

**From:** [Madan, Rogelio](#)  
**To:** [Gonzalez, Jessica](#); [Fons, Monique](#); [Bueno, Lizbeth](#)  
**Cc:** [Garavito, Alejandro](#)  
**Subject:** FW: Oppose: PB22-0514 & PB22-0515  
**Date:** Monday, May 23, 2022 2:12:24 PM

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Hi all,

This is for the file of PB22-0514 & PB22-0515. Thanks, Rogelio

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**From:** Mooney, Thomas <ThomasMooney@miamibeachfl.gov>  
**Sent:** Monday, May 23, 2022 8:16 AM  
**To:** Madan, Rogelio <RogelioMadan@miamibeachfl.gov>  
**Subject:** Fwd: Oppose: PB22-0514 & PB22-0515

For the PB file

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**From:** Amalia Litos <[a\\_litos@icloud.com](mailto:a_litos@icloud.com)>  
**Sent:** Sunday, May 22, 2022 18:54  
**To:** Mooney, Thomas <[ThomasMooney@miamibeachfl.gov](mailto:ThomasMooney@miamibeachfl.gov)>  
**Cc:** Gayle Durham <[gayle@cfsystems.com](mailto:gayle@cfsystems.com)>; Brantley <[brantley.planning@gmail.com](mailto:brantley.planning@gmail.com)>; Jonathan freidin <[Jonathan.PlanningBoard@gmail.com](mailto:Jonathan.PlanningBoard@gmail.com)>; Brian Elias <[belias@fowler-white.com](mailto:belias@fowler-white.com)>; Tanya Bhatt <[tkbcmbplanning@gmail.com](mailto:tkbcmbplanning@gmail.com)>; Yechiel Ciment <[ycimentmb@gmail.com](mailto:ycimentmb@gmail.com)>  
**Subject:** Oppose: PB22-0514 & PB22-0515

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**RE: PB22-0514 & PB22-0515**

Dear Planning Director and Planning Board Members,

I urge you to vote **NO** on ordinances **PB22-0514 & PB22-0515**.

Allow me to be clear, **I am in support of a new Community Health Center** and, if deemed necessary to its rebuilding, I am also supportive of a landswap deal. What I am **not** in support of is the variances in **height, FAR, and waiving of parking** associated with the tower as proposed in these two ordinances.

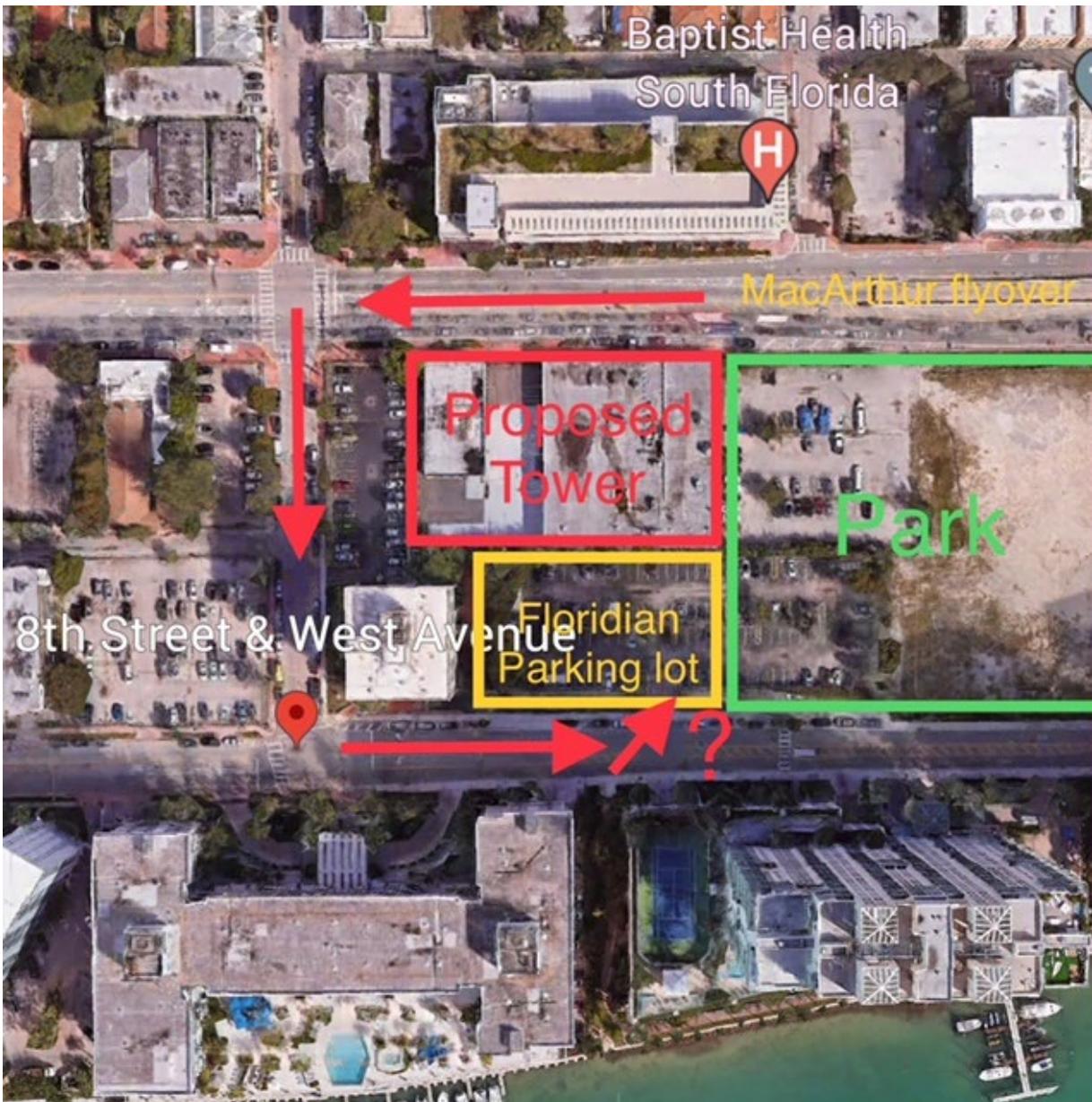
- **Height:** This tower is **OUT OF SCALE** with the surrounding neighborhood inland from the coastline. This view of the neighborhood demonstrates that **NO** buildings are even remotely close to the proposed height of 150', other than those on the coastline and The Sussman building (Federation Tower) which has grandfathered height at ~125'.



- **FAR:** An increase in density would cause even further congestion in an already overly-congested area.
- **Light/ Air:** The city concludes that this project will reduce light and air to adjacent areas but that setbacks and height limits are intended to minimize these impacts. The attached rendering demonstrates that the impact of loss of sunlight during a good portion of the year **would cause severe disruption to the QOL** of hundreds of residents.



- **Traffic:** The city claims that the changes will not create or increase traffic congestion beyond levels already set forth. I would strongly disagree. The disruption in traffic caused by the Five Park Tower, once completed, is yet to be determined. Logic would surmise that this tower would further exacerbate the traffic issue in a part of the City that is already overburdened with traffic. As Mayor Gelber was quoted as saying about the 5th and Alton corner; “It is the most congested street corner in our City.”.
- **Orientation:** An **east/west orientation** of any tower constructed, would help ameliorate its negative impact to neighboring buildings.
- **Parking:** Although the Community Health Center qualifies for a waving of parking requirements due to its government owned or leased designation, a waving of parking requirements for the new Community Health Center would only further exacerbate an already existing deficit of parking in the surrounding neighborhood.
- **Ingress:** The developer has said that ingress to the tower for north-bound traffic from the MacArthur Causeway flyover would have access from West Avenue. This traffic pattern would require a convoluted maze of three left turns into the private Floridian parking lot. How will this be possible? This **traffic pattern has never been adequately explained** and warrants further discussion.



There are other options to this proposal as presented, and there remain far too many outstanding questions to warrant moving forward at this time. I urge you to consider rebuilding the Community Health Center, but without adding FAR, height, or waving parking requirements for the proposed tower.

It is important to aid those members of our community who are less advantaged, but we must also consider those residents who have been increasingly and severely encumbered by the negative impacts of traffic, FAR and height encroachment on their neighborhood. Their QOL must also be respected.

Regards,  
Amalia Litos

Resident of West Avenue