

HTPB21-0457 12/13/21
HTPB meeting

Exhibit C



December 10, 2021

Debbie Tackett
Historic Preservation & Architecture Officer
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

VIA EMAIL

Re: Ritz Sagamore Development

Dear Debbie:

Attorney Paul Savage reached out to Dade Heritage Trust and forwarded information regarding the proposed Ritz Sagamore Development on Miami Beach. This information was shared with Dade Heritage Trust's Advocacy Committee.

The opinion of the Dade Heritage Trust Advocacy Committee is that the height of the new residential building (currently proposed for 200') should be reduced to be more compatible with the surrounding existing structures and historic context.

Sincerely,

Christine Rupp
Executive Director

City of Miami Beach Historic Preservation Board

File No. HPB21-0457

1 Lincoln Road and 1671 Collins Avenue

Below is the Position of the Miami Design Preservation League as Posted on their Website for this Item:

MDPL Position:

MDPL's advocacy committee had numerous discussions and meetings with the applicant and their team as well as with adjacent neighbors and their representatives. We thank the applicants for their time in meeting with us and for the long-term stewardship of their historic properties. We also thank the neighboring property representatives for their insights and comments.

While weighing all criteria within the City of Miami Beach Historic Preservation code along with the merits of the proposal, MDPL's advocacy committee recommends that the HPB deny the certificate of appropriateness for this proposal.

We believe that the applicant is acting in good faith to maintain its historic structures, however the general design of the proposed new tower, specifically its massing, height, and arrangement, is incompatible with the owner's existing buildings and could have a detrimental impact to the neighboring historic structures and architectural landscape of the area. We are particularly concerned with the proposed tower's adverse impact looming over the beach and the iconic beach skyline.

This position is not a departure for MDPL: As the HPB is aware, we opposed the proposed Raleigh Hotel's new 200' tower due to similar compatibility concerns. Through thoughtful effort, the HPB was successful in reducing the Raleigh Hotel tower's overall height by 25' as well as requiring additional setbacks at upper floors to reduce the overall massing of the addition. Though we do not believe the HPB went far enough with the Raleigh changes, the board did make an impact on lessening the overall scale of the project.

While MDPL recognizes that new construction should be distinct from historic structures, we believe that new designs should draw on the contextual fabric of the historic district. Moreover, in considering alterations to Miami Beach's iconic Art Deco district, MDPL urges the HPB to exercise extreme caution in considering new designs and consider how proposed additions may impact the essential character of Miami Beach's best known historic district.

City of Miami Beach Historic Preservation Board

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Below is the News Item Appearing on Channel 4 News CBS Miami on this Item:

Historical Advocates Concerned About 17-Story Residential Tower Proposal In Art Deco District

By [Jacqueline Quynh](#) December 10, 2021 at 8:43 pm

Miami Beach (CBSMiami) – The Miami Beach skyline could look a little different under a new proposal to add on to the Ritz Sagamore footprint.

“So why are we going to change the DNA of our city and our historic district?” asked Yaser Mohamad, National Hotel General Manager.

That’s the question Mohamad has for his nextdoor neighbors, the Ritz Carlton and Sagamore Hotels.

“And a glass tower would definitely clash against what we have been fighting for so many the historic preservation of the art deco district,” he said.

The designs provided as part of the application to add on a 200 feet 17 story luxury residential tower is on a shared footprint, the design itself is more contemporary in contrast to surrounding buildings.

“If we’re going to continue high rises along the beach what makes us different high rise cities all over” asked Daniel Ciraldo, Miami Design Preservation League Executive Director.

The league is a non-profit, it runs the Art Deco Welcome Center, and advocates for preserving the area’s history.

“We think the view from the beach is just as or more important than the street. So we think this tower although it’s pushed back will really loom over the beach and could have an impact for our visitors and residences,” he said.

Ciraldo wants to work with the owners for potentially a smaller upgrade, but the league thinks the current proposal is too big in scale to fit in.

“This building is going to be demolished,” Mohamad showed CBS 4 of the 90s additions to the Sagamore Hotel that would be torn down under the proposal.

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There's also a question of how heavy machinery and demolition of certain areas will impact an area that's so close to the beach and guests.

The Miami Beach Historic Preservation Board is expected to review the application Monday.

Update:

On Saturday morning the owners of the Ritz-Carlton/Sagamore Project released the following statement:

“This project will add residents to Miami Beach and is aligned with protecting and enhancing local citizens’ quality of life. We have proudly developed the plan with guidance and support from local historians and officials.”

(<https://miami.cbslocal.com/2021/12/10/historical-advocates-concerned-about-17-story-residential-tower-proposal-in-art-deco-district/>)