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November 16, 2016

TO: Distinguished Mayor and City Commission, City of Miami Beach

RE: Historic Designation of the North Beach RM-1 District

Dear City Leaders and Policy makers,

I want to share my deep concerns with you regarding the current attempt to designate the RM-1 Zone in North Beach as a Historic neighborhood.

As an architect practicing in South Florida now for over 28 years, I have been project architect for the Royal Palm Hotel, the Carrillon Hotel now Canyon Ranch, the Webster Hotel and currently the majestic Park Central on Ocean Drive. My passion for design excellence and historic renovation and adaptive re-use is deep and I have learned a lot during these years of practice specifically in Miami Beach and its historic districts. I am blessed to have an international practice but very proud to be focused and based in South Florida with my firm and professional practice.

Currently I am a leading voice amongst architect and visionaries on the great concern of Sea Level Rise and in general the impact that Climate Change brings to coastal communities. I have taken leadership with the Miami AIA as its Chairman of our SLR Task Force, I have been appointed by City of Miami Commission to serve its SLR Committee, assisting with the ongoing process of code modification and overall thinking thru this complex and challenging issue. I have also been Real Estate Council Chair and Executive Board of Governors at our Miami Beach Chamber and now its Pillar Board Chairman. I find it obligatory for me to take leadership and bring the voice of an architect/activist/futurist to our community. I am invested in its success and have great care for its future and vitality in its current and evolving and endangered future.

As an architect and private citizen of this community. I want to be specific about what concerns me about historic designation of the RM-1 neighborhood in North Beach. It concerns me that we are missing the main concern of how a neighborhood with these qualities and characteristics will flourish in its future. Currently based on the results of the Dover Kohl Master Plan, being called a consensus plan falls short in having a REAL WORLD solution to stimulating re-development and investment specifically in its RM-1. **I strongly suggest that the City of Miami Beach hold a workshop focused on the economics of how these neighborhoods may flourish and if we do not take such action and designate as historic, I fear that the neighborhood will continue its 30 year stagnation and experience no re-development and desperately needed investment by private sector in its resiliency and future development pattern.** My concern is based on real world conversations I have had with investors and owners that see this historic designation as a death sentence for the future of this North Beach neighborhood.

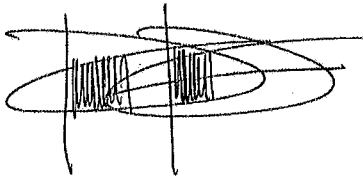
I think that in the times of SLR and impacts of Climate Change in Coastal Communities, we have to think of preservation with a different frame of thinking. We cannot just focus on protecting buildings that are now in danger by the current and future increased permanent salt water flooding and increased impact of storm surge in coastal communities. We need to perform an inventory of the neighborhood and establish a viable strategy towards what we could reasonably protect and redevelop of the current stock of buildings and realistically what merits reconstruction with more resilient and innovative buildings. As we actively adapt the City's infrastructure, we cannot simply not think thru what will happen to existing buildings and how they will be affected by water damage and how many of them cannot simply be raised since it makes no economic sense and we must face the fact that the City of Miami Beach cannot afford to assist private property owners with adapting their private properties, therefore the private property owner must be given incentives to re-develop and this means stimulating their proforma towards viable and sensible

redevelopment projects that set the example to the world of how we re-imagine and re-develop coastal neighborhoods that are at high risk of eventually be permanently damaged if we do not take bold and visionary action now. Unfortunately the Dover Kohl Master, being called a concensus plan does not provide the real world framework to effectively re-develop North Beach neighborhoods such as the RM-1 and perhaps Town Center zones.

I think we must be rational and not emotional on how we look at these neighborhoods for the future of the City of Miami Beach and we should establish policy with the care of how the individual land owners and investors who we depend on for the future of our cities to feel they are incentivized and not punished and forced to abandon reasonable and sensible re-development potential of these neighborhoods while balancing look and feel and scale and quality of life concerns which are valid and vital to how we imagine the future of such communities, it will take bold and visionary planning and re-development to realistically expand the life of coastal communities. Designating these neighborhoods historic will not provide the framework for this potential. I do think that if it is designated these neighborhoods as a CONSERVATION DISTRICT it would allow for a more reasonable and balanced re-development visioning for these neighborhoods and there is adequate design review process to ensure proper and sensible redevelopment.

I encourage you all as our policy makers and political leaders to consider these concerns that I share and would also like to note that I am only representing my view on this and have not been retained by anyone or any organization to make such statements. I make myself available for any input you may request of my in the future and hope to continue to participate in the beautification and resilient transformation of Miami Beach and its diverse neighborhoods!

Cordially,

A handwritten signature in black ink, appearing to read 'Reinaldo Borges', written over a faint, stylized graphic consisting of two overlapping horizontal ovals and two vertical lines intersecting them.

Reinaldo Borges, AIA
Principal