

HPPB22-0504 06/14/2022 meeting
1501 Collins Avenue "Exhibit B"

Slavens, Tracy R (MIA - X27642)

From: Rory Greenberg <rory@rbgcompanies.com>
Sent: Monday, June 13, 2022 3:10 PM
To: Slavens, Tracy R (MIA - X27642)
Subject: Fwd: Historic Preservation Board meeting

[External email]

Rory Bret Greenberg
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Begin forwarded message:

From: Ken Koppel <ken.koppel@gmail.com>
Date: June 13, 2022 at 10:13:00 AM PDT
To: dtackett@miamibeachfl.gov
Subject: Historic Preservation Board meeting

Dear Ms. Hackett,

It is our understanding that the Historic Preservation Board will at its meeting tomorrow consider changes to the redevelopment plan for the Bancroft Hotel. I am unable to attend this meeting in person or virtually but would like the following comments to be distributed and on the record.

As a resident of North Ocean Drive and Boardmember of SOBESAFE.org, I've been monitoring the progress of the renovation and repurposing of the Bancroft with great interest, as have my neighbors. Overall we are extremely supportive of this project, believing that it will advance the progress toward a safer and more civil neighborhood, which has already made great progress with the creation of the North Ocean Drive Promenade. As we have reviewed their plans, we came to understand that one item in particular is being questioned and I'd like to comment on it. That is the planned placement of a hedge along the West (Collins) periphery of the building. From discussion with Rory Greenberg, the argument for it is that it provides a buffer from what heretofore have been disruptive elements on the adjacent sidewalk. As residents nearby, we can attest to the validity of this concern and understand how it could be a liability to a high-end private office complex. The counter is that a tall hedge will visually block viewing of the lower façade from

the sidewalk. We can understand both arguments but believe at this time the hedge is a reasonable accommodation in view of the value of this project, the still unresolved issues on our streets with the homeless and disruptive, and the risks being taken by the developer. Further, we have received assurances that should the hedge prove unnecessary in time as our streets hopefully become more civil, it can and would be removed. Thank you for your attention. Respectfully,

Ken Koppel
305-773-0600
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