

Freitas, Gabriela

From: Freitas, Gabriela
Sent: Tuesday, September 5, 2023 11:26 AM
Cc: Tackett, Deborah; Seiberling, James; Kallergis, Nick; Gonzalez, Jessica; Herrera, Miriam
Subject: FW: Ritz/Sagamore proposal

Hello bcc'd Board members and Staff,

Please see below public comment. Should you have any questions please contact us.

Thanks so much.

Kind regards,



Gabriela C. Freitas, Office Associate V

PLANNING DEPARTMENT

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From: Linsey Lovell <llovell@pardojackson.com>
Sent: Tuesday, September 5, 2023 10:36 AM
To: Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Subject: FW: Ritz/Sagamore proposal

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

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From: Phil Garofalo <pgaro44028@aol.com>

Date: Friday, September 1, 2023 at 8:24 AM

To: "linseylovell.hpb@gmail.com" <linseylovell.hpb@gmail.com>

Subject: Ritz/Sagamore proposal

CAUTION: EXTERNAL

Via email

Re: Ritz / Sagamore Tower proposal

We represent a group of concerned individual owners and residents at The Decoplage, 100 Lincoln Road, Miami Beach. A petition on change.org (<https://chnq.it/NpgqJ8xZ4G>) and hand-circulated objection to a 15-story, 30-unit residential tower (the "Tower") proposed by the owners of The Ritz-Carlton and Sagamore Hotels has already garnered more than **1000** signatures. These objections are based upon the fact that the Tower will:

- destroy the natural beauty of the beach and shade significant portions;
- alter the iconic and highly revered South Beach skyline that preserves Art Deco architecture;
- overwhelm the Art Deco design of the Ritz Carlton Hotel (historic Di Lido), the Sagamore Hotel, the National Hotel, the Delano Hotel, the Decoplage and other neighboring structures;
- risk tourist dollars by defacing the South Beach skyline, which attracts tourists that frequently photograph the Art Deco style in the Art Deco District;
- establish a precedent for additional new towers to abut the beach walk; and,
- disturb natural habitats of birds, sea turtles and other beach life

The Tower will also add residential permanent housing east of the Coastal Construction Line. In this time of global warming and climate change, such construction should not be allowed.

Significantly, the Historic Preservation Board (the "HPB") rejected the initial proposal for the Tower in 2021. Thereafter, the hotel ownership group proposed a public-private partnership (the "PPP") with the City of Miami Beach for improvements to the 100-300 blocks of Lincoln Road, contingent on the HPB approving a Tower with very slight changes from those that had already been rejected. On June 28, 2023, the Mayor and Commissioners discussed the Term Sheet for this partnership and directed the City Manager to negotiate the agreement. We understand that the Tower and Lincoln Road improvements are on the agenda to be presented to the HPB on September 12, 2023.

Art Deco is the Soul of Miami Beach and historic preservation in our evolving city should promote preservation. There is no legitimate reason to so drastically disrupt the Art Deco style that is so integral to Miami Beach by adding a glass tower that is not in the Art Deco style, is double and sometimes triple the height of its neighboring buildings and simply does nothing to advance any of the interests for which the Historic Preservation Board reviews applications.

We believe that allowing this Tower is the beginning of the end of Art Deco in Miami Beach, and those who have signed our Petition agree. It establishes a precedent that the next developer and the next developer and the next developer will cite in their quest to make Miami Beach the next Sunny Isles or Brickell. Once it is gone, it is gone forever!

These hotel owners can and should go back to the drawing board and design a structure consistent with the Art Deco history of Miami Beach. We understand their desire to develop their property but do not see why they cannot do so with a design in harmony with the existing environment and one that respects the scale, design, materials, and history of the area.

We expressed concern that the City of Miami Beach approved the general terms of the PPP before the HPB reviewed the plans for the Tower and were assured that the HPB would remain objective in its review. We are entirely dependent on this objectivity. We understand that the hotel owners seeking to add this Tower have lobbied the HPB members and we lack the resources, which sets up a David v. Goliath situation. We implore you to not allow the lines between legitimate public purposes and private for-profit activity to be blurred.

Before South Beach commences with a precedent of Towers, we respectfully ask you to recall what we as residents depend on from the HPB. Simply put, Miami Beach does not need a Tower, especially one that is not in line with Art Deco, to clean up Lincoln Road; our already high taxes should cover this.

We appreciate your consideration. Please let us know if you have any questions or would like additional information.

As we previously stated, we represent a group of more than 1,000 residents of Miami Beach who are deeply concerned with the Ritz Sagamore proposal. We are requesting a meeting with each of you and welcome the opportunity to speak about this challenge. We look forward to hearing from you regarding a time we can meet. Thank you for your consideration.

Best Regards,
Phil Garofalo
Decoplage#1033
617-682-5474

Anne Blume
Phil Garofalo
Felipe Montoya
David Von Storch