno, Lizbeth
Cc:	Seiberling, James
Subject:	FW: RITZ CARLTON Tower Application HP821-0457 Hearing on April 12, 2021
Date:	Monday, April 11, 2022 8:56:38 AM
Attachments:	image004.png Final-Dune-Management-Plan-2016.pdf Views from the Decoplage without the planned Ritz Tower.msg Views from the Decoplage towards the planned Ritz Tower .msg Petition-Miami-Beach-Ritz-Carlton-Tower-October 28, 2021-.doc

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Public Comment, already sent to HPB members

MIAMIBEACH

Debbie Tackett, *Historic Preservation & Architecture Officer*
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It's easy being Green! Please consider our environment before printing this email.

From: tov@tverhoeven.com <tov@tverhoeven.com>
Sent: Sunday, April 10, 2022 2:55 PM
To: rick.hpb@gmail.com; NORTH SHORE HISTORIC DISTRICT 1 <kpaskal@gmail.com>; nanlieb@aol.com; stuartreedhpb@aol.com; bresara@aol.com; barrykleinboa@gmail.com; lwb.mbhp@gmail.com
Cc: Tackett, Deborah <DeborahTackett@miamibeachfl.gov>
Subject: FW: RITZ CARLTON Tower Application HP821-0457 Hearing on April 12, 2021

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

Dear Members of the Historic Preservation Board of the City of Miami Beach Mr. Chairman Rick Lopez, Mr. Vice-Chairman Kirk Pascal, and Mr. Nancy Lieberman, Mr. Stuart Reed, Mr. Barry Klein, Mr. Ray Breslin and Ms. Laura Weinstein:

I am an owner of two apartments in the Decoplage Condominium Association, 100 Lincoln Road, Miami Beach, FL 33139. As many other owners and the Board of Directors of the Decoplage did, I raised objections against the planned Ritz-Carlton Tower on the property of the Sagamore Hotel on Collins Avenue; if you want to see the 39 letters of other owners of the Decoplage joining my objections please jet me know; I will send them to you.

Please find attached my original petition dated October 29, 2021 asking the Historic Preservation Board ("HPB") in its composition of last year not to approve the project of the Ritz-Carlton Tower, as well as my email with various attachments below dated December 10, 2021 amending my petition not to approve the tower project. All of that is repeated here with respect to the application to re-open the case after the previous HPB board denied the application in its meeting on December 13, 2021; I was present at that meeting and gave the reasons of our objections.

Please have also a look at the sketch-photos attached. They are showing the free views from the north side of the Decoplage as it is right now, as well as how the view would look like if the Ritz-Carlton Tower will be built. It completely destroys the present free view as the former HPB chairman had put it in the December 13 meeting "a finger in the air". I assume that the Ritz-Carlton owners will come up with a slightly changed tower proposal in case that their application to reopen their case would be approved; for that purpose I have also attached three more sketch-photos where the tower is three stories shorter and 10% smaller but as you can see this shorter/smaller outlook does not change the view of the "finger" tower at all.

In my opinion, no additional building should be permitted to be built on the east side of the Sagamore in addition to the Sagamore hotel property as it kills the free view not only from the Decoplage building but from everywhere of this area which is part of the area's historic design which will be dramatically changed otherwise.

I do not know if you believe that you are looking merely at the historic preservation issues, but other issues must be kept in mind as well as explained in detail in my supplemental email below dated December 10, 2021. Beside this, you would destroy huge present values of the owners of the Decóplage apartments. Have a look again at the huge tower building directly in front of the noses of owners and residents of the Decoplage. The value of their apartments are likely to loose by at least 30%. We have 625 apartments in the Decoplage with prices from $250,000 up to 5.0 million on the penthouse level. One penthouse apartment on the north-west side of the building sold recently for $1.6 million. Not only the values of the apartments on the north side will drop but the values of all other apartments. The total value of all apartments can be estimated to be beyond §500 million. If the average price of all apartments on the north side plus all on the east, west and south side is dropping accumulated by 15% we are talking about a total loss of $75,000,000.00. The Ritz-Carlton owners may respond by saying "bad luck but neither of you is owning the air rights above the Sagamore hotel". However, can the City of Miami Beach say the same to its Decoplage residents who made their investments and enjoy the present environment? The Mayor should think twice about this as the income of the City from taxes paid each year by 625 owners will also drop by at least 15%.

Summarizing, please do not approve to reopening the Ritz-Carlton Tower application. No building fits into the historic environment of this area which destroys the free and historically grown view from all sides of the beach, the water and looking north. Sincerely, Dr. Thomas Verhoeven

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From: tov@tverhoeven.com <tov@tverhoeven.com>
Sent: Freitag, 10. Dezember 2021 15:16
To: 'mlitt.cmb.hpb@gmail.com' <mlitt.cmb.hpb@gmail.com>; 'nanlieb@aol.com' <nanlieb@aol.com>; 'jackfing@msn.com' <jackfing@msn.com>; 'rick.hpb@gmail.com' <rick.hpb@gmail.com>; 'kpaskal@gmail.com' <kpaskal@gmail.com>; 'barrykleinboa@gmail.com' <barrykleinboa@gmail.com>; 'lwb.mbhp@gmail.com' <lwb.mbhp@gmail.com>
Cc: 'Tackett, Deborah' <DeborahTackett@miamibeachfl.gov>; 'Rachel Streitfeld' <rachel@brightsidelegalfl.com>
Subject: FW: RITZ CARLTON Tower Application HP821-0457 Hearing on December 13, 2021 - Amendment of my Petition dated October 29, 2021

Dear members of the Historic Preservation Board of the City of Miami Beach: please see below further

arguments why the application should be denied.

1. The erecting of a new, tall tower could destabilize the foundations of the existing historic neighboring buildings:
   DiLido, built in1948
   Sagamore, built in 1948 https://www.ruskinarc.com/mdpl/mb/map

   These buildings are old, have had many years of salt intrusion, and were not built to meet the current, stronger code. We do not want to have another case like the Surfside disaster or running the risk to get close to that. Keep in mind that many buildings of similar age are close nearby like the National. Our building the Decoplage stems from 1965; since more than 5 years we are working on getting the 40 renewal. A huge number of balconies had to be partially or completely renewed; right now we are working on the columns to be renewed and improved.

2. The proposed tower does not contribute to the historic district, only hides the historic gems. The tower dwarfs the historic structures next to it, making them look like toy buildings. Viewing from the beach from the south, with the new tower close to the beach, it will block the view of the famous historic silhouettes of the National, Delano, and Ritz Plaza. The historic Art Deco buildings are what makes our beach town unique. They provide the backdrop to the beach activities that attached so many tourist every year. Tourism is an import economic engine for the area and provide lots of job.

3. The new tower will be in stark contrast to the historical setback established in the area. If

allowed, it will encourage other buildings to do the same and disturb the original planning of the area that makes Miami Beach unique.

4. The new tower will block the breeze to pedestrians on Collins Ave. and disrupt the natural pattern of positive buildings and negative space between, making this area into an over built look.
5. The addition parking demand from enlarged entertainment venues and residential tower will be a problem. The proposal plans call for removing eleven parking spaces and no new parking for the increased occupancy within the building. The Ritz-Carlton vehicular entrances already provide congestion and extends into the public street.
6. The additional sanitary sewer connection will strain the existing, overloaded Miami Beach sewer infrastructure, in an area that has seen lots of street flooding.
7. The new tower will put shade on the delicate beach dune ecosystem, disturbing a critical habitat for plants and wildlife. The seagrasses and other vegetation are the first line of defense for beach erosion.
8. The additional lights from the tower will further confuse the turtle hatchlings migrating to the water, and in contrast to the city's environmental goals.

I also should report that a meeting via Zoom took place last Monday with the Board of Directors of the Decoplage and its owners as well as the Decoplage GC Russel Jacobs and the lawyer Rachel Streitfeld on the one hand, and on the other hand some owners of the Ritz Carlton together with their lawyer Alfredo Gonzales and the projects architect. The architect explained the project in some details using mainly sketches from the application about the outlook of the project; he was of the opinion that the views of the Decoplage owners on the north side to the beach would not be blocked by the planned Ritz Tower. I assume that the position of the Decoplage board will be explained by Rachel Streitfeld during the historic Preservation Board's next meeting. From my side and of many owners who have signed a letter to you joining my position against the project, I can tell that all objections against the project continue. The meeting on Monday was very kind but it does not change our position that you should not approve the project. Attached are some photos where sketches of the planned Ritz Tower have been built in, which are showing the heavily obstructed views caused by the planned tower from one of the Decoplage apartments. From far away, the planned Ritz tower looks nice but it artificially blocks the outlook of the north of the Decoplage environment where the buildings are at Collins Avenue and not in the middle of the land parcels. If the planned Ritz tower would replace the

present Sagamore building everybody would applaud the outlook but this cannot happen as the Sagamore building is protected. Yours sincerely,

Dr. Thomas Verhoeven
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