

**From:** [Daniel Raffo](#)  
**To:** [Gayle](#)  
**Subject:** Re: MB Planning Board File PB23-0579 North Beach SF Overlay District  
**Date:** Wednesday, April 19, 2023 10:45:18 PM  
**Attachments:** [image001.png](#)

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Gayle,

Thank you for your time to reply and information.

Can you please forward to the appropriate person to have my comment added to the meeting file?

Best regards,  
Daniel

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**From:** Gayle <gayle@cfsystems.com>  
**Sent:** Wednesday, April 19, 2023 3:11 PM  
**To:** 'Daniel Raffo' <danraffo@hotmail.com>  
**Subject:** RE: MB Planning Board File PB23-0579 North Beach SF Overlay District

Daniel,

Thank you for writing. I had not thought of this, “Given our city's history of selling city-owned property to developers, it will in the future create further lobbying pressures for the city to sell this cherished parkland for commercial development.” Actually, our commissioners also have a reputation for selling “easement” of city property in order to give extra FAR to adjacent private developments. Recently for example: Bulgari Hotel at 100 21<sup>st</sup> Street, upcoming office at 1656 Alton Road, 518 ft tower at 500 Alton, Trader Joe’s on West Ave.

By the way, the email addresses for all 7 members of the Planning Board:

Melissa Beattie: [melgbeattie@gmail.com](mailto:melgbeattie@gmail.com)  
Tanya Bhatt [tkbcmplanning@gmail.com](mailto:tkbcmplanning@gmail.com)  
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Gayle Durham [gayle@cfsystems.com](mailto:gayle@cfsystems.com)  
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Jonathan Freidin [Jonathan.PlanningBoard@gmail.com](mailto:Jonathan.PlanningBoard@gmail.com)  
Joseph Magazine [magazine.joseph@gmail.com](mailto:magazine.joseph@gmail.com)

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**From:** Daniel Raffo <danraffo@hotmail.com>

**Sent:** Wednesday, April 19, 2023 2:18 PM

**To:** DanGelber@miamibeachfl.gov; CityManager@miamibeachfl.gov;  
TomMooney@miamibeachfl.gov; gayle@cfsystems.com

**Subject:** MB Planning Board File PB23-0579 North Beach SF Overlay District

Good afternoon,

I am writing in relation to "MB Planning Board File PB23-0579 North Beach SF Overlay District" which will be discussed in the upcoming Planning Board meeting on April 25<sup>th</sup>. I am an owner and resident at 7728 Collins ave. and, unfortunately, will be away unable to attend the meeting. Nevertheless, I would like to send my comments and kindly ask you to include them in the record.

I strongly oppose the motion to grant up-zoning rights to this area, given that it only stands to benefit the owners of the house located on 7605 Collins ave. to the detriment of multiple home owners in the 7600 and 7700 blocks east and west of Collins ave. If this measure passes, it may in the future create stronger market pressures against city-held parkland in the same block. I also believe that the measure does not make any sense planing-wise, given our neighborhood's clearly-defined boundary between commercial and residential zones and could create, as a side-effect, a stronger commercial zoning push into a traditionally tranquil residential area.

The measure aims to permit other layers of zoning uses to property east of Collins between 76<sup>th</sup> and 77<sup>th</sup> street. But, given that all parcels in this area are city-owned parkland except for the one house located on 7605 Collins ave., this measure only stands to benefit the owners of this house who will, if the measure is passed, have the ability to operate commercially from this traditionally-residential location.

Possible new commercial operations from this location will cause nuisance and further traffic impacts to residents of the buildings and homes nearby. And given that the area defined in this motion also includes city-owned parkland, it will raise the perceived market value of this land given that, if sold, it could be developed into uses beyond single-family residential. Given our city's history of selling city-owned property to developers, it will in the future create further lobbying pressures for the city to sell this cherished parkland for commercial development.

From a planning perspective, I believe our neighborhood has the benefit of a clearly-defined boundary between the main commercial area (from 73<sup>rd</sup> to 76<sup>th</sup> street) and the residential area (north of 76<sup>th</sup> street). This boundary gives residents the benefit of a commercial zone

within walking distance of home, but also a comfortable distance away from it to be able to enjoy quiet nights. The commercial heart of North Beach has plenty of space and locations suitable for commercial development.

Finally, if this measure is passed, it could set a presedent that could be used by single-family home owners in Altos del Mar north of 77<sup>th</sup>street to request the same type of up-zoning permit in the future. Further creating a commerzial-zoning pressure into the residential area.

Thanks for your attention.

Sincerely,  
Daniel Raffo