



March 4th, 2019

To: Commissioner Arriola

From: Ray Breslin

Subject: Proposed Amendments to Zoning Regulations within Collins Park

Dear Commissioner Arriola:

First we wish to thank you for all your efforts in creating the Collins Park Arts District Overlay that was amended on 11-9-16 and was an off shoot of the original CANDO Arts District that never really got off the ground. As with anything there are always changes and tweaks required to get it right. We'd like to thank you for staying on top of these issues and for sponsoring legislative changes that will encourage construction of new hotel units, restaurants and retail uses throughout the Collins Park Neighborhood which best supports the neighborhood and the Convention Center.

Attorney, Michael Larkin, came to our CPNA Board meeting on February 26th, 2019 to present the suggested zoning changes. We were 100% supportive of changing the minimum size of hotel units to 200 Sq. Ft. to be competitive with older existing hotels in the neighborhood and reducing and or eliminating parking impact fees. Where we differed was that or board agreed that a parking garage needed to be within a five minute walking distance (2000 feet) of a garage but that it did not need to be a City owned garage and should include private garages. We also felt that removing the parking impact for businesses up to 3500 Sq. Ft. was too large and we supported dropping that size to 2500 Sq. Ft. Everything else we are in agreement with and appreciated Mr. Larkin taking the time to present this to our BOD.

Thank you,

Executive Board

President: Ray Breslin (resident and business owner)

Vice President: Harvey Burstein (resident)

Secretary: Pam Mayer (resident)

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Ron Bloomberg (owner of Palm Court), Bryant Capley (Miami Beach Regional Library), John Couriel (resident), Prakash Kumar (resident), Gabriela Fluerariu (South Beach Group Hotels), Jeannette Dorfman (Miami Beach Botanical Garden), Michael Phillips (resident), Debi Quade (resident), Megan Riley (Bass Museum of Art), Ana Maria Corea (Miami City Ballet), Tim Wilcox (Free Spirits).

