

Freitas, Gabriela

From: Freitas, Gabriela
Sent: Monday, December 19, 2022 10:16 AM
Cc: Mooney, Thomas; Madan, Rogelio; Garavito, Alejandro; Gonzalez, Jessica; Herrera, Miriam
Subject: FW: PB22-0549. 1111 Lincoln Road. 4th Floor. – Dec 20 agenda
Attachments: Resolution Palm View Neighborhood Association regarding proposed restaurant 1111 Lincoln Rd.docx

Hello bcc'd Board members and Staff,

Please see below and attached public comment. Should you have any questions please contact us.

Thanks so much.

Kind regards,



Gabriela C. Freitas, Office Associate V

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139

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www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

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

From: Garavito, Alejandro <AlejandroGaravito@miamibeachfl.gov>

Sent: Monday, December 19, 2022 9:10 AM

To: Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>

Cc: Gonzalez, Jessica <JessicaGonzalez@miamibeachfl.gov>; Madan, Rogelio <RogelioMadan@miamibeachfl.gov>

Subject: FW: PB22-0549. 1111 Lincoln Road. 4th Floor. – Dec 20 agenda

Good morning Gabi,

I received this public comment from The Palm View NA, regarding PB22-0549 - 1111 Lincoln Road , 4th Floor.

Thank you

Alejandro

MIAMIBEACH
RISING
ABOVE

Alejandro Garavito, AICP
Principal Planner, LEED Green Associate
Planning Department
1700 Convention Center Drive, 2nd Fl.
Miami Beach, FL 33139 - Tel: 305 673 7000 x 26164

From: Stephan Ginez <stephan@gaythering.com>
Sent: Friday, December 16, 2022 10:25 PM
To: Garavito, Alejandro <AlejandroGaravito@miamibeachfl.gov>
Subject: FW: PB22-0549. 1111 Lincoln Road. 4th Floor. – Dec 20 agenda

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

Please find attached a resolution of the Palm View Neighborhood Association regarding the above application.

Sincerely,

Stephan Ginez
1821 Michigan Avenue,
Miami Beach, FL 33139
Cel 305 308 5770



12/16/2022

Attn: Planning board members

Re: PB22-0549 – 1111 Lincoln Rd, 4th Floor - Dec 20 agenda.

A resolution of the board of directors – Palm View Neighborhood Association.

The acoustical review and the staff report are stating that there are no residential units within 100 feet. This statement is not accurate: There are 2 residential units located on the second floor of 1666 Lenox Avenue (above Chotto-Matte) and 4 units located above the former SunTrust building at 1665 Alton Rd. These residential units are directly adjacent to 1111 Lincoln Rd. The buildings are only separated by a 20 feet alley.

The Palm View neighborhood located directly on the other side of 17th is already experiencing noise issue with existing businesses in the applicant building and other building located further away like the Palomar Hotel on Alton Rd.

Some of these issues are documented with the code compliance department for 1111 Lincoln Rd:

- 33 noise complaints
- 19 no violation observed
- 7 closed status
- 5 written warnings

The above complaints cover the last 4 years (2019-2022) which include the COVID shut down. It makes the total number of existing complaints for this building very significant.

We appreciate and agree with most of the staff recommendations, but we do not believe that the enforcement of a CUP should rely on a manager-controlled password on the sound system, the willingness of a supervisor to close the Nana Wall or on Code Compliance which is already overwhelmed with issues. The applicant is also asking to operate very late in the night when the

Police Department is covering for code compliance, pulling our police officers away from their main duty.

We respectfully ask you to consider the following:

- Replace the Nana wall with a sound insulated glass wall.
- Add a double door vestibule for any door going between the inside and the terrace.
- No speakers outside on the terrace.
- Close the terrace no later than 10 pm on weekdays and midnight on weekend. Even without music, an occupancy load of more than 40 people at a club will create noise issues.
- A mandatory review in front of your board 90 days after the opening date.
- A stipulation in the CUP that brings the applicant back in front of the board after 2 noise complaints within a 12-month period.

We appreciate your time and consideration with this important quality of life matter.

Sincerely,

Brigitte De Allie

Paul Freeman

Stephan Ginez

Leonel Limonte

Leslie Silberstein

Richard Silverman

Jay Levy

Directors of the Palm View Neighborhood Association.