

November 3, 2022

The Chairperson and Members of the
Miami Beach Historic Preservation Board
c/o Mr. Thomas R. Mooney
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Letter of Support for HPB22-0515 / 1665 & 1667 Washington Avenue / Item 5
on the November 8, 2022 Historic Preservation Board Agenda**

Dear Chairperson & Board Members,

I am the owner of the Greenview Hotel, the northern abutting neighbor of the proposed project. I have reviewed the proposed project and am of the opinion that the project is not only compatible with the historic Greenview Hotel, but will also substantially improve the current conditions of the 24/7 surface parking lot that exists at that property today.

The property owner/developer went above and beyond in making sure our property is not negatively impacted by the proposed project. Specifically, the proposed project includes a landscaped buffer that separates both properties and that beautifully complements the existing landscaping that surrounds the Greenview Hotel entrance. Also, in an effort to remove any visual interference of the Greenview Hotel, the ground floor of the proposed project is raised and mostly transparent so that the Greenview Hotel remains perfectly in view from any angle along Washington Avenue.

As a result, I respectfully urge and encourage you to review and vote favorably on the application. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Camilo Matarraz, President
Greenview Hotel
1671 Collins Avenue
Miami Beach, Florida 33139