

July 14, 2020

**VIA EMAIL**

Miami Beach Historic Preservation Board  
City Commission Chambers  
1700 Convention Center Drive, Third Floor  
Miami Beach, FL 33139

**RE: LETTER IN SUPPORT OF RALEIGH ASSEMBLAGE  
REDEVELOPMENT PROJECT  
HPB APPLICATION HPB19-0341**

Dear Chairman and Board Members:

As an area stakeholder at 1700 Collins Ave., please accept this letter expressing my FULL SUPPORT for HPB19-0341 in connection with the redevelopment of the properties located at 1751, 1757 & 1775 Collins Avenue (the "Raleigh Assemblage Application").

I appreciate that the applicant has contacted me and other neighbors to explain the Application and the scope of historic restoration in the project. After speaking with the applicant and reviewing the plans and design, I fully support and respectfully encourage you to approve the Raleigh Assemblage Application, as it will positively impact our community and the surrounding properties.

Sincerely,

Nishith Patel  
(Signature)

Nishith Patel  
(Print Name)

1700 Collins Ave.  
(Address) Miami Beach, FL



CHISHOLM PROPERTIES SOUTH BEACH, INC.

1717 Collins Avenue  
Miami Beach, FL 33139  
Tel 305 779 3808

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Miami Beach, FL 33139

**RE: LETTER IN SUPPORT OF RALEIGH ASSEMBLAGE REDEVELOPMENT  
PROJECT  
HPB APPLICATION HPB19-0341**


Dear Chairman and Board Members:

As an area stakeholder at 1717 Collins Avenue, Miami Beach, please accept this letter as an expression of my FULL SUPPORT for HPB19-0341 in connection with the redevelopment of the properties located at 1751, 1757 & 1775 Collins Avenue (the "Raleigh Assemblage Application").

I appreciate that the applicant has contacted me to explain the Application and the scope of historic restoration in the project. After speaking with the applicant and reviewing the plans and design, I fully support and respectfully encourage you to approve the Raleigh Assemblage Application, as it will positively impact our community and the surrounding properties.

Sincerely,

  
(Signature) President & Owner

  
(Print Name)

1717 Collins Avenue,  
Miami Beach, FL 33139  
(Address)

July 14, 2020

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Miami Beach Historic Preservation Board  
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Miami Beach, FL 33139

**RE: LETTER IN SUPPORT OF RALEIGH ASSEMBLAGE  
REDEVELOPMENT PROJECT  
HPB APPLICATION HPB19-0341**

Dear Chairman and Board Members:

As an area stakeholder at 1720, 1732, & 1756 Collins Ave, please accept this letter expressing my FULL SUPPORT for HPB19-0341 in connection with the redevelopment of the properties located at 1751, 1757 & 1775 Collins Avenue (the "Raleigh Assemblage Application").

I appreciate that the applicant has contacted me and other neighbors to explain the Application and the scope of historic restoration in the project. After speaking with the applicant and reviewing the plans and design, I fully support and respectfully encourage you to approve the Raleigh Assemblage Application, as it will positively impact our community and the surrounding properties.

Sincerely,

Chris Rollins  
(Signature)

CHRIS ROLLINS  
(Print Name)

1732, 1720, 1756 Collins  
(Address)

July 14, 2020

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Miami Beach Historic Preservation Board  
City Commission Chambers  
1700 Convention Center Drive, Third Floor  
Miami Beach, FL 33139

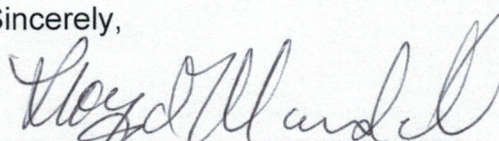
**RE: LETTER IN SUPPORT OF RALEIGH ASSEMBLAGE REDEVELOPMENT  
PROJECT  
HPB APPLICATION HPB19-0341**

Dear Chairman and Board Members:

As an area stakeholder at Marseilles Hotel the only abutting property located at 1741 Collins Avenue, please accept this letter expressing my **FULL AND STRONG SUPPORT** for HPB19-0341 in connection with the redevelopment of the properties located at 1751, 1757 & 1775 Collins Avenue (the "Raleigh Assemblage Application").

I appreciate that the Applicant contacted me last year prior to the text amendment being adopted and has worked with us and other neighbors to explain and address any concerns with the Application, the scope of historic restoration in the project and the impact on Marseilles Hotel during construction. The previously approved project dramatically extended the obstruction of northern features of the Marseilles hotel. The Applicant moving the proposed tower as east as possible from its original proposed location serves to greatly improve the appreciation of not only the Marseilles but also the South Seas, Richmond and Raleigh historic buildings. After speaking with the applicant and reviewing the plans and design, I fully support and respectfully encourage you to approve the Raleigh Assemblage Application, as it will positively impact our community and the surrounding properties.

Sincerely,



Lloyd Mandell  
(Signature)

LLOYD MANDELL

(Print Name)

1741 COLLINS AV.

(Address)

July 14, 2020

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Miami Beach Historic Preservation Board  
City Commission Chambers  
1700 Convention Center Drive, Third Floor  
Miami Beach, FL 33139

**RE: LETTER IN SUPPORT OF RALEIGH ASSEMBLAGE  
REDEVELOPMENT PROJECT  
HPB APPLICATION HPB19-0341**

Dear Chairman and Board Members:

As an area stakeholder at The Redbury South Beach, please accept this letter expressing my FULL SUPPORT for HPB19-0341 in connection with the redevelopment of the properties located at 1751, 1757 & 1775 Collins Avenue (the "Raleigh Assemblage Application").

I appreciate that the applicant has contacted me and other neighbors to explain the Application and the scope of historic restoration in the project. After speaking with the applicant and reviewing the plans and design, I fully support and respectfully encourage you to approve the Raleigh Assemblage Application, as it will positively impact our community and the surrounding properties.

Sincerely,



(Signature)

Marcelo Tenenbaum - Managing Member  
(Print Name)

1111 Kane Concourse Ste 217, Bay Harbor Islands, FL 33154  
(Address)

July 14, 2020

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Miami Beach Historic Preservation Board  
City Commission Chambers  
1700 Convention Center Drive, Third Floor  
Miami Beach, FL 33139

**RE: LETTER IN SUPPORT OF RALEIGH ASSEMBLAGE  
REDEVELOPMENT PROJECT  
HPB APPLICATION HPB19-0341**

Dear Chairman and Board Members:

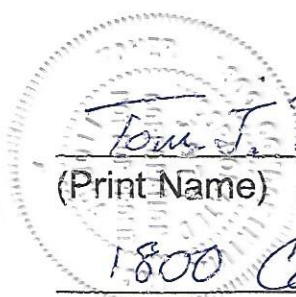
As an area Manager at \_\_\_Tower 1800 Condominium\_\_\_, please accept this letter expressing my FULL SUPPORT for HPB19-0341 in connection with the redevelopment of the properties located at 1751, 1757 & 1775 Collins Avenue (the "Raleigh Assemblage Application").

I appreciate that the applicant has contacted me and other neighbors to explain the Application and the scope of historic restoration in the project. After speaking with the applicant and reviewing the plans and design, I fully support and respectfully encourage you to approve the Raleigh Assemblage Application, as it will positively impact our community and the surrounding properties.

Sincerely,



(Signature)



Tom J. Baraniacki  
(Print Name)

1800 Collins Ave  
(Address)



Quadrum Miami Beach LLC  
407 Lincoln Road | Suite 304 | Miami Beach | FL 33139  
Tel: +1 305 763 8911  
[www.quadrumglobal.com](http://www.quadrumglobal.com)

July 14, 2020

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Miami Beach Historic Preservation Board  
City Commission Chambers  
1700 Convention Center Drive, Third Floor  
Miami Beach, FL 33139

**RE: LETTER IN SUPPORT OF RALEIGH ASSEMBLAGE REDEVELOPMENT PROJECT  
HPB APPLICATION HPB19-0341**

Dear Chairman and Board Members:

As an area stakeholder at Quadrum Miami Beach LLC (dba Nautilus Hotel, 1825 Collins Ave), please accept this letter expressing my support for HPB19-0341 in connection with the redevelopment of the properties located at 1751, 1757 & 1775 Collins Avenue (the "Raleigh Assemblage Application").

I appreciate that the applicant has contacted me and other neighbors to explain the Application and the scope of historic restoration in the project. After speaking with the applicant and reviewing the plans and design, I fully support and respectfully encourage you to approve the Raleigh Assemblage Application, as it will positively impact our community and the surrounding properties.

Sincerely,

  
\_\_\_\_\_  
(Signature)

Bryan Davis, Mgr  
\_\_\_\_\_  
(Print Name)

407 Lincoln Rd Ste 304, Miami Beach, FL 33139  
\_\_\_\_\_  
(Address)

July 14, 2020

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Miami Beach, FL 33139

**RE: LETTER IN SUPPORT OF RALEIGH ASSEMBLAGE  
REDEVELOPMENT PROJECT  
HPB APPLICATION HPB19-0341**

Dear Chairman and Board Members:

As an area stakeholder at Plymouth Hotel, Boulan Hotel, South Beach Hotel and Clinton Hotel, please accept this letter expressing my FULL SUPPORT for HPB19-0341 in connection with the redevelopment of the properties located at 1751, 1757 & 1775 Collins Avenue (the "Raleigh Assemblage Application").

I appreciate that the applicant has contacted me and other neighbors to explain the Application and the scope of historic restoration in the project. After speaking with the applicant and reviewing the plans and design, I fully support and respectfully encourage you to approve the Raleigh Assemblage Application, as it will positively impact our community and the surrounding properties.

Sincerely,

*Shawn Vardi*

\_\_\_\_\_  
(Signature)

Shawn Vardi  
(Print Name)

220 21<sup>st</sup> St, 336 21<sup>st</sup> St, 236 21<sup>st</sup> St, 825 Washington Ave, Miami Beach FL  
33139  
(Address)





July 20th, 2020

To: Members of the Historic Preservation Board  
From: Ray Breslin, 305-772-5665, [Bresaro@aol.com](mailto:Bresaro@aol.com)

Subject: The Raleigh Assemblage Project HPB19-0341

Dear Board:

I hope this letter finds you all well during these difficult times of impersonal ZOOM meetings. I was very disheartened at the July HPB meeting by those board members who expressed opposition to the residential tower being built as part of this project behind the South Seas and Richmond Hotels 270 feet from Collins Avenue.

Michael Shvo and his team have worked openly with the neighbors and all parties concerned from the onset of this project more than one and half years ago. This outreach included two presentations to the Collins Park Neighborhood Association (CPNA) to explain the project (which we fully support) and discuss ways in which Shvo could further contribute to the neighborhood. I know that many developers are only interested in their bottom line and not the neighborhood they are investing in. That is not the case with Michael Shvo and this project. With the community's interests in mind, his organization spent around 3 million dollars to present the Raleigh Gardens that opened FREE to the public for Art Basel and remained open even past the February 29th closing because of its extreme popularity. The Shvo organization has also contributed generously to the Global Arts Project to sponsor our ArtScape concerts series in Collins Park. Despite annual requests, CPNA has yet to get a donation from the Setai, the tallest and most dominant building in our neighborhood just 2 blocks away.

You say you want the residential tower to be lower. But you can't have your cake and eat it too. Life is full of compromise. For the Collins Park Arts and Cultural District of Miami Beach to thrive and grow, it takes dedicated property owners (like Shvo) who care about the neighborhood. For this developer to remove all the bastardized additions to the three L. Murray Dixon buildings and fully restore them to their original splendor is an undertaking that no one before has taken on. Our community should embrace this development and say, "Thank You". There are many properties that are vacant with owners and developers just waiting to tear them down. The Iconic Deauville Hotel immediately comes to mind. The Raleigh has been neglected and vacant for several years and the current approved plan pales in comparison to the plan presented to you by Shvo's team. The approved 2 pavilions would run North to South like a wall to the beach and much closer to the Shelbourne definitely shading their pool. The proposed design reduces the shadows to the Shelbourne pool. Shadows are something the Raleigh pool has endured because of its neighbors for almost 70 years. We have a vast sunny beach so if part of it is shaded for a few hours at the end of the day, there will be many beach goers who will be thrilled not to bring an umbrella to the beach because they want the ocean but relief from the direct sun.

Nancy Liebman is well known for her position on Historic Preservation and probably one of the

most knowledgeable on your current board given her extensive experience. Listen to her. What the community gains from this project far outweighs the moderate changes that accompany the 200 ft residential tower. If the tower is compromised, then so is the entire project. Scaling back will give an inferior product and we in Collins Park will be the losers. This project will be the crowning jewel in our neighborhood. Please do not compromise it.

This project was overwhelming approved by CPNA during both presentations.

### Executive Board

President: Ray Breslin (resident and business owner)

Vice President: Harvey J Burstein (Miami Beach Arts Trust & resident)

Secretary: Pam Mayer (resident)

Treasurer: Debi Quade (resident)

### Board members:

Ron Bloomberg (owner of Palm Court), Bryant Capley (Miami Beach Regional Library), Ana Maria Corea (Miami City Ballet), John Couriel (resident), Gabriela Fluerariu (South Beach Group Hotels), Laurie Kaufman (resident), Prakash Kumar (resident), Steven Mandell (Marseilles Hotel), Christine Meland (resident), Julia Rudo (Bass Museum of Art), Sandy Shapiro (Miami Beach Botanical Garden).

C: City Manager, Mayor and Commission

