

From: [PlanningAudioVisual](#)
To: [Fons, Monique](#); [Bueno, Lizbeth](#)
Subject: FW: HPB21-0486, 411 Michigan Avenue, 419 Michigan Avenue &944 5th Street
Date: Thursday, April 7, 2022 2:38:29 PM
Attachments: [image001.png](#)

Hi Lizbeth,

Can you process the public comment below?

Thanks,



Jessica Gonzalez
Clerk of Boards
Planning Department
1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139
Tel: 305-673-7550 / www.miamibeachfl.gov
It's easy being Green! Please consider our environment before printing this email.

From: Quinn Martielli AP <quinn@acupuncturemiamibeach.com>
Sent: Wednesday, April 06, 2022 12:51 PM
To: PlanningAudioVisual <PlanningAudioVisual@miamibeachfl.gov>; David Sine <david@joy.net>; Quinn Martielli <quinn@acupuncturemiamibeach.com>
Subject: HPB21-0486, 411 Michigan Avenue, 419 Michigan Avenue &944 5th Street

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

Dear Honorable Board Members,

I want to begin by thanking everyone for upholding the 5' setback which has been an 80 year precedent in the Historic district.

I'd also like to thank everyone for saving the unique 1933 structure.

Let me begin by saying no one wants the 411 project to go forward more than the direct neighbors. We just want to get it right.

It is a beautiful structure being proposed.

Unfortunately, it is off scale for the site.

The structure with which it is being compared to on Fifth street do not abut historic properties on the south.

The developers have had a challenge because they have wanted to fit their new structure over an existing footprint.

The structure as it is now proposed has been designed with a large atrium in the middle which has caused the girth of the building to push up against all of its surroundings.

It is the building's girth that is the problem, not the new height increase.

The developers have pushed to maximize the size of the project in addition to benefiting from the height increase.

For instance, the balconies are 10' and extend to the property line. If the balconies were smaller it would look better.

We get that everyone wants the new project to succeed as the site was previously abandoned by the last developer.

Still some sensible limitations are required in order to have a landmark building on 5th St that everyone can admire.

We would like the structure to be an enhancement from the POV of the historic district located directly to the south.

Fourth Street has major foot traffic. People walk to the elementary school, etc.

If the structure were made smaller it would be more compatible with the historic neighborhood.

Thank you,

Quinn Martielli

Tel: 305-534-0435

www.acupuncturemiamibeach.com