

## Freitas, Gabriela

---

**From:** Freitas, Gabriela  
**Sent:** Monday, August 14, 2023 12:02 PM  
**Cc:** Belush, Michael; Guzman, Ricardo; Rothstein, Steven; Andasheva, Farooq; Gonzalez, Jessica; Herrera, Miriam  
**Subject:** FW: No Airbnb at 1330 15th St, ZBA23-0146

Hello bcc'd Board members and Staff,

Please see below 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

Office: 305-673-7550 or Direct: 305-673-7000 ext.6302

[www.miamibeachfl.gov](http://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:** BOA <BOA@miamibeachfl.gov>  
**Sent:** Tuesday, August 8, 2023 1:41 PM  
**To:** Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>  
**Cc:** Belush, Michael <MichaelBelush@miamibeachfl.gov>  
**Subject:** Fwd: No Airbnb at 1330 15th St, ZBA23-0146

Hi Gaby,  
Please process.

Thanks,  
Jessica

---

**From:** [monica@cfsystems.com](mailto:monica@cfsystems.com) <[monica@cfsystems.com](mailto:monica@cfsystems.com)>  
**Sent:** Monday, August 7, 2023 9:31:09 PM  
**To:** BOA <[BOA@miamibeachfl.gov](mailto:BOA@miamibeachfl.gov)>  
**Subject:** No Airbnb at 1330 15th St, ZBA23-0146

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

Attn: Board of Adjustment Members

**RE: ZBA23-0146 1330 15<sup>th</sup> Street, Sept 8<sup>th</sup>**

I oppose adding more suite-hotels in my neighborhood. I urge you to vote against the applicant so that the apartment building will remain a rental for full time residents.

I live in zone RM-1 on West Avenue facing the apartment building at 1330 15<sup>th</sup> Street which is also in zone RM-1. There are already two suite-hotels within 100 feet of my home that were grandfathered-in that cause late night disturbance. Vans drop off 4, 6 or 8 persons that squeeze into one suite. Guests frequently have arguments on the front lawn in the middle of the night. Sling shot vehicles rented by guests regularly park illegally in the residential parking zone. All day long people walk up and down the sidewalk dragging a suitcase. It doesn't feel like a neighborhood, it feels like a hotel district.

There is an application at DRB on Sept 5<sup>th</sup> to build a new four story **multi-family building in our neighborhood and this is the type of development that we want.**

Sincerely,  
Monica Acevedo  
West Avenue, Miami Beach