

**From:** [John Courtney](#)  
**To:** [Belush, Michael](#); [Herrera, Miriam](#)  
**Cc:** [Mickey Marrero](#)  
**Subject:** Resident Letter - Planning Board 11/26 - PB24-0715  
**Date:** Monday, November 25, 2024 6:04:53 PM

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

Please share this letter with the members of the Planning Board so they can have a neighbor's perspective on these properties.

Dear Planning Board Members,

Please require these properties come into compliance with Miami Beach's vacant property codes as a condition of approval.

The four vacant properties in this application have been a major source of blight for our neighborhood. Over the last 12 months they have invited a regular stream of dangerous squatters to share our community with my 4 year old and 1 year old daughters.

The neighbors have pursued the owners through numerous special magistrate cases and yet the properties are still not fully in compliance with Miami Beach's vacant property codes.

This application is a required action following the emergency demolition of two historic homes, and the properties are managed by an estate. Given these facts it's likely the land will continue to be vacant for some time.

Please hold the applicant to Miami Beach's vacant property code as a condition for approving their application, and please require them to stay in compliance with vacant property codes until groundbreaking of the project.

Some of Miami Beach's requirements for vacant properties:

- Register on the Vacant and Abandoned Property Registry
- Post property manager contact information
- Fence properties with permanent picket fence or equivalent
- Secure all entrances to the building
- Clear the overgrown landscaping that is creating places for people to hide
- Maintain vacant land to a "Park-like" appearance.

Additionally there are 3 unpermitted wooden fences that create places for squatters to hide and I ask that those be removed as well.

I wish the owners great success with their project and I hope the board approves their application. But it is very reasonable that they comply with our city's vacant property standards while we all wait for this project to break ground.

Sincerely,  
John Courtney

1026 18th St