

From: [Freitas, Gabriela](#)
Cc: [Madan, Rogelio](#); [Deschamps, Giselle](#); [Andasheva, Feroat](#); [Gonzalez, Jessica](#); [Herrera, Miriam](#)
Bcc: [Sarah Giller Nelson](#); [Scott Diffenderfer](#); [Sam Sheldon](#); [Shawna Meyer](#); [Mayra D. Buttacavoli](#); [lauralewin2@outlook.com](#)
Subject: FW: DRB24-1019, 1339 14 TERRACE – Case Leroy Dobles
Date: Tuesday, July 2, 2024 9:32:00 AM
Attachments: [DRB24-1019, 1339 14 TERRACE – Case Leroy Dobles - Opposition Letter.pdf](#)
[image003.png](#)

Hello bcc'd Board members and Staff,

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

Thanks so much.

Kind regards,

| MIAMIBEACH

Gabriela C. Freitas, Office Associate V
PLANNING DEPARTMENT
1700 Convention Center Drive, Miami Beach, FL 33139
Office: 305-673-7550 or Direct: 305-673-7000 ext.6302

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From: Ofir Dassa <dassa.rei@gmail.com>
Sent: Monday, June 24, 2024 2:07 PM
To: PlanningAudioVisual <PlanningAudioVisual@miamibeachfl.gov>; DRB <DRB@miamibeachfl.gov>
Subject: DRB24-1019, 1339 14 TERRACE – Case Leroy Dobles

Some people who received this message don't often get email from dassa.rei@gmail.com. [Learn why this is important](#)

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Hello,

Please find attached a PDF outlining my opposition to the proposed development at 1339 14th Terrace. While I aim to attend the Zoom meeting on July 2nd, I kindly request that this material be shared with the board and considered during the decision-making process.

Thank you
Ofir Dassa

June 24th, 2024

In Regards to: **DRB24-1019, 1339 14 TERRACE – Case Leroy Dobles**

Dear Members of the Design Review Board,

I am writing to express my concerns regarding the proposed development of a 4-story duplex residential building at 1339 14 TERRACE.

As an owner of Unit 413 at 1401 Bay Rd, I have invested in this property primarily for its unobstructed views and the surrounding greenery, both of which contribute significantly to my quality of life. The prospect of a 4-story building directly in front of my terrace, living room, and bedroom raises several concerns for me.

Firstly, such a development would severely compromise the privacy I currently enjoy, as neighboring units would have direct sightlines into my home. Additionally, the expansive views and natural ambiance that drew me to this location would be greatly diminished, as numerous trees would need to be removed to accommodate the new construction.

Moreover, I am deeply concerned about the impact this development would have on the value of my property and those of my fellow residents in the building, as well as the broader implications for our neighborhood's aesthetic appeal and livability. The cumulative effect of ongoing, planned and proposed construction projects, including the nearby 1414 West Ave development and 1425 Bay Rd, has already disrupted our community significantly. The noise, dust, and general inconvenience associated with such prolonged construction periods have made it challenging to fully enjoy our homes, particularly for those of us who work remotely.

Furthermore, the condition of 14th Terrace itself is a pressing issue that deserves attention. The road's poor state and susceptibility to flooding not only present safety hazards but also detract from the overall appeal of our neighborhood. Addressing these infrastructure concerns in the context of ongoing and future construction projects is crucial to ensuring the long-term well-being of our community.

In conclusion, I respectfully urge the Design Review Board to carefully consider the points I have raised before making a decision on this project. The implications extend beyond mere construction; they directly impact the lives and property values of numerous residents, including myself and my neighbors at 1401 Bay Rd.

Thank you for your time and consideration of this matter. I trust that you will weigh these concerns thoughtfully as you deliberate on the approval of the proposed development.

Sincerely,

Ofir Dassa

1401 Bay Rd Apt 413

Miami Beach FL 33139

646-388-2944

My current view which will be blocked by the new proposed development



1425 Bay Rd, planned approved 4-story construction

1339 14th Terrace – proposed development for another 4-story

1425 Bay Rd – Approved planned construction on its way



1414 West Ave construction blocking view from one bedroom already

