

Monaco International LLC

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**Chairperson and Members of the
Historic Preservation Board
Miami Beach**

October 29, 2021

Re: HPB21-0457: Petition objecting against the Application by Di Lido Beach Hotel Corp., EJB Sagamore LLC, Lionstone Di Lido Retail Lessor LLC, Di Lido Beach Resort LLC and Sobe Sky Development LLC (the “Applicants”) regarding construction of a new residential tower on the Sagamore Hotel property on 1669 Collins Avenue a/K/a 1 Lincoln Road and 1671 Collins Avenue, Miami Beach, Florida 33139 (hereinafter called the “Project”)

Dear Chairman Jack Finglass and dear members of the Historic Preservation Board Ms. Nancy Liebman, Mr. Rick Lopez, Mr. Kirk Paskal, Mr. Barry Klein, Mr. Max Litt and Ms. Laura Weinstein (the „Board“):

The undersigned and his wife Monika Verhoeven are the sole members and Managing Members of Monaco International LLC, a Florida company („Monaco“). Monaco is the owner of two apartments in the building at 100 Lincoln Road in Miami Beach called „The Decoplage“ with the apartment numbers PH12 and 1209.

We hereby object in the name of Monaco and in our own name against the application by the Applicants, named above, and we are kindly asking the Board to reject this application. As we are presently in Europe at the time of the Board meeting, and we do not know if we can join the meeting of the Board on November 9, 2021 via Zoom we are sending this letter to the Board.

In short, the Project is not only destroying the presently free views of all owners of the Decoplage who are living on the north side of the Decoplage building but it puts the new high tower into the middle beach portion off the Collins Avenue. This means to deviate from the present situation where the buildings going north on Collins Avenue of Lincoln Road line up starting from Collins.

The Decoplage Condominium building with the address 100 Lincoln Road lies south opposite to the Ritz-Carlton Hotel. The Decoplage has 625 residential units and about 1/3 are on the north side of the building. They all look north towards the Ritz-Carlton. The attachment

shows how massive the planned new Ritz Carlton Tower is from the view of the windows and the balconies of the north side units of the Decoplage. One is getting the impression that a high wall stands in the way and blocks the views from the Decoplage units on the ocean and the beachfront going north. I think nobody want to have such a massive block in his way.

It is understood that the design of the new tower looks nice and quite modern and that is has been planned by a well known architect but all of this can only be imagined from far away and not by the residents of the Decoplage from a couple of hundred yards nearby. About 1,000 residents in the north side apartments of the Decoplage will be forced to look at the new tower. The value of the apartments will drop dramatically. If owners try to sell they will loose a lot of money, and the base value of mortgages will no longer be reached. All of this will have a dramatic negative effect on the respective owners of the Decoplage.

I do not know of some of you may think "bad luck" as everybody buying an apartment of a building is running such risks when the air rights of opposite land plots are not controlled. However, the City of Miami Beach must take such issues under serious consideration and must protect its residents to a reasonable extent. This would not be the case if the building of a massive tower into the middle of the Collins Avenue/beach line would be permitted.

This Board should also take into consideration that the historic line up of the building along Collins Avenue and free sea views do not permit to put buildings into the middle of the land plots between Collins Avenue and the ocean. Such an approach would be the opposite of keeping the historic preservation of a major part of Miami Beach.

Technically, the FAR restrictions need to be checked where not only the Sagamore building and the new Ritz-Carlton Tower come into play but also additions of a typical hotel environment like outside bars, toilets, restaurants, etc.

Finally, the City of Miami Beach needs to check if the Project is in compliance with various agreements of the years around 1993/5 where the City agreed with the Di Lido Hotel Corp to preserve free access to the beach walk and other issues (Resolution No. 93-20801 dated March 14, 1994 and Resolution No. 95-21510 dated March 21, 1995. There might be more agreements in place which need to be verified.

We can only ask the Board members to consider these arguments and to deny the approval of the application by the Applicants names above. Sincerely,

Dr. Thomas Verhoeven