

Point 1

Overview

This document contains email correspondence between Amal Elsheemy (current BORS board member) and City of Miami officials, focused on the process and challenges of bringing over 35 units—and potentially the entire BORS building—into legal compliance for short-term rentals and possibly converting to a condo hotel.

The emails include:

1. Lists of units seeking legal approval for short-term rentals
2. Floor plans and zoning documents as supporting materials
3. Requests for guidance on compliance procedures
4. Discussions about challenges, delays, and the possibility of converting the building to a condo hotel

On Sun, Apr 27, 2025 at 4:22 PM Amal Elsheemy <amalelsheemy@gmail.com> wrote:

Dear Arrinda

I appreciate your apology, however I am very upset over this change of date. My request was put in on Feb 7th and we finally received a date on April 9th for April 29th which was immediately accepted. That was 20 days before the scheduled date. To then receive a date change with no explanation to push it another week on the Friday before the Tuesday meeting, is extremely frustrating. Our trust has definitely been affected at this point, and I

am terrified this will happen again. I am literally begging you to figure out a way to keep the original date.

I want to be sure we get everything we need at our next meeting. It was initially for our architect to clear up any questions from the previous meeting where Luis laid out our plan and next steps which included a letter from an architect, and that was where our bottleneck was.

The next step for the group is to start putting in the CO applications for the 35ish units. In Luis's plan we are to submit individual applications for the CO but one reviewer will handle it. I am asking for very clear directions on how you want us to handle that. Should we submit the applications then send you and Luis a list of all the process#s? This is a crucial question we need answered as well. We are ready to move forward immediately after this meeting.

Thank you,

Amal

From: Amal Elsheemy <amalelsheemy@gmail.com>
Subject: Re: Fw: APT/CONDO/HOTEL
Date: January 23, 2025 at 9:38:37AM EST
To: Myrna T. Ace <ace@miamidda.com>
Cc: Ramirez, Joel <joramirez@miamigov.com> , Richard Ostertag <rostertag969@gmail.com>
Attachments: image001.png (746.4 KB)

CAUTION: This is an email from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for this! We are aware of the memo. What we are waiting for from Luis is the path to get the 35 to 40 units CUs so we can conduct STR legally. For some it will close out a violation summons received by the city to bring them into compliance.

The board has also requested a path for a CU for the whole building. (vs the individual CUs we are working on now)

Amal El-Sheemy
6464081199

On Thu, Jan 23, 2025 at 9:32 AM Myrna T. Ace <ace@miamidda.com> wrote:

Amal:

I am coping Joel from zoning who provided the memorandum. He also is a wealth of knowledge. I will email Luis to ask for an update.

Best,
Myrna

Get [Outlook for iOS](#)

From: Ramirez, Joel <joramirez@miamigov.com>
Sent: Thursday, January 23, 2025 9:18:29 AM
To: Myrna T. Ace <ace@miamidda.com>
Subject: APT/CONDO/HOTEL

[EXTERNAL EMAIL] CAUTION: This email originated from outside of the Miami DDA. Do not click links or open attachments unless you recognize the sender and know the content is

safe.

Joel Ramirez

Zoning Information Specialist



City of Miami, Office of Zoning

(305) 416-1499

Miamizoning@miamigov.com

From: [Richard Ostertag](#)
To: [LTorresIII@miamigov.com](#); [CSierra@miamigov.com](#); [ESantamaria@miamigov.com](#); [JRegalado@miamigov.com](#)
Cc: [Amal Elsheemy](#); [rachel@caldera.law](#); [DArrinda@miamigov.com](#); [DenRodriguez@miamigov.com](#); [JTurrey@miamigov.com](#)
Subject: Follow-up: Brickell on the River South - permitting issues re: vacation rentals BD24015323001
Date: Friday, December 20, 2024 5:43:06 PM
Attachments: [BORS List of units interested in CU CO.png](#)
[Untitled attachment 1284665.htm](#)
[BORS Zoning.pdf](#)
[Untitled attachment 1284668.htm](#)
[Determination No 2019-01.pdf](#)
[Untitled attachment 1284671.htm](#)
Importance: High

CAUTION: This is an email from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Luis & All,

Following up on our call on Thursday Nov 21 and as agreed we are sending you an overview of the 35 units at Brickell on the River South that are interested in obtaining CU/ CO in order to be able to operate short term rentals.

Attached you can find the list of the units.

We have also added floor plan for each line in the building as requested - [they are stored in this shared folder](#).

We are also attaching some additional details on the zoning determination relevant for our building that we were able to obtain.

As discussed, please review and let us know the set of requirements we have to fulfill in order to be compliant. All the unit owners are very motivated to make this happen, so the sooner you can provide us with the requiriements the sooner we can start working on it.

Thanks for your help
Any questions, please let us know
Thanks, Richard Ostertag