

**From:** [John Courtney](#)  
**To:** [Belush, Michael](#)  
**Cc:** [Herrera, Miriam](#)  
**Subject:** Re: PB23-0609 - Palomar Rooftop - 11/26 Planning Board  
**Date:** Thursday, January 30, 2025 4:39:26 PM  
**Attachments:** [Palomar Rooftop View.png](#)

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Hi Michael, thank you for the productive conversation.

I'm very impressed by the process.

Here are the pictures of the Palomar rooftop that show it open to and hovering over our RS-4 neighborhood. The current owner designed the rooftop with this orientation just a few years ago.





Thank you again,  
John

On Thu, Jan 30, 2025 at 8:38 AM Belush, Michael <[MichaelBelush@miamibeachfl.gov](mailto:MichaelBelush@miamibeachfl.gov)> wrote:

Hi John – Can you call me on my cell phone at 4?

786-205-1354

**MIAMIBEACH**

**Michael Belush**, *Planning & Design Officer*

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139  
Tel: 305.673.7000 ext. 26258 [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

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**From:** John Courtney <[jpatcourtney@gmail.com](mailto:jpatcourtney@gmail.com)>  
**Sent:** Thursday, January 30, 2025 8:26 AM  
**To:** Belush, Michael <[MichaelBelush@miamibeachfl.gov](mailto:MichaelBelush@miamibeachfl.gov)>  
**Cc:** Herrera, Miriam <[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)>  
**Subject:** Re: PB23-0609 - Palomar Rooftop - 11/26 Planning Board

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Thank you. 4pm today works for me.

Shall I call you or would you prefer to send a link?

John

On Thu, Jan 30, 2025 at 8:06 AM Belush, Michael <[MichaelBelush@miamibeachfl.gov](mailto:MichaelBelush@miamibeachfl.gov)> wrote:

HI John,

I am available for a call today at 4pm or on Monday anytime in the morning.

**MIAMIBEACH**

**Michael Belush**, *Planning & Design Officer*

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**From:** Herrera, Miriam <[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)>  
**Sent:** Thursday, January 30, 2025 8:03 AM  
**To:** Belush, Michael <[MichaelBelush@miamibeachfl.gov](mailto:MichaelBelush@miamibeachfl.gov)>  
**Cc:** John Courtney <[jpatcourtney@gmail.com](mailto:jpatcourtney@gmail.com)>  
**Subject:** FW: PB23-0609 - Palomar Rooftop - 11/26 Planning Board  
**Importance:** High

Good morning, Michael

Mr. John Courtney with the Palm View Neighborhood Association would like to have a brief meeting with you he left me a voicemail to that effect. If you can please email him back or call him at 561-843-2160 to discuss the Palomar Hotel Roof before the February 4<sup>th</sup> Planning Board meeting.

## MIAMIBEACH

**Miriam Herrera**

**Office Associate V**

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**From:** John Courtney <[jpatcourtney@gmail.com](mailto:jpatcourtney@gmail.com)>  
**Sent:** Wednesday, January 29, 2025 12:08 PM  
**To:** Herrera, Miriam <[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)>  
**Cc:** Palm View Neighborhood <[palmviewneighborhood@gmail.com](mailto:palmviewneighborhood@gmail.com)>; Belush, Michael <[MichaelBelush@miamibeachfl.gov](mailto:MichaelBelush@miamibeachfl.gov)>  
**Subject:** Re: PB23-0609 - Palomar Rooftop - 11/26 Planning Board

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Good Morning Michael,

The Palomar Hotel Rooftop Bar Application is going before the Planning Board on Tuesday, February 4th.

The Palm View Neighborhood Association has made extensive efforts to work with Mr Marrero, Mr Finvarb, and the Restaurant operator to find a set of conditions that will protect our neighborhood without impinging on their concept. Unfortunately the applicant has been unwilling to agree to any conditions beyond the already submitted application.

I would like the opportunity to share the Palm View Neighborhood Associations position on this application and the reasonable conditions that were rejected by the applicant.

May we schedule 30 minutes this week ahead of the Planning Board meeting?

Best,  
John Courtney  
PNVA

On Fri, Nov 15, 2024 at 8:39 AM Herrera, Miriam <[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)> wrote:

Good morning, John

The Palomar's public rooftop application has been continued to the January 7th

planning board meeting. Changes were just made this morning.

## MIAMIBEACH

**Miriam Herrera**

**Office Associate V**

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**From:** John Courtney <[jpatcourtney@gmail.com](mailto:jpatcourtney@gmail.com)>

**Sent:** Thursday, November 14, 2024 12:53 PM

**To:** Herrera, Miriam <[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)>; Palm View Neighborhood <[palmviewneighborhood@gmail.com](mailto:palmviewneighborhood@gmail.com)>

**Subject:** Re: PB23-0609 - Palomar Rooftop - 11/26 Planning Board

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Good Afternoon Miriam,

I heard the Palomar's public rooftop application has been continued to the January 7th planning board meeting.

Could you confirm for me that their application will not be heard on November 26th?

If it is being continued we will hold off on submitting the Palm View Neighborhood Association's position.

Thank you!

John

On Tue, Nov 5, 2024 at 9:57 AM Herrera, Miriam  
<[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)> wrote:

It is my pleasure!

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**Miriam Herrera**

**Office Associate V**

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**From:** John Courtney <[jpatcourtney@gmail.com](mailto:jpatcourtney@gmail.com)>

**Sent:** Tuesday, November 5, 2024 9:55 AM

**To:** Herrera, Miriam <[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)>

**Subject:** Re: PB23-0609 - Palomar Rooftop - 11/26 Planning Board

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Thank you for your help!

On Tue, Nov 5, 2024 at 9:54 AM Herrera, Miriam  
<[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)> wrote:

You are welcome, John

You can email me with the attachments on a PDF format, and I will email it directly to all the board members and at the same time I will upload it to the agenda as public records.

## MIAMIBEACH

**Miriam Herrera**

**Office Associate V**

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**From:** John Courtney <[jpatcourtney@gmail.com](mailto:jpatcourtney@gmail.com)>

**Sent:** Tuesday, November 5, 2024 9:49 AM

**To:** Herrera, Miriam <[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)>

**Subject:** Re: PB23-0609 - Palomar Rooftop - 11/26 Planning Board

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Thank you Miriam, I will wait to hear from Michael.

Another question I have is what is the correct way to submit the neighborhood's position into the record so it can be available to every member of the board ahead of the meeting?

Thank you,

John

On Tue, Nov 5, 2024 at 9:41 AM Herrera, Miriam  
<[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)> wrote:

Good morning, John

I believe that the best person to answer your questions would be Michael Belush our Chief Planning Officer.

Michael, see email below and please confirm if you have availability for a quick phone call to clarify some concerns.

**MIAMIBEACH**

**Miriam Herrera**

**Office Associate V**

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**From:** John Courtney <[jpatcourtney@gmail.com](mailto:jpatcourtney@gmail.com)>  
**Sent:** Tuesday, November 5, 2024 9:35 AM  
**To:** Herrera, Miriam <[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)>  
**Subject:** PB23-0609 - Palomar Rooftop - 11/26 Planning Board

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Good Morning Miriam,

I'm leading the Palm View Neighborhood Association's efforts to understand the Palomar Hotel's application for a public rooftop that will be before the Planning Board on November 26th. We have a neighborhood meeting coming up and I'd like to give a clear explanation of what we might expect if this updated Conditional Use Permit is approved.

The applicant has presented their plans to the association and we would now like the opportunity to clarify a few things with the city.

Are you available for a 15 minute call today or tomorrow for a few quick questions? We are primarily interested in noise as this property has created noise issues for our neighborhood in the past.

Thank you,  
John